



COMHAIRLE CHONTAE SHLIGIGH
HALLA NA CATHRACH SLIGEACH

SLIGO COUNTY COUNCIL
CITY HALL SLIGO

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24th August 2015

Ciarán Reay
PM Group
Killakee House
Belgard Square
Dublin 24

Re: Abbvie Planning Application Environmental Impact Statement Confirmation Letter

A Chara,

I refer to your letter of 17th August 2015 relating to a query on the requirement for Environmental Impact Assessment of various planning applications made on the Abbvie site at Manorhamilton Road, Sligo. In this regard, I can confirm that an Environmental Impact Statement was submitted with the original application for development of the facility under PL 01/481. Furthermore, I can confirm that the Planning Authority did not deem that an Environmental Impact Assessment was required for any of the other subsequent planning applications relating to this site.

Mise, le meas,


Janet McNamara
Administrative Officer
Planning Section

Attachment No.B6
Planning Granted Table

Planning or Appeal Reference Number	Planning Authority/An Bord Pleanala	Date of Planning Decision (Final)	Brief description	EIS required with Planning Application? (Yes/No)
14126	Sligo County Council	01/07/2014	Development consisting of a single storey clad building enclosure (322m ²) over the existing drum storage yard to the north west of facility, the new building is to match the existing drum store; construction of a new forklift access ramp and pedestrian access stairs to the rear (south) of the existing drum store and re-landscaping of the area; 3 no 3.8m wide x 15.2m long x 3.5m high storage container units installed adjacent and to the west of the existing drum store	No
1370077	Sligo County Council	11/02/2014	(a) alteration to part of the south façade of the Administration Building and (b) re-arrangement of car parking areas at the ABBVIE IRELAND Pharmaceutical Campus	No
13350	Sligo County Council	11/02/2014	(a) construction of a three storey lift extension (height 15.5 metres) to the existing Administration Building, (b) construction of 45sqm new office space in an existing void within the existing Production/Tableting Building, (c) construction of an external covered walkway to connect the Administration Building to the Tableting Building and the API Building, (d) ancillary works to include for the re-arrangement of car parking areas and site works associated with the above listed items at the ABBVIE IRELAND Pharmaceutical Campus	No
1319	Sligo County Council	12/03/2013	Amendments and alterations to a previously permitted west extension to existing Production/Tableting Building. The amendments consist of the reduction in floor area of the permitted single storey Production / Tableting Building (height 13.5 metres) by 504 sq. metres in floor area. The alterations consist of the revised elevation to the Production/Tableting Building and minor revisions to utility mezzanine areas and adjacent site works.	No
1251 / 1270012	Sligo County Council	19/04/2012	Alterations and extensions to 3 no buildings on the existing Abbott Ireland Pharmaceutical Campus (a) 2 no 3 storey extensions to the existing Administration / Laboratory Building approximately 1661m ² in area (height 15.6 metres), located to the east and west of this facility and alterations to the existing south facade; (b) 2 no single storey extensions approximately 2072m ² in area (height 13.5 metres) to the existing Production / Tableting Building with internal mezzanines, located to the east and west of this facility; (c) an extension to the existing single storey high bay Warehouse (including relocated docks) to the west of the existing 3 storey Manufacturing Building approximately 380m ² in area (height 16.6 metres); (d) the proposed works also include an inter-building 2 storey link approximately 787m ² in area (height 13.5 metres) directly located to the west of a proposed link currently subject to planning (planning reference number PL 11/411); (e) alterations to building facades to include roof mounted equipment, external stairs and miscellaneous single storey porches to all buildings;	No

Attachment No.B6
Planning Granted Table

Planning or Appeal Reference Number	Planning Authority/An Bord Pleanala	Date of Planning Decision (Final)	Brief description	EIS required with Planning Application? (Yes/No)
			(f) ancillary works include 42 no additional car spaces and revisions to roads and services, including pipe bridges, bunded tanks with canopy over and revised landscaping	
11411	Sligo County Council	07/02/2012	Construction of a single storey link approximately 301m ² in area (height 9.8 metres) with associated roof equipment located between the tableting building and the manufacturing building and minor elevation changes to the tableting building including an external lobby to the west approximately 7.4m ² in area (height 3.75 metres).	No
1070025	Sligo County Council	23/07/2010	Demolition of 5 No. dilapidated farm buildings on agricultural lands at Ballytivnan, Sligo to the east of the Abbott Ireland manufacturing plant at Ballytivnan, Sligo. The purpose of this planning application is to demolish the farm buildings without any other change to the site in order to prevent the buildings falling into further dereliction.	No
10126	Sligo County Council	24/05/2010	Extension of the existing Administration and Laboratory Building, Building 10 to both the west and east. Total floor area increase is 1225sq. m.	No
07352	Sligo County Council	06/06/2007	Construction of a roof structure, surrounding wall cladding and associated site works to an existing drum storage yard located on the north west of the pharmaceutical facility	No
051128	Sligo County Council	03/02/2006	Extension of the existing Building 40. The extension is to comprise a three storey building to match the existing, located on the south east corner of the existing Building 40. Total floor area increase is 89sq.m.	No
041528	Sligo County Council	24/02/2005	Installation of additional external equipment to serve a partial internal fit out of building 40 on the site off the Manorhamilton road. Note: This application accounted for the installation of the Cryogenic Condenser unit amongst many other alterations on site and an EIS was not deemed necessary.	No
01481	Sligo County Council	04/09/2001	Construction of a pharmaceutical manufacturing plant. The proposed work consists of the following: a portion of the administration offices, a two storey production facility and associated high bay warehouse building sized approximately 7000 m ²	Yes EIS Attached
0170069	Sligo County Council	04/09/2001	New pharmaceutical manufacturing facility at Ballytivnan & Rathbraghan	No

Comhairle Chontae Shligigh
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

AbbVie Ireland NL BV
C/o McElroy Associates
Consulting Engineers and Project Managers
72 Haddington Road
Ballsbridge
Dublin 4

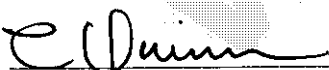
Planning Register Number: PL 14/126
Application Receipt Date: 12/05/2014

Notice is hereby given that the Sligo County Council by Order dated 01/07/2014 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely:-

Development consisting of a single storey cladded building enclosure (322m²) over the existing drum storage yard to the north west of facility, the new building is to match the existing drum store; construction of a new forklift access ramp and pedestrian access stairs to the rear (south) of the existing drum store and re-landscaping of the area; 3 no 3.8m wide x 15.2m long x 3.5m high storage container units installed adjacent and to the west of the existing drum store and all associated site works (this application relates to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Control Licence), all at the Manorhamilton Road Pharmaceutical facility at Manorhamilton Road, Rathbraughan Townland, Sligo.

Subject to the 7 conditions set out in the Schedule attached.

Signed on behalf of SLIGO COUNTY COUNCIL


Janet McNamara
Administrative Officer
PLANNING SECTION

Date: 01/08/2014

This permission shall expire **FIVE YEARS** from the date of the grant of permission.

SCHEDULE 1 – REASONS AND CONSIDERATIONS

Having regard to the following:

- i. The provisions of the current Sligo & Environs Development Plan 2010 – 2016.
- ii. Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora).
- iii. The scale and design of the proposed development.
- iv. The reports from the Area Engineer, Environment Section, the Environmental Protection Agency and Inland Fisheries Ireland.

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2 – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on 12th May 2014, except where altered or amended by the conditions in this permission.

Reason: To enable Sligo County Council to check the proposed development when completed to reference to approved particulars.

2. External finishes shall be in accordance with the details submitted to Sligo County Council on 12th May 2014.

Reason: In the interest of visual amenity.

3.
 - (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.
 - (b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.
 - (c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to the public road

4.
 - (a) Prior to commencement of development the applicant shall submit a site specific Construction and Construction/Demolition Waste Management Plan relating to the proposed development for the written agreement of the Planning Authority. This plan shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures, off-site disposal of construction and demolition waste and details of the permitted waste collector.
 - (b) All construction and demolition waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a current, valid, waste collection permit for the collection and disposal of construction and demolition waste.

Ref: BW/CQ/SK

- (c) Site construction work that may generate noise shall only take place between the hours of 8.00 a.m. and 6.00 p.m. Monday to Friday excluding public holidays and between 9.00 a.m. and 5.00 p.m. on Saturdays.
- (d) The applicant shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: In the interest of waste management and orderly development

5. No groundworks for construction or landscaping shall take place within 20m of the external perimeter of Monument No. SL 014 – 025 --- Ringfort. Should planting take place within this buffer zone, only plants with shallow root systems shall be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest

6. Surface water control measures shall be in place to ensure that no polluting discharge to watercourses occur during the construction phase of the development.

Reason: In the interest of environmental protection & public health

7. Prior to the commencement of development, the developer shall pay the sum of **€3,571 (Three Thousand, Five Hundred and Seventy One Euro)** to Sligo County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Sligo County made by Sligo County Council. The phasing of payments may be agreed in writing with the Planning Authority prior to the commencement of development.

Roads, footpaths and urban improvements:	€1,160.64
Amenity, open spaces/parks, urban renewals:	€1,696.32
Community/cultural development:	€ 714.24

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority

ADVICE NOTE:

A fire certificate is required for the proposed development. A completed application form for a Fire Safety Certificate shall be submitted to the Building Control Authority together with the required fee, drawings and detailed submission showing that the development complies with Part B of the Second Schedule of the Building Regulations.



RE: PL 14/126

TO: Stephen Ward, A/ Senior Executive Planner

APPLICANT: Abbie Ireland

PROPOSAL: Permission is sought for development consisting of a single storey cladded building enclosure (322m²) over the existing drum storage yard to the north west of facility, the new building is to match the existing drum store; construction of a new forklift access ramp and pedestrian access stairs to the rear (south) of the existing drum store and re-landscaping of the area; 3 no 3.8m wide x 15.2m long x 3.5m high storage container units installed adjacent and to the west of the existing drum store and all associated site works (this application relates to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Control License), all at the Manorhamilton Road Pharmaceutical facility

SITE LOCATION: Manorhamilton Road (N16), Ballytivnan, Sligo.

1.0 SITE NOTICE

Roads Engineer has indicated that the site notice was erected on site in accordance with Article 19 (1) of the Planning & Development Regulations 2001 (as amended).

2.0 SITE DESCRIPTION

The subject site is located off the N16 on a site already developed with a multi-purpose facility owned and operated by Abbots Ireland. The overall site comprises a security hut, a two storey laboratory and administration building with pharmaceutical plant facilities/buildings to the north. The overall site of the proposed development is located within both the Sligo County and Sligo Borough Areas. The proposed works are solely located within the County Area. Jameson

3.0 DEVELOPMENT DESCRIPTION

The development will consist of the following, a single storey cladded building enclosure (322m²) over the existing drum storage yard to the north west of facility, the new building is to match the existing drum store; construction of a new forklift access ramp and pedestrian access stairs to the rear (south) of the existing drum store and re-landscaping of the area; 3 no 3.8m wide x 15.2m long x 3.5m high storage container units installed adjacent and to the west of the existing drum store and all associated site works (this application relates to a

development which comprises or is for the purposes of an activity requiring an Integrated Pollution Control License), all at the Manorhamilton Road Pharmaceutical facility

4.0 POLICY - Sligo and Environs Development Plan 2010-2016

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business industrial parks at Finisklin, Oakfield, Rathbraughan/Ballytivan and Doonally (north Fringe).

5.0 PLANNING HISTORY ON SITE

PL13/350 permission granted for the following,

a) construction of a three storey lift extension (height 15.5 meters) to the existing Administration Building, (b) construction of 45sqm new office space in an existing void within the existing Production / Tableting Building, (c) construction of an external covered walkway to connect the Administration Building to the Tableting Building and the API Building, (d) ancillary works to include for the re-arrangement of car parking areas and site works associated with the above listed items at the ABBVIE IRELAND Pharmaceutical Campus.

PL13/19 permission granted for the following,

Amendments and alterations to a previously permitted west extension to existing production / tableting building. Planning application PL12/51. The amendments consist of a reduction in the floor area of the permitted single storey production / tableting building (height 13.5m) by 504 sqm in floor area. The alterations consist of a revised elevation to the production / tableting building and minor revisions to utility mezzanine areas and adjacent site works.

PL12/51 permission granted for the following,

(a) 2 no 3 storey extensions to the existing Administration / Laboratory Building approximately 1661m² in area (height 15.6 meters), located to the east and west of this facility and alterations to the existing south facade;

(b) 2 no single storey extensions approximately 2072m² in area (height 13.5 meters) to the existing Production / Tableting Building with internal mezzanines, located to the east and west of this facility;

(c) an extension to the existing single storey high bay Warehouse (including relocated docks) to the west of the existing 3 storey Manufacturing Building approximately 380m² in area (height 16.6 meters);

(d) the proposed works also include an inter-building 2 storey link approximately 787m² in area (height 13.5 meters) directly located to the west of a proposed link currently subject to planning (planning reference number PL 11/411);

(e) Alterations to building facades to include roof mounted equipment, external stairs and miscellaneous single storey porches to all buildings;

(f) Ancillary works include 42 no additional car spaces and revisions to roads and services, including pipe bridges, bunded tanks with canopy over and revised landscaping.

Under PL11/411 permission granted for a single storey link building 301sqm (height 9.8 meters) with associated roof equipment located between the tableting building and the manufacturing building and minor elevational changes to the tableting building including external lobby to the west 7.4sqm in area, (height 3.75 meters).

Under PL10/126 permission granted for the following.

- An extension of the existing Administration and Laboratory Building, Building 10 to both the west and east comprising additional laboratory and canteen space as well as office and plant space.
- Total floor area increase is 1225 sq.m.
- At ground floor level, the west bay will consist of new laboratory facilities
- The east bay will include new canteen space.
- Both bays will accommodate new office area and utility plant space on the first floor.
- All new works are to be in keeping with the existing building structures in scale, height and general appearance, material specifications and finish colours, with additional curtain walling on the east side.
- The work also provides for additional site signage, fencing, landscaping and site works.

PL01/481 (County Council) & PD01-69 (Sligo Borough Council) granting planning permission to Abbots Ireland in 2001 for the following: new pharmaceutical manufacturing facility at Ballytivnan & Rathbraughan. Archaeological monitoring was required as part of this planning permission (Condition No 29).

6.0 PRE PLANNING

Informal pre-planning discussions took place in relation to the proposed development.

7.0 TECHNICAL REPORTS

Area Engineer – no objection subject to surface water conditions being attached.

Environment Section – no objection

CFO – no report to date

8.0 SUBMISSIONS FROM PRESCRIBED BODIES

EPA- raises issues in relation to IPPC license and the requirement for an EIS

DAU – NPWS – no report to date

IFI – The proposed development lies in the Doonally River Catchment which provides habitat for brown trout and sea trout. This catchment has been allocated “good ecological status” in the Western River Basin Management Plan and this must be protected. Recommends that a surface condition is attached.

9.0 3RD PARTY SUBMISSIONS OR OBSERVATIONS

No submissions or observations to the development have been received by Sligo County Council

10.0 ENVIRONMENTAL IMPACT ASSESSMENT

The various thresholds for the requirement of EIA in relation to different types of development is set out in schedule 5 of the Planning and Development Regulations 2001 (as amended). Point 6 of Schedule 5, Part 1, states that,

“Integrated chemical installations, i.e. those installations for the manufacture on an industrial scale of substances using chemical conversion processes, in which several units are juxtaposed and are functionally linked to one another and which are-

- (e) *for the production of basic pharmaceutical products using a chemical or biological process,*

An EIS was included in the parent planning applications on site, Sligo County Council no PL 01/481 dated 09/10/2001 and Sligo Borough Council no. PD 01/69 dated 04/09/2001).

Point 13 of Schedule 5 Part 2, Changes, extensions, development and testing, states that,

(a) *Any change or extension of development which would:-*

(i) *result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and*

(ii) *result in an increase in size greater than-*

- *25 per cent, or*
 - *an amount equal to 50 per cent of the appropriate threshold,*
- whichever is the greater.*

The parent permission on site involved the construction of a 12,980sqm pharmaceutical facility. The proposed development involves the construction of a single storey cladded building enclosure (322m²) over the existing drum storage yard, the construction of a new forklift access ramp and pedestrian access and 3 no 3.8m wide x 15.2m long x 3.5m high storage container units. The proposed development will not result in a 25% or greater increase in the overall floor area. It is considered that the aforementioned works are minor in nature and will not result in any adverse environmental impacts and accordingly an EIA is not required in this case.

11.0 PART V

N/A

12.0 HABITATS DIRECTIVE ASSESSMENT

Having regard to the nature and scale of the proposed development and its remove from the EU designated sites in the Natura 2000 network it is considered that the proposed development on its own or in combination with other projects will not have any impact on such sites and accordingly, that Appropriate Assessment is not required.

13.0 ASSESSMENT

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business industrial parks and it is considered that the proposed development is consistent with the provisions of the Sligo and Environs Development Plan 2010-2016.

It is considered that the proposed development which involves the construction of a single storey cladded building enclosure (322m²) over the existing drum storage yard, the construction of a new forklift access ramp and pedestrian access and 3 no 3.8m wide x 15.2m long x 3.5m high storage container units will not have an adverse impact on the visual amenities of the area.

The application was not referred to the DAU – National Monuments, however the archaeological condition attached to the previous permission on site shall be included.

Development Contribution

496sqm x €18 = €8,928 minus 20% wastewater and water = €7,142

Minus 50% reduction as per Section 8 of the Development contribution scheme = €3,571

Roads / Footpaths and urban improvements = €1,160.64

Amenity, Open Spaces / Parks, Urban Renewal = €1,696.32

Community / cultural development = €714.24

Total = €3,571

(Proposed connection to the public water supply is now the remit of Irish Water)

14.0 CONCLUSION

Having regard to the policies of the Sligo and Environs Development Plan 2010-2016, the planning history, the established use on the site and the pattern of development in the immediate area, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and will be in accordance with the proper planning and sustainable development of the area

15.0 REASONS AND CONSIDERATIONS

Having regard to the following:

- The provisions of the current Sligo & Environs Development Plan 2012 - 2016 2011-2017
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora)
- The scale and design of the proposed development
- The reports from the Area Engineer, Environment Section, EPA and the IFI

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

16.0 RECOMMENDATION

I recommend planning permission be GRANTED subject to the following conditions:

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on 12th May 2014, except where altered or amended by the conditions in this permission.

Reason: To enable Sligo County Council to check the proposed development when completed to reference to approved particulars.

2. External finishes shall be in accordance with the details submitted to Sligo County Council on 12th May 2014.

Reason: In the interest of visual amenity

3. (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.

(b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.

(c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to the public road

4. (a) Prior to commencement of development you shall submit a site specific construction and construction/demolition waste management plan relating to the proposed development for written agreement of the Planning Authority. This plan shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures, off site disposal of construction and demolition waste and details of the permitted waste collector.

(b) All construction and demolition waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a current, valid, waste collection permit for the collection and disposal of construction and demolition waste.

(c) Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.

(d) You shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: In the interest of waste management and orderly development.

5. No groundwork's for construction or landscaping shall take place within 20m of the external perimeter of monument no. SL 014 - 025 --- Ringfort. Should planting take place within this buffer zone only plants with shallow root systems shall be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects or archaeological interest.

6. Surface water control measures shall be in place to ensure that no polluting discharge to watercourses occur during the construction phase of the development.

Reason: In the interest of Environmental protection & public health

8. Prior to the commencement of development the developer shall pay the sum of ~~€5,931~~ ^{€3571 SW} to Sligo Borough Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Sligo Borough made by

Sligo Borough Council. The phasing of payments may be agreed in writing with the planning authority prior to the commencement of development.

Type of Development	Amount of Contribution
Roads, footpaths and urban improvements	€1,160.64
Amenity, open spaces / parks, urban renewal	€1,696.32
Community / cultural development	€714.24
Total	€3,571

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

Barry Ward 25/6/14
Barry Ward
Executive Planner

Stephen Ward 25/6/14
Stephen Ward
A/Senior Executive Planner

ADVICE NOTE: A fire certificate is required for the proposed development. A completed application form for a Fire Safety Certificate shall be submitted to the Building Control Authority together with the required fee, drawings and detailed submission showing that the development complies with Part B of the Second Schedule of the Building Regulations.

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File

Comhairle Bhuirg Shligigh
(SLIGO BOROUGH COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

ABBVIE IRELAND
Manorhamilton Road
Sligo

Planning Register Number: PD 13/77

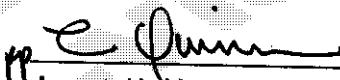
Application Receipt Date: 12/12/2013

Notice is hereby given that the Sligo Borough Council by Order dated 11/02/2014 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely:-

(a) alteration to part of the south facade of the Administration Building and (b) re-arrangement of carparking areas at the ABBVIE IRELAND Pharmaceutical Campus at Manorhamilton Road, Parts of Rathbraghan & Ballytivnan Tds, Sligo.

Subject to the 4 condition(s) set out in the Schedule attached.

Signed on behalf of Sligo Borough Council.


Janet McNamara
Administrative Officer
PLANNING SECTION

Date: 14/03/14

This permission shall expire **FIVE YEARS** after the date of the grant of permission.

SCHEDULE 1 – REASONS AND CONSIDERATIONS

Having regard to the following:

- i. The provisions of the current Sligo and Environs Development Plan 2010-2016.
- ii. Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora).
- iii. The scale and design of the proposed development.
- iv. The reports from the Area Engineer & the Environment Section.

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2 – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo Borough Council on the 12th of December 2013, except where altered or amended by the conditions in this permission.

Reason: To enable Sligo Borough Council to check the proposed development when completed to reference to approved particulars.

2. (a) Prior to commencement of development, a site specific construction and construction/demolition waste management plan relating to the proposed development shall be submitted for the written agreement of the Planning Authority. This plan shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures, off-site disposal of construction and demolition waste and details of the permitted waste collector.
- (b) All construction and demolition waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a current, valid, waste collection permit for the collection and disposal of construction and demolition waste.
- (c) Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.
- (d) You shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: In the interest of waste management and orderly development.

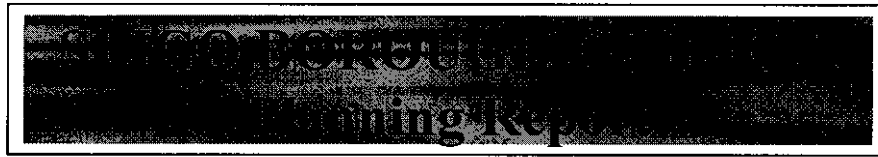
3. No groundworks for construction or landscaping shall take place within 29m of the external perimeter of Monument No. SL 014 – 025 --- Ringfort. Should planting take place within this buffer zone, only plants with shallow root systems shall be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects or archaeological interest.

4. All car-parking spaces on site shall be clearly delineated in accordance with Sligo & Environs Development Plan requirements.

Reason: In the interests of orderly development.

Ref: SW/EC/CQ



RE: PD 13/ 77

TO: Frank Moylan, A/ Senior Planner

APPLICANT: Abbvie Ireland

PROPOSAL: Permission is sought for (a) alteration to part of the south facade of the administration building (b) re-arrangement of car parking areas.

SITE LOCATION: Manorhamilton Road (N16), Ballytivnan, Sligo.

1.0 SITE NOTICE

The site notice was erected on site in accordance with Article 19 (1) of the Planning & Development Regulations 2001 (as amended).

2.0 SITE DESCRIPTION

The subject site is located off the N16 on a site already developed with a multi-purpose facility owned and operated by Abbots Ireland. The overall site comprises a security hut, a two storey laboratory and administration building with pharmaceutical plant facilities/buildings to the north. The overall site of the proposed development is located within both the Sligo County and Sligo Borough Areas. The proposed works are solely located within the County Area.

3.0 DEVELOPMENT DESCRIPTION

The development will consist of the following, (a) alteration to part of the south facade of the administration building (b) re-arrangement of car parking areas and site works associated with the above listed items at the ABBVIE IRELAND Pharmaceutical Campus.

4.0 POLICY - Sligo and Environs Development Plan 2010-2016

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business industrial parks at Finisklin, Oakfield, Rathbraughan/Ballytivan and Doonally (north Fringe).

5.0 PLANNING HISTORY

The applicant has a current planning application PL13/350 with Sligo County Council for the a) construction of a three storey lift extension (height 15.5 metres) to the existing Administration Building, (b) construction of 45sqm new office space in an existing void within the existing Production / Tableting Building, (c) construction of an external covered walkway to connect the Administration

Building to the Tableting Building and the API Building, (d) ancillary works to include for the re-arrangement of carparking areas and site works associated with the above listed items at the ABBVIE IRELAND Pharmaceutical Campus.

PL01/481 (County Council) & PD01-69 (Sligo Borough Council) granting planning permission to Abbots Ireland in 2001 for the following: new pharmaceutical manufacturing facility at Ballytivnan & Rathbraughan. Archaeological monitoring was required as part of this planning permission (Condition No 29).

6.0 PRE PLANNING

Informal pre-planning discussions took place with Frank Moylan A/SP.

7.0 TECHNICAL REPORTS

Water Services – no report to date

Area Engineer – no roads issues

Environment Section – no objection subject to conditions

Road Design – no report to date

8.0 SUBMISSIONS FROM PRESCRIBED BODIES

None

9.0 3RD PARTY SUBMISSIONS OR OBSERVATIONS

No submissions or observations to the development have been received by Sligo County Council

10.0 ENVIRONMENTAL IMPACT ASSESSMENT

An EIS was included in the parent planning applications on site, Sligo County Council no PL 01/481 dated 09/10/2001 and Sligo Borough Council no. PD 01/69 dated 04/09/2001). The proposed development involves (a) alteration to part of the south facade of the administration building (b) re-arrangement of car parking areas and it is considered that the aforementioned works are minor in nature and will not result in any adverse environmental impacts.

11.0 PART V

N/A

12.0 HABITATS DIRECTIVE ASSESSMENT

Having regard to the nature and scale of the proposed development and its remove from the EU designated sites in the Natura 2000 network it is considered that the proposed development on its own or in combination with other projects will not have any impact on such sites and accordingly, that Appropriate Assessment is not required.

13.0 ASSESSMENT

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business industrial parks and it is considered that the proposed development is consistent with the provisions of the Sligo and Environs Development Plan 2010-2016.

It is considered that the proposed development which involves alterations to part of the south facade of the administration building and the re-arrangement of car parking areas will not have an adverse impact on the visual amenities of the area.

The development is located adjacent to Ringfort SL014-025 --- Ringfort. It shall be conditioned that no groundwork's for construction or landscaping shall take place within 20m of the external perimeter of monument.

No increase in floor area proposed therefore development contribution is not applicable

14.0 CONCLUSION

Having regard to the policies of the Sligo and Environs Development Plan 2010-16, the planning history, the established use on the site and the pattern of development in the immediate area, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and will be in accordance with the proper planning and sustainable development of the area

15.0 REASONS AND CONSIDERATIONS

Having regard to the following:

- The provisions of the current Sligo & Environs Development Plan 2012 - 2016 2011-2017
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora)
- The scale and design of the proposed development
- The reports from the Area Engineer & Environment Section

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

16.0 RECOMMENDATION

I recommend planning permission be GRANTED subject to the following conditions:

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo Borough Council on 12th December 2013, except where altered or amended by the conditions in this permission.

Reason: To enable Sligo ^{Borough} ~~County~~ Council to check the proposed development when completed to reference to approved particulars.

2. (a) Prior to commencement of development you shall submit a site specific construction and construction/demolition waste management plan relating to the proposed development for written agreement of the Planning Authority. This plan shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures, off site disposal of construction and demolition waste and details of the permitted waste collector.

(b) All construction and demolition waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a current, valid, waste collection permit for the collection and disposal of construction and demolition waste.

(c) Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.

(d) You shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: In the interest of waste management and orderly development.

3. No groundwork's for construction or landscaping shall take place within 29m of the external perimeter of monument no. SL 014 – 025 --- Ringfort. Should planting take place within this buffer zone only plants with shallow root systems shall be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects or archaeological interest.

4. All car parking spaces on site shall be clearly delineated in accordance with Sligo & Environs Development Plan requirements.

Reason: In the interests of orderly development

Signed: Barry Ward 5/2/14

[Signature]
6/2/14

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Comhairle Chontae Shligigh
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

Abbvie Ireland
Manorhamilton Road
Sligo

Planning Register Number: PL 13/350

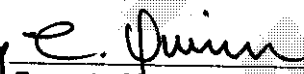
Application Receipt Date: 12/12/2013

Notice is hereby given that the Sligo County Council by Order dated 11/02/2014 GRANTED PERMISSION to the above-named, for development of land, in accordance with the documents lodged, namely:-

(a) construction of a three storey lift extension (height 15.5 metres) to the existing Administration Building, (b) construction of 45sqm new office space in an existing void within the existing Production / Tableting Building, (c) construction of an external covered walkway to connect the Administration Building to the Tableting Building and the API Building, (d) ancillary works to include for the re-arrangement of carparking areas and site works associated with the above listed items at the ABBVIE IRELAND Pharmaceutical Campus at Manorhamilton Road, Rathbraghan TD, Sligo.

Subject to the 8 condition(s) set out in the Schedule attached.

Signed on behalf of Sligo County Council.


Janet McNamara
Administrative Officer
PLANNING SECTION

Date: 14/03/14

This permission shall expire FIVE YEARS from the date of the grant of permission.

SCHEDULE 1 – REASONS AND CONSIDERATIONS

Having regard to the following:

- i. The provisions of the current Sligo & Environs Development Plan 2010-2016.
- ii. Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora).
- iii. The scale and design of the proposed development.
- iv. The reports from the Area Engineer, Environment Section, Development Applications Unit, Dept. of Arts, Heritage & the Gaeltacht & Inland Fisheries Ireland.

It is considered that the proposed development, subject to compliance with the following conditions, would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2 – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on the 12th of December 2013, except where altered or amended by the conditions in this permission.

Reason: To enable Sligo County Council to check the proposed development when completed to reference to approved particulars.

2. External finishes shall be in accordance with the details submitted to Sligo County Council on the 12th of December 2013.

Reason: In the interest of visual amenity.

3. (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.
- (b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.
- (c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to the public road.

4. (a) Prior to commencement of development, a site specific construction and construction/demolition waste management plan relating to the proposed development shall be submitted for the written agreement of the Planning Authority. This plan shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures, off-site disposal of construction and demolition waste and details of the permitted waste collector.
- (b) All construction and demolition waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a current, valid, waste collection permit for the collection and disposal of construction and demolition waste.
- (c) Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.

Ref: BW/EC/CQ

- (d) The applicant shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: In the interest of waste management and orderly development.

5. No groundworks for construction or landscaping shall take place within 20m of the external perimeter of Monument No. SL 014 - 025 --- Ringfort. Should planting take place within this buffer zone, only plants with shallow root systems shall be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

6. (a) Surface water control measures shall be in place to ensure that no polluting discharge to watercourses occur during the construction phase of the development.
(b) Oil interceptors must be in place to treat all surface water from the car park area. These oil interceptors must be maintained on a regular basis.

Reason: In the interest of environmental protection & public health.

7. All car parking spaces on site shall be clearly delineated in accordance with Sligo & Environs Development Plan requirements.

Reason: In the interests of orderly development.

8. Prior to the commencement of development, the developer shall pay the sum of **€324 (Three Hundred & Twenty-Four Euro)** to Sligo Borough Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Sligo Borough made by Sligo Borough Council. The phasing of payments may be agreed in writing with the Planning Authority prior to the commencement of development.

€ 105.30	Roads, Footpaths & Urban Improvements
€ 153.90	Amenity, Open Spaces/Parks, Urban Renewal
€ 64.80	Community/Cultural Development

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

ADVICE NOTE:

- A fire certificate is required for the proposed development. A completed application form for a Fire Safety Certificate shall be submitted to the Building Control Authority together with the required fee, drawings and detailed submission showing that the development complies with Part B of the Second Schedule of the Building Regulations.



RE: PL 13/350

TO: Frank Moylan, A/ Senior Planner

APPLICANT: Abbvie Ireland

PROPOSAL: Permission is sought for a) construction of a three storey lift extension (height 15.5 metres) to the existing Administration Building, (b) construction of 45sqm new office space in an existing void within the existing Production / Tableting Building, (c) construction of an external covered walkway to connect the Administration Building to the Tableting Building and the API Building, (d) ancillary works to include for the re-arrangement of carparking areas and site works associated with the above listed items at the ABBVIE IRELAND Pharmaceutical Campus.

SITE LOCATION: Manorhamilton Road (N16), Ballytivnan, Sligo.

1.0 SITE NOTICE

Roads Engineer has indicated that the site notice was erected on site in accordance with Article 19 (1) of the Planning & Development Regulations 2001 (as amended).

2.0 SITE DESCRIPTION

The subject site is located off the N16 on a site already developed with a multi-purpose facility owned and operated by Abbots Ireland. The overall site comprises a security hut, a two storey laboratory and administration building with pharmaceutical plant facilities/buildings to the north. The overall site of the proposed development is located within both the Sligo County and Sligo Borough Areas. The proposed works are solely located within the County Area.

3.0 DEVELOPMENT DESCRIPTION

The development will consist of the following, a) construction of a three storey lift extension (height 15.5 metres) to the existing Administration Building, (b) construction of 45sqm new office space in an existing void within the existing Production / Tableting Building, (c) construction of an external covered walkway to connect the Administration Building to the Tableting Building and the API Building, (d) ancillary works to include for the re-arrangement of carparking areas and site works associated with the above listed items at the ABBVIE IRELAND Pharmaceutical Campus.

4.0 POLICY - Sligo and Environs Development Plan 2010-2016

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business industrial parks at Finisklin, Oakfield, Rathbraughan/Ballytivan and Doonally (north Fringe).

5.0 PLANNING HISTORY

The applicant has a current planning application PD 13/77 with Sligo Borough Council for (a) alteration to part of the south facade of the administration building (b) re-arrangement of car parking areas.

PL13/19 permission granted for the following,

Amendments and alterations to a previously permitted west extension to existing production / tableting building. Planning application PL12/51. The amendments consist of a reduction in the floor area of the permitted single storey production / tableting building (height 13.5m) by 504 sqm in floor area. The alterations consist of a revised elevation to the production / tableting building and minor revisions to utility mezzanine areas and adjacent site works.

PL12/51 permission granted for the following,

(a) 2 no 3 storey extensions to the existing Administration / Laboratory Building approximately 1661m² in area (height 15.6 meters), located to the east and west of this facility and alterations to the existing south facade;

(b) 2 no single storey extensions approximately 2072m² in area (height 13.5 meters) to the existing Production / Tableting Building with internal mezzanines, located to the east and west of this facility;

(c) an extension to the existing single storey high bay Warehouse (including relocated docks) to the west of the existing 3 storey Manufacturing Building approximately 380m² in area (height 16.6 meters);

(d) the proposed works also include an inter-building 2 storey link approximately 787m² in area (height 13.5 meters) directly located to the west of a proposed link currently subject to planning (planning reference number PL 11/411);

(e) Alterations to building facades to include roof mounted equipment, external stairs and miscellaneous single storey porches to all buildings;

(f) Ancillary works include 42 no additional car spaces and revisions to roads and services, including pipe bridges, bunded tanks with canopy over and revised landscaping.

Under PL11/411 permission granted for a single storey link building 301sqm (height 9.8 meters) with associated roof equipment located between the tableting building and the manufacturing building and minor elevational changes to the tableting building including external lobby to the west 7.4sqm in area, (height 3.75 meters).

Under PL10/126 permission granted for the following.

- An extension of the existing Administration and Laboratory Building, Building 10 to both the west and east comprising additional laboratory and canteen space as well as office and plant space.
- Total floor area increase is 1225 sq.m.
- At ground floor level, the west bay will consist of new laboratory facilities
- The east bay will include new canteen space.
- Both bays will accommodate new office area and utility plant space on the first floor.

- All new works are to be in keeping with the existing building structures in scale, height and general appearance, material specifications and finish colours, with additional curtain walling on the east side.
- The work also provides for additional site signage, fencing, landscaping and site works.

PL01/481 (County Council) & PD01-69 (Sligo Borough Council) granting planning permission to Abbots Ireland in 2001 for the following: new pharmaceutical manufacturing facility at Ballytivnan & Rathbraughan. Archaeological monitoring was required as part of this planning permission (Condition No 29).

6.0 PRE PLANNING

Informal pre-planning discussions took place with Frank Moylan A/SP.

7.0 TECHNICAL REPORTS

Water Services – no objection

Area Engineer – no objection subject to surface water conditions being attached.

Environment Section – No objection subject to conditions

CFO – Fire Safety Certificate required

8.0 SUBMISSIONS FROM PRESCRIBED BODIES

DAU – National Monuments – no objection subject to conditions

EPA- no report to date

DAU – NPWS – no report to date

IFI – no objection subject to conditions

9.0 3RD PARTY SUBMISSIONS OR OBSERVATIONS

No submissions or observations to the development have been received by Sligo County Council

10.0 ENVIRONMENTAL IMPACT ASSESSMENT

An EIS was included in the parent planning applications on site, Sligo County Council no PL 01/481 dated 09/10/2001 and Sligo Borough Council no. PD 01/69 dated 04/09/2001). The proposed development involves the construction of a lift extension, an office, covered walkway and the rearrangement of car parking on site. The aforementioned works are minor in nature and will not result in any adverse environmental impacts.

11.0 PART V

N/A

12.0 HABITATS DIRECTIVE ASSESSMENT

Having regard to the nature and scale of the proposed development and its remove from the EU designated sites in the Natura 2000 network it is considered that the proposed development on its own or in combination with other projects will not have any impact on such sites and accordingly, that Appropriate Assessment is not required.

13.0 ASSESSMENT

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business

industrial parks and it is considered that the proposed development is consistent with the provisions of the Sligo and Environs Development Plan 2010-2016.

It is considered that the proposed development which involves the construction of a lift extension, an office, covered walkway and the rearrangement of car parking on site will not have an adverse impact on the visual amenities of the area.

Development contribution – office 45sqm x 18 = €810 minus 20% water and waste water as this is not the remit of Irish water = €648 minus 50% reduction as per Section 8 of the Development contribution scheme = €324

14.0 CONCLUSION

Having regard to the policies of the Sligo and Environs Development Plan 2010-16, the planning history, the established use on the site and the pattern of development in the immediate area, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and will be in accordance with the proper planning and sustainable development of the area

15.0 REASONS AND CONSIDERATIONS

Having regard to the following:

- The provisions of the current Sligo & Environs Development Plan 2012 - 2016 2011-2017
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora)
- The scale and design of the proposed development
- The reports from the Area Engineer, Environment Section, DAU and the IFI

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

16.0 RECOMMENDATION

I recommend planning permission be GRANTED subject to the following conditions:

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on 12th December 2013, except where altered or amended by the conditions in this permission.

Reason: To enable Sligo County Council to check the proposed development when completed to reference to approved particulars.

2. External finishes shall be in accordance with the details submitted to Sligo County Council on 12th December 2013.

Reason: In the interest of visual amenity

3. (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.

(b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.

(c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to the public road

4. (a) Prior to commencement of development you shall submit a site specific construction and construction/demolition waste management plan relating to the proposed development for written agreement of the Planning Authority. This plan shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures, off site disposal of construction and demolition waste and details of the permitted waste collector.

(b) All construction and demolition waste associated with the development shall be disposed of by a licensed/permitted waste contractor who holds a current, valid, waste collection permit for the collection and disposal of construction and demolition waste.

(c) Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.

(d) You shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: In the interest of waste management and orderly development.

5. No groundworks for construction or landscaping shall take place within 20m of the external perimeter of monument no. SL 014 - 025 --- Ringfort. Should planting take place within this buffer zone only plants with shallow root systems shall be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects or archaeological interest.

6. (a) Surface water control measures shall be in place to ensure that no polluting discharge to watercourses occur during the construction phase of the development.

(b) Oil interceptor's must be in place to treat all surface water from the car park area. These oil interceptors must be maintained on a regular basis.

Reason: In the interest of Environmental protection & public health

7. All car parking spaces on site shall be clearly delineated in accordance with Sligo & Environs Development Plan requirements.

Reason: In the interests of orderly development

8. Prior to the commencement of development the developer shall pay the sum of **€324** to Sligo Borough Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Sligo Borough made by Sligo Borough Council. The phasing of payments may be agreed in writing with the planning authority prior to the commencement of development.

Type of Development	Amount of Contribution
Roads, footpaths and urban improvements	105.30
Amenity, open spaces / parks, urban renewal	153.90
Community / cultural development	64.80
Total	€324.00

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

Barry Ward 5/2/14
Barry Ward
 Executive Planner

Frank Moylan 6/2/14
Frank Moylan
 A/Senior Planner

ADVICE NOTE: A fire certificate is required for the proposed development. A completed application form for a Fire Safety Certificate shall be submitted to the Building Control Authority together with the required fee, drawings and detailed submission showing that the development complies with Part B of the Second Schedule of the Building Regulations.

file

Comhairle Chontae Shligigh
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

AbbVie Ireland NL B.V. (formerly Abbott Ireland)
C/o Jacobs Engineering,
Merrion House,
Merrion Road,
Dublin 4.

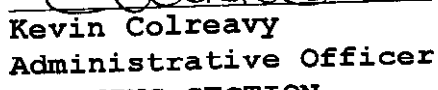
Planning Register Number: PL 13/19
Application Receipt Date: 22/01/2013

Notice is hereby given that the Sligo County Council by Order dated 12/03/2013 GRANTED PERMISSION to the above-named, for development of land, in accordance with the documents lodged, namely:-

amendments and alterations to a previously permitted west extension to existing Production / Tableting Building (planning application reference No PL 12/51 refers). The amendments consist of the reduction in floor area of the permitted single storey Production / Tableting Building (height 13.5 metres) by 504 square metres in floor area. The alterations consist of the revised elevation to the Production / Tableting Building and minor revisions to utility mezzanine areas and adjacent site works. The overall parent facility (planning reference Sligo County Council No PL 01/481 dated 09/10/2001 and planning reference Sligo Borough Council No PD 01/69 dated 04/09/2001 refer) consists of an activity for which a licence under Part IV of The Environmental Protection Agency Act 1992 (as amended for the protection of the Environment Act, 2003) was required and this application has been notified to The Environmental Protection Agency. An EIS was included in the parent planning applications - supplemental environmental reports accompanied the previous application No PL 12/51 at AbbVie Ireland NL B.V. (formerly Abbott Ireland) off the Manorhamilton Road at Ballytivnan & Rathbraughan Townlands, Sligo, Co Sligo.

Subject to the 3 condition(s) set out in the Schedule attached.

Signed on behalf of Sligo County Council.


Kevin Colreavy
Administrative Officer
PLANNING SECTION

Date: 16/04/2013

This permission shall expire FIVE YEARS from the date of the grant of permission.

SCHEDULE 1 – REASONS AND CONSIDERATIONS

Having regard to the following:

- i. The provisions of the current Sligo & Environs Development Plan 2010 – 2016.
- ii. Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora).
- iii. The scale and design of the proposed development.
- iv. The reports from the Area Engineer, Environment Section, Development Applications Unit, Department of Arts, Heritage & the Gaeltacht, National Roads Authority and Environmental Protection Agency.

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2 – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on 22nd January 2013, except where altered or amended by the conditions in this permission.

Reason: To enable Sligo County Council to check the proposed development when completed to reference to approved particulars

2. External finishes shall be in accordance with the details submitted to Sligo County Council on 22nd January 2013.

Reason: In the interest of visual amenity

3. The conditions otherwise attaching to Planning Permission – Register Reference Number PL12/51, which governs the development of this site, shall be complied with in full.

Reason: In the interests of proper planning and development

ADVICE NOTE:

You are advised to consult with the Environmental Protection Agency as your Industrial Pollution Prevention Control (IPPC) licence may need to be reviewed or amended to accommodate the development proposed.

Comhairle Chontae Shligigh
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

Abbott Ireland
C/o Jacobs Engineering,
Merrion House,
Merrion Road,
Dublin 4.

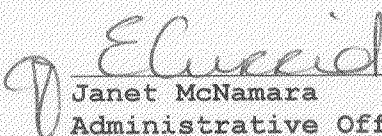
Planning Register Number: PL 12/51

Application Receipt Date: 28/02/2012

Notice is hereby given that the Sligo County Council by Order dated 19/04/2012 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely: - **alterations and extensions to 3 no buildings on the existing Abbott Ireland Pharmaceutical Campus as follows:** - (a) 2 no 3 storey extensions to the existing Administration / Laboratory Building approximately 1661m² in area (height 15.6 metres), located to the east and west of this facility and alterations to the existing south facade; (b) 2 no single storey extensions approximately 2072m² in area (height 13.5 metres) to the existing Production / Tableting Building with internal mezzanines, located to the east and west of this facility; (c) an extension to the existing single storey high bay Warehouse (including relocated docks) to the west of the existing 3 storey Manufacturing Building approximately 380m² in area (height 16.6 metres); (d) the proposed works also include an inter-building 2 storey link approximately 787m² in area (height 13.5 metres) directly located to the west of a proposed link currently subject to planning (planning reference number PL 11/411); (e) alterations to building facades to include roof mounted equipment, external stairs and miscellaneous single storey porches to all buildings; (f) ancillary works include 42 no additional car spaces and revisions to roads and services, including pipe bridges, bunded tanks with canopy over and revised landscaping. The overall parent facility (planning reference Sligo County Council no PL 01/481 dated 09/10/2001 and planning reference Sligo Borough Council no PD 01/69 dated 04/09/2001) consists of an activity for which a licence under Part IV of The Environmental Protection Agency Act 1992 (as amended for the protection of the Environment Act 2003) was required and this application has been notified to the Environmental Protection Agency. An EIS was included in the parent planning applications. Supplemental environmental reports accompany this application (A concurrent application has been made to Sligo Borough Council) at Abbott Ireland off the Manorhamilton Road located within the Ballytivnan & Rathbraghan Townlands within the administrative districts of Sligo County Council and Sligo Borough Council at Ballytivnan & Rathbraghan, Sligo, Co Sligo.

Subject to the 21 condition(s) set out in the Schedule attached.

Signed on behalf of Sligo County Council.


Janet McNamara
Administrative Officer
PLANNING SECTION

Date: 22/05/2012

SCHEDULE 1 – REASONS AND CONSIDERATIONS

Having regard to the following:

- (a) The provisions of the current Sligo & Environs Development Plan 2010 – 2016.
- (b) Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora).
- (c) The scale and design of the proposed development.
- (d) The reports from the Area Engineer, Water Services Section, Environment Section, Development Applications Unit, Dept. of Arts, Heritage & the Gaeltacht & Inland Fisheries Ireland.

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2 – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on the 28th of February 2012, except where altered or amended by conditions in this permission.

Reason: To enable Sligo County Council to check the proposed development when completed to reference to approved particulars.

2. External finishes shall be in accordance with the details submitted to Sligo County Council on the 28th of February 2012.

Reason: In the interest of visual amenity.

3. No further signage or advertisement shall be erected or displayed within the curtilage of the site, except with a prior grant of planning permission.

Reason: In the interests of the visual amenities of the area.

4. (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.
- (b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.
- (c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to the public road.

5. No development over or alteration shall take place to the alignment or level of an existing public sewer or water main without the prior consent of Sligo County Council. In the case of the sewer or water main requiring alteration, proposals shall be submitted to and agreed with in writing to the Sanitary Services Section of Sligo County Council prior to the commencement of development.

Reason: In the interest of public health & orderly development.

Ref: BW/EC/CQ

6. No surface water/rainwater shall discharge into the foul sewer system. All surface water generated due to the proposed car parking areas and surface water from roof areas shall be diverted to the dedicated storm network and retention lagoon on site. Prior to commencement, the developer shall demonstrate in tabular format that the retention lagoon on site has sufficient capacity to cater for the increased run-off generated on site and submit the details to Sligo County Council for written agreement. Calculations shall be carried out for a 1 in 50 year storm event.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development.

7. All discharges from the retention lagoon to the public storm network shall be controlled by a flow control device at a rate of 5 l/s/ha. Details of the flow control device shall be submitted to Sligo County Council prior to the commencement of development for written agreement.

Reason: In the interest of public health & orderly development.

8. Prior to the commencement of development, the following details shall be submitted for the written agreement of Sligo County Council:
- (a) Proposals for discharging to the Local Authority sewer in dry weather flow conditions and at night as the Local Authority foul sewer is currently at capacity during storm events.
 - (b) Precise details in relation to the installation of a flow control device.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development.

9. The surface water, foul sewer and manholes etc. shall be constructed, laid and tested in accordance with the requirements of "Recommendations for site development works for Housing Areas 1998" published by the Department of the Environment.

Reason: To ensure the development is properly completed.

10. (a) All water for toilets/washing shall be supplied from storage tanks located within the development.
- (b) Water storage facilities sufficient for 24 hours maximum demand shall be installed at the development.

Reason: In the interest of orderly development.

11. Prior to commencement of development, a Construction Management Plan shall be submitted for the written agreement of Sligo County Council. This shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures and off-site disposal of construction waste.

Reason: In the interests of amenities and public safety.

12. Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.

Reason: In the interests of amenities and public safety.

13. You shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development.

14. An inspection manhole shall be located on the storm water drain prior to it discharging off site.

Reason: In the interest of orderly development.

15. An inspection manhole shall be located on the foul water drain prior to it discharging off site.

Reason: In the interest of orderly development.

16. Prior to the commencement of development, the developer shall submit for the written agreement of Sligo County Council, details of a long term maintenance contract which shall be put in place to ensure regular removal and appropriate disposal of hydrocarbon pollutant and sediment build up within the interceptors and the settlement tanks, as well as the replacement of the coalescer foam layers as required. This operation should only be carried out by a waste disposal contractor who holds a current, valid, waste collection permit.

Reason: In the interest of public health & orderly development.

17. (a) All fuel or chemical storage tanks shall be bunded to 110% capacity of the largest tank. The bunded area should also be covered over to minimize the requirement to dispose of contaminated rainwater collecting in the bund.

(b) Spillage control requirement e.g. booms and suitable absorbent materials shall be in place at designated locations to contain any accidental spillage.

Reason: In the interest of environmental protection.

18. An Emergency Response Plan shall be implemented for use in the event of a major pollution incident. Inland Fisheries Ireland Ballina shall be included as a notifiable body in this plan.

Reason: In the interest of public health & orderly development.

19. All car-parking spaces on site shall be delineated in accordance with the requirements of the Sligo & Environs Development Plan.

Reason: In the interest of traffic safety.

Ref: BW/EC/CQ

20. No ground works for construction or landscaping shall take place within 20 meters of the external perimeter of monument no. SL014-025--Ringfort. Should planting take place within this buffer zone, only plants with shallow root systems should be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

21. Prior to the commencement of development, the developer shall pay the sum of **€74,408 (Seventy-Four Thousand, Four Hundred & Eight Euro)** to Sligo County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Sligo County made by Sligo County Council. The phasing of payments may be agreed in writing with the Planning Authority prior to the commencement of development.

€ 19,346	Roads, Footpaths & Urban Improvements
€ 14,882	Water & Wastewater Facilities
€ 28,275	Amenity, Open Spaces/Parks, Urban Renewal
€ 11,905	Community/Cultural Development

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

Comhairle Bhuirg Shligigh
(SLIGO BOROUGH COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

Abbott Ireland
C/o Jacobs Engineering (Ireland) Ltd.,
Merrion House,
Merrion Road,
Dublin 4

Planning Register Number: PD 12/12

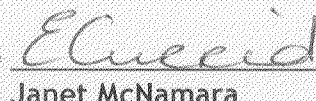
Application Receipt Date: 28/02/2012

Notice is hereby given that the Sligo Borough Council by Order dated 19/04/2012 GRANTED PERMISSION to the above-named, for development of land, in accordance with the documents lodged, namely:-

alterations and extensions to 3 no buildings on the existing Abbott Ireland Pharmaceutical Campus as follows: - (a) 2 no 3 storey extensions to the existing Administration / Laboratory Building approximately 1661m² in area (height 15.6 metres), located to the east and west of this facility and alterations to the existing south facade; (b) 2 no single storey extensions approximately 2072m² in area (height 13.5 metres) to the existing Production / Tableting Building with internal mezzanines, located to the east and west of this facility; (c) an extension to the existing single storey high bay Warehouse (including relocated docks) to the west of the existing 3 storey Manufacturing Building approximately 380m² in area (height 16.6 metres); (d) the proposed works also include an inter-building 2 storey link approximately 787m² in area (height 13.5 metres) directly located to the west of a proposed link currently subject to planning (planning reference number PL 11/411); (e) alterations to building facades to include roof mounted equipment, external stairs and miscellaneous single storey porches to all buildings; (f) ancillary works include 42 no additional car spaces and revisions to roads and services, including pipe bridges, bunded tanks with canopy over and revised landscaping. The overall parent facility (planning reference Sligo County Council no PL 01/481 dated 09/10/2001 and planning reference Sligo Borough Council no PD 01/69 dated 04/09/2001) consists of an activity for which a licence under Part IV of The Environmental Protection Agency Act 1992 (as amended for the protection of the Environment Act 2003) was required and this application has been notified to the Environmental Protection Agency. An EIS was included in the parent planning applications. Supplemental environmental reports accompany this application (A concurrent application has been made to Sligo County Council) at Abbott Ireland off the Manorhamilton Road located within the Ballytivnan & Rathbraghan Townlands within the administrative districts of Sligo County Council and Sligo Borough Council at Ballytivnan & Rathbraghan, Sligo, Co Sligo.

Subject to the 23 condition(s) set out in the Schedule attached.

Signed on behalf of Sligo Borough Council.


Janet McNamara
Administrative Officer
PLANNING SECTION

23/05/2012

SCHEDULE 1 – REASONS AND CONSIDERATIONS

Having regard to the following:

- (a) The provisions of the current Sligo & Environs Development Plan 2010 – 2016.
- (b) Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora).
- (c) The scale and design of the proposed development.
- (d) The reports from the Area Engineer, Water Services Section, Environment Section, Development Applications Unit, Dept. of Arts, Heritage & the Gaeltacht & Inland Fisheries Ireland.

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

SCHEDULE 2 – SCHEDULE OF CONDITIONS

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo Borough Council on the 28th of February 2012, except where altered or amended by conditions in this permission.

Reason: To enable Sligo Borough Council to check the proposed development when completed to reference to approved particulars.

2. External finishes shall be in accordance with the details submitted to Sligo Borough Council on the 28th of February 2012.

Reason: In the interest of visual amenity.

3. No further signage or advertisement shall be erected or displayed within the curtilage of the site, except with a prior grant of planning permission.

Reason: In the interests of the visual amenities of the area.

4. (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.

(b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.

(c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to the public road.

5. No development over or alteration shall take place to the alignment or level of an existing public sewer or water main without the prior consent of Sligo Borough Council. In the case of the sewer or water main requiring alteration, proposals shall be submitted to and agreed with in writing to the Sanitary Services Section of Sligo Borough Council prior to the commencement of development.

Reason: In the interest of public health & orderly development.

Ref: BW/EC/CQ

6. No surface water/rainwater shall discharge into the foul sewer system. All surface water generated due to the proposed car parking areas and surface water from roof areas shall be diverted to the dedicated storm network and retention lagoon on site. Prior to commencement, the developer shall demonstrate in tabular format that the retention lagoon on site has sufficient capacity to cater for the increased run-off generated on site and submit the details to Sligo Borough Council for written agreement. Calculations shall be carried out for a 1 in 50 year storm event.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development.

7. All discharges from the retention lagoon to the public storm network shall be controlled by a flow control device at a rate of 5 l/s/ha. Details of the flow control device shall be submitted to Sligo Borough Council prior to the commencement of development for written agreement.

Reason: In the interest of public health & orderly development.

8. Prior to the commencement of development, the following details shall be submitted for the written agreement of Sligo Borough Council:

- (a) Proposals for discharging to the Local Authority sewer in dry weather flow conditions and at night as the Local Authority foul sewer is currently at capacity during storm events.
- (b) Precise details of the flow control device proposed on site.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development.

9. The surface water, foul sewer and manholes etc. shall be constructed, laid and tested in accordance with the requirements of "Recommendations for site development works for Housing Areas 1998" published by the Department of the Environment.

Reason: To ensure the development is properly completed.

- 10. (a) All water for toilets/washing shall be supplied from storage tanks located within the development.
- (b) Water storage facilities sufficient for 24 hours maximum demand shall be installed at the development.

Reason: In the interest of orderly development.

11. Prior to commencement of development, a Construction Management Plan shall be submitted for the written agreement of Sligo Borough Council. This shall provide details of intended construction practice for the development, including measures to protect groundwater and surface water, noise, dust & dirt management measures and off-site disposal of construction waste.

Reason: In the interests of amenities and public safety.

12. Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.

Reason: In the interests of amenities and public safety.

13. You shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development.

14. An inspection manhole shall be located on the storm water drain prior to it discharging off site.

Reason: In the interest of orderly development.

15. An inspection manhole shall be located on the foul water drain prior to it discharging off site.

Reason: In the interest of orderly development.

16. Prior to the commencement of development, the developer shall submit for the written agreement of Sligo Borough Council details of a long term maintenance contract which shall be put in place to ensure regular removal and appropriate disposal of hydrocarbon pollutant and sediment build up within the interceptors and the settlement tanks, as well as the replacement of the coalescer foam layers as required. This operation should only be carried out by a waste disposal contractor who holds a current, valid, waste collection permit.

Reason: In the interest of public health & orderly development.

17. (a) All fuel or chemical storage tanks shall be bunded to 110% capacity of the largest tank. The bunded area should also be covered over to minimize the requirement to dispose of contaminated rainwater collecting in the bund.

(b) Spillage control requirement e.g. booms and suitable absorbent materials shall be in place at designated locations to contain any accidental spillage.

Reason: In the interest of environmental protection.

18. An Emergency Response Plan shall be implemented for use in the event of a major pollution incident. Inland Fisheries Ireland Ballina shall be included as a notifiable body in this plan.

Reason: In the interest of public health & orderly development.

19. All car-parking spaces on site shall be delineated in accordance with the requirements of the Sligo & Environs Development Plan.

Reason: In the interest of traffic safety.

Ref: BW/EC/CQ

20. Prior to the commencement of development, a traffic management plan for the construction phase of the development shall be submitted for the written agreement of Sligo Borough Council.

Reason: In the interest of traffic safety and orderly development.

21. (a) Queuing or marshalling of delivery / works vehicles, whether during construction phase or thereafter, will not be permitted on the N16 National Primary Road.
- (b) The wheels and underside of all construction traffic leaving the site shall be cleaned to prevent soiling of public roads. In the event that public roads in the surrounding area become soiled by construction traffic from the site, these roads shall be cleaned immediately at the developer's expense.

Reason: In the interest of traffic safety and orderly development.

22. No ground works for construction or landscaping shall take place within 20 meters of the external perimeter of monument no. SL014-025---Ringfort. Should planting take place within this buffer zone, only plants with shallow root systems should be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

23. Prior to the commencement of development, the developer shall pay the sum of **€28,148 (Twenty-Eight Thousand, One Hundred & Forty-Eight Euro)** to Sligo Borough Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Sligo Borough made by Sligo Borough Council. The phasing of payments may be agreed in writing with the Planning Authority prior to the commencement of development.

€ 7,318	Roads, Footpaths & Urban Improvements
€ 5,630	Water & Wastewater Facilities
€10,696	Amenity, Open Spaces/Parks, Urban Renewal
€ 4,504	Community/Cultural Development

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

SLIGO COUNTY COUNCIL

Planning Report

PL 12/51
12th April 2012

TO: Frank Moylan, A/ Senior Planner

APPLICANT: Abbot Ireland

PROPOSAL: Permission is sought for alterations and extensions to 3 no buildings on the existing Abbott Ireland Pharmaceutical Campus as follows:

- (a) 2 no 3 storey extensions to the existing Administration / Laboratory Building approximately 1661m² in area (height 15.6 meters), located to the east and west of this facility and alterations to the existing south facade;
- (b) 2 no single storey extensions approximately 2072m² in area (height 13.5 meters) to the existing Production / Tableting Building with internal mezzanines, located to the east and west of this facility;
- (c) an extension to the existing single storey high bay Warehouse (including relocated docks) to the west of the existing 3 storey Manufacturing Building approximately 380m² in area (height 16.6 meters);
- (d) the proposed works also include an inter-building 2 storey link approximately 787m² in area (height 13.5 meters) directly located to the west of a proposed link currently subject to planning (planning reference number PL 11/411);
- (e) alterations to building facades to include roof mounted equipment, external stairs and miscellaneous single storey porches to all buildings;
- (f) ancillary works include 42 no additional car spaces and revisions to roads and services, including pipe bridges, bunded tanks with canopy over and revised landscaping.

The overall parent facility (planning reference Sligo County Council no PL 01/481 dated 09/10/2001 and planning reference Sligo Borough Council no PD 01/69 dated 04/09/2001) consists of an activity for which a license under Part IV of The Environmental Protection Agency Act 1992 (as amended for the protection of the Environment Act 2003) was required and this application has been notified to the Environmental Protection Agency. An EIS was included in the parent planning applications. Supplemental environmental reports accompany this application

(A concurrent application has been made to Sligo Borough Council) at Abbott Ireland off the Manorhamilton Road located within the

Ballytivnan & Rathbraghan Townlands within the administrative districts of Sligo County Council and Sligo Borough Council

SITE LOCATION: Manorhamilton Road (N16), Ballytivnan, Sligo.

1.0 SITE NOTICE

Present and Valid

2.0 SITE DESCRIPTION

The subject site is located off the N16 on a site already developed with a multi-purpose facility owned and operated by Abbots Ireland. The overall site comprises a single storey security hut, a two storey laboratory and administration building with pharmaceutical plant facilities/buildings to the north. The site of the proposed development is located within both the Sligo County and Sligo Borough Areas.

3.0 DEVELOPMENT DESCRIPTION

The development will consist of the following:

- (a) 2 no 3 storey extensions to the existing Administration / Laboratory Building approximately 1661m² in area (height 15.6 meters), located to the east and west of this facility and alterations to the existing south facade;
- (b) 2 no single storey extensions approximately 2072m² in area (height 13.5 meters) to the existing Production / Tableting Building with internal mezzanines, located to the east and west of this facility;
- (c) an extension to the existing single storey high bay Warehouse (including relocated docks) to the west of the existing 3 storey Manufacturing Building approximately 380m² in area (height 16.0 meters);
- (d) the proposed works also include an inter-building 2 storey link approximately 787m² in area (height 13.5 meters) directly located to the west of a proposed link currently subject to planning (planning reference number PL 11/411);
- (e) alterations to building facades to include roof mounted equipment, external stairs and miscellaneous single storey porches to all buildings;
- (f) ancillary works include 42 no additional car spaces and revisions to roads and services, including pipe bridges, bunded tanks with canopy over and revised landscaping.

The overall parent facility (planning reference Sligo County Council no PL 01/481 dated 09/10/2001 and planning reference Sligo Borough Council no PD 01/69 dated 04/09/2001) consists of an activity for which a license under Part IV of The Environmental Protection Agency Act 1992 (as amended for the protection of the Environment Act 2003) was required and this application has been notified to the Environmental Protection Agency. An EIS was included in the parent planning applications. Supplemental environmental reports accompany this application.

A concurrent planning application relating to the adjacent lands located inside the administrative boundary between Sligo County Council and Sligo Borough Council has been submitted to Sligo Borough Council PD12/12. The area of the proposed works within the Sligo Borough area is 1236sqm.

4.0 POLICY - Sligo and Environs Development Plan 2010-2016

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business industrial parks at Finisklin, Oakfield, Rathbraughan/Ballytivan and Doonally (north Fringe).

5.0 PLANNING HISTORY

Under PL11/411 permission granted for a single storey link building 301sqm (height 9.8 meters) with associated roof equipment located between the tableting building and the manufacturing building and minor elevational changes to the tableting building including external lobby to the west 7.4sqm in area, (height 3.75 meters).

Under PL10/126 permission granted for the following.

- An extension of the existing Administration and Laboratory Building, Building 10 to both the west and east comprising additional laboratory and canteen space as well as office and plant space.
- Total floor area increase is 1225 sq.m.
- At ground floor level, the west bay will consist of new laboratory facilities
- The east bay will include new canteen space.
- Both bays will accommodate new office area and utility plant space on the first floor.
- All new works are to be in keeping with the existing building structures in scale, height and general appearance, material specifications and finish colours, with additional curtain walling on the east side.
- The work also provides for additional site signage, fencing, landscaping and site works.

PL01/481 (County Council) & PD01/69 (Sligo Borough Council) granting planning permission to Abbots Ireland in 2001 for the following: new pharmaceutical manufacturing facility at Ballytivan & Rathbraughan. Archaeological monitoring was required as part of this planning permission (Condition No 29).

6.0 PRE PLANNING

Pre-planning discussions took place with Frank Moylan A/SP.

7.0 TECHNICAL REPORTS

Water Services – no objection subject to conditions

Area Engineer – no objection subject to surface water conditions being attached and that an adequate number of car parking spaces has been provided.

Environment Section – This facility has an IPPC licence issued by the EPA; all environmental aspects of the facility are regulated by the EPA. No objection to the proposed development subject to the attached conditions

CFO – no report to date.

Road Design – no report to date.

Heritage Officer - no report to date.

8.0 SUBMISSIONS FROM PRESCRIBED BODIES

NRA – Planning Authority abide by the official national policy in relation to development on / affecting national roads.

Inland Fisheries Eireann – A tributary of the Bellanurly Stream flows through the site, ultimately forming part of the Doonally River catchment. The River contains a healthy stock of brown trout and also gets a run of sea-trout during summer months. It is vital that

the ecological and physico-chemical status of the river is not adversely impacted upon by the proposed works. The Western River Basin District – River Basin Management Plan has also designated this water course as of overall good status. Recommends that conditions be included.

An Taisce – no report to date

Heritage Council – no report to date

DAU – Parks & Wildlife – no report to date

DAU – National Monuments – Notes that the proposed development is located adjacent to SL014-025- -Ringfort. No archaeological objection subject to condition being included.

Faite Ireland - no report to date

9.0 3RD PARTY SUBMISSIONS OR OBSERVATIONS

No submissions or observations to the development have been received by Sligo County Council

10.0 ENVIRONMENTAL IMPACT ASSESSMENT

An EIS was included in the parent planning applications on site, Sligo County Council no PL 01/481 dated 09/10/2001 and Sligo Borough Council no. PD 01/69 dated 04/09/2001). Supplemental environmental reports accompany this application. See assessment below.

11.0 PART V

N/A

12.0 HABITATS DIRECTIVE ASSESSMENT

The applicant has submitted a Stage 1 screening report which outline the following,

The subject site is located 1.5km from Sligo Harbour and its associated designated sites Cummeen Strand, Special Protection Area (SPA) Site Code: 004035 and Cummeen Strand / Drumcliff Bay Special Area of Conservation (SAC) Site Code 000627.

Proposed Development Site

The development consists of alterations and extensions to the existing Abbott facility.

Relevant SPA:

Site code Site name	Qualifying interests [code] [scientific species name] [common name]	Conservation objectives	Threats to site integrity
IE 004035 Cummeen Strand	Site is selected for: Light-bellied Brent Goose Additional Special Conservation Interests: Oystercatcher Redshank Wetland & Waterbirds	To maintain the special conservation interests for this SPA at favourable conservation status: Light-bellied Brent Goose, Oystercatcher, Redshank, Wetland	Direct and indirect impacts to the habitats of the bird species of conservation interests (loss of habitat) Direct loss of habitat to development

		& Waterbirds.	Water quality/pollution Disturbance including recreation/amenity use
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Relevant SAC,

Site code Site name	Qualifying interests [code] [habitat] [code] [scientific species name] [common name]	Conservation objectives	Threats to site integrity
IE 000627 Cumeen Strand/Drum cliff Bay (Sligo Bay)	1130 Estuaries 1140 Mudflats and sandflats not covered by seawater at low tide 2110 Embryonic shifting dunes 2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) 2130 Fixed coastal dunes with herbaceous vegetation (grey dunes) 7220 Petrifying springs with tufa formation (Cratoneurion) 5130 <i>Juniperus communis</i> formations on heaths or calcareous grasslands 1365 <i>Phoca vitulina</i> Common Seal 1014 <i>Vertigo angustior</i> Narrow-mouthed Whorl Snail	To maintain the Annex I habitats for which the cSAC has been selected at favourable conservation status: Estuaries; Mudflats and sandflats not covered by seawater at low tide; Embryonic shifting dunes; Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes); Fixed coastal dunes with herbaceous vegetation (grey dunes); Petrifying springs with tufa formation (Cratoneurion) To maintain the Annex II species for which the cSAC has been selected at favourable conservation status: <i>Vertigo angustior</i> ; <i>Phoca vitulina</i> To maintain the extent, species richness and biodiversity of the entire site To establish effective liaison and co-operation with landowners, legal users and relevant authorities.	Decrease in water quality/Increased pollution Development of marinas and ports Disturbance to marine mammals Dumping at sea Direct loss of habitat to development Recreational/amenity use Agricultural improvements/Reclamation Drainage/Changes in local hydrology including water abstraction Erosion (natural and anthropogenic) Agricultural abandonment Overgrazing/undergrazing Bracken and scrub encroachment Tourism related development

Other Plans and Projects:

SCDP 20011-2017, SEDP 2010-2016, NPWS Conservation Management Plan, Local Planning Applications

Screening Process:

The screening report concludes that a stage 2 Appropriate Assessment is not required in relation to the impact of the proposed development on Cummeen Strand, Special Protection Area (SPA) Site Code: 004035 and Cummeen Strand / Drumcliff Bay Special Area of Conservation (SAC) Site Code 00062 for the following reasons,

- All emissions from the site both during construction and operational phase are strictly controlled by the existing Environmental Management System and the IPPCL.
- During the construction phase all works will be subject to the existing Abbott Environmental Management System
- All contractors have to complete Environmental, Health & Safety Induction on arrival to site.
- Best practice will be implemented at all times in relation to any activities that may impact on surface water (stream and river) or riparian habitats.
- The disturbance of riparian habitats will be avoided.
- The guidance document "Requirement for the Protection of Fisheries Habitat during Construction and Development Works at River Sites" will be consulted when planning to undertake works on site.
- A comprehensive environmental management system is in operation to ensure staffs on site are suitably trained.

It is the consideration of the Planning Authority that having regard to the nature of the proposed development which involves alterations and extensions to the existing Abbott facility and the fact that no land is being taken from the SPA / SAC, it is considered that the proposed development will have no negative impact on the SPA or upon the species therein and will not give rise to pollution resulting in a deterioration of the water quality nor loss of habitats within the SAC and therefore a Stage 2 Appropriate Assessment is not required.

13.0 ASSESSMENT

13.1 Sligo and Environs Development Plan 2010-2016

The subject site is zoned for BITP in the Sligo and Environs Development Plan 2010-2016 – the zoning objective for which is as follows: to promote the development of office based businesses, technology companies and industrial units in dedicated business industrial parks and it is considered that the proposed development is consistent with the provisions of the Sligo and Environs Development Plan 2010-2016.

13.2 Architectural Planning Report

The proposed extension to the facility is to accommodate production capability of an oral solid dosage known as the Macero product. Building massing, shapes and heights along with external finishes, colours and materials have been selected to lend with the skyline and the local landscape. There is no objection to the design and external finishes of the proposed extensions.

13.3 Environmental Impact Statement

An EIS was included in the parent planning applications on site, Sligo County Council no. PL 01/481 dated 09/10/2001 and Sligo Borough Council no. PD 01/69 dated 04/09/2001). Supplemental environmental reports accompany this application under the following headings,

13.3.1 Landscape & Visual Impact Assessment

The report concludes that landscape and visual impacts will be localised and will create significant or adverse impacts. Effects will be concentrated on a short section of the N16 but these will be largely mitigated by existing screening, the layout of the site and the established colour scheme. It is the consideration of the Planning Authority that the proposed development will not have an adverse impact on the visual amenities of the area

13.3.2 Soils, Geology and Hydrology Assessment

Potential impacts during the construction and operational phases have been identified and the following mitigation measures have been proposed,

- Soil which is excavated and not reused shall be removed by a permitted / licensed waste contractor.
- All excavated soils will be visually assessed for signs of possible contamination.
- All fuels, oils, solvents and paints used during construction will be stored within specially constructed, dedicated, temporary bunded areas or in bunded containers.
- Refuelling of vehicles and the addition of hydraulic oils or lubricants to vehicles will take place in a designated area of the site.
- Concrete will be mixed off-site and imported to the site.
- An appropriately sized hydrocarbon interceptor will be used to contain any hydrocarbons.
- A regular inspection and maintenance / desludging programme will be implemented.
- All bunds shall conform to standard bunding specifications –BS8007 – 1987.
- Groundwater monitoring will continue to be monitored bi-annually as part of the AIPO IPPC licence monitoring requirements.

13.3.3 Air Quality & Climate Assessment

The report concludes that the impact of the proposed development on air quality and climate will be insignificant and recommends the following measures to mitigate significant impacts,

- A dust minimisation plan has been formulated.
- Compliance with EU legislation in relation to traffic derived pollutants.
- An air dispersion modelling study show that the residual impacts of the proposed development on air quality and climate will be insignificant.

13.3.4 Hydrology Assessment

Surface water – The existing surface water collection system drains to a retention pond via a hydrocarbon interceptor which discharges to an on-site stream via a flow control device and is continuously monitored as per AIPO IPPC licence. Surface water from the proposed extensions will discharge to the same surface water drainage system.

Waste water – The domestic wastewater is discharged to the S.C.C sewer and as part of the IPPC licence process wastewater is also discharged to the sewer depending on contamination concentration. The remainder of the process wastewater is disposed of offsite by a licence / permitted waste contractor. There is the potential for leaks in the sewer network during the construction stage and it is proposed to include the requirement

for a detailed method statement from contractors detailing the procedures for re-routing the sewer during the construction phase.

Water Supply – The site is currently supplied by the S.C.C. water supply. There is the potential for leaks or contamination of the water mains during the construction stage and it is proposed to include the requirement for a detailed method statement from contractors detailing the procedures connecting to the water mains.

13.3.5 Noise Assessment

The IPPC licence sets the noise criteria at noise sensitive locations around the site. The noise sensitive locations in the vicinity of the site are predicted to remain essentially unchanged by the proposed development in terms of the day to day operations of the site and the associated noise impact is not deemed to be significant.

13.4 Archaeology

The EIS submitted with the previous planning permission on the site (PL01/481 & PD01-69) addressed the archaeological impacts on the site. Archaeological testing and monitoring was required as part of the permission which included the subject site and a report was submitted to the Planning Authority regarding same. It is considered that no further condition is necessary at this stage.

13.5 Traffic Impact Assessment.

The assessment states that during the construction phase it is expected that 180 construction staff per day will be required on site and that when finished the proposed extensions will increase staff levels by around 75 persons. The assessment concludes that the two key junctions adjacent to the site will continue to operate safely and within capacity throughout the construction phase. The development is not expected to impact upon pedestrian or cycle provision in the area.

13.6 Car Parking

Table 16.C Vehicle parking requirements, states that Manufacturing / light industry requires 1 no. car parking space per 50sqm.

Proposed floor area within the County area 3,806sqm plus the proposed floor area within the Borough area 1,236sqm = 5,042sqm overall.

5,042sqm requires 101 car parking spaces.

The applicant has proposed to provide 42 no. spaces under the current application. While it is acknowledged that there is a short fall of 59 no. spaces, it was noted that there is adequate existing car parking facilities within the development to cater for the shortfall.

13.7 Development contribution

Commercial – 74,408 – see attached sheet for basis of calculation

13.8 Conclusion

The proposed extension to the facility is to accommodate production capability of an oral solid dosage known as the Macro product. Having regard to the policies of the Sligo and Environs Development Plan 2010-16, the planning history, the established use on the site and the pattern of development in the immediate area, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and will be in accordance with the proper planning and sustainable development of the area

14.0 REASONS AND CONSIDERATIONS

Having regard to the following:

- The provisions of the current Sligo & Environs Development Plan 2012 - 2016 2011-2017
- Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora)
- The scale and design of the proposed development
- The reports from the Area Engineer, Water Services, Environment Section, DAU and IFI.

It is considered that the proposed development, subject to compliance with the following conditions would be in accordance with the proper planning and sustainable development of the area.

15.0 RECOMMENDATION

I recommend planning permission be **GRANTED** subject to the following conditions:

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on 28th February 2012, except where altered or amended by the conditions in this permission.

REASON: To enable Sligo County Council to check the proposed development when completed to reference to approved particulars.

2. External finishes shall be in accordance with the details submitted to Sligo County Council on 28th February 2012.

REASON: In the interest of visual amenity

3. No further signage or advertisement shall be erected or displayed within the curtilage of the site, except with a prior grant of planning permission.

REASON: In the interests of visual amenities of the area.

4. (a) Proper provision shall be made to ensure that no surface water is diverted or allowed to flow onto the adjoining public road.

(b) Provision shall be made for the interception and disposal of surface water that may flow off the public road onto site as a result of this development.

(c) The existing road drainage system shall not be obstructed by the development.

Reason: In the interest of road safety and to prevent damage to the public road

5. No development over or alteration shall take place to the alignment or level of an existing public sewer or water main without the prior consent of Sligo County Council. In the case of the sewer or water main requiring alteration proposals shall be submitted to and agreed with in writing to the Sanitary Services Section of Sligo County Council prior to the commencement of development.

Reason: In the interest of public health & orderly development

6. No surface water/rainwater shall discharge into the Foul Sewer system. All surface water generated due to the proposed car parking areas and surface water from roof areas shall be diverted to the dedicated storm network and retention lagoon on site. Prior to commencement the you shall demonstrate in tabular format that the retention lagoon on site has sufficient capacity to cater for the increased run-off generated on site and submit the details to Sligo County Council for written agreement. Calculations shall be carried out for a 1 in 50 year storm event.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development

7. All discharges from the retention lagoon to the public storm network shall be controlled by a flow control device at a rate of 5 l/s/ha. Details of the flow control device shall be submitted to Sligo County Council prior to commencement of development for written agreement.

Reason: In the interest of public health & orderly development

8. Prior to the commencement of development you shall submit the following details for the written agreement of Sligo County Council:
 - (a) Proposals for discharging to the local Authority sewer in dry weather flow conditions and at night as the Local Authority foul sewer is currently at capacity during storm events.
 - (b) Precise details in relation to the installation of a flow control device

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development

9. The surface water and foul sewer and manholes etc. shall be constructed, laid and tested in accordance with the requirements of "Recommendations for site development works for Housing Areas 1998" published by the Department of the Environment.

Reason: To ensure the development is properly completed

10. (a) All water for toilets/washing shall be supplied from storage tanks located within the development.
- (b) Water storage facilities sufficient for 24 hours maximum demand shall be installed at the development.

Reason: In the interest of orderly development

11. Prior to commencement of development a Construction Management Plan shall be submitted for written agreement of the Sligo County Council. This shall provide details of intended construction practice for the development, including

measures to protect groundwater and surface water, noise, dust & dirt management measures and off site disposal of construction waste.

Reason: In the interests of amenities and public safety

12. Site construction work that may generate noise shall only take place between the hours of 8.00am to 6.00pm Monday to Friday excluding public holidays and between 9.00am and 5.00pm on Saturdays.

Reason: In the interests of amenities and public safety

13. You shall ensure that adequate measures are taken on site during construction works to ensure that surface and ground waters are adequately protected from contamination by construction materials and/or wastes.

Reason: To ensure satisfactory disposal of all surface water & in the interest of orderly development

14. An inspection manhole shall be located on the storm water drain prior to it discharging off site.

Reason: In the interest of orderly development

15. An inspection manhole shall be located on the foul water drain prior to it discharging off site.

Reason: In the interest of orderly development

16. Prior to the commencement of development you shall submit for the written agreement of Sligo County Council details of a long term maintenance contract which shall be put in place to ensure regular removal and appropriate disposal of hydrocarbon pollutant and sediment build up within the interceptors and the settlement tanks, as well as the replacement of the coalescer foam layers as required. This operation should only be carried out by a waste disposal contractor who holds a current, valid, waste collection permit.

Reason: In the interest of public health & orderly development

- 17 (a) All fuel or chemical storage tanks shall be bunded to 110% capacity of the largest tank. The bunded area should also be covered over to minimize the requirement to dispose of contaminated rainwater collecting in the bund.
- (b) Spillage control requirement e.g. booms and suitable absorbent materials shall be in place at designated locations to contain any accidental spillage.

Reason: In the interest of Environmental protection

- 18 An Emergency Response Plan shall be implemented for use in the event of a major pollution incident. Inland Fisheries Ireland Ballina shall be included as a notifiable body in this plan.

Reason: In the interest of public health & orderly development

19. All car parking spaces on site shall be delineated in accordance with the requirements of the Sligo & Environs Development Plan.

Reason: In the interest of traffic safety

20. No ground works for construction or landscaping shall take place within 20 meters of the external perimeter of monument no. SL014-025---Ringfort. Should planting take place within this buffer zone only plants with shallow root systems should be chosen.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

21. Prior to the commencement ^{County} of development the developer shall pay the sum of **€74,408** to Sligo ~~Borough~~ ^{County} Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Sligo ~~Borough~~ ^{County} made by Sligo ~~Borough~~ ^{County} Council. The phasing of payments may be agreed in writing with the planning authority prior to the commencement of development.

Type of Development	Amount of Contribution
Roads, footpaths and urban improvements	19,346
Water and waste water facilities	14,882
Amenity, open spaces / parks, urban renewal	28,275
Community / cultural development	11,905
Total	€74,408

Reason: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

Barry Ward 12/4/12

Barry Ward
Executive Planner

Frank Moylan 12/4/12

Frank Moylan
A/Senior Planner

Planning & Development Act, 2000 ~ Section 48 ~ Development Contribution Scheme

Scheme A - Outside Environs of Sligo Town		Scheme B - Inside Environs of Sligo Town	
Insert floor area per commercial premises	150	Insert floor area per commercial premises	3,806
Insert number of commercial premises	1	Insert number of commercial premises	1
Contribution per premises (Euros)	8,360	Contribution per premises (Euros)	74,408
Total Contribution (Euros)	8,360	Total Contribution (Euros)	74,408
Breakdown of Contribution		Breakdown of Contribution	
Town/village improvements, car-arking/roads (10%)	836	Roads/Footpaths and urban improvements (26%)	19,346
Water Facilities (30%)	2,508	Water & Wastewater Facilities (20%)	14,882
Waste Water Facilities (30%)	2,508	Amenity, Open spaces/parks, urban renewal (38%)	28,275
Community Facilities (30%)	2,508	Libraries, museum and community/ cultural development (16%)	11,905
Total	8,360	Total	74,408
<p>Note 1: Nursing Homes, Guest Houses & Hotels - contributions are €1,500 per bedroom or at the commercial rate, whichever is more favourable to the developer.</p> <p>Note 2: Change of use of any building or land - the charges applicable shall be the difference between the contribution payable for the existing use if it were now and the contribution payable for the proposed use (where greater).</p> <p>Note 3: Shortfall in car parking provided = €2,000 per space.</p>		<p>Note 1: Nursing Homes, Guest Houses & Hotels - contributions are €1,500 per bedroom or at the commercial rate, whichever is more favourable to the developer.</p> <p>Note 2: Change of use of any building or land - the charges applicable shall be the difference between the contribution payable for the existing use if it were new and the contribution payable for the proposed use (where greater).</p> <p>Note 3: Shortfall in car parking provided = €9,000 per space.</p>	

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