

## **NOTE TO PUBLIC**

Please note this response from Limerick County Council also contained

- 1 x EIS
- 23 x Drawings in A0 size

that we were unable to scan up to the Agency's website.

This EIS and 23 drawings can be found on the Limerick County Council website at

[http://www.lcc.ie/ePlan/InternetEnquiry/rpt\\_ViewApplicDetails.asp?validFileNum=1&app\\_num\\_file=13745](http://www.lcc.ie/ePlan/InternetEnquiry/rpt_ViewApplicDetails.asp?validFileNum=1&app_num_file=13745)

<http://www.lcc.ie/idsweb/listFiles.aspx?catalog=planning&id=1374>

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## Grainne Oglesby

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**From:** Farrell Ciara <ciara.farrell@limerick.ie>  
**Sent:** 08 May 2014 11:41  
**To:** Grainne Oglesby  
**Cc:** O'Brien Joan

Grainne

The files can be viewed online.

I note however that the larger maps had to be scanned in segments.

The links are below:

[http://www.lcc.ie/ePlan/InternetEnquiry/rpt\\_ViewApplicDetails.asp?validFileNum=1&app\\_num\\_file=13745](http://www.lcc.ie/ePlan/InternetEnquiry/rpt_ViewApplicDetails.asp?validFileNum=1&app_num_file=13745)

<http://www.lcc.ie/idoesweb/listFiles.aspx?catalog=planning&id=1374>

Regards

Ciara

• EIS included

• ~~13~~ Large drawings included.  
23

Ciara Farrell

Administrative Officer - Economic Development and Planning

Limerick City & County Council

tel 061 407116

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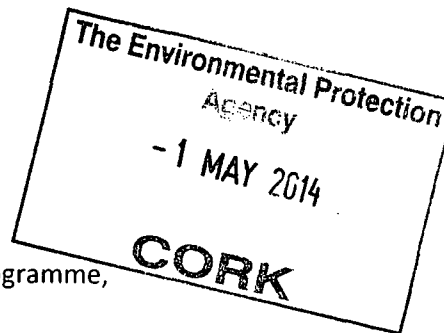
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An Rannóg Forbartha  
Geilleagrach agus Pleanála  
Economic Development  
and Planning

PLANNING SECTION

Ref: KB/CSOS

Máire Buckley,  
Environmental Licensing Programme,  
Office of Climate,  
Licensing and Resource Use,  
Environmental Protection Agency,  
Regional Inspectorate,  
Inis Cara,  
County Cork.



29<sup>th</sup> April, 2014

Reg. No. P0991-01

Planning Permission No. 13/745 the change of use of the former computer manufacturing facility to a biopharmaceutical manufacturing facility which will require the alteration and extension of the existing building, the installation of ancillary external utilities in the existing yards and all associated site development works. The proposed change of use of the existing 40,538 m.sq. building includes; internal alteration of the existing single storey production area to accommodate the installation of a new biopharmaceutical manufacturing process; the addition of 23,679 m.sq. of floor area to be provided by a 1st floor plant room over the existing production area, single storey warehouse extension, 3 No. 2 storey electrical room extensions; all resultant alterations to the existing elevations and the installation of 5 no. additional boiler flues. The proposed development also provides for the construction of a new 3 storey, 4,440 m.sq. laboratory building which will be linked to the existing building at ground and 1st floor levels. The ancillary external utilities have a total floor area of 247 m.sq. and consist of a single storey gate house, a single storey generator electrical room, a single storey pumphouse, 5 no. emergency generators, 5 no. bunded cooling towers, 3 no. water chillers, 2 no. process water storage tanks, a fire water storage tank, a gas storage area, a pipe rack, a natural gas pressure reducing station and 6 no. bunded tank areas holding chemical tanks, waste water holding tanks and diesel storage tanks. The facility works include a 38kV electrical substation housed in 2 no. single storey buildings of 116 m.sq. and 122 m.sq. with a new underground electrical supply. The works include the demolition of existing structures and the diversion of existing utilities. Site works include external fencing and boundary stone walls, access gates, landscaping, a bicycle shelter and modifications to the existing car park. The applicants are seeking a 10 year permission (an Environmental Impact Statement (EIS) has been prepared and will be submitted to the Planning Authority with the application. The proposed development is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence (now Industrial Emissions Licence) at Ballycummin, Raheen Business Park, Raheen, Limerick.

Dear Sir/Madam,

I refer to the above Planning Application and the request by your department for comments, under Section 87 (IE)(a) of the EPA Acts 1992, as amended. The planning application has been granted by Limerick County Council subject to 21 No. conditions, with the final grant of permission issued on 31<sup>st</sup> March, 2014.

The site is located in the Raheen Industrial Estate, on lands that are zoned Enterprise and Employment in the Southern Environs Plan 2011-2017. The Local Area Plan sets out the following: Limerick County Council will adopt a positive and sustainable approach to balanced development thereby enhancing the lives of people who live in, work in and visit the Southern Environs, whilst protecting the natural and built environment.



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w: [www.limerick.ie](http://www.limerick.ie)

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**Objective ZD 5 Enterprise & Employment:** It is the objective of the Council to facilitate opportunities for clean industry and general employment uses, offices, logistics and warehousing activity in a good quality physical environment through appropriate zoning. Such opportunities include software development, information technology, telemarketing, commercial research and development, data processing, publishing, and media recording. General employment areas should be highly accessible, well designed permeable and legible.

**Policy ED1: Economic Development:** It is the policy of the Council to encourage and facilitate optimal levels of sustainable economic development promoting the growth of employment opportunities within a high quality physical environment.

The applicants have submitted an Environmental Impact Statement and an Appropriate Assessment Screening document with the planning application; on assessment, the planning authority considered all elements relevant to the planning application and considered that it was in accordance with the Local Area Plan policies and the proper planning and sustainable development of the area.

Please find attached a copy of the Environmental Impact Assessment, Planner's Report and copy of the Final Grant of Permission and copy of the Notification of Decision to Grant Permission.

Yours Sincerely,



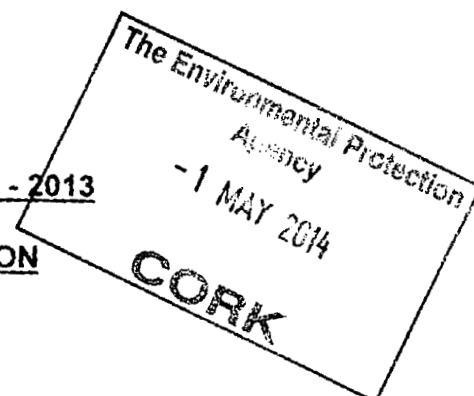
Ciara Farrell,  
Administrative Officer,  
Economic Development & Planning.

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**LIMERICK COUNTY COUNCIL**  
**PLANNING AND DEVELOPMENT ACTS, 2000 - 2013**  
**NOTIFICATION OF GRANT OF PERMISSION**



Regeneron Ireland  
c/o PM Group  
Loughmahon Technology Park  
Blackrock  
Cork

**PLANNING REGISTER NUMBER :** 13/745

**APPLICATION RECEIPT DATE:** 19/12/2013

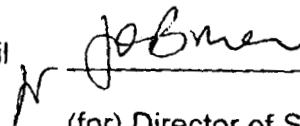
Permission for the change of use of the former computer manufacturing facility to a biopharmaceutical manufacturing facility which will require the alteration and extension of the existing building, the installation of ancillary external utilities in the existing yards and all associated site development works. The proposed change of use of the existing 40,538 m.sq. building includes; internal alteration of the existing single storey production area to accommodate the installation of a new biopharmaceutical manufacturing process; the addition of 23,679 m.sq. of floor area to be provided by a 1st floor plant room over the existing production area, single storey warehouse extension, 3 No. 2 storey electrical room extensions; all resultant alterations to the existing elevations and the installation of 5 no. additional boiler flues. The proposed development also provides for the construction of a new 3 storey, 4,440 m.sq. laboratory building which will be linked to the existing building at ground and 1st floor levels. The ancillary external utilities have a total floor area of 247 m.sq. and consist of a single storey gate house, a single storey generator electrical room, a single storey pumphouse, 5 no. emergency generators, 5 no. bunded cooling towers, 3 no. water chillers, 2 no. process water storage tanks, a fire water storage tank, a gas storage area, a pipe rack, a natural gas pressure reducing station and 6 no. bunded tank areas holding chemical tanks, waste water holding tanks and diesel storage tanks. The facility works include a 38kV electrical substation housed in 2 no. single storey buildings of 116 m.sq. and 122 m.sq. with a new underground electrical supply. The works include the demolition of existing structures and the diversion of existing utilities. Site works include external fencing and boundary stone walls, access gates, landscaping, a bicycle shelter and modifications to the existing car park. The applicants are seeking a 10 year permission (an Environmental Impact Statement (EIS) has been prepared and will be submitted to the Planning Authority with the application. The proposed development is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence (now Industrial Emissions Licence) at Ballycummin Raheen Business Park Raheen.

Further to the Order dated: 04/02/2014

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A PERMISSION has been granted for the development described above subject to the 21 condition(s) set out on the Schedule which accompanied the Notification of the Council's Decision dated 04/02/2014 and amended by revised Schedule amending Condition No. 2 of the 07/02 2014

Signed on behalf of the said Council



(for) Director of Services  
Economic Development & Planning  
Date: 31<sup>st</sup> March 2014

Please note that the provisions of Planning & Development Acts, 2000 - 2013 limits the duration of this planning permission to a period of ten years from the date hereof.

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**PLANNING REGISTER REFERENCE NUMBER: 13/745**

**FIRST SCHEDULE**

Having regard to the nature of the proposed development, it is considered that subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

**SECOND SCHEDULE**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application and the E.I.S., on the 19<sup>th</sup> December 2013 except as may otherwise be required in order to comply with the following conditions.

Reason - In order to clarify the development to which this permission applies.

2. The developer shall pay to Limerick County Council a financial contribution of €1,000,160 (one million one hundred and sixty thousand euro) in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning & Development Acts, 2000 - 2013. The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason - It is a requirement of the Planning & Development Acts, 2000 - 2013 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

3. Taking audible tonal and impulsive components of noise into account, the rating level of noise from the site during the construction phase shall not be greater than +5dB above measured background noise levels at 3.5m from the façade of any noise sensitive building, when assessed in accordance with B.S. 4142:1997: Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas. Noise monitoring shall be carried out on request by the Local Authority.

Reason - In the interest of amenity and the proper planning and sustainable development of the area.

4. Prior to construction works commencing on site, details of a dust minimisation plan for the construction phase shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of amenity and the proper planning and sustainable development of the area.

5. Prior to installation of the grease trap, details shall be provided to clarify if effluent from the kitchen is proposed to be discharged to a grease trap. The proposed hydraulic loading to the grease trap shall be estimated and details of how the grease trap has been sized shall be submitted, ensuring that it meets the requirements of IS EN 1825. This information shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of public health.

6. A Class 2 interceptor which meets BS EN 858 and is adequately sized shall be installed on site.

Reason - In the interest of public health.

7. Within two months of the operation phase of the development a revised Mobility Management Plan defining staffs travel arrangements shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of traffic safety and the proper planning and sustainable development of the area.

8. A revised Waste Management Plan containing the waste types with estimated quantities together with details of the Authorised Waste Collectors to be used to transport each type of waste shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

Reason - In the interest of proper planning and sustainable development.

9. All planting shall take place on or before the first appropriate planting season after the commencement of development. This planting shall consist of trees of native broadleaf species. The planting shall be staked and tied and adequately maintained. All unsuccessful or damaged trees shall be replaced without delay.

Reason - In the interest of biodiversity and to protect the visual amenities of the area.

10. Pollution prevention measures including regular maintenance of the upgraded petrol interceptor shall be carried out.

Reason - To enhance the wildlife value of the site.

11. Bat friendly lighting shall be installed and no lighting of Roche Castle or the surrounding vegetation is permitted.

Reason - To enhance the wildlife value of the site.

12. A Bird survey and a Bat survey shall be carried out at an appropriate time of the year if possible. Should bats be encountered during construction works, works shall cease and the National Parks & Wildlife Service shall be informed.

Reason - To minimise possible disturbance to both birds and bats.

13. Prior to commencement of development proposals for mitigating threats to all features of special interest in the fabric, fixtures and features of Roche Castle, a Protected Structure, (which by legal definition includes the outbuildings complex and the lands comprising the curtilage), during the course of the works, shall be submitted and agreed in writing with the Planning Authority. Any shields or protective barriers erected or installed shall be wholly reversible without loss of material, or damage to the structure, in accordance with the Principles of Conservation.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

14. a. Prior to commencement of development revised drawings shall be submitted for the written agreement of the Planning Authority to provide for Boundary Fence Type 1 to a maximum height of two metres.  
b. Prior to commencement of development detailed specifications and methodologies for the construction of Boundary Fence Types 1 and 4, shall be prepared by an accredited conservation architect who shall also supervise the works.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

15. Proper records shall be kept of all works undertaken, insofar as they pertain to the curtilage boundaries, landscape features, and amenities of Roche Castle. These records shall include: Archival Standard Photographs taken before, during and after the completion of each stage of the work; Specifications, Schedule of Works undertaken, Difficulties encountered and their resolution, Modifications to Method Statements and so forth. Two Copies of the final report, including photographs and records, shall be submitted to Limerick County Council upon completion of the work.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

16. Prior to commencement of development a palette of materials and proposed colour finishes to the building shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of visual amenity and to protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

17. Prior to commencement of development the final height of the proposed first floor plant room extension to the existing building along with roof profile and finishes shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of clarity and orderly development.

18. No material change of use of the areas identified for plant shall take place without a prior specific grant of permission.

Reason - In the interest of orderly development.

19. No advertising signs, symbols, structures or nameplates, other than those shown or indicated on the drawings submitted, shall be erected on the premises, or within its curtilage, without a prior specific grant of permission from the Planning Authority.

- a. Individual mounted lettering is permitted, lettering shall only be painted, raised plaster or fixed individually and directly to the building.
- b. Plastic, neon, internally light signs or internally illuminated fascias are not permitted.
- c. Lighting shall comprise of spot light, short arm flood lights or traditional style lamps

Reason - In the interest of visual amenity.



20. The developer shall preserve, protect or otherwise record archaeological materials or features that may exist within the site by ensuring that all ground disturbances associated with the site development is archaeologically monitored. In this regard, the developer shall –

- a. Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.
- b. Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works.
- c. Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations).
- d. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Arts, Heritage and Gaeltacht and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the Department of Arts, Heritage and Gaeltacht and the Planning Authority with regard to any necessary mitigating action.
- e. Provide satisfactory arrangements for the recording and removal of any archaeological material which may be considered appropriate to remove.
- f. Submit on completion an archaeological report detailing the works to the Department of Arts, Heritage and Gaeltacht and the Planning Authority.

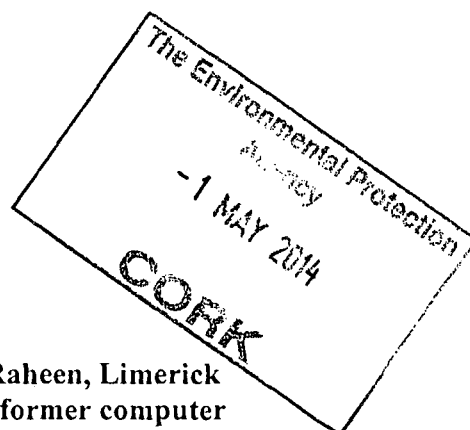
Reason - In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

21. This permission shall be for a period of ten years from the date of the final grant of planning permission.

Reason – In order to further assess the visual, traffic safety and other consequences of the development in the interest of proper planning and development and in the light of changing circumstances.

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**Limerick County Council  
Planning Report**



**File No:** 13/745  
**Applicant:** Regencron Ireland  
**Location:** Ballycummin, Raheen Business Park, Raheen, Limerick  
**Development Description:** Permission for the change of use of the former computer manufacturing facility to a biopharmaceutical manufacturing facility which will require the alteration and extension of the existing building, the installation of ancillary external utilities in the existing yards and all associated site development works. The proposed change of use of the existing 40,538 m.sq. building includes; internal alteration of the existing single storey production area to accommodate the installation of a new biopharmaceutical manufacturing process; the addition of 23,679 m.sq. of floor area to be provided by a 1st floor plant room over the existing production area, single storey warehouse extension, 3 No. 2 storey electrical room extensions; all resultant alterations to the existing elevations and the installation of 5 no. additional boiler flues. The proposed development also provides for the construction of a new 3 storey, 4,440 m.sq. laboratory building which will be linked to the existing building at ground and 1st floor levels. The ancillary external utilities have a total floor area of 247m.sq. and consist of a single storey gate house, a single storey generator electrical room, a single storey pumphouse, 5 no. emergency generators, 5 no. bunded cooling towers, 3 no. water chillers, 2 no. process water storage tanks, a fire water storage tank, a gas storage area, a pipe rack, a natural gas pressure reducing station and 6 no. bunded tank areas holding chemical tanks, waste water holding tanks and diesel storage tanks. The facility works include a 38kV electrical substation housed in 2 no. single storey buildings of 116m.sq. and 122 m.sq. with a new underground electrical supply. The works include the demolition of existing structures and the diversion of existing utilities. Site works include external fencing and boundary stone walls, access gates, landscaping, a bicycle shelter and modifications to the existing car park. The applicants are seeking a 10 year permission (an Environmental Impact Statement (EIS) has been prepared and will be submitted to the Planning Authority with the application. The proposed development is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence (now Industrial Emissions Licence).

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**1) Site Notice:**

Site notice in place and legible 31/12/13. N O' Connell inspected.

## **2) Description of existing and proposed development and site analysis:**

The site is located in the Raheen Industrial estate and is 11.88 hectares in area. It is well screened with mature landscaping and is occupied by a disused computer manufacturing facility. Permission is sought to change the use of the facility to use as a biopharmaceutical facility and to construct a number of extension to the building along with a number of elevational changes. Permission is also sought for the supporting utilities for the development. An EIS has been submitted as part of the application and the development requires an Industrial Emissions Licence.

## **3) Photographs:**

Please refer to scanned documents.

## **4) Planning History:**

### *Current Site:*

06/45: Retention permission granted to Dell Products for waste management building and pallet storage yard and hard standing area currently used for collection of waste by-products from production process.

01/2372: Permission granted to Dell Computer Corporation for retention of extension of existing canteen, fitting of double doors, internal alterations and associated site works.

01/2430: Permission granted to Dell Products Europe B.V. for the Construction of a single storey extension to existing production area, a two storey extension consisting of open plan office area at first floor level, a canteen, kitchen, toilets, locker room, entrance at ground floor level and a revised road layout.

99/2221: Permission granted to Dell Products Europe B.V. for retention of alterations to computer manufacturing plant consisting of elevations & roof profile, carpark layout, office layout, attic plan, boundary lines, security cabin, signage and construction of data centre.

99/44: Live application by S.F.A. & Co for Development of lands to include roads, sewers, watermain, public lighting, electrical & telecommunications of ductwork, 2 no submersible pumping stations & interlinking rising main, provision of rising main to discharge sewage & 2 no surface outfall.

98/1139: Permission granted to Dell Products B.V. Europe for Construction of Computer manufacturing plant to include single storey production area, two-storey office area, utility building, loading bays, car-park.

### *Adjacent Site:*

07/3214: Permission granted to United Drugs Plc for circa 9,140 sq. metres distribution facility consisting of a large warehouse 10.75m high and two storey associated office structure to include the following; plant rooms, despatch area, ESB sub-station, security hut, external plant, covered and sunken docks, recycling facility, service yards, car parking, bicycle shelter, entrance road, security access barriers, boundary wall treatments and fencing, landscaping, building signage, 3 no. 10m high flag poles and the diversion of an existing 38kv overhead electricity lines underground and construction of 2 no. 12.6m high steel masts on a proposed 3.1444 hectare site and on adjoining 0.3906 Shannon Development lands.

97/872: Permission granted to Adhesives Research Ireland Ltd. for Construction of an Adhesive Tape Manufacturing facility.

10/297: Permission granted to Adhesive Research Ireland Ltd for revisions to existing planning permission reference 07/2985 which is for a two storey research & development support building. The revised proposal is for the construction of a single storey research & development building of similar footprint, including associated offices, canteen and ancillary facilities linked to the existing building with car parking and all other associated site works.

07/2985: Permission granted to Adhesive Ireland Ltd for the construction of a new two storey research and development extension to the front (Northeast) side of the existing two storey building with a single storey external link corridor on the side. (Southeast) linking the proposed extension to the existing building. The proposed extension will comprise of research and development laboratories, with associated support offices and ancillary accommodation all with associated site works and including an extension to the existing carpark located on the Northeast side of the site at the existing Adhesives Research Facility Building.

05/3751: Permission granted to Tomas Healy for construction of 5 blocks of light industrial units with overall floor area of 14974sqm ranging in size from the main front block facing Loughmore Ave., 4285sqm divided up as future layout one block 1378sqm divisible and the three further blocks containing 20 individual units ranging in size from 308sqm to 1000sqm with associated car parking, access roads, planting, drainage and services.

02/1930: Permission granted to S-Side Development Ltd for construction of 8 no. (8.925m High) light industrial/warehouse cluster units including ground floor ancillary offices, services yard, car parking, access roads, free standing ESB sub-station and associated site development works.

08/1016: Permission granted to Alex Dalton for change of use of ground floor unit A1.4, (96.5sq.m.) from office use to a school of classical dance including the provision of signage to the main entrance along with all associated site development works.

12/934: Permission granted to ON-Semiconductor for a change of use of the ground floor of existing Block's C and D from Warehousing to Office use and for the provision of outdoor mechanical and electrical plant enclosures and all associated site works.

06/3098: Permission granted to Denis O' Connell for change of use as part of the third floor of unit 'B' from office to a Physical Education Training facility.

05/3259: Permission granted to Denis O' Connell for change of use of ground floor unit A from warehousing to office, modification of the fenestration on the front gable of unit A and D together with the modification of the car park to provide additional car spaces.

01/1710: Permission granted to Denis O' Connell for Construction of a mixed development of an office & business park with warehouse facilities, loading bays, carparking, signage & associated site works.

10/490: Retention permission granted to Telefonica O2 for existing 45 meter high telecommunications support structure carrying antennas and link dishes together with associated equipment container and security fencing.

03/5: Permission granted to Tadhg O' Brien for Construction of a childcare (creche) facility and associated site works.

### **Pre-planning:**

A number of preplanning meetings have taken place with the PM Group and members of the Regeneron team with the local authority, 25/09/13, 08/10/13, 06/11/13, 20/11/13, 02/12/13, 11/12/13 and the following is an outline of the items discussed:

- Site use is established for manufacturing processes;
- Site is zoned for Enterprise and Employment Use in the Southern Environs Local Area Plan 2011-2017;
- Site is not located in Flood Zone A;
- Roches Castle adjoins the site and is identified as a protected structure in the County Development Plan and the Southern Environs LAP;
- Proposed redevelopment will require an EIS;
- An AA screening exercise is required as part of any application on site;
- Development requires the consent of Shannon Development as land owner;

- Consult with National Parks and Wildlife Services;
- Consult with EPA;

### 5) Habitats Directive Project Screening Assessment

<p>Construction Phase: No -works are to existing buildings which will not significantly alter its footprint. The Site itself is buildings and artificial surfaces as a habitat type. Modifications to this are not ecologically significant.</p> <p>Are effects significant? No- within zoned land outside SAC/SPA site. Brown field site.</p> <p>Are substantial works required: No the development will make maximum use of existing structures.</p> <p>Are effects significant? No- see above.</p> <p>Operating phase effects: none- the WWTP has sufficient capacity to deal with additional loading and the distance from the N2k site means that the on going activities on site will not have any effects.</p> <p>Are effects significant? No- due to distance from the SPA/SAC and available capacity in the WWTP.</p>	<p>Ex-situ effects: None- activities confined to existing buildings and extensions to them within previously developed and appropriately zoned site.</p> <p>Are effects significant? No</p> <p>Run-off: None-adequate protection exists in that new oil interceptor which forms part of the development.</p> <p>Are effects significant? No</p> <p>Abstraction: No effects- within the capacity of the existing water supply system.</p> <p>Displacement: No- previously developed site outside the SAC/ SPA site- little ecological significance for these sites as the species for which they were designated do not frequent the development site.</p> <p>Are effects significant? No</p>
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### Identification of Natura 2000 sites which may be impacted by the proposed development

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species e.g. bogs or otters -see abstraction/run off etc above.	Is the development in the relevant catchment of or immediately up/downstream of a watercourse that has been designated as a Natura 2000 site? Lower River Shannon SAC	Yes
2	Impacts on terrestrial habitats and species.-see area and disturbance/displacement effects above.	Is the development within 1km of a SAC site with terrestrial based habitats or species?	No
3	Impacts on designated marine habitats and species.	Is the development located within marine or intertidal	Yes

		areas or within 5 km of a SAC site whose qualifying habitats or species include the following habitats: Salmonid, Lamprey Mudflats, sandflats, saltmarsh, shingle, reefs, sea cliffs Lower River Shannon SAC	
4	Impacts on birds in SPAs-	Is the development within 1km of a Special Protection Area	No
5	Cumulative effects	Would consideration of a number of significant projects nearby such as forested areas, quarries, wind energy together with the proposed development significantly increase the impacts listed above:	No – brown field previously developed site, any additional effects of modifications to existing structures are limited.

#### **Conclusion:**

As part of the planning application an Appropriate Assessment screening exercise has been carried out. This concludes that there will be no significant impact on the SAC or SPA. This information has been assessed by the Heritage Officer, Planning Department, Limerick County Council and a report has been received setting out that the development should proceed subject to condition. A Habitats Directive Project Screening Assessment has been completed by the Heritage Officer, Planning Department, Limerick County Council. An Appropriate Assessment is not necessary.

#### **6) Summary of relevant planning matters**

##### **National Spatial Strategy 2002-2020**

Role of the gateway is identified as being critical to establishing more balanced patterns of development.

##### **Mid-West Regional Guidelines 2010-2022**

The Guidelines note the need to respond to major employment losses and to combat this through the attraction of investment into the Region, part of the strategy for achieving this investment is to ensure sufficient supply of serviced enterprise development land.

##### **Mid Western Area Strategic Plan 2012-2030**

“Provide a framework to help decision making with regard to the physical and spatial development of the Region to 2030 and to promote balanced growth throughout the region to achieve the maximum social economic, health and cultural benefits for all its citizens”



## **Limerick County Development Plan 2010-2016**

A. To ensure that economic development is located and of a form that does not have adverse environmental impacts: this is achieved through policy and development management standards and guidelines;

B. To protect and facilitate through land use zoning, service priorities, and critical interventions, the range of land uses and developments required to sustain and improve the economy in real terms.

### **Policy ED P1: Adequate provision of serviced and zoned lands**

Ensure that adequate provision is made in terms of objectives and measures, to contribute in an effective way to employment targets within the County.

This will include making sure there is adequate quantity and range of serviced and zoned lands in appropriate locations.

### **Policy ED P2: Hierarchy of employment centres in concordance with settlement strategy**

Complement the aims of the settlement strategy and hierarchy in a mutually reinforcing and sustainable manner through a hierarchy of employment centres established at Regional, County, and local centres.

### **Policy ED P9: Facilitation of range of sites for industry**

The Council shall facilitate and work pro-actively with development agencies to secure an adequate range of locations for both large scale and small-scale industrial development and for enterprise at key locations throughout the County in accordance with the settlement strategy.

## **Land are zoned for Enterprise and Employment use in the Southern Environs Local Area Plan 2011-2017.**

Limerick County Council will adopt a positive and sustainable approach to balanced development thereby enhancing the lives of people who live in, work in and visit the Southern Environs, whilst protecting the natural and built environment.

### **Objective ZD 5 Enterprise & Employment**

It is the objective of the Council to facilitate opportunities for clean industry and general employment uses, offices, logistics and warehousing activity in a good quality physical environment through appropriate zoning. Such opportunities include software development, information technology, telemarketing, commercial research and development, data processing, publishing, and media recording. General employment areas should be highly accessible, well designed, permeable and legible.

### **Policy ED1: Economic Development**

It is the policy of the Council to encourage and facilitate optimal levels of sustainable economic development promoting the growth of employment opportunities within a high quality physical environment.



**Policy ED2: Provision of employment centres in accordance with settlement strategy**

It is the policy of the Council to complement the aims of the County settlement hierarchy in a mutually reinforcing and sustainable manner through the recognition of the Southern Environs as part of the Limerick/Shannon Gateway, facilitating employment related development to support the population growth envisaged for the area.

**Policy ED3: Compliance with Limerick County Development Plan**

It is the policy of the Council to ensure all proposals for economic development shall comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan, 2010-2016 and the objectives outlined below.

**Objective ED1:Economic Development Proposals**

It is the objective of the Council to permit proposals for sustainable new industrial and enterprise development or extensions to existing industrial development in appropriately zoned areas, where it can be clearly demonstrated that the proposal::

- a) is located on appropriately zoned land;
- b) is appropriate to the respective area in terms of size and the type of employment generating development to be provided;
- c) would not result in adverse transport effects;
- d) would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers, and
- e) would not result in any significant negative impact on the conservation value of any Special Protection Area, Special Area of Conservation or Natural Heritage Area or any such sites proposed for designation.

**Objective ED 2: Boundary Treatment**

It is the objective of the Council to ensure that where large scale industrial, enterprise or distribution activities are proposed sufficient land shall be reserved around site boundaries, in both individual sites and industrial parks to accommodate landscaping, softening the visual impact, reducing the biodiversity loss of the development and improving the quality of the environment.

**7) Services**

Public Main, Public Sewer

**8) Submissions/Objections:****(a) Internal Submissions**

Report received from Simon Jennings and subsequently Anne Goggin Environment Section setting out that the proposal is acceptable subject to condition.

Report received from Gerry Doherty Environment Section setting out that the proposal is acceptable subject to condition.

Report from Fire Section recommending that Category B Recommendations are attached to any grant of permission.

Report received from Robert Gallagher, Main Roads Section setting out that the proposal is acceptable subject to condition.

Reports received from Tom O' Neill, Heritage Officer setting out hat proposal is acceptable subject to condition.

Report received from Sarah McCutcheon, County Archaeologist setting out that proposal is acceptable subject to condition.

Report received from Tom Cassidy, Conservation officer setting out that proposal is acceptable subject to condition.

Report received from the Ken Crowley, Fire Section setting out that subject to Category B recommendations the proposal is acceptable.

*(b) External Submissions*

Report from HSE comments on the Environmental Health Impacts of the proposed development as outlined in the EIS. The report identifies the impact the development will have on Noise and Vibration, Air Quality Impacts and Water/wastewater impacts during the construction and operational phase of the development.

Report from An Taisce setting out that the Traffic and Transport Section of the EIS is deficient as it does not refer to the Department of Transport 's policy, "Smarter Travel: A sustainable Transport Future – A new Transport Policy for Ireland 2009-2020" and concern is raised in relation to the Mobility Management Plan.

Report from EPA setting out "The development proposed will require an Industrial Emissions licence under the EPA Acts 1992, as amended. The Agency has not yet received a licence application relating to the development described above." It is noted in the report that the EIS appears to address the key points of concern to the agency. The report further states that "Where the Agency is of the opinion that the activities, as proposed, cannot be carried on, or cannot be effectively regulated under a licence then the Agency cannot grant a licence for such a facility. Should the Agency decide to grant a licence in respect of the activity, as proposed, it will incorporate conditions that will ensure that appropriate National and EU standards are applied, and that Best Available Techniques (BAT) will be used in the carrying on of the activities." The report concludes that "the Agency cannot issue a Proposed Determination on a licence application relating to the development above until a planning decision has been made".

Report from Department of Arts, heritage and Gaeltacht setting out that proposal is acceptable subject to condition.

Report from OPW setting out that the office has no information on the flood status of the site.

Report from NRA setting out that "the proposed development shall be undertaken strictly in accordance with the recommendation of the Transport (traffic Impact) Assessment. Report recommends that same should be included by way of a condition of any permission granted.

Report received from John O' Shaughnessy, Irish Water setting out that "The applicant is required to contact Irish Water in advance of the commencement of the development to obtain a Connection Agreement from Irish Water for the provision of the necessary infrastructure which will be required to enable the proposed development to proceed".

*(c) Objections*

None

*(d) Submissions from Elected Representatives*

None

**9) Summary of key planning issues and assessment:**

The current application on site is made by a Biopharmaceutical manufacturing company on the former Dell site in the Raheen Industrial Estate. The site has a stated area of 11.88 hectares and the existing building has a floor area of 40,538sqm. It is proposed to modify the existing building through the addition of 23,679sqm at first floor level to accommodate a

plant room. This area is located within the existing shell of the Dell building and is to be located over the reconfigured area for biopharmaceutical manufacturing processing. The height of the existing building on site is 10.7m and the proposal includes for an extension at third floor level to accommodate a large plant area. This will increase the height of the building to a maximum of 16.76m. A photomontage of the existing building taken from viewing points in the local landscape has been submitted with the application and it includes for the new extended building. From inspection of same it is considered that subject to condition the proposals are acceptable and will not be unduly prominent in the local landscape.

The application proposes to change the use of the building and to extend it through the additional of a Quality Control (QC) building with an intended area of 4,440sqm over three floors with a height of 15m with a link to the existing building at ground and first floor level. This development is to take place to the front of the existing main entrance to the Dell building in an area presently used for car parking.

Proposal also include for a single storey warehouse extension, 3 number two storey electrical room extensions and five additional boiler flues. These changes will result in a revised elevational finish to the existing building.

A number of ancillary external utilities are also proposed in the redevelopment. These have a combined floor area of 247sqm and consist of a single storey gate house, a single storey generator electrical room, a single storey pumphouse, 5 number emergency generators, 5 no bunded cooling towers, 3 no water chillers, 2 no process water storage tanks, a fire water storage tank, a gas storage area, a pipe rack, a natural gas pressure reducing station and 6 no bunded tank area holding chemical tanks, wastewater holding tanks and diesel storage tanks.

New works are proposed in the form of a 38kV electrical substation housed in 2 no single storey buildings of 116sqm and 122sqm with a new underground electrical supply. The works involves the demolition of existing structures and the diversion of existing utilities.

The application has been supplemented with an EIS as under the Directive 85/337/EEC as amended by Directive 91/11/EC the environmental impact of certain projects likely to have significant effect on the environment must be assessed before consent may be given. The documentation submitted in support of the application outlines that "It has been determined that the proposed development falls within the scope of the European Communities Regulations, 1989 too 2001 and Part 10 of the Local Government (Planning and Development) Regulations, 2001. The proposed development falls within the list of project types requiring an EIA as detailed in Paragraph 6 of Part 2 of the Fifth Schedule of Planning and Development Regulations 2001 as amended

6(e) ... for the production of basic pharmaceutical products using a chemical or biological process".

A number of documents have been submitted in support of the application and include;

- An Appropriate Assessment Screening Statement;
- A Sustainability Statement & Social Infrastructure Assessment;
- A Planning Statement;
- A Design Statement;
- An Environmental Impact Statement;

- Photomontages for the development;
- Air Dispersion Modelling Report;
- A preliminary Mobility Management Plan;
- A letter of consent from Shannon Development providing consent regarding connection to existing services in the Raheen Business Park;
- Letter of consent from Dell as the legal land owners for the making of the application;
- Letter from the IDA confirming their support for the application.

All of the above have been read and considered in the assessment of this application.

It is outlined in the Planning Statement submitted with the application that the site is not a Sevesco site.

The application site is zoned for Enterprise and Employment purposes in the Southern Environs Local Area Plan 2011-2017 and the proposed use is acceptable within this zoning. Further to this the proposal relates to the change of use of an existing manufacturing facility within an established area with such uses. In principle therefore the Planning Authority are favourable to the proposed redevelopment of this site.

It is noted that the intention is to carry out the development in two phases. Phase one refers to construction of 2 no production suites, new QC building, utilities to support 2 no production suites, all external site works and landscaping and plant rooms extensions to the production area. Phase two which is to be carried out in 2016 provides for the construction of 2 no additional production suites, utilities to support 2 no addition production suites and warehouse extension to the production area. It is outlined in the documentation submitted that if permitted the facility will operate 24 hours a day, 7 days a week with three shifts per day and will result in the direct employment of 600 people during the construction phase of the development and 300 people during the operational phase of the development. It is noted in the submission received that a further 300 jobs will be created in the wider economy as a result of this development.

A preliminary Mobility Management Plan has been submitted and outlines that when the facility is operational a full staff survey will be undertaken to update the plan but a car pooling website will be made available to staff and a bike to work scheme ran by the Revenue Commissioners will be available to employees. It is noted that a submission was received from An Taisce setting out concerns with regard the Mobility Management Plan submitted. The information submitted has been reviewed by the Roads Section, Limerick County Council and a report has been received setting out that a revised plan is required and can be included as a condition in any grant of permission on site.

The existing number of car parking spaces on site is 1,013 and the proposed redevelopment will reduce this number to 685 spaces. Given the staff levels identified, this proposal is considered acceptable.

Roche Castle a protected structure as set out in the County Development Plan and the Southern Environs LAP Plan is located adjacent to this site. The proposal includes for new stone boundary walls to protect the site perimeter. It is noted that the link from the proposed new QC building to the main building is to be constructed in glazing and will form a courtyard to allow for views and vistas to the Castle. A survey of the ecology of the site was carried out as part of the EIS process. This did not identify any specific protected species on site however it set out that the vegetation and the buildings on the Roche Castle site may

support roosting bats. In this regard the Heritage Officer, Limerick County Council has set out specific conditions which can be applied to any grant of permission to safeguard any bats which may be present on this site. A landscaping scheme has been included as part of the redevelopment of the site and seeks to break up some of the hard landscaping and the bulk of the building. It is considered that subject to condition this proposal is acceptable.

The proposed finishes of the building are set out on drawings to include aluminium windows, composite metal cladding, green tinted glazing and powder coated steel. It is considered that a condition should be attached to any grant of permission seeking a palette of colour and material finishes to be approved prior to commencement of development.

**The following is a summary of the EIS which was submitted and considered as part of the planning application.**

#### **EIA Report:**

It is noted that the documentation contained in the EIS has been broken into impacts during the construction and during the operation phase.

#### **Examination of Alternatives:**

EIS notes that it is a requirement of the EIA that viable alternatives have been evaluated and the current site represents the most appropriate solution in meeting the objectives of the development. Regeneron's decision to locate the development at the current site a number of key decisions which include:

- Selection of Greenfield versus Brownfield development;
- Selection of preferred site location
- Selection of the preferred manufacturing process
- Selection of a preferred site arrangement

A detailed assessment of alternatives was undertaken under each of these headings prior to the site selection. In each case the minimisation of impacts on the receiving environment has been critical in the evaluation and selection process.

*Comment: The Planning Authority note the submission in relation to Examination of Alternatives and have no further comment to make on same.*

#### **Socio-Economic:**

In assessing socio-economic impact, consideration has been given to how the development might affect people's homes and community facilities as well as possible impacts on business and existing employment in the area. It is identified that the introduction of new jobs will help attract new people to the area and have a positive impact on the future population growth targets. The closest houses are 400m from the development and the report sets out that there are no negative impacts anticipated on these houses during the construction or operational phase. The report notes that a Construction Management Plan will be in place to minimise any disruption that could be caused by construction traffic or activities. The nearest community facility is the crèche located within the Business Park. The EIS anticipates that the development may be of benefit to this facility as it is not operating at full capacity. It is set out that the direct employment, spin-off jobs and additional benefits to the local economy will have a significant positive impact on the economy. It is anticipated that the car park is more than adequate to meet the needs of the proposed development and the report sets out that no significant health or safety risks have been identified during the construction of operational phase.



*Comments: The Planning Authority note the comments made with regards to the Socio-economic chapter of the EIS and consider that the potential which exists to reuse a vacant building and to stimulate employment in the area is positive.*

#### **Landscape and Visual:**

There will be medium to long range views of portions of the proposed new laboratory building and the extension to the proposed production building. It is anticipated that this view will occur from the south and south west of the site at the M20 interchange and along the R510 from the interchange with the Ballycummin roundabout. The views will be across a semi industrial landscape and it is stated that the landscape has the capacity to absorb the development with minimal impact. The visual impact to Roches Castle, a protected structure, has been minimised via a comprehensive and sensitive building and landscaping layout design. A photomontage has been prepared and included in the EIS to highlight same.

*Comments: The Planning Authority note the submission in relation to Landscape and Visual impact and consider that the proposal will not have an undue negative impact on the landscape.*

#### **Traffic and Transportation:**

TIA has been submitted and junction capacity analysis has been carried out. Construction traffic to the site will be for a temporary period with an anticipated peak of 600 personnel. Daily construction deliveries are anticipated at 50. The calculation for total daily construction vehicles will be 1,300 vehicles two-way. It is anticipated that the traffic during the construction phase will not have an adverse traffic impact on the existing road network. The chapter outlines that a detailed Construction Management Plan will be submitted to the Planning Authority prior to commencement of construction. It is anticipated that the site will be fully operational by 2016. When operational, the facility will include 300 staff members up to 100 daily visitors, 10 daily van/truck deliveries. This chapter sets out that this is significantly less than the 2,100 staff, up to 100 hourly visitors and 270 daily truck deliveries which was permitted for the former use on site.

Staff and visitors will access the site via the main western access and deliveries will take place via the Roches Avenue delivery access. The three access points along Cloughkeating Avenue will be retained for two emergency access points and an ESB access point only. It is predicted that the existing road links and junctions serving the site will continue to operate within capacity.

Staff mobility management measures will be operated at the facility. It is set out that a staff car-pooling website will be provided, together with a Revenue approved bike to work scheme and a public transport ticket scheme. A preliminary Mobility Management plan has been submitted.

*Comment: The Planning Authority note the submission in relation to Traffic and Transport and following assessment by the Main Roads Section, Limerick County Council, it is recommended that a revised Mobility Management Plan is submitted for consideration.*

#### **Archaeology, Cultural Heritage and Architectural Heritage:**

Report sets out that there is no archaeological monuments within the study area and no impacts are predicted on the existing archaeological heritage. Impacts may occur during the removal of top soil and the reduction in ground levels within two Greenfield areas forming the north-eastern and south-western limit of the proposed development. Presently it is not intended to develop these areas.

The new QC building and the new landscaped area to the north west of the main entrance will encroach into the existing car park. The desk top study which took place highlighted the

potential for the study area to contain sub-surface archaeological features. During construction works for DELL and the M20 to the south of the Raheen Business Park seven fulacht fiadh were exposed. There are no identified features above grounds but the report sets out that under ground features may remain. The report sets out that all ground reduction works will be monitored by a qualified archaeologist. During the operational phase there will be no impacts on archaeology. The setting of Roches Castle will be slightly altered by the construction of the new QC buildings. In response to this a landscaping scheme has been incorporated which will mitigate any potential impacts on the character and setting of the castle.

*Comments: The Planning Authority note the comments made in the EIS in relation to Archaeology, Cultural Heritage and Architectural Heritage and following assessment by the County Archaeologist it is recommended that condition is attached to any grant of permission requiring the monitoring of all ground works on site. A further assessment by the Conservation Officer, Planning Department, LCC, requires that measures are put in place via conditions in any grant of permission to safeguard the setting and amenity of Roches Castle and the trees along the entrance avenue to the Castle.*

#### **Noise and Vibration:**

A noise survey was undertaken as part of the application and established a baseline for noise during the construction and operation phase of the development. It is identified that the construction phase has the potential to cause adverse impact on noise levels in the vicinity of the site. It is set out that all measures will be taken to minimise these effects through mitigation measures and the impacts will be short term due to the limited duration of the construction phase. Natural attenuation such as distance, building screening and topography ensure that day time and night time noise limits will not be exceeded during the construction phase. The identified noise sources during the operation phase include the cooling towers, chillers and condensers. Noise will be mitigated through the use of best installation, operation and acoustic practice. A noise modelling survey identifies that there will be no negative impact on the receiving environment at the nearest noise sensitive location. Monitoring will take place upon commissioning of the site and an on-going compliance programme will be implemented as part of the EPA Industrial Emissions Licence. Report concludes that there will be no vibration associated with the operation of the facility and during the construction phase vibration will be limited to possible rock breaking for the new foundations depending on ground condition.

*Comments: The Planning Authority note the submission in relation to Noise and Vibrations and following assessment by the Environment Section, LCC a report has been received which sets out the following with respect to the noise element of the chapter: "The nearest residences from the site are approximately 450 metres to the east. Monitoring of the existing noise environment affecting those residences has been carried out and has been identified to be: during day-time the dominant source is from traffic on the M20 and local roads; during the night-time the dominant source is local roads and also low level plant noise from the Raheen Business Park. There is also intermittent noise from the facilities in the business park during day-time".*

#### **Air Quality and Climate:**

The data available with respect to air quality sets out that existing air quality at the site is good. The site development works under the current application will involve minor earthworks via excavation and earth moving which could give rise to dust during dry conditions. Site management procedures will be developed to minimise dust emissions. With these mitigation measures in place it is anticipated that the impacts of dust due to

construction will be slight. There will be emissions to the atmosphere during the operation phase from the Natural fired gas boilers, from vents and tanks, the site generator and traffic emissions. Modelling has taken place to establish the maximum concentration of nitrogen dioxide and carbon monoxide emissions during the operation phase. With this information the facility has been designed to ensure that concentrations and within application air quality standards.

*Comments: The Planning Authority note the submission made with respect to Air Quality and Climate and following review by the Environment Section, LCC a report has been received which sets out that "The EIS indicates that the maximum predicted ground level concentrations from the proposed facility during the operational phase will meet the relevant air quality standards. However, there is the potential for dust nuisance to occur during the construction phase.*

*If planning is granted then details of a dust minimisation plan should be agreed with the planning authority at least one month before construction works begin."*

#### **Flora and Fauna:**

Records with respect to rare/protected species has been consulted in the making of this chapter. The report identifies that there is no suitable habitat for any of the rare/protected flora species within the proposed development site and none of the species were recorded during the survey. The report sets out that the site was considered to be of little or no value to fauna species or conservation interest. There were no suitable breeding habitats present for any mammal species of conservation interest other than some hedgehogs and pygmy shrew. No trees or buildings were identified within the site to support roosting bats. In investigation the adjoining site of Roches Castle no bats were found however the report concludes that there is potential for the trees and buildings on this site to support bats. It is stated that should any bats be found during the construction phase that all works will cease on site. Report concludes that following full implementation of proposed mitigation measures, there should be no significant residual ecological impacts.

*Comments: The Planning Authority note the submission received with respect to Flora and Fauna and following assessment by the Heritage and Conservation Officer, Planning Department, LCC the proposal is considered acceptable subject to conditions to protect any species found on site during construction and operation phase and safe guarding the trees along the entrance avenue to Roches Castle during the construction phase.*

#### **Soil, Geology and Hydrogeology:**

Soils tests were carried out on site to establish the soil types and ground conditions with regards any precautions which need to be taken to safeguard the soils during construction and operation phase. Soil type was identified as predominantly glacial tills. No contamination was detected in the soils or the groundwater beneath the site. Potential impact on soil during the construction phase were identified as soil removal, inappropriate handling and storage and or spillages of fuels, chemicals and concrete, runoff of silt, localised dewatering. Mitigation measures are proposed to reuse topsoil on site, materials will be assessed for signs of possible contamination, oil and fuel storage tanks will be bunded, refuelling of construction vehicles will take place at a designated area, concrete will be mixed of site and imported on site and the amount of dewatering is considered to be minimal. Report concludes that will be employment of the above mitigation measures that the impact during the construction phase will be imperceptible. Once the facility is operational the report sets out that the impacts on soils, geology and hydrogeology are unlikely.

*Comments: The Planning Authority note the submission made with respect to Soil, Geology and Hydrogeology and have no further comments to make with respect to this chapter.*



### **Water and Aqueous Emissions:**

The report identifies that when the facility is operational there are two distinct aqueous streams: Waste water and Storm water run off.

The impermeable area of the site is to be reduced as result of this project. This reduction is in the order of 5%. This will reduce the amount of storm water run off. It is intended to cater for storm water via the existing arrangement on site via a petrol interceptor to the main Raheen Business Park storm water system. Waste water from the site will be catered for in a preliminary treatment facility proposed on site and then discharged to the local municipal sewer and subsequent downstream treatment in Bunlicky which discharges into the River Shannon estuary.

It has been confirmed to the applicants that sufficient hydraulic capacity and wastewater capacity are available to serve the proposed development. It is noted in the report that all aqueous emissions from the redeveloped site both storm water run off and waste water will ultimately be governed by the terms of an Industrial Emissions Licence. It is outlined that a silt trap to prevent silt leaving the site in the storm water run-off will be implemented as part of the site Construction Stage Environmental Plan.

*Comments: The Planning Authority note the submission with respect to the Water and Aqueous Emissions and following an assessment of this chapter by the Environment Section, LCC a report has been received setting out:*

*"The waste water from the site during the operational phase will be generated from production areas and sanitary facilities. The proposed on-site waste water management system will provide preliminary treatment of the process effluent, prior to being discharged to the mains sewer.*

*A grease trap is shown in the site layout drawing which it is assumed will receive the effluent from the canteen. The proposed hydraulic loading to the grease trap should be estimated and details of how the grease trap has been sized, ensuring that it meets the requirements of IS EN 1825.*

*In relation to storm water run-off there is an existing oil interceptor on-site. The details of the interceptor should be submitted to ensure that it is a Class 2 interceptor that meets BS EN 858 and that it has been adequately sized."*

### **Waste Management:**

The waste management chapter of the EIS establishes that during the construction phase of the development that the following waste will be generated from the site, rubble, steel, timber, plastic, packaging, office and canteen waste and small quantities of hazardous waste. These will be reused and recycled in so far as possible with any remaining wastes disposed of by licensed contractors. It is anticipated that both hazardous and non hazardous wastes will be generated on site during the operational phase. The biotechnology used for human medicines contains relatively small quantities of hazardous waste and it is expected that the facility will generate in the order of 100 tonnes per annum. It is noted that the facility will be licensed by the EPA under the industrial Emissions licensing system and report concludes that best practise will be abided by.

*Comments: The Planning Authority note the submission made with respect to Waste Management on the site and following assessment by the Environment Section a report has been received which sets out that "A revised **Waste Management Plan** containing the waste types with estimated quantities together with details of the Authorised Waste Collectors to be*

used to transport each type of waste. This information should be sent to the Waste Section of Limerick County Council at the same time the commencement notice is submitted."

#### **Material Assets:**

Purpose of this chapter in the EIS is to establish the physical resources of a human or natural origin available and to ensure that these assets are used in a sustainable manner. During construction phase it is identified that the use of these assets will be comparatively low. There will be a resource requirement during the operation phase for electricity, natural gas and potable water. As the impacts on material assets are not deemed as significant the report does not include any mitigation measure.

*Comments: The Planning Authority note the submission made with respect to Material assets on site and have no further comments to make in relation to this chapter of the EIS.*

#### **Interactions and Cumulative Impacts:**

Two areas were identified as potential interactions of impacts which could lead to adverse effects. These are Overall impact on the Human Environment and Air Quality and Visual Impact. The report concludes that when all considerations are taken into account the impacts on Human Environment are expected to be positive. With regards Air Quality it is set out that air dispersion modelling determined an optimum height for the flues to maintain air quality standards without creating an adverse visual intrusion.

*Comments: The Planning Authority note the submission made with respect to Interactions and Cumulative Impact on site and have no further comments to make in relation to this chapter of the EIS*

In regard to the assessment of the E.I.A, I refer to Section 99F of the EPA Act 1992, as amended, which states that where an Industrial Emissions Licence is required (as is the case) certain conditions relating to controlling emissions shall not be included in the planning permission. However as there is an overlap between public health and environmental emission conditions and as construction activities are not covered under Industrial Emissions Licence conditions, have been included on this permission accordingly.

#### **Part V**

Not applicable

#### **Development Contributions:**

Development relates to a partial change of use and an extension to a manufacturing facility—development contributions will be levied in line with Development Contributions Jan 2014 - 2016.

#### **40,538sqm existing floor area for change of use purposes.**

Development Contributions Scheme 2014-2016 sets out "Applications for change of use shall be charged at the rate appropriate to the new use subject to a reduction in respect of the contribution rate appropriate to the existing use.

The use of the Dell facility was for manufacturing purposes and the proposed new use is for manufacturing purposes therefore in line with the new contribution scheme no development contribution is levied on the change of use element of this development.

**Extensions to the facility 23,679sqm + 4,440sqm + 247sqm + 238sqm = 28,604sqm**  
**28,604sqm – 28sqm for demolition = 28,576sqm**

**28,576sqm extended area for manufacturing purposes.**

28,576 \* €50 = €1,428,800

Section 9 of the Development Contributions Scheme 2014-2016 sets out that "Developments grant aided by IDA Enterprise Ireland would progress the Government's Job Initiative, will be subject to a 50% reduction on the normal rates. A letter has been submitted in support of this application from the IDA but does not set out that the development is granted aided. Following discussion with Tom Enright, The Director of Services for Planning and Economic Development and Gerry Sheeran, Senior Planner it has been decided that the 50% reduction to the contributions can be applied if a letter is submitted from the IDA setting out that the development is grant aided after permission is granted.

Following a direction from Irish Water, the element relating to water/waste water charge as set out in the development contribution scheme will be collected by Irish Water directly. This equates to 30% of the development contribution whether that be it at the full rate €1,428,800 or the 50% rate €714,400 if it be grant aided as set out above. In line with this the development contribution is recalculated as:

€1,428,800 \* 70% = €1,000,160

**Total amount due €1,000,160**

**Recommendation:**

It is recommended that permission is granted as follows:

**FIRST SCHEDULE**

Having regard to the nature of the proposed development, it is considered that subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

**SECOND SCHEDULE**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application and the E.I.S., on the 19th day of December 2013, except as may otherwise be required in order to comply with the following conditions.

Reason - In order to clarify the development to which this permission applies.

2. The developer shall pay to Limerick County Council a financial contribution of €1,000,160 in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning & Development Acts, 2000 - 2013. The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason- It is a requirement of the Planning & Development Acts, 2000 - 2013 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

3. Taking audible tonal and impulsive components of noise into account, the rating level of noise from the site during the construction phase shall not be greater than +5dB above measured background noise levels at 3.5m from the façade of any noise sensitive building, when assessed in accordance with B.S. 4142:1997: Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas. Noise monitoring shall be carried out on request by the Local Authority.

Reason: In the interest of amenity and the proper planning and sustainable development of the area.

4. Prior to construction works commencing on site details of a dust minimisation plan for the construction phase should be submitted for the written agreement of the Planning Authority.

Reason: In the interest of amenity and the proper planning and sustainable development of the area.

5. Prior to installation of the grease trap details shall be provided to clarify if effluent from the kitchen is proposed to be discharged to a grease trap. The proposed hydraulic loading to the grease trap should be estimated and details of how the grease trap has been sized shall be submitted, ensuring that it meets the requirements of IS EN 1825. This information shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of public health.

6. A Class 2 interceptor which meets BS EN 858 and is adequately sized shall be installed on site.

Reason: In the interest of public health.

7. Within two months of the operation phase of the development a revised Mobility Management Plan defining staffs travel arrangements shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of traffic safety and the proper planning and sustainable development of the area.

8. A revised Waste Management Plan containing the waste types with estimated quantities together with details of the Authorised Waste Collectors to be used to transport each type of waste shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

Reason: In the interest of proper planning and sustainable development.

9. All planting shall take place on or before the first appropriate planting season after the commencement of development. This planting shall consist of trees of native broadleaf species. The planting shall be staked and tied and adequately maintained. All unsuccessful or damaged trees shall be replaced without delay.

Reason - In the interest of biodiversity and to protect the visual amenities of the area.

10. Pollution prevention measures including regular maintenance of the upgraded petrol interceptor shall be carried out.

Reason: To enhance the wildlife value of the site.

11. Bat friendly lighting shall be installed and no lighting of Roche Castle or the surrounding vegetation is permitted.

Reason: To enhance the wildlife value of the site.

12. A Bird survey and a Bat survey shall be carried out at an appropriate time of the year if possible. Should bats be encountered during construction works, works shall cease and the National Parks and Wildlife Services shall be informed.

Reason: To minimise possible disturbance to both birds and bats.

13. Prior to commencement of development proposals for mitigating threats to all features of special interest in the fabric, fixtures and features of Roche Castle, a Protected Structure, (which by legal definition includes the outbuildings complex and the lands comprising the curtilage), during the course of the works shall be submitted and agreed in writing with the Planning Authority. Any shields or protective barriers erected or installed must be wholly reversible without loss of material, or damage to the structure, in accordance with the Principles of Conservation.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

14. a) Prior to commencement of development revised drawings shall be submitted for the written agreement of the Planning Authority to provide for Boundary Fence Type 1 to a maximum height of two metres.  
b) Prior to commencement of development detailed specifications and methodologies for the construction of Boundary Fence Types 1 and 4, shall be prepared by an accredited conservation architect who shall also supervise the works.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

15. Proper records must be kept of all works undertaken, insofar as they pertain to the curtilage boundaries, landscape features, and amenities of Roche Castle. These records shall include: Archival Standard Photographs taken before, during, and after the completion of each stage of the work; Specifications; Schedule of Works undertaken; Difficulties encountered and their resolution; Modifications to Method

Statements, and so forth. Two Copies of the final report, including photographs and records, shall be submitted to Limerick County Council upon completion of the work.

Reason – To protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

16. Prior to commencement of development a palette of materials and proposed colour finishes to the building shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of visual amenity and to protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

17. Prior to commencement of development the final height of the proposed first floor plant room extension to the existing building along with roof profile and finishes shall be submitted for the written agreement of the Planning Authority.

Reason: In the interest of clarity and orderly development.

18. No material change of use of the areas identified for plant shall take place without a prior specific grant of permission.

Reason: In the interest of orderly development.

19. No advertising signs, symbols, structures or nameplates, other than those shown or indicated on the drawings submitted, shall be erected on the premises, or within its curtilage, without a prior specific grant of permission from the Planning Authority.

- a. Individual mounted lettering is permitted, lettering shall only be painted, raised plaster or fixed individually and directly to the building.
- b. Plastic, neon, internally light signs or internally illuminated fascias are not permitted.
- c. Lighting shall comprise of spot light, short arm flood lights or traditional style lamps

Reason - In the interest of visual amenity.

20. The developer shall preserve, protect or otherwise record archaeological materials or features that may exist within the site by ensuring that all ground disturbances associated with the site development is archaeologically monitored. In this regard, the developer shall –

- a. Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.
- b. Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works.
- c. Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations).



- d. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Arts, Heritage and Gaeltacht and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the Department of Arts, Heritage and Gaeltacht and the Planning Authority with regard to any necessary mitigating action.
- e. Provide satisfactory arrangements for the recording and removal of any archaeological material which may be considered appropriate to remove.
- f. Submit on completion an archaeological report detailing the works to the Department of Arts, Heritage and Gaeltacht and the Planning Authority.

Reason - In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

21. This permission shall be for a period of 10 years from the date of the final grant of planning permission.

Reason - In order to further assess the visual, traffic safety and other consequences of the development in the interest of proper planning and development and in the light of changing circumstances.

Signed: Noreen O'Connell Signed: [Signature] Signed: [Signature]  
 Assistant Planner Senior Executive Planner Senior Planner

Date: 4/02/14 Date: 04/02/2014 Date: 4/2/14

PA 13/745

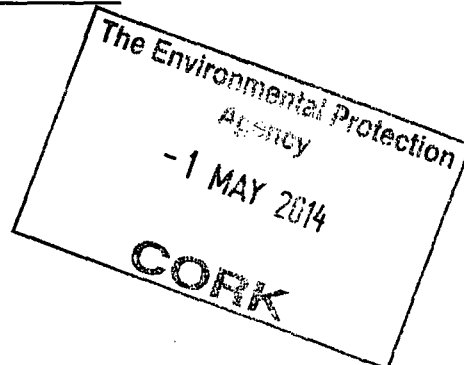
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**LIMERICK COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACTS 2000-2013**  
**NOTIFICATION OF DECISION TO GRANT**

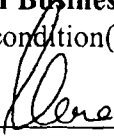
Regeneron Ireland  
c/o PM Group  
Loughmahon Technology Park  
Blackrock  
Cork



Planning Register Number: 13/745  
Valid Application Received: 19/12/2013  
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Act, Limerick County Council has by Order dated 4<sup>th</sup> February, 2014 decided for the reason set out in the First Schedule hereto, to GRANT PERMISSION for development of land in accordance with the documents submitted namely:-the change of use of the former computer manufacturing facility to a biopharmaceutical manufacturing facility which will require the alteration and extension of the existing building, the installation of ancillary external utilities in the existing yards and all associated site development works. The proposed change of use of the existing 40,538 m.sq. building includes; internal alteration of the existing single storey production area to accommodate the installation of a new biopharmaceutical manufacturing process; the addition of 23,679 m.sq. of floor area to be provided by a 1st floor plant room over the existing production area, single storey warehouse extension, 3 No. 2 storey electrical room extensions; all resultant alterations to the existing elevations and the installation of 5 no. additional boiler flues. The proposed development also provides for the construction of a new 3 storey, 4,440 m.sq. laboratory building which will be linked to the existing building at ground and 1st floor levels. The ancillary external utilities have a total floor area of 247 m.sq. and consist of a single storey gate house, a single storey generator electrical room, a single storey pumphouse, 5 no. emergency generators, 5 no. bunded cooling towers, 3 no. water chillers, 2 no. process water storage tanks, a fire water storage tank, a gas storage area, a pipe rack, a natural gas pressure reducing station and 6 no. bunded tank areas holding chemical tanks, waste water holding tanks and diesel storage tanks. The facility works include a 38kV electrical substation housed in 2 no. single storey buildings of 116 m.sq. and 122 m.sq. with a new underground electrical supply. The works include the demolition of existing structures and the diversion of existing utilities. Site works include external fencing and boundary stone walls, access gates, landscaping, a bicycle shelter and modifications to the existing car park. The applicants are seeking a 10 year permission (an Environmental Impact Statement (EIS) has been prepared and will be submitted to the Planning Authority with the application. The proposed development is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence (now Industrial Emissions Licence) at Ballycummin Raheen Business Park Raheen subject to the 21 condition(s) and the reasons for the imposition of the said condition(s) as set out in the Second Schedule.

Signed on behalf of said Council

  
for DIRECTOR OF SERVICES  
PLANNING & DEVELOPMENT

Date: 4<sup>th</sup> February, 2014

/P.T.O.

Under Article 20 of the Planning & Development Regulations 2001 - 2013 the applicant shall remove the notice in respect of the application following notification of the Planning Authority's decision.

In deciding the planning application, the Planning Authority, in accordance with Section 34(3) of the Planning & Development Acts 2000 – 2013 has had regard to submissions/observations received (if any) in accordance with the Planning & Development Regulations 2001 – 2013.

If there is no appeal to An Bord Pleanála a grant of permission shall be issued as soon as may be but not earlier than 3 working days after the expiration of the period for making of an appeal (see footnote).

**THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS GRANTED.**

**NOTE:**

An appeal against a decision of a planning authority under the provisions of the Planning & Development Acts, 2000-2013 may be made to An Bord Pleanála at any time before the expiration of the appropriate period and on payment of the appropriate fee, by an applicant for permission or any person who made submissions or observations in writing in relation to the planning application. An appeal by a person who made submissions or observations must be accompanied by the acknowledgement of receipt of the submissions or observations from the planning authority. Any such appeal must be made in writing and received by the Board within 4 weeks beginning on the date of the making of the decision by the planning authority. The appeal must be fully complete from the start otherwise it will be invalid. It is very important to note that any appeal referrals under the 2000 to 2013 Planning & Development Acts which are not accompanied by the correct fee will be invalid.

The scale of fees payable to An Bord Pleanála in respect of appeals is set out hereunder:

Case Type	Appeal received on or after 5 <sup>th</sup> September 2011
<b>Planning Acts</b>	
a. Application for strategic infrastructure development or a request to alter the terms of such development already permitted or approved.	€100,000
b. Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application was made, where the application included retention of development.	€4,500 or €9,000 if *EIS or **NIS involved
c. Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application was made, other than an appeal mentioned at (b).	€1,500 or €3,000 if *EIS or **NIS involved
d. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application relates to retention of development, other than an appeal mentioned at (b) or (c) (non-commercial development).	€660
e. 1 <sup>st</sup> party appeal solely against contribution condition(s) – (2000 Act Section 48 or 49).	€220
f. Appeal other than an appeal mentioned at (b), (c), (d) or (h)	€220
g. Application for leave to appeal.	€110
h. Appeal following a grant of leave to appeal.	€110
i. Referral.	€220
j. Reduced fee (payable by specified bodies).	€110
k. Submissions or observations (by observer) on strategic infrastructure development applications, appeals and referrals.	€50
l. Request from a party for an oral hearing.	€50
*EIS - Environmental Impact Statement **NIS - Natura Impact Statement	

Submissions or observations on appeals made by third parties must be received by the Board within 4 weeks from the receipt of the appeal by the Board and the fee in this case is €50. Development consisting of the provision of two or more dwellings is classed as commercial development for the purposes of an appeal.

Should you wish to make an appeal, the following documents are available on [www.pleanala.ie](http://www.pleanala.ie)

- A Planning Appeal Form/Checklist and
- A Guide to making a Planning Appeal.

Appeals should be addressed to An Bord Pleanála, 64 Marlborough Street, Dublin 1.

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**PLANNING REGISTER REFERENCE NUMBER: 13/745**

**FIRST SCHEDULE**

Having regard to the nature of the proposed development, it is considered that subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

**SECOND SCHEDULE**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application and the E.I.S., on the 19<sup>th</sup> December 2013 except as may otherwise be required in order to comply with the following conditions.

Reason - In order to clarify the development to which this permission applies.

2. The developer shall pay to Limerick County Council a financial contribution of €1,000,160 (one million one hundred and sixty thousand euro) in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning & Development Acts, 2000 - 2013. The contribution shall be paid prior to the commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason - It is a requirement of the Planning & Development Acts, 2000 - 2013 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

3. Taking audible tonal and impulsive components of noise into account, the rating level of noise from the site during the construction phase shall not be greater than +5dB above measured background noise levels at 3.5m from the façade of any noise sensitive building, when assessed in accordance with B.S. 4142:1997: Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas. Noise monitoring shall be carried out on request by the Local Authority.

Reason - In the interest of amenity and the proper planning and sustainable development of the area.

4. Prior to construction works commencing on site, details of a dust minimisation plan for the construction phase shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of amenity and the proper planning and sustainable development of the area.

5. Prior to installation of the grease trap, details shall be provided to clarify if effluent from the kitchen is proposed to be discharged to a grease trap. The proposed hydraulic loading to the grease trap shall be estimated and details of how the grease trap has been sized shall be submitted, ensuring that it meets the requirements of IS EN 1825. This information shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of public health.

6. A Class 2 interceptor which meets BS EN 858 and is adequately sized shall be installed on site.

Reason - In the interest of public health.

7. Within two months of the operation phase of the development a revised Mobility Management Plan defining staffs travel arrangements shall be submitted for the written agreement of the Planning Authority.

Reason - In the interest of traffic safety and the proper planning and sustainable development of the area.

8. A revised Waste Management Plan containing the waste types with estimated quantities together with details of the Authorised Waste Collectors to be used to transport each type of waste shall be submitted for the written agreement of the Planning Authority prior to commencement of development.

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Reason - In the interest of biodiversity and to protect the visual amenities of the area.

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Reason - To enhance the wildlife value of the site.

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Reason - In the interest of visual amenity and to protect the architectural heritage in the interests of the proper planning and sustainable development of the area.

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- a. Individual mounted lettering is permitted, lettering shall only be painted, raised plaster or fixed individually and directly to the building.
- b. Plastic, neon, internally light signs or internally illuminated fascias are not permitted.
- c. Lighting shall comprise of spot light, short arm flood lights or traditional style lamps

Reason - In the interest of visual amenity.

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- a. Notify the Planning Authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.
  - b. Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works.
  - c. Submit the name of the suitably qualified archaeologist to the Planning Authority four weeks in advance of the commencement of any site works (including site investigations).
  - d. Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The Development Applications Unit, National Monuments Service, Department of Arts, Heritage and Gaeltacht and the Planning Authority Archaeologist shall be informed immediately. The developer shall be prepared to be advised by the Department of Arts, Heritage and Gaeltacht and the Planning Authority with regard to any necessary mitigating action.
  - e. Provide satisfactory arrangements for the recording and removal of any archaeological material which may be considered appropriate to remove.
  - f. Submit on completion an archaeological report detailing the works to the Department of Arts, Heritage and Gaeltacht and the Planning Authority.

Reason - In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within the site.

21. This permission shall be for a period of ten years from the date of the final grant of planning permission.

Reason – In order to further assess the visual, traffic safety and other consequences of the development in the interest of proper planning and development and in the light of changing circumstances.

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Our Reference: IE0311171-LET-0006

19<sup>th</sup> December 2013

Limerick County Council  
Planning and Development Department,  
County Hall,  
Dooradoyle,  
Co. Limerick



**PM Group**  
Lough Mahon Technology Park  
Blackrock  
Cork  
Ireland

T +353 21 435 8922  
F +353 21 435 8933  
E [cork@pmgroup-global.com](mailto:cork@pmgroup-global.com)  
W [www.pmgroup-global.com](http://www.pmgroup-global.com)

*International Office Network*

Belgium	Saudi Arabia
China	Singapore
Czech Republic	Slovakia
India	Turkey
Ireland	UK
Poland	USA
Russia	

**Re: Regeneron Ireland** - Application for permission for the change of use of the former Dell computer manufacturing facility at Ballycummin, Raheen Business Park, Raheen, Co. Limerick to a biopharmaceutical manufacturing facility.

The project delivery specialists

Dear Sir/Madam,

Please find enclosed planning application on behalf of Regeneron Ireland for the above development. We are providing an original and 9 No. copies of the complete application, together with 10 No. electronic copies of the Environmental Impact Statement (EIS) on CD.

The documents making up each complete application set are listed on the attached Document Register.

We are also enclosing the following letters (attached);

1. Letter of consent from the legal owner of the property (Dell Products) to make the application (also appended to the completed application form)
2. Letter from Shannon Development providing consent regarding connections to existing services in Raheen Business Park
3. Letter from IDA Ireland confirming that the proposed development is being supported by IDA Ireland

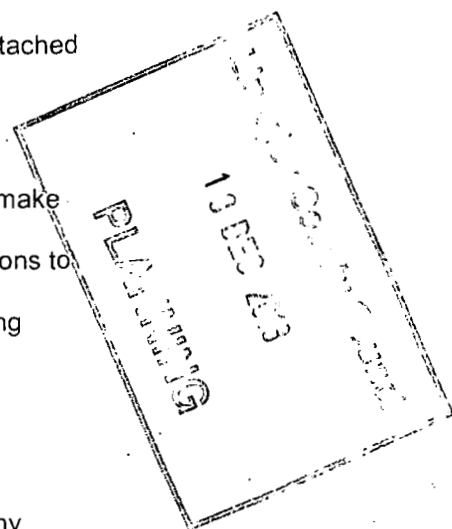
Also attached is a copy of Limerick County Council bank acknowledgement, confirming receipt of the application fee of €38,000.

We are grateful for your assistance during pre-application consultations. If any additional information or documentation copies are required please do not hesitate to contact the undersigned.

Yours sincerely,

Tony McGrath  
Director of Strategic Planning

cc Gerald Underwood, Regeneron



**Project Management Limited**  
t/a PM Group, is a private company limited by shares, registered in Ireland.  
Company Registration No. 043789.  
Registered Office: Killakee House,  
Belgard Square, Dublin 24, Ireland.

**Directors** D Flinter (Chairman), D Murphy (CEO),  
L Foley, B Gallagher, H Keelan, S Kelly,  
M Lynam, P McGrath, JC O'Connell,  
L O'Mahony, A Schouten (British), M Shelly,  
L Westman

Secretary J Sheehan

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17/12/2013 10:04:46

**Statement of Account with Allied Irish Banks, plc.**LIMK C.C CO FUND 1  
Ccy: EURAccount No: 87042040  
IBAN: IBAN IE93 AIBK 9352 4787 0420 40NSC: 93-52-47  
Swift: AIBKIE2D

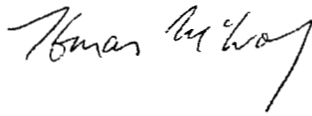
Date	Details	Debit	Credit
13/12/2013	RP13121308473204 REGENERON IRELAND		38,000.00

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5. Compliance with the rights of lessees and occupiers of adjoining and surrounding properties.

We would request that you extend all diligence and speed to processing this planning application and subsequent fire and disability applications.

Yours sincerely,



---

Thomas McEvoy,  
IDA Ireland, Property Division

cc. Bill Godwin, IDA Ireland, Lifescience Division  
Tony McGrath, PM Group

---

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## IE0311171-39-SCH-0001 REGENERON - BIOPHARMACEUTICAL MANUFACTURING FACILITY - RAHEEN, LIMERICK

## DOCUMENT REGISTER

Document No	Sheet Size	SCALE	BLDG	Format	Rev	Deliverable Name	CHECK
<b>Civil Drawings</b>							
IE0311171-30-DR-0001	A1	1:5000	S			Site Location Maps (6" & 1:5000)	X
IE0311171-30-DR-0002	A1	1:1000	S			Site Location Map (1:2500)	X
IE0311171-30-DR-0003	A1	1:1000	S			Site Location Map (1:1000)	X
IE0311171-30-DR-0004	A1	1:1000	S			Existing Overall Site Plan	X
IE0311171-30-DR-0005	A1	1:1000	S			Site Layout Plan (1:1000)	X
IE0311171-30-DR-0006	A1	1:500	S			Site Layout Plan (1:500) 1 of 4	X
IE0311171-30-DR-0007	A1	1:500	S			Site Layout Plan (1:500) 2 of 4	X
IE0311171-30-DR-0008	A1	1:500	S			Site Layout Plan (1:500) 3 of 4	X
IE0311171-30-DR-0009	A1	1:500	S			Site Layout Plan (1:500) 4 of 4	X
IE0311171-30-DR-0010	A1	1:1000	S			Overall Drainage & Water Main Plan	X
IE0311171-30-DR-0011	A1	1:500	S			Drainage & Water Main Plan (1:500) 1 of 4	X
IE0311171-30-DR-0012	A1	1:500	S			Drainage Plan (1:500) 2 of 4	X
IE0311171-30-DR-0013	A1	1:500	S			Drainage Plan (1:500) 3 of 4	X
IE0311171-30-DR-0014	A1	1:500	S			Drainage Plan (1:500) 4 of 4	X
IE0311171-30-DR-0015	A1	1:200	S			ESB 38KV Substation Plan and Elevations	X
IE0311171-30-DR-0016	A1	1:200	S			Generator Area Plan and Elevations	X
IE0311171-30-DR-0017	A1	1:200	S			Wastewater Management Area Plan and Elevations	X
IE0311171-30-DR-0018	A1	1:200	S			Pump House & Water Tanks Plan and Elevations	X
<b>Architectural Drawings</b>							
IE0311171-48-DR-1002	A1	1:500	P	C		Production Building & Proposed QC Building - Floor Plan - Level 00	X
IE0311171-48-DR-1003	A1	1:500	P	C		Production Building & Proposed QC Building - Floor Plan - Level 01	X
IE0311171-48-DR-1004	A1	1:500	P	C		Production Building & Proposed QC Building - Floor Plan - Level 02	X
IE0311171-48-DR-1005	A1	1:500	P	C		Production Building & Proposed QC Building - Roof Plan	X
IE0311171-48-DR-1006	A0	1:200	P	C		Production Building Part Plan North - Level 00	X
IE0311171-48-DR-1007	A0	1:200	P	C		Production Building Part Plan South - Level 00	X
IE0311171-48-DR-1008	A0	1:200	P	C		Production Building Part Plan Headblock - Level 00	X
IE0311171-48-DR-1009	A0	1:200	P	C		Production Building Part Plan North - Level 01	X
IE0311171-48-DR-1010	A0	1:200	P	C		Production Building Part Plan South - Level 01	X
IE0311171-48-DR-1011	A0	1:200	P	C		Production Building Part Plan Headblock - Level 01	X
IE0311171-48-DR-1012	A0	1:200	P	C		Production Building Part Plan North - Level 02 - Plant	X
IE0311171-48-DR-1013	A0	1:200	P	C		Production Building Part Plan South - Level 02 - Plant	X
IE0311171-48-DR-1014	A0	1:200	P	C		Production Building Part Plan Headblock - Level 02 - Plant	X
IE0311171-48-DR-1015	A0	1:200	P	C		Production Building Part Roof Plan North	X

IE0311171-48-DR-1016	A0	1:200	P	C	Production Building Part Roof Plan South	X
IE0311171-48-DR-1017	A0	1:200	P	C	Production Building Part Roof Plan Headblock	X
IE0311171-48-DR-1018	A0	1:200	P	C	Production Building - Proposed - Sections A-A, B-B, C-C	X
IE0311171-48-DR-1019	A0	1:200	P	C	Production Building - Existing & Proposed - South-East Elevation	X
IE0311171-48-DR-1020	A0	1:200	P	C	Production Building - Existing & Proposed - South-West & North-East Elevations	X
IE0311171-48-DR-1021	A0	1:200	P	C	Production Building - Existing & Proposed - North-West Elevation	X
IE0311171-48-DR-2001	A1	1:200	QC	R	QC Building - Proposed - Level 00 & Level 01 - Floor Plans	X
IE0311171-48-DR-2002	A1	1:200	QC	R	QC Building - Proposed - Level 02 & Roof - Floor Plans	X
IE0311171-48-DR-2003	A1	1:200	QC	R	QC Building - Proposed - Sections D-D, E-E, F-F & G-G	X
IE0311171-48-DR-2004	A1	1:200	QC	R	QC Building - Proposed - Building & Link Elevations	X
IE0311171-48-DR-0001	A0	1:500	S	C	Site Sections North, South, East & West Showing Contiguous Elevations	X
IE0311171-48-DR-0002	A1	1:200	S	C	Site Security Hut & Bike Shelter - Plans, Sections & Elevations	X
<b>Landscape Drawings</b>						
6051-300	A1	various	S		Landscape - Boundary Treatment	X
6051-301	A1	1:1000	S		Landscape - Masterplan	X
6051-302	A1	1:200	S		Landscape - Details	X
<b>Supporting Documents</b>						
	A4				Cover Letter (including letters of consent and proof of application fee payment)	X
	A4				Application Form	X
IE0311171-22-RP-0003	A4				Environmental Impact Statement (EIS)	X
	A4				EIS Non-Technical Summary	X
	A3				Site Notice	X
	A4				Newspaper Notice	X
	A4				Appropriate Assessment Screening Report	X
	A4				Planning Statement	X
	A4				Sustainability Statement and Social Infrastructure Assessment	X
	A4				Design Statement	X

# LIMERICK COUNTY COUNCIL

## SITE NOTICE

We, **Regeneron Ireland** intend to apply for **Permission**

For development at:

**Former Dell Computer Manufacturing Facility, Ballycummin,  
Raheen Business Park, Raheen, Co. Limerick.**

The development consists of

The change of use of the former computer manufacturing facility to a biopharmaceutical manufacturing facility which will require the alteration and extension of the existing building, the installation of ancillary external utilities in the existing yards and all associated site development works. The proposed change of use of the existing 40,538 m<sup>2</sup> building includes; internal alteration of the existing single storey production area to accommodate the installation of a new biopharmaceutical manufacturing process; the addition of 23,679 m<sup>2</sup> of floor area to be provided by a 1<sup>st</sup> floor plant room over the existing production area, single storey warehouse extension, 3No. 2 storey electrical room extensions; all resultant alterations to the existing elevations and the installation of 5 no. additional boiler flues. The proposed development also provides for the construction of a new 3 storey, 4,440 m<sup>2</sup> Laboratory Building which will be linked to the existing building at ground and 1<sup>st</sup> floor levels. The ancillary external utilities have a total floor area of 247 m<sup>2</sup> and consist of a single storey gate house, a single storey generator electrical room, a single storey pumphouse, 5 no. emergency generators, 5 no. bundled cooling towers, 3 no. water chillers, 2 no. process water storage tanks, a fire water storage

tank, a gas storage area, a pipe rack, a natural gas pressure reducing station and, 6 no. bunded tank areas holding chemical tanks, waste water holding tanks and diesel storage tanks. The facilitating works include a 38kV electrical substation housed in 2 no. single storey buildings of 116 m<sup>2</sup> and 122m<sup>2</sup> with a new underground electrical supply. The works include the demolition of existing structures and the diversion of existing utilities. Site works include external fencing and boundary stone walls, access gates, landscaping, a bicycle shelter and modifications to the existing car park. The applicants are seeking a 10 year permission.

An Environmental Impact Statement (EIS) has been prepared and will be submitted to the Planning Authority with the application. The EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority. The proposed development is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence (now Industrial Emissions Licence).

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



Tony McGrath, PM Group,  
Lough Mahon Technology Park,  
Blackrock, Cork.

**Date of Erection of Site Notice**

**December 19<sup>th</sup>, 2013**



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Volkswagen  
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**CASSAT Estate** 1.9L TDI High  
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May 2015. Motor tax Diesel NC  
\$15,000. 086-8535153 sept 2014.

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issued the following Fisheries Management Notices (Fishing Licenses No 21 under section 12 and 13) under the Sea Fisheries and Aquaculture Act 2006: Fishing Licenses No 2, 03, 04 & 05 of 2014. The above Notices are available for inspection at the Fisheries Office or at <http://www.fisheries.gov.ie/fishing-licenses/notices/>

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COMHAIRLE CHONTAE LUIMNIGH

PLANNING APPLICATION FORM  
Limerick County Council  
Planning Department

FILE REF NO.

CHECKED BY

Notes to specific questions are detailed at the back of this form. All submissions are to be sent to :

Limerick County Council,  
Planning and Development Department,  
County Hall, Dooradoyle Road,  
Co. Limerick,

Tel: 061 496347  
Fax: 061 496006  
Web site: [www.lcc.ie](http://www.lcc.ie)  
Email: [planning@lcc.ie](mailto:planning@lcc.ie)

Please note that in accordance with Section 38 of the Planning & Development Act 2000 (as amended), Limerick County Council Planning Department is obliged to make copies of all applications available for public inspection. Files can be viewed at our offices and at the following Internet site [www.lcc.ie/eplan](http://www.lcc.ie/eplan)

Eplan is used to provide the public with information on the status of planning applications submitted to Local Authorities in addition to a link to all scanned documents. [www.lcc.ie/eplan](http://www.lcc.ie/eplan)

#### PART 1

To be completed by all applicants

#### BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

#### ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form. Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

#### OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

#### DATA PROTECTION

The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.



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# PART 1

To be completed for all applications

## 1. Location of Proposed Development:

Postal Address or Townland or Location:

(as may best identify the land or structure in question)

Ballycummin, Raheen Business Park, Raheen

Ordinance Survey Map Ref No:

LK 013, 4802-B, 4802-D, 4802-15

(and the Grid Reference where available)

## 2. Type of planning permission (please tick appropriate box):

☒

Permission

☐

Permission for retention

☐

Outline Permission

☐

Permission consequent on Grant of Outline Permission

## 3. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

|  |  |  |  |  |  |  |  |  |  |  |  |
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Date of Grant of Outline Permission:

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| D | D | M | M | Y | Y |
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## 4. Applicant<sup>2</sup>:

Name(s):

Regeneron Ireland

Contact details to be supplied at the end of this form (Question 23)

## 5. Where Applicant is a Company (registered under the Companies Acts)

Name(s) of company director(s):

Chris Fenimore, Joe Berry, Rodney O'Rourke

Registered Address (of company): Europa House, Block 9 Harcourt Centre, Harcourt Street, Dublin 2

Company Registration Number: 9849473J

## 6. Person/Agent acting on behalf of the Applicant (if any):

Name:

Tony McGrath

Address to be supplied at the end of this form. (Question 24)

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### 7. Person responsible for preparation of Drawings and Plans<sup>3</sup>:

|                        |  |
|------------------------|--|
| Name: Jordaan Kemp     |  |
| Firm/Company: PM Group |  |
|                        |  |

### 8. Description of Proposed Development:

|  |
|--|
| Brief description of nature and extent of development <sup>4</sup> : |
| See attached sheet.  |
|  |
|  |

### 9. Legal Interest of Applicant in the Land or Structure:

Applicant's legal interest in the land or structure (Please tick appropriate box): ☐ Owner ☐ Occupier ☒ Other

Where legal interest is 'Other,' please expand further on your interest in the land or structure:

|                     |
|---------------------|
| Propose to Purchase |
|                     |

If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation:

|   |
|---|
| Name: Dell Products                             |
| Address: Raheen Business Park, Raheen, Limerick |

### 10. Site Area:

Area of site to which the application relates in hectares 11.88 ha

### 11. Where the application relates to a building or buildings:

|  |        |
|--|--------|
| Gross floor space <sup>5</sup> of any existing building(s) in m <sup>2</sup> | 40,584 |
| Gross floor space of proposed works in m <sup>2</sup>                        | 69,160 |
| Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)  | 40,556 |
| Gross floor space of any demolition in m <sup>2</sup> (if appropriate)       | 28     |

12. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

| Class of Development: | Gross floor area in m <sup>2</sup> : |
|-----------------------|--------------------------------------|
|                       |                                      |
|                       |                                      |
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13. In the case of residential development please provide breakdown of residential mix:

| Number of:                                  | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed    | 4+Bed    | Total |
|---|--------|-------|-------|-------|----------|----------|-------|
| Houses                                      |        |       |       |       |          |          |       |
| Apartments                                  |        |       |       |       |          |          |       |
|   |        |       |       |       | Existing | Proposed | Total |
| Number of car-parking spaces to be provided |        |       |       |       |          |          |       |

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

|   |
|---|
| Existing use <sup>6</sup> (or previous use where retention permission is sought): |
| Computer Manufacturing Facility   |
|   |
| Proposed use (or use it is proposed to retain):                                   |
| Biopharmaceutical Manufacturing Facility  |
|   |
| Nature and extent of any such proposed use (or use it is proposed to retain):     |
| see attached EIS - Chapter 2  |
|   |

15. Social and Affordable Housing

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?<sup>7</sup>

Please tick appropriate box: ☐ Yes ☒ No

- If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with Section 96 of Part V of the Act.
- If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000<sup>8</sup>, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).
- If the answer to the above question is "no" by virtue of section 96(13) of the Planning and Development Act 2000<sup>9</sup>, details indicating the basis on the which section 19(13) is considered to apply to the development should be submitted.

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## 16. Development Details

- Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage? ☐ Yes ☒ No
- Does the proposed development consist of work to the exterior of a structure which is located with an architectural conservation area (ACA)? ☐ Yes ☒ No
- Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994<sup>10</sup> ☐ Yes ☒ No
- Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area<sup>12</sup>? ☐ Yes ☒ No
- Does the proposed development require the preparation of an Environmental Impact Statement<sup>11</sup> ☒ Yes ☐ No
- Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence? ☒ Yes ☐ No
- Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence? ☐ Yes ☒ No
- Do the Major Accident Regulations apply to the proposed development? ☐ Yes ☒ No
- Does the application relate to a development in a Strategic Development Zone? ☐ Yes ☒ No
- Does the proposed development involve the demolition of any structure? ☒ Yes ☐ No

## 17. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded? ☐ Yes ☒ No

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying? ☐ Yes ☒ No

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

If yes, please state planning reference number(s) and the date(s) of receipt

of the planning application(s) by the planning authority if known:

Reference No.: 

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Date: 

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Reference No.: 

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| 0 | 1 | 2 | 4 | 3 | 0 |  |  |  |  |
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Date: 

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| 0 | 1 | 2 | 3 | 7 | 2 |  |  |  |  |
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|---|---|---|---|---|---|--|--|--|--|
| 9 | 9 | 2 | 2 | 2 | 1 |  |  |  |  |
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Date: 

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 2 | 9 | 1 | 0 | 9 | 9 |
|---|---|---|---|---|---|

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to ☐ Yes ☒ No

An Bord Pleanála in respect of a similar development<sup>13</sup>?

An Bord Pleanála Reference No.: 

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
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### 18. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development<sup>14</sup>?

If yes, please give details:

Reference No. (if any):

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|

Date(s) of consultation:

|   |   |   |   |   |   |    |    |    |    |   |   |    |    |    |    |   |   |
|---|---|---|---|---|---|----|----|----|----|---|---|----|----|----|----|---|---|
| 2 | 0 | 1 | 1 | 1 | 3 | 10 | 12 | 11 | 12 | 1 | 3 | 11 | 11 | 11 | 12 | 1 | 3 |
|---|---|---|---|---|---|----|----|----|----|---|---|----|----|----|----|---|---|

Persons involved:

Meetings with Tom Enright, Director of Services and Council Officials

### 19. Services

Proposed Source of Water Supply:

- ☐ Existing Connection      ☒ New Connection      ☒ Public Mains  
☐ Group Water Scheme      ☐ Private Well      ☐ Other

If other, (please specify)

Name of Group Water Scheme (where applicable):

Proposed Wastewater Management Treatment

- ☐ Existing      ☐ New      ☒ Public Sewer  
☐ Conventional septic tank system      ☒ Other on-site treatment system

If other, (please specify): See Chapter 12 of EIS for full details

Proposed Surface Water Disposal:

- ☒ Public Sewer/Drain      ☐ Soakpit      ☐ Watercourse      ☐ Other

If other, (please specify): See Chapter 12 of EIS for full details

### 20. Details of Public Notice

Approved newspaper<sup>15</sup> in which notice was published:

Irish Independent

Date of publication:

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 1 | 9 | 1 | 2 | 1 | 3 |
|---|---|---|---|---|---|

Date on which site notice was erected:

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 1 | 9 | 1 | 2 | 1 | 3 |
|---|---|---|---|---|---|

### 21. Application Fee

Fee Payable: Maximum Fee €38,000

Basis of Calculation: Class 4

### 22. Declaration

I, hereby, declare, that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder

Signed (Applicant or Agent as appropriate):



TONY McGRATH (PM GROUP)

Date: December 19th, 2013

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## CONTACT DETAILS - NOT TO BE PUBLISHED

### Contact details

The provision of contact details such as email addresses or phone numbers will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

These details will not be made available to any third party with the exception of An Bord Pleanála in the event of an appeal, where again it will only be by An Bord Pleanála for the purposes of administering the appeal.

The name and address elements of the application provided in questions 23-24 will be held, and be available for inspection/purchase in accordance with the Planning and Development Act 2000 and associated regulations for a period of 7 years commencing on the date of the making of the decision. The contact details will be destroyed on the completion of the application process and when no appeal is made to An Bord Pleanála.

### 23. Applicant address/contact details

Address: Europa House, Block 9 Harcourt Centre, Harcourt Street, Dublin 2

Email address: jeffrey.landry@regeneron.com

Telephone Number (Optional): 01 411 2201

### 24. Agent's (if any) address/contact details

Address: Tony McGrath, PM Group  
Loughmahon Technology Park, Blackrock, Cork

Email address:

Telephone Number (Optional): 021 435 8922

Should all correspondence be sent to agent's address (where applicable)? (Please tick appropriate box)

☒ Yes

☐ No

(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's Address)

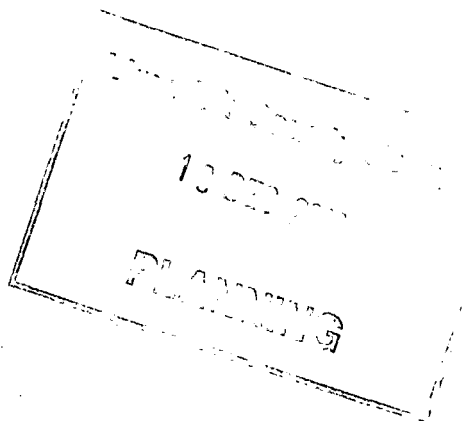
### IMPORTANT

A contact address must be given, whether that of the applicant or that of the agent.

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## 8. Description of Proposed Development

The change of use of the former computer manufacturing facility to a biopharmaceutical manufacturing facility which will require the alteration and extension of the existing building, the installation of ancillary external utilities in the existing yards and all associated site development works. The proposed change of use of the existing 40,538 m<sup>2</sup> building includes; internal alteration of the existing single storey production area to accommodate the installation of a new biopharmaceutical manufacturing process; the addition of 23,679 m<sup>2</sup> of floor area to be provided by a 1<sup>st</sup> floor plant room over the existing production area, single storey warehouse extension, 3 No. 2 storey electrical room extensions; all resultant alterations to the existing elevations and the installation of 5 no. additional boiler flues. The proposed development also provides for the construction of a new 3 storey, 4,440 m<sup>2</sup> Laboratory Building which will be linked to the existing building at ground and 1<sup>st</sup> floor levels. The ancillary external utilities have a total floor area of 247 m<sup>2</sup> and consist of a single storey gate house, a single storey generator electrical room, a single storey pumphouse, 5 no. emergency generators, 5 no. bunded cooling towers, 3 no. water chillers, 2 no. process water storage tanks, a fire water storage tank, a gas storage area, a pipe rack, a natural gas pressure reducing station and, 6 no. bunded tank areas holding chemical tanks, waste water holding tanks and diesel storage tanks. The facilitating works include a 38kV electrical substation housed in 2 no. single storey buildings of 116 m<sup>2</sup> and 122m<sup>2</sup> with a new underground electrical supply. The works include the demolition of existing structures and the diversion of existing utilities. Site works include external fencing and boundary stone walls, access gates, landscaping, a bicycle shelter and modifications to the existing car park. The applicants are seeking a 10 year permission.



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**Dell Products**

Raheen Business Park

Limerick

Ireland

Telephone

+ 353 61 304091

Telefax

+353 61 304090

Limerick County Council,  
County Hall,  
Dooradoyle,  
Co. Limerick

14<sup>th</sup> November, 2013

Dear Sirs,

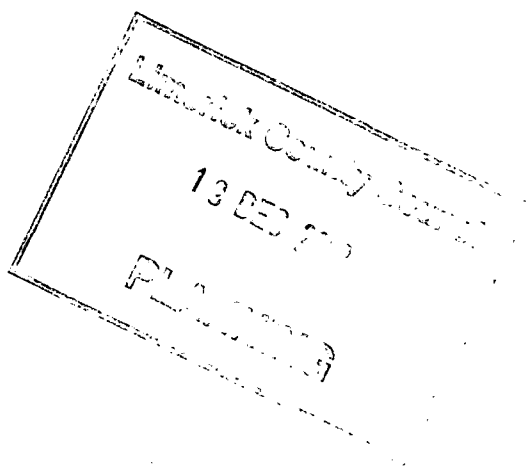
Re: Proposed Biopharmaceutical Manufacturing Facility at Raheen Business Park, Ballycummin, Raheen, County Limerick

We Dell Products Manufacturing Limited, hereby give consent to Regeneron Ireland to apply for Planning Permission on our lands at Raheen Business Park, Ballycummin, Raheen, County Limerick as outlined in red on the planning application particulars.

Yours sincerely,

Seamus McDonnell  
Director

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An up-to-date list of the name of every company director containing the particulars indicated in paragraphs (a), (b) and (c) of Section 196 (1) of the Companies Act 1963, is available on application from the company's registered office.

Registered in Ireland No: 191034 Registered Office: 70 Sir John Rogerson's Quay, Dublin 21.



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# REGENERON



## Regeneron Ireland

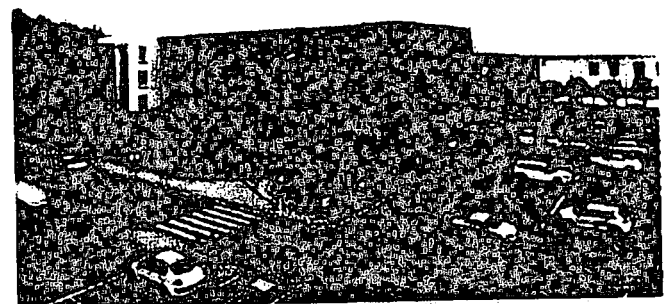
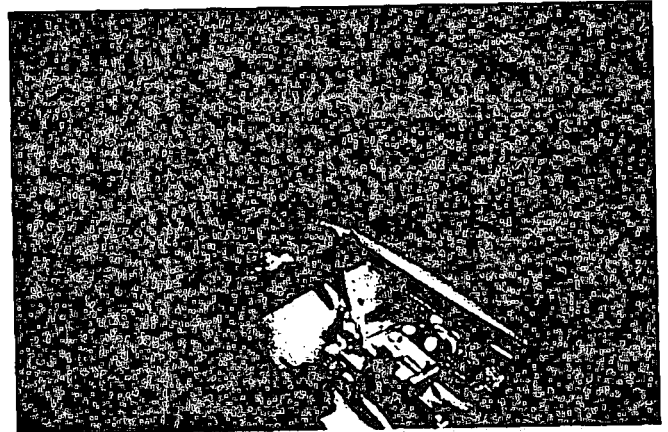
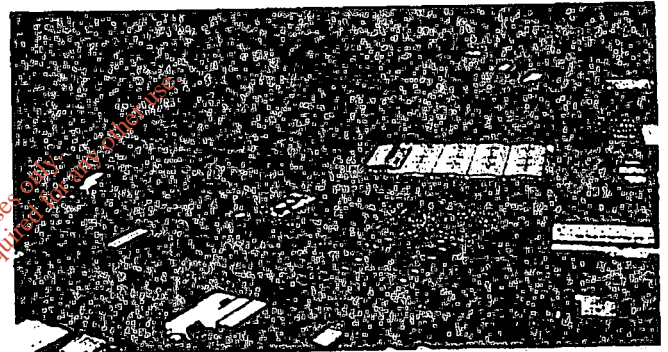
Proposed Biopharmaceutical Manufacturing Facility  
at Ballycummin, Raheen Business Park, Raheen, Co. Limerick

## Environmental Impact Statement

Non-Technical Summary

December 2013

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## NON TECHNICAL SUMMARY

This is a summary, in non-technical language, of the findings of the Environmental Impact Statement (EIS). It is presented under the same chapter headings as the main EIS document.

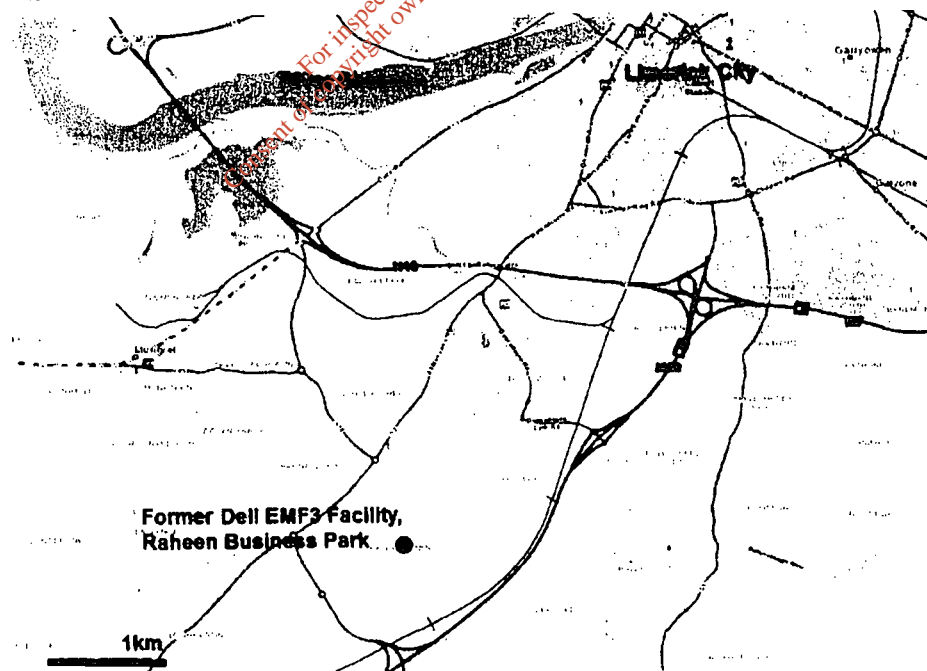
### Introduction

Regeneron is a leading science-based biopharmaceutical company based in Tarrytown, New York that discovers, invents, develops, manufactures, and commercializes medicines for the treatment of serious medical conditions.

Regeneron markets medicines for eye diseases, colorectal cancer, and a rare inflammatory condition and has product candidates in development in other areas of high UN met medical need, including hypercholesterolemia, oncology, rheumatoid arthritis, asthma, and atopic dermatitis.

Regeneron has identified a need for additional manufacturing capacity to support the company's ability to supply growing demand for its medicines in Europe and other parts of the world. To fulfil this need Regeneron is proposing to develop a new state-of-the-art manufacturing centre in Ireland. The proposed location for this centre is the existing factory building referred to as the former Dell EMF3 computer assembly plant, which is located at Raheen Business Park in Limerick. In Raheen, Regeneron intends to invest in the creation of new bulk manufacturing facilities for a range of biopharmaceutical derived medical products for patients worldwide, together with associated business support functions.

The project is based on reusing, to the maximum extent possible, the buildings and facilities already in place at the 11.88 hectare site. The buildings and site have been assessed in detail and deemed technically and environmentally suitable and adaptable for the proposed use. The approach to reusing the existing buildings and infrastructure will have significant environmental benefits compared with the alternative greenfield approach to developments of this nature.



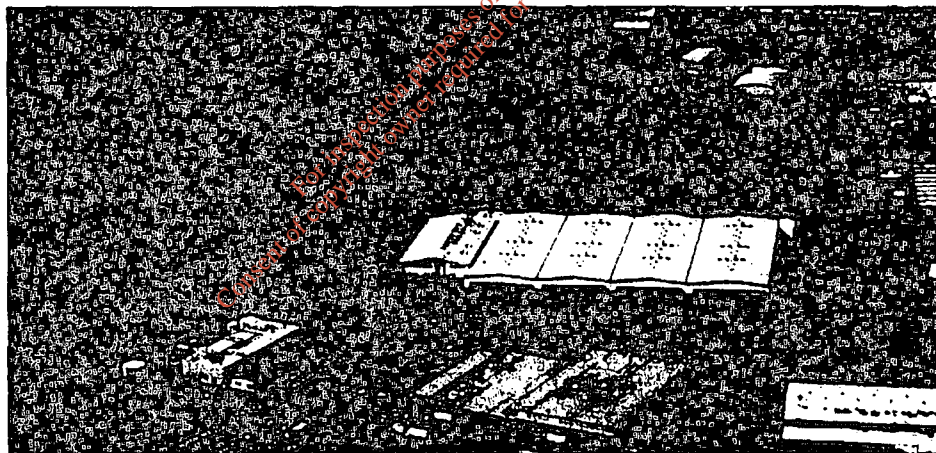
Site Location Plan

The site is bounded to the south by the business park road network and the established Dell EMF1 and Adhesives Research business premises. A Fás training centre is located to the north of the site, while to the east a series of four buildings accommodate a number of businesses including City Analyst and Freight Shift Services. Beyond the western boundary of the site is greenfield in the ownership of Shannon Development. To the North West is Roches Castle, a nineteenth century gothic revival style house and associated out buildings located on a mature wooded site. The castle is a listed building and is currently unoccupied and in the ownership of Shannon Development.

The site and all immediate surrounding lands and properties are zoned for Enterprise and Employment under the Limerick County Council Southern Environs Local Area Plan 2011-2017. The nearest residential properties to the site are located approximately 400m to the east of the site along Ballycummin Drive, Raheen.

An Industrial Emissions Licence (IEL) is being sought from the Environmental Protection Agency (EPA) for the facility operation. Regeneron will also make a notification to the EPA under the requirements of the Genetically Modified Organisms (Contained Use) Regulations, as a Class 1 (lowest risk) activity. The facility will also require a Greenhouse Gas Permit under the EU Emissions Trading Directive. A screening exercise for Appropriate Assessment has also been carried out.

A scoping exercise to inform the content of the EIS was carried out, including consultation meetings with Limerick Local Authorities, EPA and other interested parties. All of the comments, suggestions and written responses provided were taken into account in the preparation of this EIS and where relevant the responses are detailed in the specific sections of the EIS.



**Aerial View of Site (2013)**

### Description of the Project

Subject to Planning Permission the proposed development will be undertaken in 2 phases in accordance with the outline phasing plan in the table below. The EIS addresses the development as one project (Phase 1 and Phase 2) in so far as the construction of the facility will essentially be a continuous operation over a period of approximately 24 months, with the facility projected to come into partial operation in 2015 and full operation in 2016.

|                           | Phase 1  | Phase 2   |
|---------------------------|--|---|
| Projected Completion Date | 2015   | 2016  |
| Scope of work             | 2No. Production Suite<br>New QC laboratory building<br>Utilities to support 2No Production suites<br>All external site works and landscaping<br>Plant room extension(s) to the Production Area | 2No. additional Production Suites<br>Utilities to support 2No. addition Production Suites<br>Warehouse extension to the Production Area |
| Employees                 | 185  | 300   |

The scope of the project can be broadly described under 4 headings, each of which are described below.

1. Installation of new biopharmaceutical manufacturing processes to the existing Production Area, involving;

- Central production cleanrooms
- Warehousing
- Clean water and steam utilities, including boilers
- Heating ventilation and air conditioning systems
- Electrical switch rooms

The project will require the following modifications to the existing Production Area to accommodate the above elements;

- Extension of the floor area by 3,909m<sup>2</sup> to accommodate required internal warehousing and electrical rooms
- Increase in height of the roof over part of the existing Production Area from 10.16m to 16.76m through the addition of 1<sup>st</sup> floor plant room for heating, ventilation and air conditioning equipment (HVAC)
- Installation of 5No. new boiler flues
- Modification to the elevations of the existing Production area including removal and sealing of all redundant dock leveller doors along the northern and southern elevations and creation of new access points.

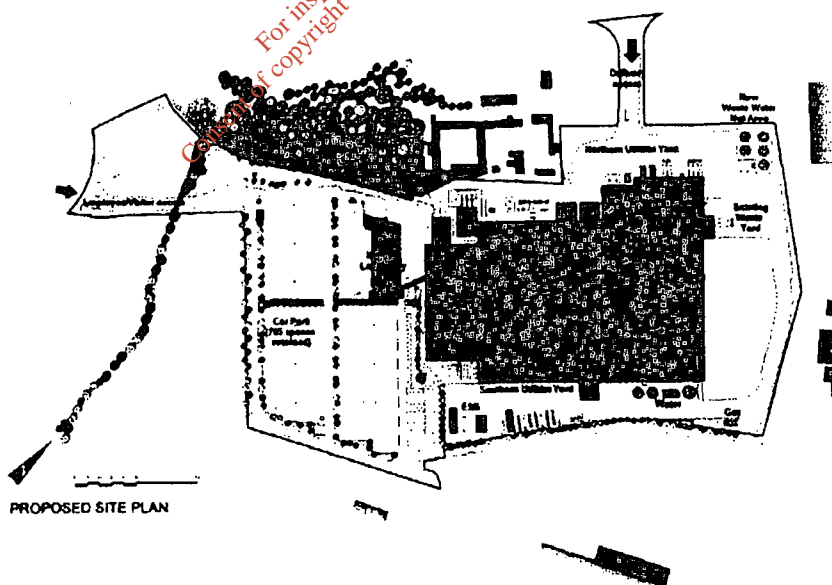
2. Development of a new Quality Control (QC) Laboratory Building;

- Phased development of a 4,440m<sup>2</sup> building over 3 floors
- 2-storey link corridor connecting to existing Administration Headblock
- Landscaped courtyard

3. Installation of new external utilities in existing yard areas, including;

- Emergency generators (5No.)

- Generator electrical room
  - Bunded cooling towers (5No.)
  - Water chillers (3No.)
  - Process water storage tanks (2No.)
  - Fire water storage tank (1No.)
  - Pumphouse
  - Bunded chemical and diesel storage tanks
  - Gas storage area
  - 38kV electrical substation with dedicated ESB access
  - Bunded wastewater management facility
  - Natural gas pressure reducing station
4. Miscellaneous site works, including;
- Modifications and additions to existing underground site services covering; sewers, water mains, fire mains, electrical ducting, communications ducting and natural gas
  - New internal landscaping works and improvements to boundary landscaping and fencing
  - New bicycle shelter
  - New security hut at personnel entrance
  - Upgrade of existing security hut at deliveries entrance
  - Diversion and undergrounding of overhead 38kV crossing south west corner of the site



The manufacturing processes to be employed by Regeneron at the Raheen facility will follow what are now considered as industry standard techniques for the production of "medicines for patients" using biotechnology derived processes. Today, this approach is favoured over traditional organic chemistry routes used in the past because it is capable of yielding more



complex molecules for medicinal applications, is more efficient in terms of productivity, poses lower safety risks to the surrounding community, and has less environmental impact in terms of hazardous chemicals used or waste generated for disposal.

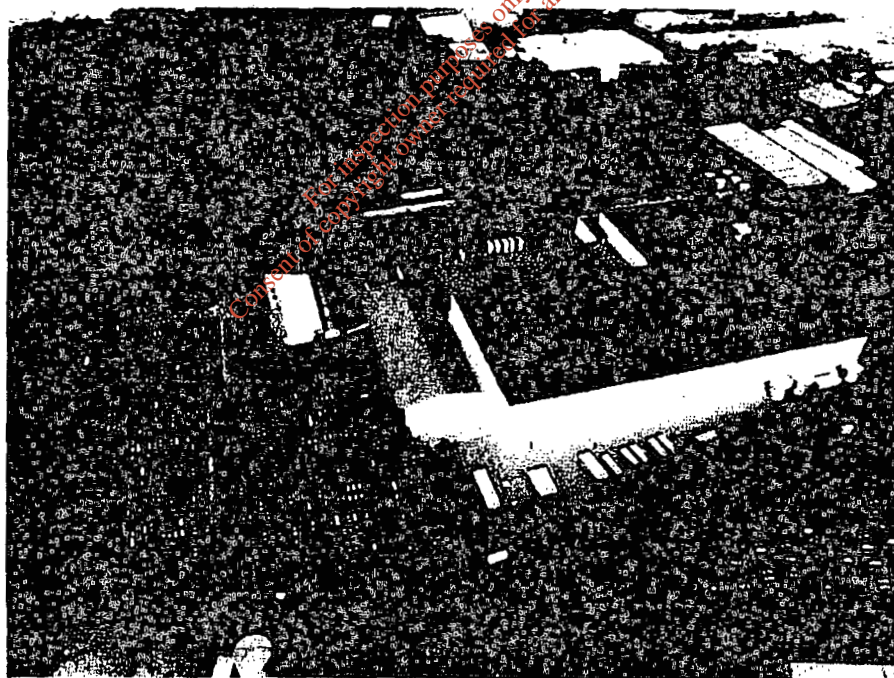
This facility is intended to ultimately accommodate four production trains within the existing Production Building. The installation is being scheduled in two phases, each comprising two trains and associated support functions.

The primary process steps in the Regeneron manufacturing scheme are;

- Cell Culture
- Harvest
- Purification
- Product Formulation

The existing car park serving the Dell EMF3 facility has capacity for 1,013 vehicles including five coach parking spaces. Under the development now proposed by Regeneron the car park area will be reduced by virtue of the construction of the new QC Laboratory building, as well as the addition of significant pervious landscaped areas in lieu of paved parking area.

The modified car park will have capacity for 685 cars, which is adequate to accommodate both the projected future site employee numbers (including daily visitors), and the projected peak construction stage parking requirements.



**3D Representation of the Proposed Facility**



## Examination of Alternatives

It is a fundamental requirement of the EIA process that viable alternatives have been evaluated, and that the proposed project represents the most appropriate solution in meeting the objectives of the development.

Regeneron's proposal to develop a large-scale biopharmaceutical manufacturing facility at Raheen, Limerick has involved a number of key decisions along the way, including;

- Selection of greenfield versus brownfield development
- Selection of a preferred site location
- Selection of the preferred manufacturing process
- Selection of a preferred site arrangement

A detailed evaluation of alternatives under each of these headings has been conducted by Regeneron prior to selecting the preferred approach. In each case, minimisation of impacts on the receiving environment has been foremost in the evaluation and selection process.

## Socio Economics

In assessing socio-economic impacts detailed consideration is given to how the proposed development might affect people's homes and community facilities such as hospitals; schools; churches and recreational facilities; as well as possible impacts on business and existing employment in the area.

Raheen Business Park is located within Ballycummin Electoral Division. The area has seen a lot of population growth in the last 15 years. The community consists of a relatively young population; a relatively high number of people in work (over 57% compared to the national average of 50%); and with most people working or studying within ½ hour commuting distance. The housing market in the area appears strong with very few vacant houses (only 6% vacant houses, compared with a national average of 14½%). Strong population growth is projected for the future and to facilitate this there are large areas of land zoned for future residential development. The introduction of new jobs will help attract new people to the area and have a positive impact on the future population growth targets.

The proposed development is located in the heart of the existing Raheen Business Park and there are very few social or community facilities nearby. The closest houses are 400m from the proposed development and it is considered that there will be no negative impacts on these houses during either the construction or operational phases of the development.

The development is proposed within a vacant building, previously used by Dell as a computer manufacturing facility. It is close to a number of other established businesses. The Raheen Business Park's main access routes and distributor roads within the park are designed to accommodate a wide range of business activity; and it is considered that there will be no negative impacts on these businesses during either the construction or operational phases of the proposed development. A Construction Management Plan will be in place to minimise any disruption that could be caused by construction traffic or activities (such as noise, vibration or generation of dust).

As the proposed development is to be located within an appropriately zoned and developed 'Enterprise and Employment' area, there are very few social or community facilities within 1 km of the site. St Nessel's Church is approximately 800m away and will be unaffected by the development. There is one crèche based within the Business Park and it is considered that the impacts on the crèche will be positive, as it currently has spare capacity and new employment in the area may increase demand for the crèche.

The proposed development will ultimately employ 300 people directly and it is estimated that this will support up to 300 further jobs in the wider economy. Foreign Direct Investment is also acknowledged by the IDA as bringing additional benefits to the economy in creating a

demand for high skills, advancing management & business process and guiding beneficial national development in education, science, telecommunications and the infrastructure. During the construction phase up to 800 construction workers will be employed over the course of the project and \$300m invested in the development of the facility. The investment in construction; direct employment; spin-off jobs and additional benefits will have a long term significant positive impact on the economy.

There will be no significant changes to the land use in the Business Park. An existing area of car-parking will be developed to provide a new quality control laboratory building, but the remaining car parking area is more than adequate to meet the needs of the proposed development. It is therefore considered that the change in land use is appropriate, with no negative impacts.

The Health and Safety of the construction and operational processes will be controlled by existing construction and industrial regulations. No significant health or safety risks have been identified during either the construction or operational phase.

### **Landscape and Visual**

There will be medium to long range views of portions of the proposed new laboratory building and extension to the production building roof from the south and south west of the site at the M20 interchange and along the R510 road from the interchange to the Ballycummin roundabout. These views will be across a semi-industrialised landscape with other large scale building. Within this context the landscape has the capacity to absorb the proposed development with minimal impact.

Roche Castle, a protected structure lies immediately north of the facility with views of the former Dell EMF3 building and staff car park. A comprehensive and sensitive building and landscape layout design have been prepared to minimise the visual impact on the structure.

A series of 8No. photomontage views of the proposed development have been produced for comparison with the existing views and these are appended to the main EIS document. The proposed building colour and materials as well as the proposed landscape development will complement and successfully integrate the development into the landscape and visual environment.



**View of Existing Administration Headblock and Car Park**

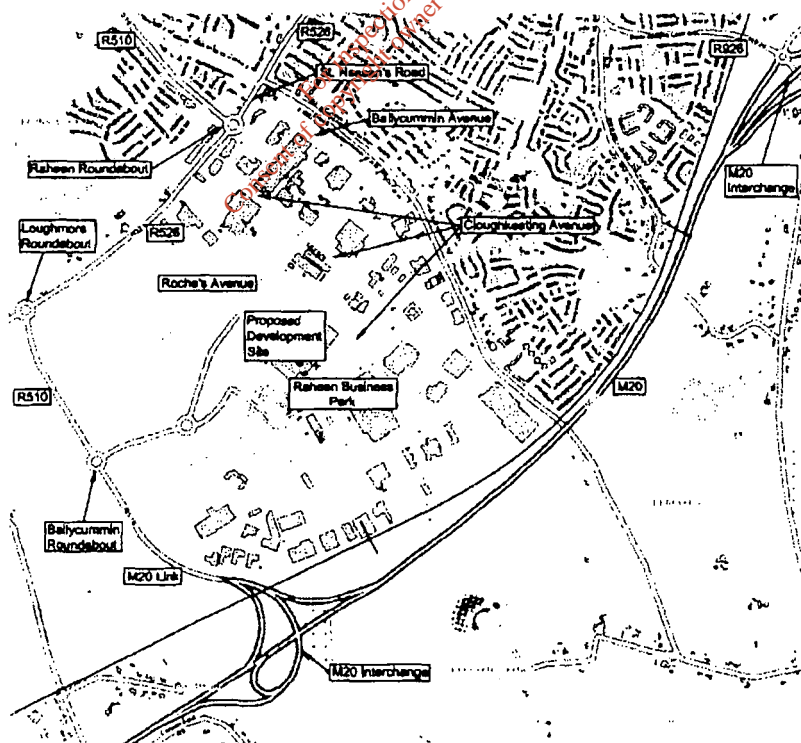
## Traffic and Transport

A Traffic and Transport Assessment has been prepared in the context of relevant best practice guidance documents. Junction capacity analysis has been carried out using a computer software programme. A baseline assessment has been prepared on the basis of site visits, on-site surveys and document reviews.

The construction phase impacts arising from construction traffic will be temporary. Peak on-site construction employment is expected to be up to 600 personnel. Peak construction daily deliveries would be up to 50 vehicles. Total daily construction vehicles would thus be up to 1,300 vehicles two-way. The existing road links and junctions serving the Raheen site would continue to operate within capacity during the peak construction phase. Accordingly proposed site development construction phase is not expected to have any significant adverse traffic impact on the existing local road network.

The on-site core construction working hours of 8.00am to 6.00pm Monday to Saturday with limited works outside of this period, are designed to ensure that site personnel would arrive on-site well before the weekday morning peak commuter traffic period, and depart from site well after the weekday evening peak commuter traffic period. It is intended that all construction parking and compounds will be provided within the site confines. Construction wheel wash facilities will be provided on-site. A specialist road washing and cleaning vehicle would be used regularly each day to maintain public roads. A detailed Construction Traffic Management Plan will be submitted to Limerick County Council for their approval, prior to the commencement of construction.

Subject to planning permission, the proposed development will be fully complete and operational in 2016. When fully operational, the proposed development will include 300 staff, up to 100 daily visitors and 10 daily van/truck deliveries, which would be significantly less than the equivalent 2,100 staff, up to 100 hourly visitors and 270 daily truck deliveries, for the permitted site development (former Dell EMF3 Manufacturing Facility).



**Raheen Business Park Local Road Network**

Operational site access will be via the existing site's main western access, from the internal Raheen Business Park roundabout, for staff and visitors, and via the existing site's Roche's Avenue delivery access, for deliveries. The three existing site accesses on Cloughkeating Avenue will be retained as two emergency accesses and an ESB service access only.

Total daily operational vehicles, generated by the proposed site development, would be up to 700 vehicles two-way. This compares to a total of approximately 5,090 daily vehicles two-way, for the existing permitted site development. It is predicted that the site's existing road links and junctions would continue to operate within capacity, during the operational phase, in 2016, 2021 and 2031. Site generated traffic volumes at existing local road links and junctions would be lower than with the existing permitted site development.

The proposed site development operational phase would not have any significant adverse traffic impact on the existing local road network. Relative to the existing permitted site development, the proposed site development would have a positive traffic impact on the overall existing local road network, by significantly reducing the quantum of traffic volumes generated by the site.

Staff mobility management measures will be operated by the facility. A staff car-pooling website is to be provided, together with Revenue's approved bike to work scheme and public transport ticket scheme. Staff lockers, showers and changing facilities would be provided to facilitate cyclists. A preliminary Mobility Management Plan for the proposed facility's operational phase is also provided.

#### **Archaeology, Cultural Heritage and Architectural Heritage**

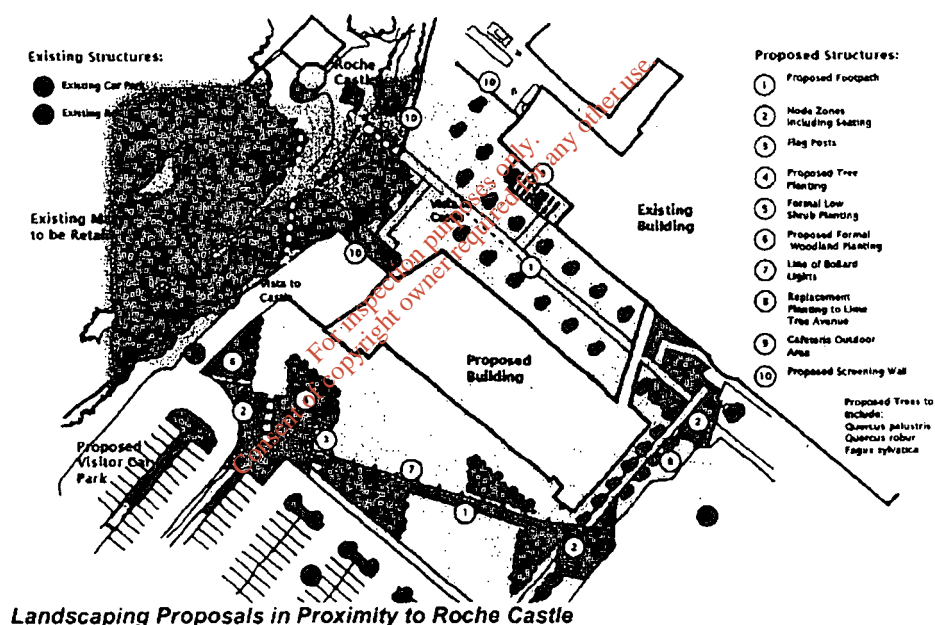
There are no recorded archaeological monuments within the study area therefore no impacts are predicted on the existing archaeological heritage. The greatest potential impacts on archaeological heritage are likely to occur during topsoil removal and reduction of ground levels within two greenfield areas forming the north-eastern and south-western limits of the proposed development. It is not intended to develop these areas as part of this planning application although the area to the north-east adjacent to the main building may be used for future expansion.



**Roche Castle**



No impact will take place in relation to archaeology arising from the operational phase of the development. In terms of setting, the construction of a new QC Laboratory on the site will slightly alter the character of Roche Castle and its outbuildings located to the immediate north of the site. The Limerick County Development Plan (2010-2016) and the Limerick Southern Environs Local Area Plan (2011-2017) both list Roche Castle as a protected structure. A series of landscape design measures are proposed which will mitigate any potential impact on the character of Roche Castle arising from the development.



A baseline noise survey was undertaken with measurements taken around the boundary of the site. The aim of this survey was to establish the existing (baseline) noise environment so that potential impacts over and above current levels could be predicted and assessed. Modelling of noise emissions from the principal external noise sources was also carried out to predict noise levels at both boundary locations and noise sensitive locations (i.e. nearest residences) when the facility becomes operational. Existing ambient day, evening, and nighttime noise levels at the site are influenced by traffic noise and existing industrial sources with Raheen Business Park.

The construction phase has the potential to cause an adverse impact on noise levels in the vicinity of the site. However all practicable noise control and mitigation measures will be implemented to minimise construction noise impacts. Furthermore, any impact will be short-term in nature due to the limited duration (24 months) of the construction phase. It has been established that natural attenuation due to distance, building screening and topography will

ensure that recognised limits for day time and night-time noise will not be exceeded during the construction phase at noise sensitive locations.

The main noise sources during the operational phase will include the new cooling towers, chillers and condensers. The EPA's Guidance Note for Noise in relation to Scheduled Activities (NG4) recommends levels of 55dBA during the day, 50dBA during the evening, and 45dBA at night, measured at the nearest noise sensitive receptors to the development. Potential noise impacts will be mitigated by best installation, operational and acoustic practice. A detailed noise modelling study has been carried out and this has demonstrated that there will be no negative impact on the receiving environment, as predicted at the nearest noise sensitive locations.

Monitoring to confirm the modelling results will be undertaken upon commissioning of the site and an on-going compliance programme will be implemented as part of the EPA Industrial Emissions Licence.

No requirement for either blasting or driven piles is anticipated during the construction of the proposed development although there may be a limited amount of rock breaking for new foundations depending on ground conditions. This would be of very short duration and very localised. There will be no vibration associated with the operation of the proposed facility which could impact on the environment. As such, vibration will not be an issue with respect to the proposed development.

### Air Quality and Climate

The existing air quality in the vicinity of the proposed development is described in the EIS with reference to available EPA air monitoring data. This data classifies the existing air quality at the site of the proposed development as good.

The initial site development phase of the Regeneron project will involve minor earthworks taking place. This work will involve excavation and earth moving which could give rise to dust during dry conditions. Appropriate site management procedures will be implemented to minimise potential dust emissions. These will include sweeping of hard surface roads; spray dampening of roads, strict speed restrictions and vehicle wheel washing. With these mitigation measures in place, together with continuous monitoring, the residual impact of dust due to construction activities will be slight.

Emissions to atmosphere from the operating facility will arise from the following sources:

- Primary Emission Sources: Existing and new site boilers (natural gas fired)
- Secondary Emission Sources: Miscellaneous minor and fugitive emissions from small vents and tanks
- Emergency Emission Sources: From new site generators (emergency use only)
- Traffic Emissions

Air dispersion modelling has been used to predict the maximum ground level concentrations of nitrogen dioxide and carbon monoxide likely to occur as a result of these emissions during the operating phase. Based on the modelling the facility has been designed to ensure that the predicted environmental concentrations are within the applicable air quality standard limit values. These limit value standards have been developed for the protection of human health and the environment and as such the normal emissions from the proposed development are not predicted to have any significant adverse impacts on ambient air quality.

### Flora and Fauna

The assessment of the likely impacts of the proposed development on ecological features has had regard to the relevant legislation, policy documents, and guidelines.

The proposed development comprises hard standing underlain by predominantly made ground material. There are small areas of landscaping (tree planting and shrubs) scattered throughout the site. There is one field of agricultural/amenity grassland with a few scattered trees located in the south western part of the proposed development site which is enclosed by landscape planting/shrubs and by an area of broadleaved woodland which falls outside of the proposed development site. There is an area of rough grassland in the north eastern part of the site. An existing access entrance on the western boundary of the site is lined by two remnant field hedgerows. There is no significant semi-natural vegetation within the site boundary, nor any visible watercourses or other wetland features.

Available records for rare/protected species within 10km of the subject lands were obtained from the National Parks & Wildlife Service and Biodiversity Data Centre. There was no suitable habitat for any of the flora species highlighted within the proposed development site and none of the species were recorded during surveys. The site was considered to be of little or no value to fauna species of conservation interest. There was no suitable breeding habitat present for any mammal species of conservation interest other than possibly some of the hedgerows and/or ornamental planting which might have supported pygmy shrew or hedgehog.

There are no trees suitable for roosting bats within the proposed development site. The buildings within the site were considered to have low potential to support significant bat roosts. The adjacent Roche Castle and adjacent farm buildings were inspected and although no evidence of bat usage was noted, they were deemed to have good potential to support roosting bats. The trees within the adjacent broadleaved woodland may have also offered bat roosting opportunities. If bats were present in these buildings and trees it is possible that they may forage within or commute across the adjacent proposed development site. However any usage of the proposed development site by foraging or commuting bats is likely to be incidental due to the lack of any habitats of significant value for bats. Notwithstanding this the works contractor will maintain a watching brief during the construction phase for presence of bats in roofs, ceilings, eaves and gutters. Should any be found then works will stop immediately and the advice of NPWS and/or a qualified bat worker sought.

As detailed in the Appropriate Assessment Screening Statement, there will be no likely significant effects, or adverse effects to integrity of any European sites arising from the proposed development, either alone or in combination with other plans or projects.

A range of potential impacts are predicted during both the construction and operation phase of the proposed development. These impacts are related to habitat loss/landscaping, pollution prevention, breeding birds, bats (potential roosts), bats and birds (light spill), hedgehog and pygmy shrew. Following full implementation of proposed mitigation measures, there should be no significant residual ecological impacts.

### **Soils, Geology and Hydrogeology**

A detailed soils, geology and hydrogeological assessment of the site was carried out to determine the existing ground conditions and determine what special precautions might need to be taken to protect the underlying soils, geology and hydrogeology during the construction and long-term operation of the facility.

The subsoils in the area as predominantly glacial tills. The trial pit and soil boring data provided as part of the site investigation indicates that the underlying subsoils comprise sandy gravel and clay, consistent with a glacial till. The site investigation confirmed the presence of dark grey fine to medium grained limestone beneath the site. No contamination was detected in either the soils or the groundwater beneath the site during the detailed site investigations.

As part of the construction programme it is proposed to strip the top soil and portions of the subsoil from those areas of the site on which buildings, car parking and other infrastructure will be developed. These materials will be stored on site prior to re-use on a phased basis during the landscaping of the site as construction of the various elements are completed.

The key potential impacts of the construction phase are as follows:



- Unavoidable soil removal from below the site in localised areas.
- Inappropriate handling and storage and/or spillage of fuels, chemicals and concrete used during construction
- Runoff containing large amounts of silt could migrate vertically and impact on the groundwater quality underlying the site.
- Dewatering may result in the localised lowering of the water table in the immediate vicinity.

The primary mitigation measures which will be put in place in response to the impacts identified above are as follows:

- Excavated material will be separated into topsoil (if present) and subsoil stockpiles. It is envisaged that any topsoil encountered will be retained on site where possible and reused as fill material (if suitable).
- Although there is no evidence of spillages in the area, all excavated materials will be visually assessed for signs of possible contamination such as staining or strong odours.
- Oil and fuel storage tanks will be stored in designated areas, and these areas will be bunded.
- Refuelling of construction vehicles and the addition of hydraulic oils or lubricants to vehicles, will take place in a designated area (where possible) of the site, which will be away from surface water gulleys or drains.
- Concrete will be mixed off-site and imported to the site. Wash down and washout of concrete transporting vehicles will take place at an appropriate facility offsite.
- Due to the small scale of the proposed groundworks and if encountered, the amount of dewatering required will be minimal and localised.

With the employment of the above mitigation measures, it is considered that the impacts on soils, geology and hydrogeology by the proposed development construction works will be imperceptible.

Once the facility is operational it is unlikely to have any adverse impacts on the local soils, geology and hydrogeology due to the aqueous-based nature of the production process, the high level of secondary containment of material storage, production areas and fuel storage areas and the high degree of waste water management and control on-site.

### **Water and Aqueous Emissions**

When operational, the facility will generate two distinct aqueous streams. These streams are:

- Waste Water (process and sanitary)
- Storm Water Run-Off

It is proposed to continue to use current arrangements for discharge of storm water run-off from the proposed development. Storm water from the site arises from run-off from buildings, car-parks, road-ways, service yards and other developed areas of the site which discharge via a petrol interceptor to the main Raheen Business Park storm water system. The surface water discharge from the Raheen Business Park exits the estate and follows the route of a culvert and pipe to Loughmore Common canal, which enters the Barnakyle River, which in turn flows into the Maigue River, which ultimately discharges to the River Shannon Estuary.

A key feature of the proposed redevelopment of the EMF3 site is the fact that the overall impermeable area of the site will reduce as a result of the project. The reduction will be in the order of 5% (4,700m<sup>2</sup>) which will be achieved mostly by the replacement of excess parking area with permeable landscape areas. This reduction will have a positive impact on off-site downstream drainage capacity.

Waste water generated from the proposed development will arise from a number of sources, namely process/manufacturing, labs, utilities and sanitary. It is proposed that process waste waters (non-sanitary) arising from the proposed development will undergo preliminary treatment on-site which will render the waste water amenable for discharge to the local municipal sewer and subsequent downstream treatment at the Limerick City & Environs Waste Water Treatment Plant (WWTP) in Bunlicky which discharges into the River Shannon estuary.

Shannon Development and Limerick Local Authorities have confirmed that sufficient hydraulic capacity is available in the sewerage system, from the point of discharge from the Regeneron site via Raheen Business Park and the city network, to Bunlicky WWTP, without compromising spare capacity for other future development in the city catchment.

Limerick Local Authorities have also confirmed that the municipal WWTP at Bunlicky has the capacity and scale to treat the waste water (with some modification for Phase 2), without impacting on its ability to comply in full with its EPA issued discharge licence and the Urban Waste Water Treatment Regulations.

Water supply to the facility will be provided by a new 200mm connection from the existing Shannon Development water main supplying the site from Raheen Business Park. Both Limerick County Council water services and Shannon Development have confirmed that more than adequate capacity is available within the existing local water supply network to meet the projected demands of the facility. Notwithstanding, Regeneron intend to install 24 hour back up storage capacity within the site.

All aqueous emissions from the redeveloped site, both storm water run-off and waste water, will ultimately be governed by the terms of an Industrial Emissions Licence (IEL) to be issued by the Environmental Protection Agency (EPA).

As series of mitigation measures, including the installation of a silt trap to prevent silt leaving the site in the storm water run-off, will be implemented as part of the site Construction Stage Environmental Management Plan.

## Waste Management

Wastes that will be generated over the 24-month construction period will typically include rubble, steel, timber, plastics, packaging, office and canteen waste and small quantities of hazardous waste (e.g. adhesives and paint containers). A system of segregation will be implemented on site with separate skips for timber, metal, plastic, rubble, canteen waste, paper/cardboard, paint/chemical containers and oils and greases. Where possible this material will be re-used or recycled while the remaining wastes shall be disposed of by licensed waste contractors in accordance with the relevant national and EU waste legislation. All subcontractors and site staff will be obliged to comply with a site Waste Management Plan that will be implemented by the Construction Management Team.

The operation of the facility will result in the generation of a range of wastes. These will include both hazardous and non-hazardous wastes.

One of the advantages of using biotechnology processes for the production of human medicines is the relatively small quantity of hazardous waste produced when compared to facilities using synthetic chemical processes. The latter can produce many thousands of tonnes per annum whereas it is expected that the Regeneron Facility will produce hazardous waste in the order of 100 tonnes per annum.

Hazardous wastes generated will include material drums and containers, product contaminated wastes, laboratory wastes, off-spec raw materials in addition to miscellaneous sources such as waste oils, UV and fluorescent tubes. Segregation will be carried out at source with wastes sent for recovery or recycling under licensed contract where possible e.g. fluorescent tubes, batteries and waste oils. Some residual hazardous wastes that cannot be recycled will go for disposal under licensed contract.

Anticipated non-hazardous wastes will include packaging waste, office waste, canteen and kitchen waste, empty containers and inactivated production bags, tubing and filters. Where possible these wastes will be sent off site for re use, recycling or recovery. Materials unsuitable for recycling and recovery will be sent off site for disposal to licensed landfill. A minimum recovery target of 60% has been set for non-hazardous waste.

The Regeneron Facility will also be licensed by the EPA under the Industrial Emissions licensing system and as such will be subject to a number of principles and conditions including application Best Available Techniques (BAT), the setting of targets for waste reduction and recovery, and the requirement to establish and maintain an Environmental Management System (EMS) and Environmental Management Programme (EMP). All of these will ensure that waste will be managed in an environmentally responsible and proactive manner.

### Material Assets

Material assets comprise physical resources in the environment, which may be of human or natural origin. The objective of the material asset assessment is to ensure that these assets are used in a sustainable manner with respect to the proposed development.

In relation to the use of natural resources there will be comparatively low use of fuel, electricity, natural gas and potable water during the construction phase. During the operational phase there will be resource requirements for manufacturing, principally electricity, natural gas and potable water. In this regard the facility is being designed to incorporate a number of significant resource efficiency and sustainable measures.

No impacts of significance were identified in relation to material assets of the site and its associated developments, and as such it is considered that mitigation is not required.

### Interactions & Cumulative Impacts

Potential interaction of impacts, which could lead to other adverse effects, have been examined and two areas were identified where further assessment / discussion was required, these are:

- Overall Impacts on the Human Environment
- Air Quality and Visual Impact

When all proposed mitigation measures are taken into consideration, the long-term impact of the project in the context of the Human Environment is expected to be positive. The significant socio-economic impacts associated with the project will outweigh the moderate and short-term negative impacts arising during the construction phase.

Determination of the optimum height of flues for the new site boilers required careful consideration of the interaction of the potential impact on air quality due to a low flue height, with the potential visual impact of a taller flue height. This interaction was resolved through detailed air dispersion modelling studies to determine the optimum height to maintain the required air quality standards without creating an adverse visual intrusion.

The assessment of impacts associated with the proposed development has also taken full account of the potential cumulative effects arising from interaction other existing, planned and reasonably foreseeable activities and projects in the vicinity of the proposed Regeneron development.