

Fingal County Council Comhairle Contae Fhine Gall

PLANNING DIVISION
Development Control Section
P.O. Box 174
County Hall
Swords
Fingal,
Co. Dublin

RANNÁN PLEANÁLA
Rannóg Rialú Forbartha
Bosca 174
Áras an Chontae
Sword,
Fine Gall,
Contae Átha Cliath

Telephone
Registry (01) 890 5541
Decisions (01) 890 5570
Appeals (01) 890 5724
Facsimile
(01) 890 6779
Email
planning@fingalcoco.ie
www.fingalcoco.ie

Environmental Protection Agency
19 FEB 2007
**OFFICE OF ENVIRONMENTAL
ENFORCEMENT
RICHVIEW**

**ENVIRONMENTAL PROTECTION
AGENCY**
16 FEB 2007



Date: 14 February, 2007

Register Ref.: F07A/0075

P0014-04

Development:

Alterations to an existing tank farm consisting of the provision of 5 no. new overground stainless steel chemical storage tanks and associated steel platforms and service racks (to match existing) with an area of 172 square metres approximately and an overall height of 11.500 metres approximately, modifications to existing bund walls, as a replacement for the proposed removal of 15 no. existing underground tanks, with an area of 680 square metres approximately, with the exception of 2 no. tanks which are to be retained. The project includes remedial works to the nearby existing underground tank basins and the provision of new services pertinent to the proposed development. The works shall be carried out in three phases.

The facility is located in the southern part of the existing manufacturing facility on Watery Lane.

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 for the Protection of the Environment Act, 2003) is required and will be notified to the Environmental Protection Agency.

The development consists of modifications to an establishment within the meaning of the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2006.

Location: Swords Laboratories, Watery Lane, Swords, Co. Dublin

Applicant: Swords Laboratories

App. Type: Permission

**Licensing Unit,
Environmental Protection Agency,
P.O. Box 3000
Johnstown Castle
Co. Wexford.**

**EPA
OEE DUBLIN**

Main File ☒
Public File ☒
Evaluation File PAT K.
Database ☒
Date 19.02.07 E.J.

Fingal County Council Comhairle Contae Fhine Gall

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Date Recd.: 24 January, 2007

Planning Officer: Kieran Sweeney

Dear Sir/Madam,

I attach for your information a copy of the planning application form and location map submitted in connection with the above proposal for planning permission. Please contact the undersigned should you require further information in relation to this application.

It should be noted that a decision must be made on this application within 8 weeks of the date lodged. Any comments you wish to have considered must be received within a period of 5 weeks from the date of receipt of application.

Yours faithfully


for Senior Executive Officer

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Jacobs Engineering Ireland Ltd.

Merrion House
Merrion Road
Dublin 4
Ireland
353.1.269 5666 Fax: 353.1.269 5497

24-01-07 F 07 A 0075
FINGAL C. C.PL. DEPT

24th January 2007

Fingal County Council
Planning / Property and Economic Development Department
PO Box 174
County Hall
Swords
Fingal
Co Dublin

24-01-07 F 07 A 0075
FINGAL C. C.PL. DEPT

Re: Planning Application for Swords Laboratories. Swords, Co Dublin.
Job Ref: 76-5935-04

Dear Sir / Madam

We wish to apply for planning permission, on behalf of Swords Laboratories, for a new development comprising alterations to an existing tank farm including the provision of 5 no. new overground stainless steel chemical storage tanks, associated steel platforms and service racks and modifications to the existing bund walls, as a replacement for the proposed removal of 15 no. underground tanks, with the exception of 2 no. tanks which are to be retained.

We enclose the following:

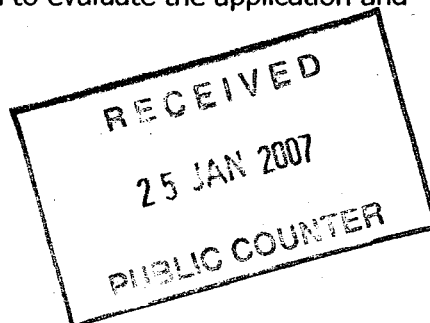
- Completed application form.
- Cheque for €200.00, being the calculated planning fee.
- 2 No. original newspaper pages with the planning notice.
- 2 No. copies of the site notice.
- 6 No. copies of the planning application report.
- 6 No. copies of the specification.
- 6 No. copies of the architectural drawings.

We trust that the above information is adequate for you to evaluate the application and to make a decision.

Yours sincerely,

Patrick O'Connor

Patrick O'Connor
For JACOBS



PLANNING PERMISSION APPLICATION

FOR

PROPOSED REPLACEMENT TANKS

FOR

**SWORDS LABORATORIES
Watery Lane, Swords, Co Dublin**

SUBMITTED TO:

FINGAL COUNTY COUNCIL

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**BY:
JACOBS
MERRION HOUSE
MERRION ROAD
DUBLIN 4**

REV: A

76-5935-04

January 2007

CONTENTS

- 1.0 LIST OF DOCUMENTS ACCOMPANYING THIS APPLICATION
- 2.0 COPY OF THE PLANNING APPLICATION FORM
- 3.0 GRAPHICAL LOCATION MAP
- 4.0 COPY OF THE SITE NOTICE
- 5.0 ERECTION AND MAINTENANCE OF SITE NOTICE
- 6.0 TEXT OF NEWSPAPER NOTICE
- 7.0 BASIS OF FEE CALCULATION AND COPY OF CHEQUE FOR FEE
- 8.0 DESCRIPTION OF PROJECT
- 9.0 APPENDIX 1: HEALTH AND SAFETY REPORT PREPARED BY AWN CONSULTING
- 10.0 APPENDIX 2: COPY OF LETTER FROM ORDNANCE SURVEY IRELAND
AUTHORISING JACOBS TO RE-PRODUCE OSI MAPS, LICENCE NUMBER:
AR0014906

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1.0 LIST OF DOCUMENTS ACCOMPANYING THIS APPLICATION

- 1.1 Completed Application Form
- 1.2 Cheque for €200.00 – being the calculated Planning Fee
- 1.3 2 No. Original Newspaper Pages with Planning Notice
- 1.4 2 No. Copies of Site Notice
- 1.5 6 No. Copies of the Planning Application Report
- 1.6 6 No. Sets of Drawings listed below.
- 1.7 6 No. Copies of the Specification

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ARCHITECTURAL DRAWINGS

Title	Drawing No	Rev	Scale	Size
Overall Site Layout Plan	76-5935-04-00/A.01A/0001	A	1:1000	A1
Part Site Layout Plan	76-5935-04-00/A.01A/0002	A	1:500	A1
Part Site Cross Sections & Elevations	76-5935-04-00/A.01A/0003	A	1:200	A1
Site Services Layout Plan	76-5935-04-00/A.01A/0004	A	1:1000 + 1:200	A1
Site Location Plan (OS Map)	76-5935-04-00/A.01A/0005	A	1:1000	A1
P2 Tank Farm Layout Plan	76-5935-04-P2/A.01D/0001	A	1:100	A1
P2 Tank Farm Elevations	76-5935-04-P2/A.01E/0001	A	1:100	A1
P2 Tank Farm Sections & Details	76-5935-04-P2/A.01G/0001	A	1:50	A1

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2.0 COPY OF THE PLANNING APPLICATION FORM

See Attached

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Planning / Property
& Economic Development
Department
P.O. Box 174
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Planning Application Form

GUIDANCE NOTES AND CHECK LIST ARE AVAILABLE ON REQUEST - ALL RELEVANT SECTIONS TO BE COMPLETED

OFFICE USE ONLY

Reg. Reference No.: F

Newspaper Advert:

Amount received:

Receipt No.:

Documents Lodged:

Date Received:

1. Name of Applicant (Principal not agent):

SWORDS LABORATORIES

Address (Please note a c/o address is not acceptable):

WATERY LANE, SWORDS, CO. DUBLIN

Telephone: 01-813 9000

Fax: 01-813 9160

Email:

2. Address of Site. Location, Townland or Postal address of land or structure (if none give description sufficient to identify):

WATERY LANE, SWORDS, CO. DUBLIN

3. Brief description of nature and extent of proposed development, including reference to number and height of buildings.

Protected Structures etc. where appropriate (the full wording in the Newspaper and Site Notice should correspond):

ALTERATIONS TO AN EXISTING TANK FARM CONSISTING OF THE PROVISION OF 5 NO. NEW OVERGROUND STAINLESS STEEL CHEMICAL STORAGE TANKS, ASSOCIATED STEEL PLATFORMS AND SERVICE RACKS TO MATCH EXISTING, 172 SQ. M. APPROX. 11.5 M. OVERALL HEIGHT, MODIFICATIONS TO EXISTING BUND WALLS, AS A REPLACEMENT FOR THE PROPOSED REMOVAL OF 15 NO. EX. UNDERGROUND TANKS, 680 SQ. M. WITH THE EXCEPTION OF 2 NO. TANKS WHICH ARE TO BE RETAINED. THE PROJECT IS TO INCLUDE REMEDIAL WORKS TO NEARBY EX. UNDERGROUND TANK BASINS + PROVISION OF NEW SERVICES.

4. Name and Address to which notifications should be sent:

Name: JACOBS

Address: MERRION HOUSE, MERRION ROAD,
DUBLIN 4.

Telephone: 01-269 5666

Fax: 01-269 5497

Email:

5. Name and Address of person or firm responsible for preparation of drawings:

Name: JACOBS

Address: MERRION HOUSE, MERRION ROAD,
DUBLIN 4.

Telephone: 01-269 5666

Fax: 01-269 5497

Email:

6. Application for (Please tick)

- ☒ Permission
☐ Outline Permission
☐ Permission consequent on the grant of Outline Permission
☐ Retention of development

In the case of Permission consequent on the grant of

Outline Permission, please state Outline Permission reference:

NOT APPLICABLE

Notes:

Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 (3) (a) of the Planning & Development Act 2000

Outline permission lasts for 3 years unless the subsequent application for permission is made in accordance with S.36 (3) (a)

Outline Permission may not be sought for:

- (a) the retention of structures or continuance of uses, or
(b) development requiring the submission of an Environmental Impact Statement/I.P.C./Waste licence, or
(c) works to Protected Structures

(Please also see note regarding Approval at end of Form)

7. Applicants legal interest or estate in site (i.e.) Freehold, Leasehold, etc.):

FREEHOLD

Date such interest acquired:

1960 APPROX.

If applicant is not the owner, state name and address of owner

(and include documentary evidence of consent of the owner to make the application):

Name: NOT APPLICABLE

Address: —

8. Where applicant is a company registered under the companies acts 1963 - 1999, please state the following:

(a) Registered Address of Company: WATERY LANE, SWORDS, CO. DUBLIN.

Company Registration No.:

60709

(b) Name(s) of Company Director(s):

PIERLUIGI ANTONELLI

SANDRA LEUNG

MAX REUGG

GARY LEWBEL

Telephone: 01-8139000 Fax: 01-813 9160 Email:

9. Where the applicant is a Voluntary or religious body or a Private Club or Board of Management, please state names and addresses of Trustees (Please include documentary evidence):

Names(s):

NOT APPLICABLE

Address(es):

10. Has a Pre-Application Consultation, in accordance with S.247 of the Planning & Development Act 2000, taken place?

(Please tick)

☐ Yes

☒ No

(N.B. Such consultation is not necessary)

If yes, please state date of meeting, PPCno. and Planner's name:

11. Does the proposal involve **demolition** or **partial demolition** of any habitable or other structure house? (Please tick)

☐ Yes

☒ No

(If yes, newspaper advertisement and site notice must indicate this fact and a minimum of 6 copies of plans to a scale of not less than 1:200 showing area and extent of demolition must accompany this application)

12. Site/Floor Areas and Uses:

- a. Area of site to which application relates: 7.409 Hectares
- b. Gross floor space of any existing buildings: 12,762 Sq. m.
- c. Gross floor space of the proposed works: (EXISTING STRUCTURES) 852 Sq. m.
- d. Gross floor space over and above exempted development allowance (for extension): N/A Sq. m.
- e. Gross floor space of area to be demolished: NONE Sq. m.

13. In case of any building to be retained on site, please state:

a. Present use of each floor or use when last used:

THE EXISTING STRUCTURES AND PLANT IT IS PROPOSED TO ALTER
ARE CURRENTLY USED AS A TANK FARM FOR WASTE SOLVENT RECOVERY.

b. Proposed use of each floor:

THE USE OF THE STRUCTURES AND PLANT WILL REMAIN UNCHANGED.

14. In the case of **residential multiple developments**, please provide breakdown of residential mix:

(For larger applications it may be necessary to submit a separate schedule as the floor area of each unit applied for must be stated)

No. of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses			NOT APPLICABLE				
Apartments			—				
Floor Area			—				

15. In the case of **Residential/Industrial/Commercial** developments, please state:

- a. Gross floor space of residential class of development: N/A Sq. m.
- b. Gross floor space of industrial/commercial class of development: 852 Sq. m.
- c. Gross floor space of demolition of industrial/commercial class of development: NONE Sq. m.
- d. Gross floor space of demolition of residential class of development: N/A Sq. m.

16. Method of Drainage (Please tick):

☐ Mains

☐ Septic Tank

☐ Treatment Plant

☒ Other (Please Specify): PROCESS DRAINAGE SYSTEM

EXISTS ON SITE AND WILL BE UNCHANGED.

17. Source of Water Supply (Please tick):

☒ Mains

☐ Well

☐ Other (Please Specify): —

18. Is an **Environmental Impact Statement** required in accordance with the relevant planning and Development regulations currently in operation? (Please tick)

- ☐ Yes
☒ No

(If yes, the newspaper and site notice must indicate this fact and a minimum of 10 copies of the EIS, must accompany this application)

19. Does the proposed development comprise or is it for the purpose of an activity in relation to which an **Integrated Pollution Licence, Waste Licence or Permit** is required? (Please tick)

- ☒ Yes
☐ No

(If yes, the newspaper and site notice must indicate this fact)

20. Does the proposed development involve the carrying out of works to a structure which is **Protected/Proposed for Protection**? (Please tick)

- ☐ Yes (Please specify): _____
☒ No

(If yes, the newspaper and site notice must indicate this fact)

21. Does the site application fall within an **Architectural Conservation Area** or an area Specified as an Architectural Conservation area in a draft of a proposed Development Plan or a proposed variation of a Development Plan? (Please tick)

- ☐ Yes (Please specify): _____
☒ No

(A.C.A. boundaries are indicated on the Development Plan Maps)

22. Is the site located within a zone of **archaeological interest**? (Please tick)

- ☐ Yes
☒ No

23. Does the European Communities (**Control of Major Hazards involving Dangerous Substances**) Seveso 2 regulations currently in operation apply to the proposed Development? (Please tick)

- ☒ Yes
☐ No

24. Does the proposal relate to a development in a **Strategic Development Zone**? (Please tick)

- ☐ Yes
☒ No

(If yes, newspaper advertisement and site notice must indicate this fact)?

25. **Social & Affordable Housing** (Not applicable to domestic extensions/conversions)

Details of Compliance with the requirements of **Part V** of the Planning & Developments Act 2000 (as amended)

Is the proposal exempt from requirements of Part V? (Please tick)

- ☒ Yes
☐ No

If YES, then all applications within zoned lands as specified in S.95(1)(b) of the above act containing new residential units must be accompanied by either a Certificate of Exemption under Section 97, or by details of when the application for exemption was made but has not yet issued, or by such details that show the proposal is otherwise exempt under Section 96 (14) of the above Act.

If NO, please specify how the applicant proposes to comply with a condition as referred to in S.96(2) of the above act to which permission, if granted, would be subject, or if an agreement has been entered into with the Council's Housing Department.

N/A

26. Fee payable

No. of dwellings to be provided (if any): NOT APPLICABLE

Class(es) of Development: CLASS 8

Fee Payable: € 200 - 00 Basis of Calculation: MINIMUM FOR CLASS 8 DEVELOPMENT PROPOSED.

If a reduced fee is tendered, details of previous relevant payments and planning permission should be given.

If exemption from payment of fees is being claimed, evidence to prove eligibility for exemption in accordance with A. 157 of Planning & Development regulations, 2001 to be submitted.

27. Site Notice

Date of erection of site notice(s): 23 JANUARY 2007

Has any valid planning application been made in respect of this site within the last 6 months? (Please tick)

- ☐ Yes
☒ No

Please tick box below to indicate colour of site notice erected on site

- ☐ Yellow
☒ White (2 NO.)

(Please read guidance notes carefully)

Please ensure that your **Planning Application** is lodged WITHIN 2 weeks of date of erection of Site Notice and date of publication of Newspaper Notice.

28. This question must be answered

Has this application site ever been subject to a **Sterilisation Agreement** under the Planning and Development Acts (as may have been conditioned under a previous permission)? (Please tick)

- ☐ Yes
☒ No

If YES, please specify: _____

Give reference number/s of any **previous planning applications** on site or on the overall landholding:

F05A/1585, F04A/0543, F01A/1054, F00A/0856, F00A/0084,
F99A/1213, F99A/0118

29. Schedule of documents enclosed with application (incl. of site notice and details of E.I.S. if applicable):

- | | |
|---------------------------------------|----------------------------------|
| - COVER LETTER | - 6 NO. SETS OF DRAWINGS. |
| - APPLICATION FORM | - 6 NO. COPIES OF SPECIFICATION. |
| - CHEQUE FOR € 200-00 (PLANNING FEE) | |
| - 2 NO. NEWSPAPER PLANNING NOTICES | |
| - 2 NO. SITE NOTICES | |
| - 6 NO. PLANNING APPLICATION REPORTS. | |

A schedule of documents may be submitted on a separate sheet - Please indicate.

30. Is this site application the subject of a **current appeal** to An Bord Pleanála in respect of the same or similar development? (Please tick)

☐ Yes
☒ No

If YES, please give details (refer to S.37(5)(a) of the Planning & Development Act, 2000):

31. Do any statutory notices apply to site/building at present? (E.g. Enforcement, Dangerous Buildings, Derelict Sites, Building Control, Fire safety etc)? (Please tick)

☐ Yes
☒ No

If YES, please give details:

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32. Declaration

I, the undersigned, hereby declare, all the foregoing particulars to be true and I hereby certify that all the accompanying drawings are fully in compliance with the relevant Planning & Development Regulations currently in operation.

Signature of Applicant (or agent): Patrick O'Connor, Architect on behalf of Jacobs Engineering (Agent).
Date: 23 JANUARY 2007.

IT SHOULD BE UNDERSTOOD THAT (a) THE GRANTING OF PLANNING PERMISSION DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY OF COMPLYING WITH ANY REQUIREMENTS UNDER OTHER CODES OF LEGISLATION AFFECTING THE PROPOSAL AND (b) A PERSON SHALL NOT BE ENTITLED SOLELY BY REASON OF A PLANNING PERMISSION TO CARRY OUT ANY DEVELOPMENT.

Notes:

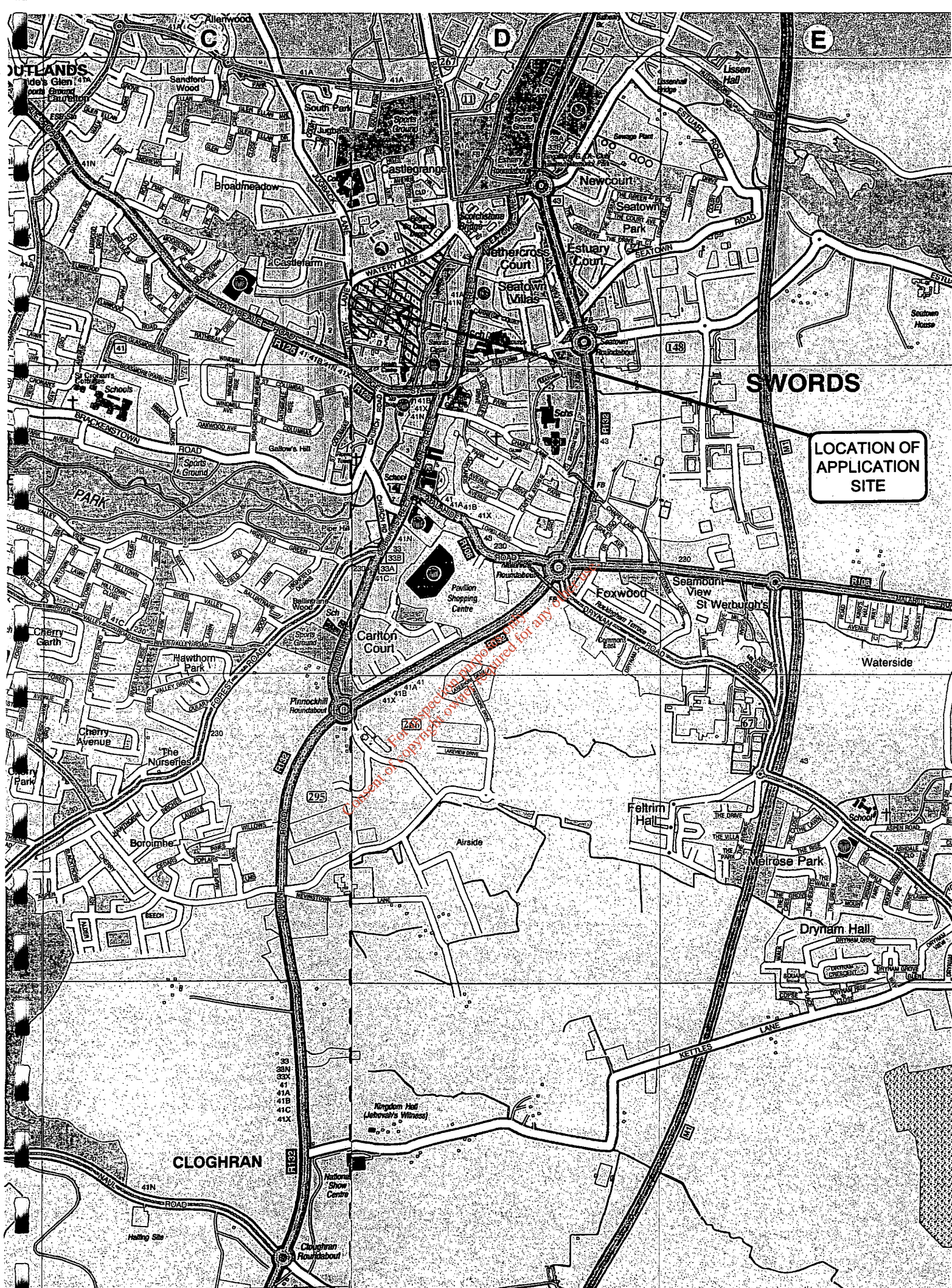
A supplementary application form for Planning Permission for a **dwelling in a Rural Area** must also accompany this form, and is available on request.

"Approval" must be sought in any case where **outline permission** was made **Before 11 march 2002**, and should only be sought where the outline permission was granted. The appropriate Site Notice should therefore be used and is available on request. Please also ensure that the wording of the Newspaper Notice corresponds accordingly. (Guidance available on request).

3.0 GRAPHICAL LOCATION MAP

See Attached

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4.0 COPY OF SITE NOTICE

See Attached

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FINGAL COUNTY COUNCIL

WE: Swords Laboratories, Watery Lane, Swords, Co Dublin

Intend to apply for:
(PLEASE TICK ✓)

☒

PLANNING PERMISSION

☐

RETENTION PLANNING PERMISSION

☐

OUTLINE PERMISSION

☐

PLANNING PERMISSION

Consequent on the grant of outline planning permission

Register Reference No: F N/A

For development on this site: at Watery Lane, Swords, Co Dublin

The development will consist of:-.

Alterations to an existing Tank Farm consisting of the provision of 5 no. new overground stainless steel chemical storage tanks and associated steel platforms and service racks (to match existing) with an area of 172 square metres approximately and an overall height of 11.500 metres approximately, modifications to existing bund walls, as a replacement for the proposed removal of 15 no. existing underground tanks, with an area of 680 square metres approximately, with the exception of 2 no. tanks which are to be retained. The project includes remedial works to the nearby existing underground tank basins and the provision of new services pertinent to the proposed development. The works shall be carried out in three phases.

The facility is located in the southern part of the existing manufacturing facility on Watery Lane, Swords, Co. Dublin.

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 for the Protection of the Environment Act, 2003) is required and will be notified to the Environmental Protection Agency.

The development consists of modifications to an establishment within the meaning of the European Communities (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2006.

The Planning Application may be inspected or purchased during office hours of 9.30 to 15.30 Monday to Friday at the offices of The Planning Authority, Fingal County Council, County Hall, Main Street, Swords, Fingal, Co Dublin. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of a fee of €20.00, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application.

Signature:

Geoffrey Leys (JACOBS ENGINEERING)
(AGENT)

Date of Erection of Site Notice: 23 JANUARY 2007

5.0 ERECTION AND MAINTENANCE OF SITE NOTICE

- 5.1 2 No. Site Notices to be A4 size, encapsulated in plastic weather proofing and mounted on a Noticeboard on the site as shown on Planning Application Drawings and located in positions clearly visible and with text, legible to the general public.

Swords Laboratories will maintain the site notices in position for a period of 5 weeks from the Planning Lodgement date.

- 5.2 The site notice board will comprise 12mm thick wbp grade treated plywood, 600mm high and 400mm wide, screw fixed to a treated timber post, 75mm x 75mm, bedded into the ground and braced. The notice board will be mounted at a height of 1350mm to the centre of the board, above ground level, so as to be clearly visible and legible to the general public.

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6.0 TEXT OF NEWSPAPER NOTICE

Published in:
Irish Independent : Date 23rd January 2007

FINGAL COUNTY COUNCIL

Swords Laboratories, Watery Lane, Swords, Co Dublin intend to apply for Planning Permission for the following proposed development:

Alterations to an existing Tank Farm consisting of the provision of 5 no. new overground stainless steel chemical storage tanks and associated steel platforms and service racks (to match existing) with an area of 172 square metres approximately and an overall height of 11.500 metres approximately, modifications to existing bund walls, as a replacement for the proposed removal of 15 no. existing underground tanks, with an area of 680 square metres approximately, with the exception of 2 no. tanks which are to be retained. The project includes remedial works to the nearby existing underground tank basins and the provision of new services pertinent to the proposed development. The works shall be carried out in three phases.

The facility is located in the southern part of the existing manufacturing facility on Watery Lane, Swords, Co. Dublin.

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 for the Protection of the Environment Act, 2003) is required and will be notified to the Environmental Protection Agency.

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7.0 BASIS OF FEE CALCULATION

The fee is calculated in accordance with the Planning Acts and the fee scale outlined by Fingal County Council on the application documentation:

Development Class – Class 8

Gross Development Area $852\text{m}^2 = 0.085\text{Ha}$

Fee - €200.00

A copy of the application fee cheque for €200.00 is attached overleaf.

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8.0 DESCRIPTION OF PROJECT

- 8.1 It is proposed to construct a new Tank Farm for storing bulk liquid chemicals to replace existing underground facilities.

Swords Laboratories is a subsidiary of Bristol-Myers Squibb which is one of the world's leading health care companies with a worldwide manufacturing and distribution network for its products.

- Medicines
- Infant and Child Nutritionals
- Ostomy and Wound Therapeutics
- Medical Imaging

Swords Laboratories has manufacturing plants in two locations in Fingal County. The Swords site is a bulk manufacturing plant and employs approximately 400 people.

Scope

The Scope is as described in the Planning Advertisement

Swords Laboratories intend to construct 5 new bulk chemical overground tanks on the site of an existing tank area / bund at their facility at Swords. These new tanks are designed to replace existing underground facilities now nearing the end of their service period. The reason that the replacements are sited overground is that best practice now specifies that an overground location provides a more easily serviceable and containable facility with higher personnel safety characteristics. No new chemicals or site activities are envisaged with this development as the facility is a mere replacement of existing tanks.

Process Description

The tanks are fully protected with a foam and deluge systems and the location has excellent fire tender access.

A health and safety report has been prepared by AWN Consulting to assess the affects of this relocation on the existing site as it is subject to the European Communities (Control of Major Hazards involving Dangerous Substances) Regulations 2006 (see attached: Appendix 1).

The report concludes that there is little change of impact from the current status on site.

8.2 Planning and Policy Context

The existing Swords Laboratories site is a mature established Pharmaceutical site and industrially zoned under the current Development Plan. This proposal for improved tank storage facilities is fully in keeping with the Development Plan.

8.2.1 Master Plan Considerations: Option Studies

Several alternative locations were studied in relocating the new tanks on the site. The location was chosen because of its current (and similar) functions and to minimise risk and disruption to the existing site, or impacts on the surrounding areas.

8.3 Visual Impact

There will be little or no visual impact arising from the proposed development. The tanks are sited amid several other tank systems and industrial facilities. The site is also far removed from any public road or private houses.

8.4 Planning Impact Assessment

The following planning impacts should be taken into consideration:

Traffic

No new personnel or associated traffic movement will be created. No new truck or tanker traffic is envisaged due to the replacement nature of the tank facility.

Electricity

New Pump systems off existing electrical feed systems are only required for this project.

Water

No impacts or usage.

Waste Water

No impacts or new usage. The tanks will be fully bunded and protected against spillage.

Surface Water

No Impacts: The existing tank farm bund area and valved outflow are being used. It is proposed to raise the bund walls by approximately 500mm to compensate for the loss of bund capacity due to the new tank bases.

Noise

No impacts – no change to occasional pump usage in the area.

8.5 Archaeology

No impacts: Existing structures are being utilised.

8.6 Fire Safety Certificate

None required – Existing tank storage area is being utilised.

8.7 Site Works

It is proposed to remove the concrete roof slab of the existing Tank Farm (P2) and replace it with metal grid panels on steel beams. The enclosing walls will be retained, but modified in two locations. The existing underground tanks, and peagravel surrounds, with the exception of 2 no. tanks will be removed. This work will be carried out by certified contractors.

8.8 Construction Activities

8.8.1 Duration and Phasing

It is anticipated that the installation of the new chemical storage tanks will take 6 months and the phase 1 and phase 2 alteration works to the existing Tank Farm will be undertaken over a period of 12 months. Commissioning and validation will be carried out over a further period of 3 months. The construction programme and duration of phases has yet to be finalised.

8.8.2 Construction Safety

As required by Health and Safety Regulations, a Health and Safety Plan will be formulated which will address health and safety issues from the design stages through to completion of the construction and remedial phases.

8.8.3 Waste Disposal

Material that is likely to be surplus to requirements and disposed of off-site, will include excavated material, general demolition debris, scrap timber and steel, machinery oils and chemical cleaning solutions.

The Contractor will prepare a waste management plan, which will have two elements, waste minimisation and separation of waste at source.

Measures to ensure minimisation of waste will include:

- paying attention to site tidiness,
- ordering appropriate quantities, and 'just in time'
- immediate and careful storage of materials delivered to the site,
- storing materials, which are vulnerable to damage by rain, under cover and raised above the ground
- careful handling of materials, using appropriate equipment, to avoid undue damage.

Separate storage areas will be designated for the different types of waste, in order to maximise the reuse and recycling potential of the waste.

Materials, surplus to requirements, will be disposed of or recovered in accordance with SI 133 of 1997 and SI 165 of 1998.

8.8.4 Services Requirements

Drainage

The existing bunded area is fully serviced with a monitored surface water and process spillage system. Revised bunding calculations require the existing bund wall is to be raised by approximately 500mm to accommodate the tank plinths. No new drainage works are required.

Electricity

Very minor modifications are required to the existing area electrics to provide exterior lighting and power for pumpsets and instrumentation only.

Water

The volume of water required during construction on an average daily basis is estimated at approximately 25m³.

Storm Water and Foul Water Disposal

Disposal of sanitary effluent during construction will be via a tie-in to the site sewage system or will be held in self-contained toilet units for removal by tanker.

8.8.5 Noise and Vibration

Construction noise will be kept to a minimum in accordance with BS 5228: Noise on Construction and Open Sites. It is envisaged that the noise emanating from the site will cause negligible impact on neighbouring sites and residential areas.

8.8.6 Conclusion

It is anticipated that with proper construction management, there will be no long term significant residual impacts arising from the construction of this development.

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9.0 APPENDIX 1

**Copy of Health and Safety Report
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See Attached

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TECHNICAL REPORT

**POTENTIAL IMPACTS OF MAJOR ACCIDENT HAZARDS
ASSOCIATED WITH THE PROPOSED NEW 5 NO.
VERTICAL ATMOSPHERIC 50 M³ STAINLESS STEEL
TANKS FOR WASTE SOLVENT STORAGE IN THE
SOLVENT TANK FARM AT SWORDS LABORATORIES**

FOR

**Swords Laboratories
Swords
Co. Dublin**

Prepared by: **Dr Fergal Callaghan AMIChemE**
Our reference: FC/06/3437WR01 (Rev 2a)
Date: 15 January 2007

1.0 INTRODUCTION

AWN Consulting Ltd were instructed by Swords Laboratories, Watery Lane, Swords, Co. Dublin to identify possibly major accident hazards associated with the operation of a waste solvent storage facility comprising 5 no. 50 m³ stainless steel storage tanks.

This report contains a summary of assessment of the possible Major Accident Hazards (MAH) associated with the impacts of a Major Accident (MA) Tank Farm, with respect to possible off site impacts.

2.0 SITE DESCRIPTION

Swords Laboratories is one of two bulk pharmaceutical plants owned and operated by Bristol-Myers Squibb (BMS) in Ireland.

Swords Laboratories manufactures bulk pharmaceuticals which are shipped to BMS finishing plants around the world where they are used as the key ingredients in the production of tablets, capsules and other healthcare treatment.

The Waste Solvent Tank Farm at the site, containing seventeen (17) underground 50 m³ capacity tanks, is currently in need of upgrade in order to comply with the requirements of the EPA to phase out the use of underground solvent storage.

Therefore, it is proposed to construct 5 no. 50 m³ 316 stainless steel tanks in the solvent recovery tank farm to hold mixed waste solvent. This waste, which was previously stored in underground tanks, will now be stored in above ground tanks.

3.0 IDENTIFICATION OF AND MODELLING OF ACCIDENT AND MAH SCENARIOS

The Swords Laboratories site operates to best environmental and health and safety practices and employs Best Available Technology to eliminate, reduce and minimise the environmental impacts of the facility. The Company also aims to reduce all environmental and health and safety risks to a level which is as low as is reasonably practicable.

The Health and Safety Authority in Ireland is the Competent Authority for providing advice to Planning authorities with respect to possible accidents which may occur at a pharmaceutical facility and the possible impacts of such accidents, and the HSA require an assessment of the potential impacts of accidents on man and the

environment, despite the fact that the risk of such accidents occurring is extremely low.

Swords Laboratories and AWN therefore conducted an assessment of possible major accident hazards (MAHs) which could occur at the proposed tank farm. Following a comprehensive review process, the two MAHs of consequence were deemed to be:

A vapour cloud explosion within an almost empty tank, the likelihood of which should be very low due to the ATEX zoning and selection of appropriate electrical equipment for the tank farm. Nevertheless, such a scenario is possible and a major fire in the bund following a catastrophic LOC (Loss of Containment) event leading to the entire contents of the tank flooding the bund with subsequent ignition to form a confined pool fire. The impact of these MAH scenarios was modelled using proprietary modelling software and the outputs from the modelling are shown in the following drawings:

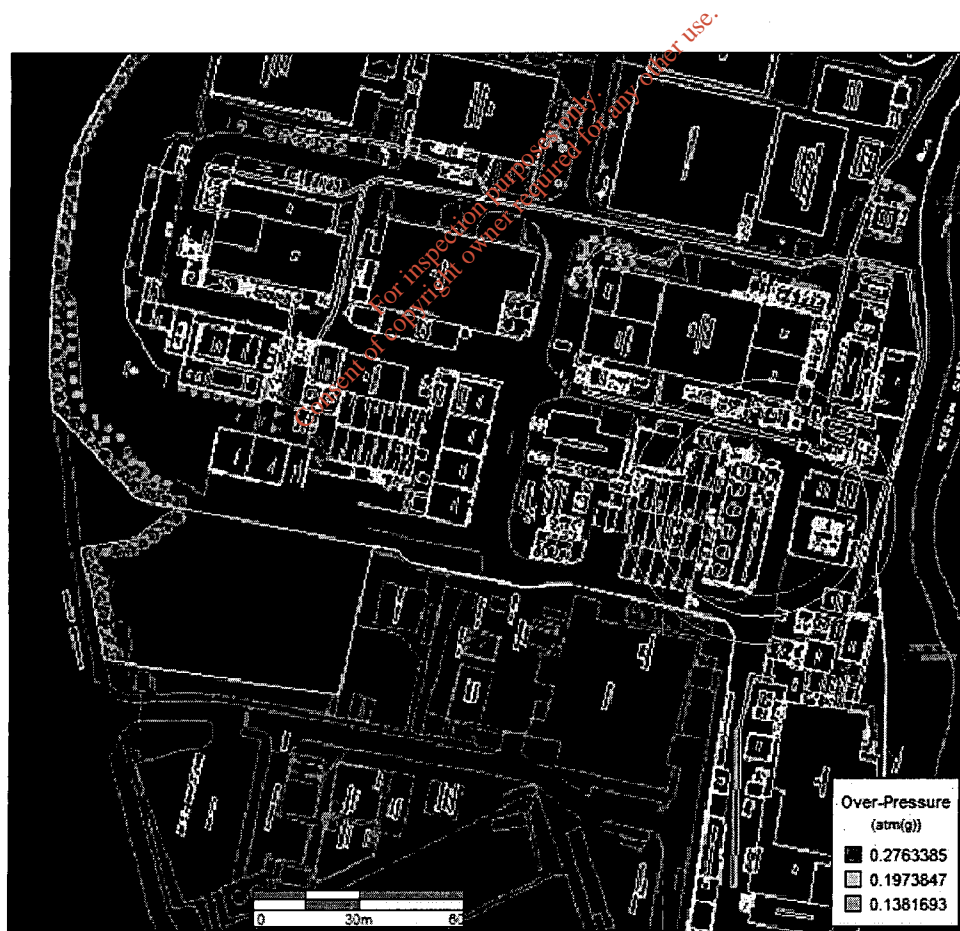


Figure 3.1 Impact of explosion for new tank at northern end of bund

The predicted dangerous dose is predicted to extend just 2m outside the site boundary for the tank at the southern end of the bund, however the ground in this area is scrub land and there is a 5m vertical drop down a vertical to 1:1 slope to the bed of the Ward River. This is not an area which is public use and therefore any

slight impact on this area is of no significance. It can therefore be concluded that there are no significant impacts associated with explosion impacts from the proposed waste solvent tank farm.

The impact of a fire in the tank farm is shown in Figure 3.2.

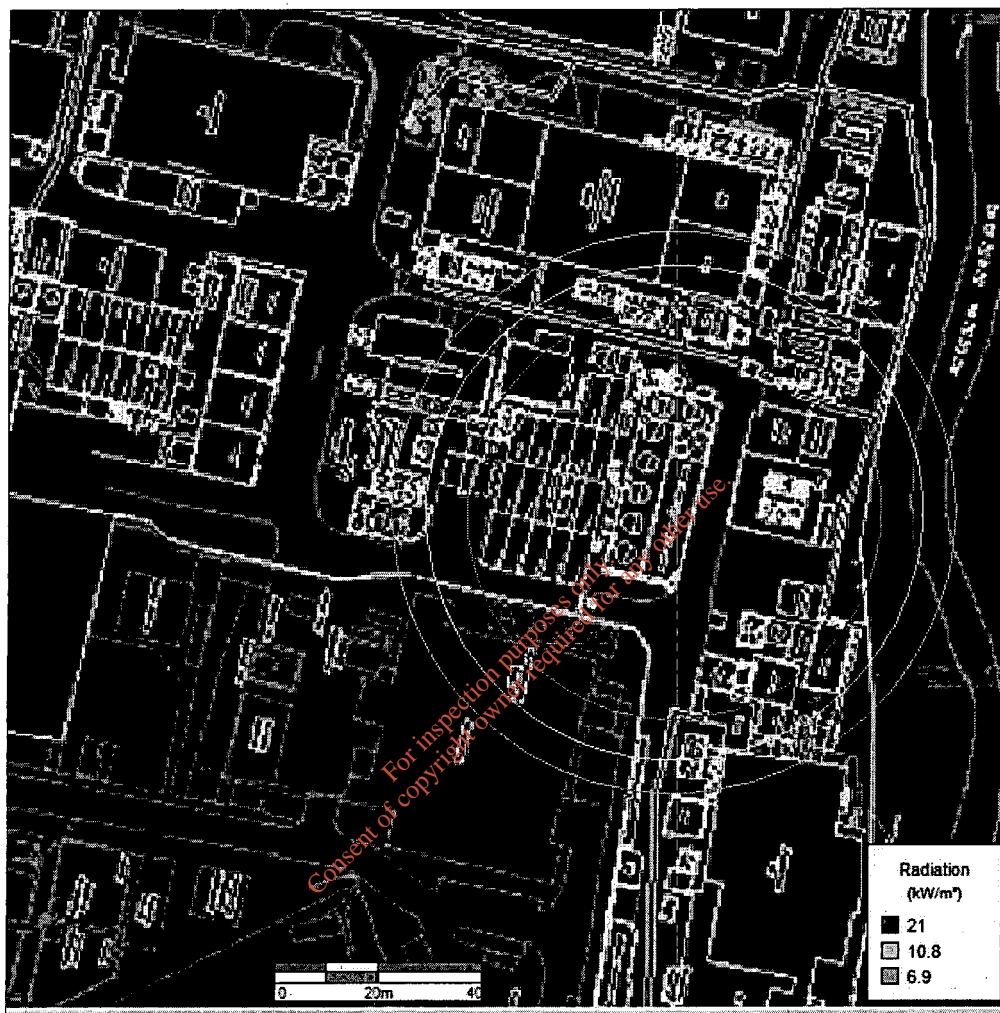


Figure 3.2 D5 Toluene Pool Fire

It can be seen that the dangerous dose threshold contour is predicted to remain largely within the BMS site boundary with the exception of the eastern boundary, which is adjacent to the Ward River. The dangerous dose threshold contour does not impact on any residential area. The area of the Ward River which is impacted is steeply sloping river bank which is overgrown with scrub vegetation and is not used for amenity purposes.

4.0 CONCLUSIONS

It was concluded that the worst case MAH scenarios associated with the proposed tank farm would not result in significant impacts to either the Arch Chemicals site or to surrounding residential areas and that impacts are contained either within the site boundary or within the Ward River valley which is steeply sloped, covered in scrub vegetation and not normally accessible to the general public.

It was therefore concluded that the MAH scenarios modelled posed no significant off-site risks.

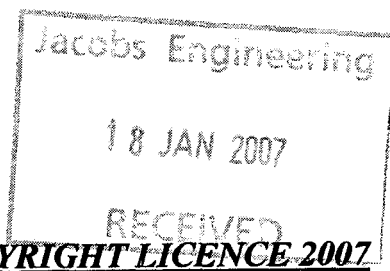
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10.0 APPENDIX 2

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SPECIFICATION

FOR

PROPOSED REPLACEMENT TANKS

FOR

SWORDS LABORATORIES
Watery Lane, Swords, Co Dublin

SUBMITTED TO:

FINGAL COUNTY COUNCIL

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BY:
JACOBS
MERRION HOUSE
MERRION ROAD
DUBLIN 4

REV: A

76-5935-04

January 2007

TABLE OF CONTENTS

- 1.0 Civil Works
- 2.0 Structural Works
- 3.0 Architectural Works
- 4.0 Fire Protection Installation
- 5.0 HVAC Mechanical Services
- 6.0 Plumbing and Process Services
- 7.0 Electrical & Controls Installation

Note: This Specification outlines the Scope of the Works and the engineering standards to be used in the proposed Tank Farm development.

Both the scope and the applicable codes are subject to change in the detail design of the proposed works due to design phasing optimisation, manufacturing priorities and the tendering process. Such changes are usually minor in nature, without any material effect on planning.

SECTION 1.0: CIVIL WORKS

1.1 GENERAL

This section covers the civil works associated with the following areas; drainage systems, water distribution, roads, car parks, footpaths and all underground work related to the distribution of site services.

The attached site services drawing number 76-5935-04-00/A.01A/0004 shows the routes and diameters of the various process drains in the area.

1.2 STORMWATER

Very minor internal changes are required to the existing bunded areas.

1.3 FOUL SEWERAGE (DOMESTIC)

None required.

1.4 INDUSTRIAL EFFLUENT

The existing bunded areas drain to the existing fire water retention system and to the on-site waste water treatment plant.

1.5 ROADS, FOOTPATHS AND CAR PARKS (INTERNAL ONLY)

No changes are required.

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SECTION 2.0: STRUCTURAL WORKS

2.1 SCOPE

This outline specification describes materials to be supplied and used for the construction and operation of structural elements and works to be executed and other information related to the construction of the proposed above ground tanks.

2.2 FOUNDATIONS, BASES AND RETAINING WALLS

All shall be of reinforced concrete to structural engineers' detail drawings and specifications. They shall be designed based on geological survey and soil bearing capacity test reports and in accordance with applicable ISS, BS and Codes of Practice. Where piling may be required, piling shall be auger type and non percussive.

2.3 STRIP FOOTING AND RISING WALLS

Shall be of reinforced concrete and solid concrete blockwork respectively. Blocks shall be certified to specified compressive strength, full thickness of walls and shall be properly coursed, bonded and bedded.

2.4 UNDERGROUND PIT, TRENCHES, DUCTS OR PIPEWAYS

Shall be reinforced concrete, compartmentalised where required, with falls in floors and outlets connected to drainage where applicable. Ducts shall be designed as waterproof structures to structural engineer's details.

2.5 STRUCTURAL SOLUTIONS

The new tanks are designed to be self supporting.

Design Codes and Standards

The design of all structural elements will be carried out in accordance with the following:

BS 8007	Design of Concrete Structures for Retaining Aqueous Liquids.
BS 6399: Part 1	Code of Practice for Dead and Imposed Loads.
BS 6399: Part 2	Code of Practice for Wind Loads.
BS 5950: Parts 1 & 2	Structural Use of Steelwork in Building.
BS 5950: Part 3	Design in Composite Construction.
BS 5950: Part 4	Code of Practice for Design of Floors with Profiled Steel Sheeting.
BS 8004	Code of Practice for Foundations.
BS 8110: Parts 1 & 2	Structural Use of Concrete.
BS 648	Schedule of Weights of Building Materials, The Building Regulations, 1997.
SI 481 + 504	Safety, Health & Welfare At Work (Construction) Regulations, 2001 and 2006.

Other reference documents:

BCSA & SCI Publication No. 203/94 (1994) National Structural Steelwork Specification for Building Construction (4th Edition)

CIRIA Report 174: New Paint Systems for the Protection of Construction Steelwork.

TR 34 Concrete Industrial Ground Floors.

IS 1 Portland Cement.

IS 5 Aggregates for Concrete.

IS 325 Code of Practice for Use of Masonry.

IS 326 Code of Practice for Structural Use of Concrete.

All Codes of Practice and Standards mentioned above shall be the latest issues and amendments.

2.6 ASSOCIATED UTILITIES AND SERVICES STRUCTURES

The steelwork for building frames and pipe racks shall be designed, detailed, and fabricated in accordance with the relevant British Standards.

Handrails and Handrail Standards:

Handrails and guarding shall be provided to relevant verticals and bottom rail. They will comply with the requirements of the Irish Building Regulations and current safety requirements.

Equipment Support:

Platforms shall be fabricated using closed grid metal flooring or metal chequer plate with supporting steelwork to suit the loading conditions. All members are to be galvanised or primed and painted.

Bolted connections shall be used on all platforms, ladders etc., to provide for demounting without the use of hot work.

SECTION 3.0: ARCHITECTURAL WORKS

3.1 SCOPE

No Architectural works are required.

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SECTION 4.0: FIRE PROTECTION INSTALLATION

4.1 SCOPE

The existing foam deluge system shall be de-installed and reinstated following completion of the works to increase the height of the bunded area surrounding the solvent recovery Tank Farm.

4.2 SITE

No changes are required to the existing site installation.

4.3 TANK FARM

Modifications to the existing foam deluge system shall be carried out in accordance with the requirements of NFPA 16 and Factory Mutual Guidelines.

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SECTION 5.0 : HVAC MECHANICAL SERVICES

5.1 SCOPE

No HVAC works are required.

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SECTION 6.0: PLUMBING AND PROCESS SERVICES

6.1 SCOPE

The works consist of the installation of 5 new stainless steel mixed waste solvent tanks and associated stainless steel process pipework.

The tanks are in an existing bunded area, already serviced with linking pipebridges, pumpsets etc.

Accordingly only minor piping works are required and no additional underground process drainage is required from this existing solvent recovery Tank Farm area.

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SECTION 7.0: ELECTRICAL & CONTROLS INSTALLATION

7.1 SCOPE

This outline specification briefly describes the electrical and control systems requirements for the proposed Tank Farm area.

7.2 STANDARDS AND CODES

The design and installation of the electrical systems will be provided in conformance with the following requirements as applicable. The most stringent of the listed codes and regulations will be used in each individual circumstance.

- (a) National Rules for Electrical Installations - ET 101/2002.
- (b) Code of practice for the design, selection, and erection of L.V. (low voltage) switchgear assemblies, ET 201/1981.
- (c) Safety Health and Welfare at Work Act, 2005 and the Safety Health and Welfare at Work (General Applications) Regulations, 1993 (S.I. No. 44 of 1993).
- (d) Applicable Irish, IEC (International Electrotechnical Commission) and CENELEC (European Committee for the Electrotechnical Standardization) codes and standards.
- (e) The Building Regulations, 1997 (S.I. No.497 of 1997) and amendments up to 2006.
- (f) Safety, Health and Welfare at Work (Construction) Regulations 2006.

7.3 MOTIVE POWER

Motor driven equipment will be generally controlled via MCCs (motor control centres), except for certain packaged equipment, which will be controlled via local combination starters supplied with the equipment.

7.4 LIGHTING

Lighting levels will be in accordance with the requirements of the CIBSE (Chartered Institute of Building Services Engineers) code (for exterior lighting).

Exterior lighting will be generally fluorescent.

Emergency and exit lighting will be provided in accordance with the requirements of I.S. 3217.

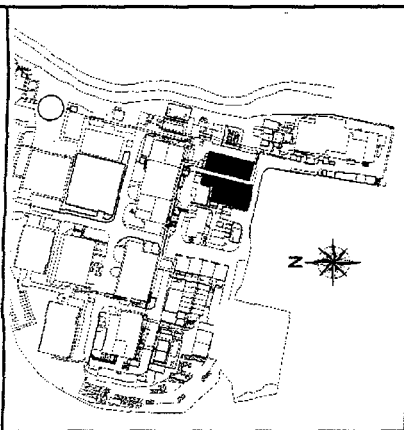
All external site lighting to be designed/located so as not to shine onto the public road, nor towards any potentially adjacent residential areas.

7.5 EARTHING SYSTEM

Installation and design criteria will be in conformance with the appropriate codes and regulations.

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NOTES:



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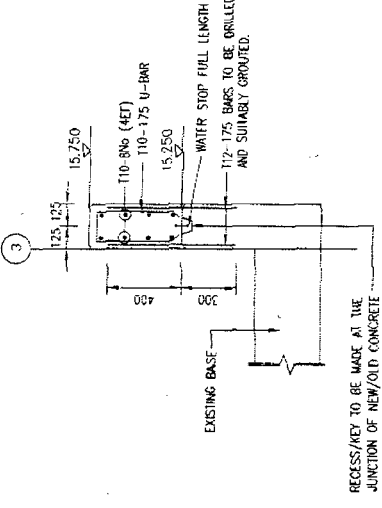
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Swords
Co. Dublin

PLANNING

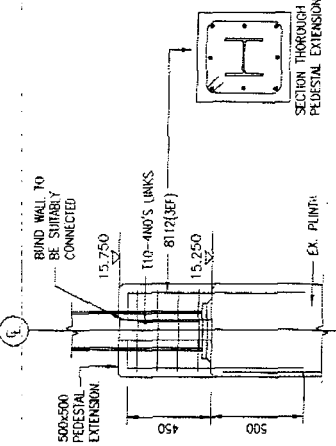
EXISTING P2 TANK FARM AND
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SECTIONS & DETAILS

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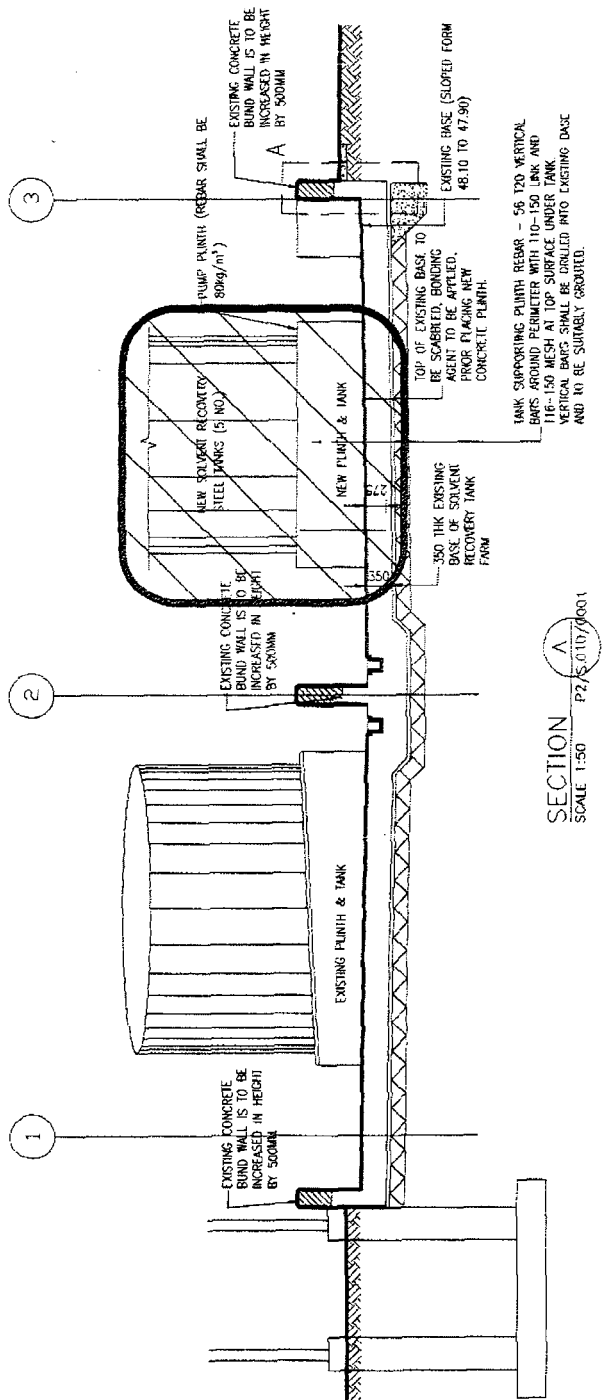
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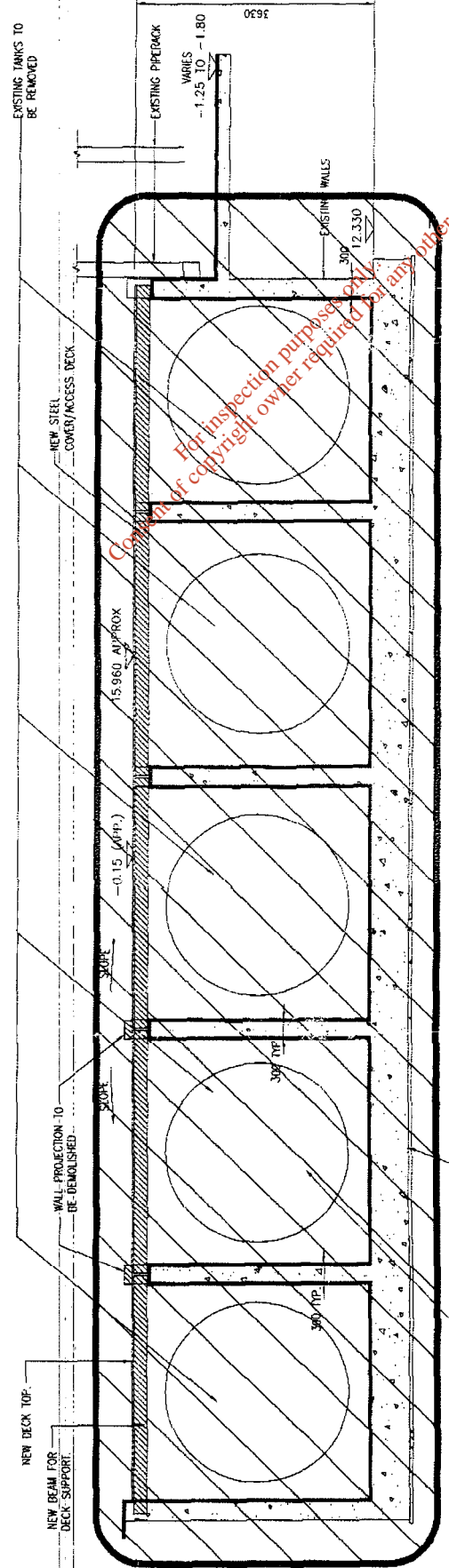
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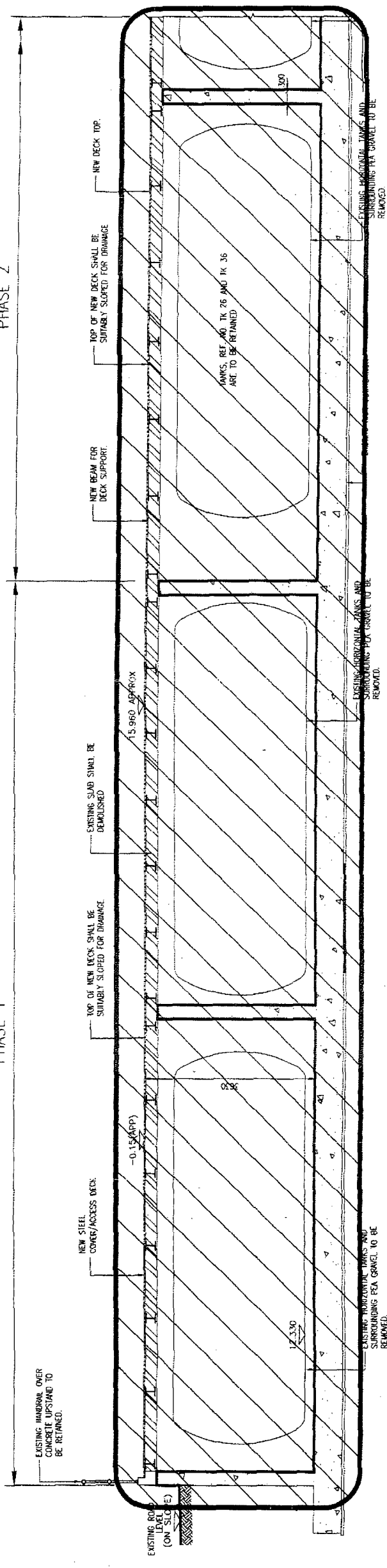
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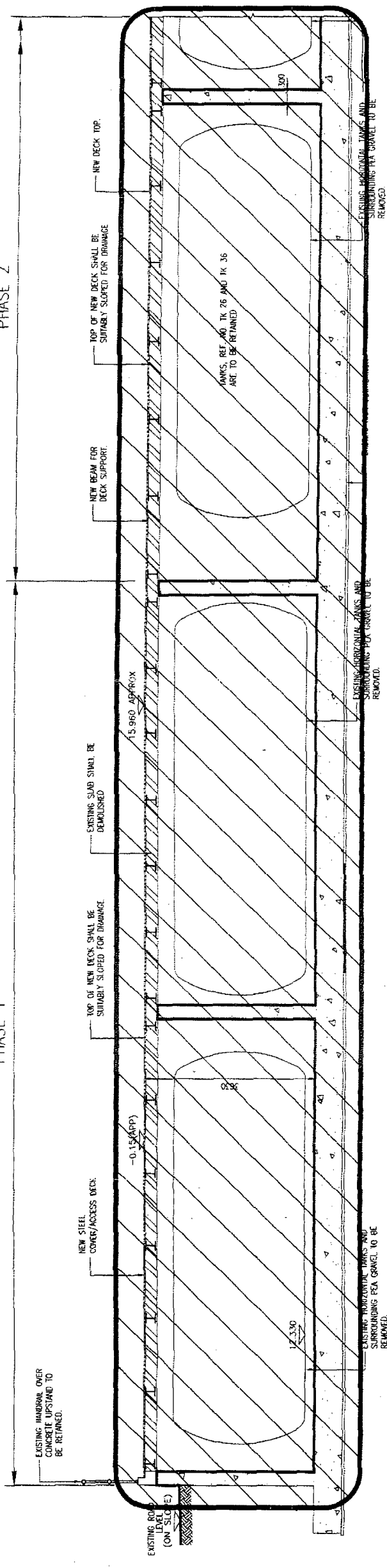
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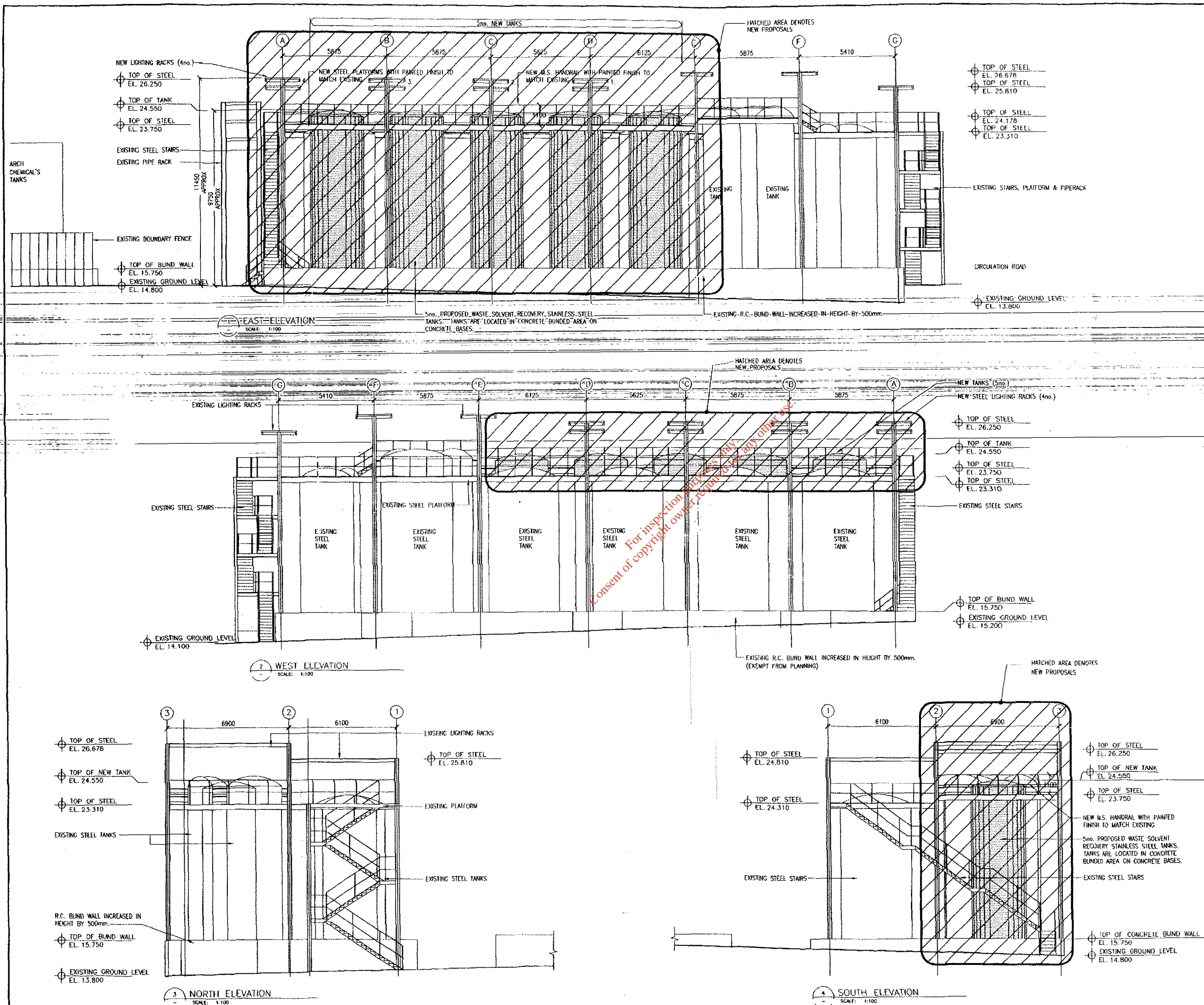
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PHASE 2



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Revision History									
Rev	Date	By	App	Chk	Int	Rev	Date	By	App
1	13/12/2006	MJB	JT	JT	SBN	13/12/2006	A		

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revisions

consultants

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Merrion Road,
Dublin 4,
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consultants dwg no. 76-5935-04-P2/A.01E/0001

Bristol-Myers Squibb Company

SWORDS LABORATORIES

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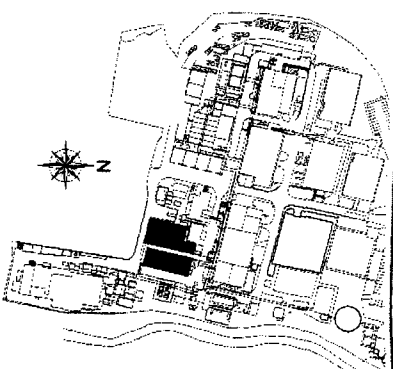
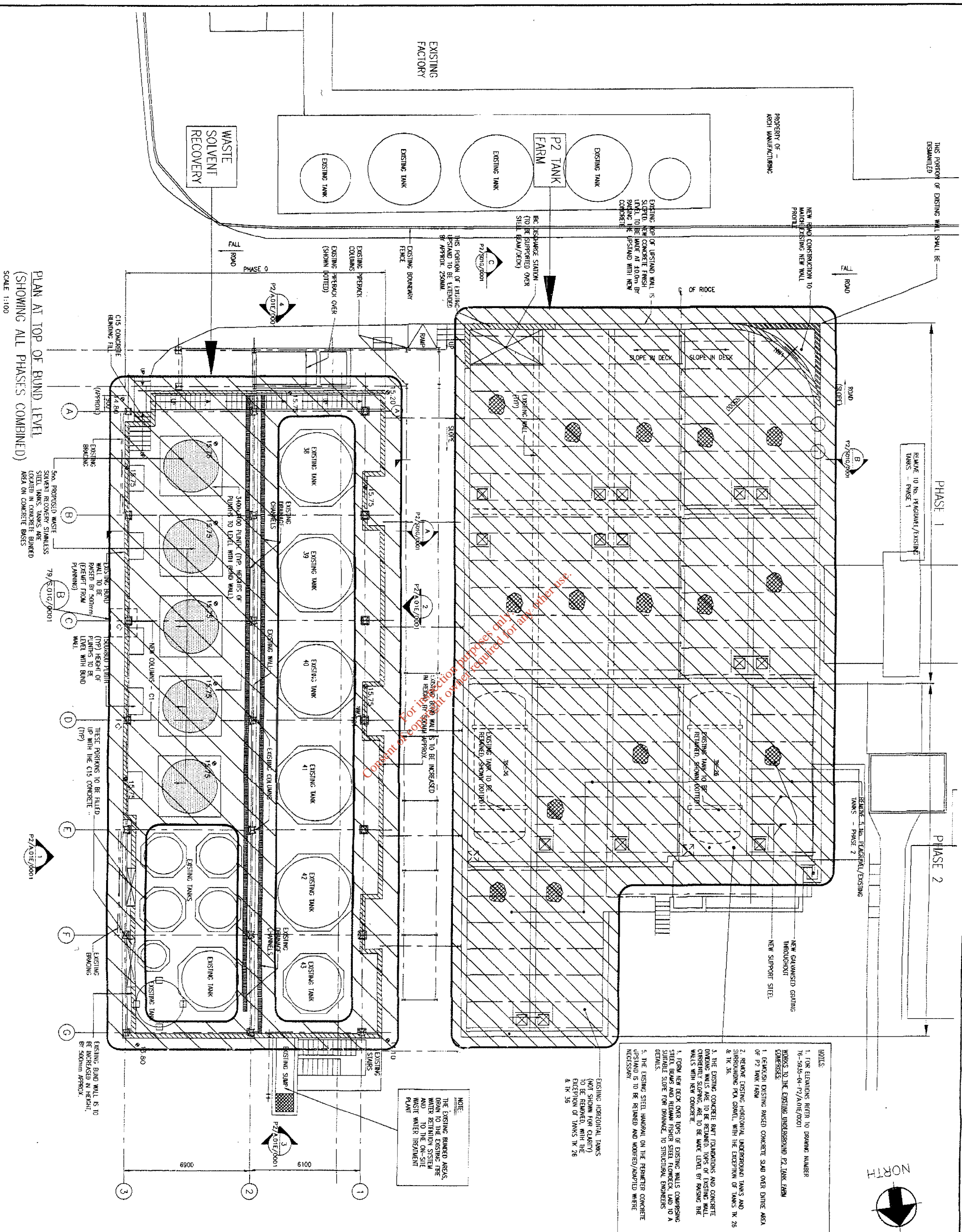
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**P2 TANK FARM AND
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ELEVATIONS**

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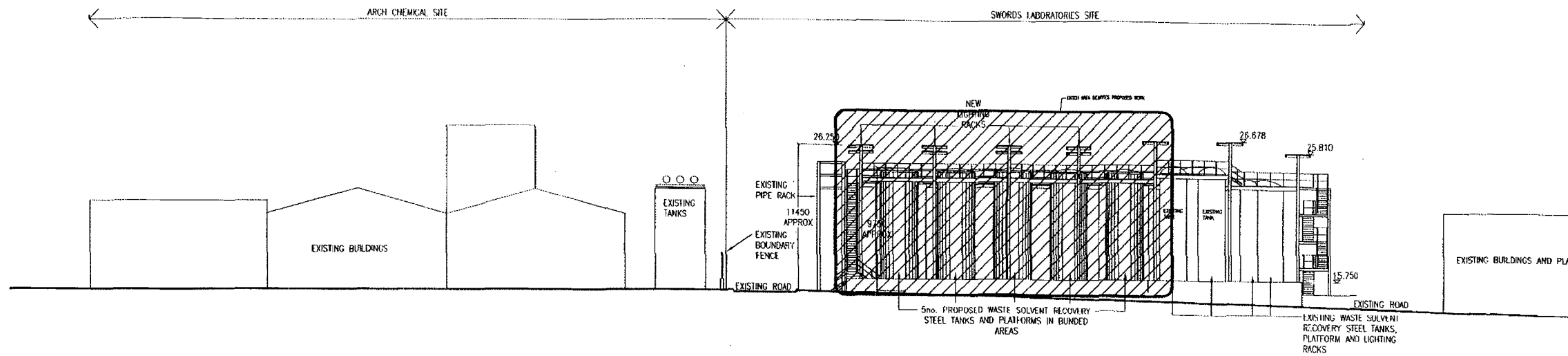
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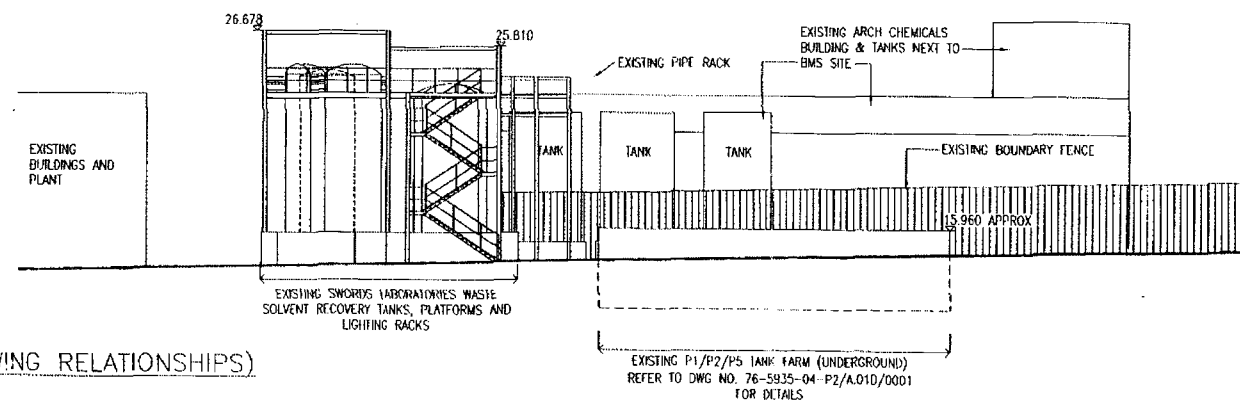
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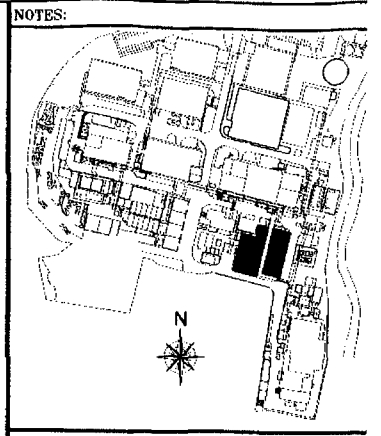


1 EAST ELEVATION (SHOWING RELATIONSHIPS)
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2 NORTH ELEVATION (SHOWING RELATIONSHIPS)
SCALE: 1:200

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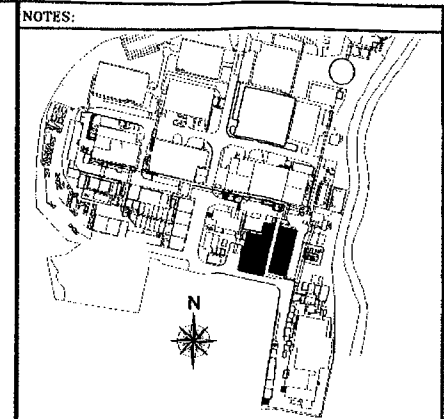
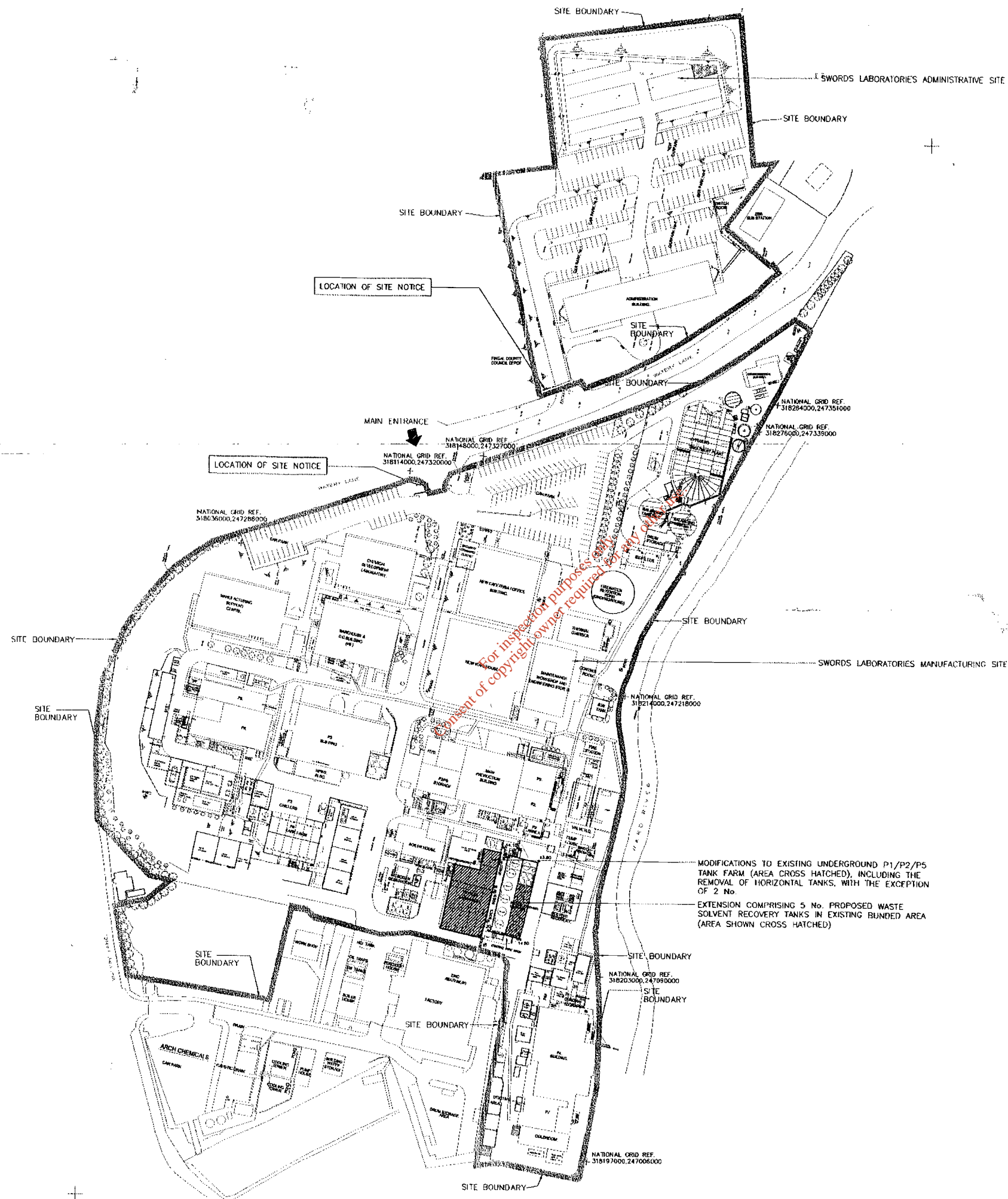
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title
**P2 TANK FARM AND
WASTE SOLVENT RECOVERY PL
PART SITE CROSS SECTION**

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		M. BI

drawing no.
76-5935-04-00/A.01A/0003



NOTES

1. TOTAL AREA OF SWORDS LABORATORIES MANUFACTURING SITE 5.853 Ha
2. TOTAL AREA OF SWORDS LABORATORIES ADMINISTRATIVE SITE 1.556 Ha

LEGEND

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- APPLICANT'S TOTAL HOLDING SHOWN OUTLINED IN BLUE

O.S. MAP SHEETS 2925-23, 2925-24, 2994-03 & 2994-04
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In Progress 76-5935-04-00/A.01A/0001 Rev 01 Overall Site Layout on National Grid XREFS

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revisions	int.	chd	app	pos	date	rev.

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Watery Lane
Swords
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Project
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title
OVERALL SITE LAYOUT PLAN

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scale	1:1000	date	02/11/2006	dwg size	A1
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plant	00	drawn	M. BRADY
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drawing no.	76-5935-04-00/A.01A/0001	rev.	A
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1 OVERALL SITE LAYOUT PLAN
SCALE: 1:1000



SITE —

NATIONAL GRID REF.
318214000,247218000

NORTH

NOTES:

NOTES

1. TOTAL AREA OF SWORDS LABORATORIES
MANUFACTURING SITE 5.853 Ha
2. TOTAL AREA OF SWORDS LABORATORIES
ADMINISTRATIVE SITE 1.556 Ha

LEGEND

- STRUCTURES TO WHICH APPLICATION RELATES AND THE BOUNDARIES OF SAME ARE SHOWN OUTLINED AND HATCHED IN RED

● APPLICANTS TOTAL HOLDING SHOWN OUTLINED IN BLUE

CONTROLLED DOCUMENT, PLOTTED ON: 23/JAN/2007 19:10:54

JF JACOBS

**Merrion House
Merrion Road,
Dublin 4,
Ireland.**

76-5935-04-00/A.01A/0002

 Bristol-Myers Squibb Company

SWORDS LABORATORIES

Waterbury Lane

Co. Dublin

PLAINING

Chen

**P2 TANK FARM AND
WASTE SOLVENT RECOVERY PLANT
PART SITE LAYOUT PLAN**

scale	date	drag size
1	1/1/19	1/1/19
2	2/1/19	2/1/19
3	3/1/19	3/1/19
4	4/1/19	4/1/19
5	5/1/19	5/1/19
6	6/1/19	6/1/19
7	7/1/19	7/1/19
8	8/1/19	8/1/19
9	9/1/19	9/1/19
10	10/1/19	10/1/19
11	11/1/19	11/1/19
12	12/1/19	12/1/19
13	13/1/19	13/1/19
14	14/1/19	14/1/19
15	15/1/19	15/1/19
16	16/1/19	16/1/19
17	17/1/19	17/1/19
18	18/1/19	18/1/19
19	19/1/19	19/1/19
20	20/1/19	20/1/19
21	21/1/19	21/1/19
22	22/1/19	22/1/19
23	23/1/19	23/1/19
24	24/1/19	24/1/19
25	25/1/19	25/1/19
26	26/1/19	26/1/19
27	27/1/19	27/1/19
28	28/1/19	28/1/19
29	29/1/19	29/1/19
30	30/1/19	30/1/19
31	31/1/19	31/1/19
32	32/1/19	32/1/19
33	33/1/19	33/1/19
34	34/1/19	34/1/19
35	35/1/19	35/1/19
36	36/1/19	36/1/19
37	37/1/19	37/1/19
38	38/1/19	38/1/19
39	39/1/19	39/1/19
40	40/1/19	40/1/19
41	41/1/19	41/1/19
42	42/1/19	42/1/19
43	43/1/19	43/1/19
44	44/1/19	44/1/19
45	45/1/19	45/1/19
46	46/1/19	46/1/19
47	47/1/19	47/1/19
48	48/1/19	48/1/19
49	49/1/19	49/1/19
50	50/1/19	50/1/19
51	51/1/19	51/1/19
52	52/1/19	52/1/19
53	53/1/19	53/1/19
54	54/1/19	54/1/19
55	55/1/19	55/1/19
56	56/1/19	56/1/19
57	57/1/19	57/1/19
58	58/1/19	58/1/19
59	59/1/19	59/1/19
60	60/1/19	60/1/19
61	61/1/19	61/1/19
62	62/1/19	62/1/19
63	63/1/19	63/1/19
64	64/1/19	64/1/19
65	65/1/19	65/1/19
66	66/1/19	66/1/19
67	67/1/19	67/1/19
68	68/1/19	68/1/19
69	69/1/19	69/1/19
70	70/1/19	70/1/19
71	71/1/19	71/1/19
72	72/1/19	72/1/19
73	73/1/19	73/1/19
74	74/1/19	74/1/19
75	75/1/19	75/1/19
76	76/1/19	76/1/19
77	77/1/19	77/1/19
78	78/1/19	78/1/19
79	79/1/19	79/1/19
80	80/1/19	80/1/19
81	81/1/19	81/1/19
82	82/1/19	82/1/19
83	83/1/19	83/1/19
84	84/1/19	84/1/19
85	85/1/19	85/1/19
86	86/1/19	86/1/19
87	87/1/19	87/1/19
88	88/1/19	88/1/19
89	89/1/19	89/1/19
90	90/1/19	90/1/19
91	91/1/19	91/1/19
92	92/1/19	92/1/19
93	93/1/19	93/1/19
94	94/1/19	94/1/19
95	95/1/19	95/1/19
96	96/1/19	96/1/19
97	97/1/19	97/1/19
98	98/1/19	98/1/19
99	99/1/19	99/1/19
100	100/1	

1:500	18/12/2006	A1
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plant drawn

drawing no. FOV