

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 11/411

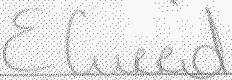
Application Receipt Date: 21/12/2011

Notice is hereby given that the Sligo County Council by Order dated 07/02/2012 **GRANTED PERMISSION** to the above named, for development of land, in accordance with the documents lodged, namely:-

construction of a single storey link approximately 30m<sup>2</sup> in area (height 9.8 metres) with associated roof equipment located between the tableting building and the manufacturing building and minor elevational changes to the tableting building including an external lobby to the west approximately 7.4m<sup>2</sup> in area (height 3.75 metres). These works are wholly located within the Sligo County Council area. The overall parent facility (planning reference no. 01/481 dated 09/10/2001 and planning reference no. 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) is required and will be notified to the Environmental Protection Agency. An EIS was included in the parent planning application at the site off the Manorhamilton Road located within the Ballytivnan & Rathbraghan townlands at Ballytivnan & Rathbraghan, Sligo, Co Sligo.

Subject to the 5 condition(s) set out in the Schedule attached.

Signed on behalf of Sligo County Council.

  
Janet McNamara  
Administrative Officer  
PLANNING SECTION

Date: 13/03/12

## SCHEDULE 1 – REASONS AND CONSIDERATIONS

The proposed link building is required in order to facilitate the passage of raw materials between the tableting building and the manufacturing building. Having regard to the policies of the Sligo & 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, subject to the following conditions, 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.

## 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 21<sup>st</sup> of December 2011, 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 the Planning Authority on the 21<sup>st</sup> of December 2011.

**Reason:** In the interests of visual amenity.

3. No further signage or advertisement shall be erected or displayed within the curtilage of the site, except without 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 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. Prior to the commencement of development the developer shall pay the sum of **€11,451 (Eleven Thousand, Four Hundred and Fifty-One Euros)** 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 Planning Authority, as provided for in the Contribution Scheme for County Sligo made by Sligo County Council. The phasing of payments may be agreed in writing with the Planning Authority prior to the commencement of development.

€ 2,977	Roads, Footpaths & Urban improvements
€ 2,290	Water & Waste Water Facilities
€ 4,351	Amenity, Open Spaces/Parks, Urban Renewal
€ 1,832	Community/Cultural Development

Ref: BW/EC/CQ

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.

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Sligo Co Co.  
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# SLIGO COUNTY COUNCIL

## Planning Report

PL 11/411  
2nd February 2012

TO: Frank Moylan, A/ Senior Planner

APPLICANT: Abbots Ireland

PROPOSAL: Planning permission 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). These works are wholly located within the Sligo County Area.

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 with the Sligo County Area.

### 3.0 DEVELOPMENT DESCRIPTION

The development will consist of the following:

- Planning permission 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). These works are wholly located within the Sligo County Area.

The overall facility comprises an activity to which a license under Part IV of the Environmental Protection Agency Act 1992 is required. An Environmental Impact Statement was submitted with the planning application for the original building and a license was granted (Previous Planning Ref Nos. PD01/69 Sligo Borough Council and PL01/481 Sligo County Council).

#### **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). For further comment in this regard see the report on-file from the Forward Planning Section.

#### **5.0 PLANNING HISTORY**

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**

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

#### **7.0 TECHNICAL REPORTS**

**Water Services** – no objection

**Area Engineer** – no objection

**Environment Section** – no objection

#### **8.0 SUBMISSIONS FROM PRESCRIBED BODIES**

None

#### **9.0 3<sup>RD</sup> PARTY SUBMISSIONS OR OBSERVATIONS**

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

#### **10.0 ENVIRONMENTAL IMPACT ASSESSMENT**

I consider an EIS for this development is not required.

## **11.0 PART V**

N/A

## **12.0 HABITATS DIRECTIVE ASSESSMENT - SCREENING**

Having regard to the nature and scale of the proposed development, which involves the construction of a link building between two existing warehouses, it is considered that the proposed development on its own or in combination with other projects will not have any impact on EU designated sites in the *Natura 2000* network and accordingly, Appropriate Assessment is not required.

## **13.0 ASSESSMENT**

### **Visual Amenity**

No objections.

### **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.

### **Car Parking**

It is considered that adequate car parking exists on site for the proposed development.

### **Development Plan**

The building and uses proposed are consistent with the zoning and established use on the site.

Development contribution (water & sewage) €11,451

## **14.0 REASONS AND CONSIDERATIONS**

The proposed link building is required in order to facilitate the passage of raw materials between the tableting building and the manufacturing building. 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, subject to the following conditions, 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 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 21<sup>st</sup> December 2011, 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 on the Planning Authority on 21<sup>st</sup> December 2011.

**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 without 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**

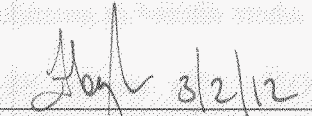
5. Prior to the commencement of development the developer shall pay the sum of **€11,451** to Sligo <sup>Council</sup> Borough Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme ~~made by Sligo Borough Council~~ made by Sligo ~~Borough Council~~ 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	2,977
Water and waste water facilities	2,290
Amenity, open spaces / parks/urban renewal	4,351
Community / cultural development	1,832
<b>Total</b>	<b>€11,451</b>

**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  
Executive Planner

  
Frank Moylan  
A/Senior Planner

# SLIGO BOROUGH COUNCIL

Planning & Development Act 2000 – 2009  
Planning & Development Regulations 2001 - 2009

## PLANNING PERMISSION FINAL GRANT

Abbott Ireland  
C/O Niall O'Connell,  
Abbott Ireland,  
Ballytivnan  
Sligo

No. Of Planning Register  
10/25

Date of Receipt of Application  
10/06/2010

Notice is hereby given that Sligo Borough Council by Order dated 23<sup>rd</sup> July 2010  
**GRANTED** Planning Permission to the above named, for development of land, in accordance with the documents lodged, namely:

*Planning permission to demolish 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. The total combined area of the buildings for demolition is approximately 888 sq.m. The buildings include a vacated cattle shed comprised of concrete walls, steel structure and galvanised sheet roof in poor repair as well as concrete yard walls and tanks. The remaining buildings are older derelict farm outhouses of masonry brick construction. Waste rubble arising from the demolition will be used to backfill the existing concrete pits to make them safe or removed to a licensed waste facility via a permitted waste collector for recycling or disposal. Waste metal will be removed from the site and transferred to a licensed metal recycling facility via a permitted waste collector. The works will also comprise all associated site works on the subject site. Access to the site is via an existing entrance on the N16 Manorhamilton Road at Ballytivnan, Sligo*

And subject to the conditions set out in the Schedule hereto.

SEE SCHEDULE

Signed: 

on behalf of Sligo Borough Council

Date: 26<sup>th</sup> August 2010

### - SCHEDULE -

The condition relating to this application is as per notification of Decision to Grant Planning Permission issued to you on the 23<sup>rd</sup> July 2010

OUTLINE PERMISSION is subject to the subsequent approval of the Planning Authority. Until such approval has been obtained to detailed plans the proposed development is NOT AUTHORISED



**CONDITIONS:**

1. The proposed development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo Borough Council on 10<sup>th</sup> June, 2010 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. The onsite reuse of any material originating from the demolition shall be pre-certified as Engineering Grade Material and shall be agreed with the Planning Authority **prior to its re-use on site.**

**REASON:** In the interests of the orderly development of the area.

Sligo Borough Council  
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# SLIGO BOROUGH COUNCIL

## Planning Report

P.D. 10/25  
21st July 2010

**TO:** Mr Frank Moylan, A/ SENIOR PLANNER  
**APPLICANT:** Abbot Ireland  
**PROPOSAL:** Planning permission is being sought to demolish 5 No. dilapidated farm buildings on agricultural lands at Ballytivnan, Sligo, to the east of the Abbott Ireland manufacturing plant at Ballytivnan, Sligo.  
**SITE LOCATION:** Ballytivnan, Sligo

### 1.0 SITE NOTICE

Present and Valid

### 2.0 SITE DESCRIPTION

The site includes a portion of a field to the north of the student accommodation and the Clarion Hotel. There is an existing derelict farm yard with associated buildings on the land. A palisade fence separates the farm yard from the student accommodation to the south. The total combined area of the buildings for demolition is approximately 888 sq.m. The buildings include a vacated cattleshed comprised of concrete walls, steel structure and galvanised sheet roof in poor repair as well as concrete yard walls and tanks. The remaining buildings are older derelict farm outhouses of masonry brick construction. The site is accessed via the Manorhamilton Road and an existing access point just to the south west of the Abbots roundabout.

### 3.0 DEVELOPMENT DESCRIPTION

According to the public notices and information submitted with the application, 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. Waste rubble arising from the demolition will be used to backfill the existing concrete pits to make them safe or removed to a licensed waste facility via a permitted waste collector for recycling or disposal. Waste metal will be removed from the site and transferred to a licensed metal recycling facility via a permitted waste collector. The works will also comprise all associated site works on the subject site.

### 4.0 POLICY

#### Sligo and Environs Development 2010-16

The majority of the site is zoned MIX 1 – the zoning objective for which is as follows: Promote the development of a dynamic mix of uses able to create and sustain vibrant residential and employment areas. Commercial (non retail), residential, leisure, employment/enterprise uses are encouraged by this zoning.

### 4.0 PLANNING HISTORY

PD10-17 Planning permission granted to Abbots Ireland for a two storey extension on either side of their existing building off the Manorhamilton N16 Road.

### 5.0 PRE PLANNING

PPI-10-

### 6.0 TECHNICAL REPORTS

**Water Services** – No objections *input received so far*

**Roads Section** – No objections.

**Fire Authority** – No comments

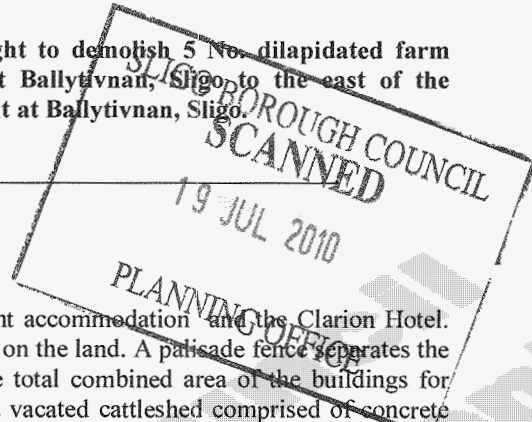
**Environment** - The onsite reuse of any material originating from the demolition can only take place if the material is pre-certified as Engineering Grade Material and prior written approval is granted by the Environment Section and Sligo Borough Council for this intended use.

### 7.0 SUBMISSIONS FROM PRESCRIBED BODIES

None

### 8.0 3<sup>RD</sup> PARTY SUBMISSIONS OR OBSERVATIONS

None received.



## 9.0 HABITATS DIRECTIVE ASSESSMENT - SCREENING

Having regard to the nature and scale of the proposed development and its remove from the EU designated sites in the *Natura 2000* network (see attached map for nearest Natura 200 area) 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, Appropriate Assessment is not required.

## 10.0 PART V

N/A

## 11.0 ASSESSMENT

**Traffic** – No concerns raised by the Roads Section.

**Visual** – The demolition of these derelict sheds is an improvement to the area.

**Residential Amenity** – No objections

**Environment** – See Section 6.0

## 11.0 REASONS AND CONSIDERATIONS

Having regard to the suburban nature of the site, the policies of the current Development Plan, Art. 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora), and the pattern of development in the immediate area, it is considered that, subject to conditions, 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

## 13.0 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 10/06/10 except where altered or amended by the conditions in this permission.

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

2. The onsite reuse of any material originating from the demolition shall be pre-certified as Engineering Grade Material and shall be agreed with the Planning Authority prior to its re-use on site.

**REASON:** In the interests of the orderly development of the area.

  
Leonora Mc Conville  
Executive Planner

  
Frank Moylan  
A/Senior Planner

~~\*\*\*As this application is only a temporary permission, no contributions have been attached.~~

Comhairle Chontae Shligigh  
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

Abbott Ireland Pharmaceutical Operation  
Manorhamilton Road  
Ballytivnan  
Sligo

Planning Register Number: PL 10/126


Application Receipt Date: 06/04/2010

Notice is hereby given that the Sligo County Council by Order dated 24/05/2010 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely:-

extension of the existing Administration and Laboratory Building, Building 10 to both the west and east. Total floor area increase is 1225sq. m. At ground floor level, the west bay will consist of new laboratory facilities while 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. As the zone boundary between Sligo Borough Council and Sligo County Council passes through Building 10, a concurrent application has been submitted to both parties for this expansion (Previous Planning Reference Numbers PD 69/01, Sligo Borough Council and PL 01/481, Sligo County Council). The work also provides for additional site signage, fencing, landscaping and site works. The overall facility comprises an activity to which a licence under Part IV of the Environmental Protection Agency Act 1992 is required. An Environmental Impact Statement was submitted with the planning application for the original building and a license was granted (Previous Planning Reference Numbers PD 69/01, Sligo Borough Council and PL 01/481, Sligo County Council). This application is in accordance with the IPPC license (Register No 755) as granted on the 21st November 2005 at Manorhamilton Road, Ballytivnan, Sligo.

Subject to the 5 conditions set out in the Schedule attached.

Signed on behalf of SLIGO COUNTY COUNCIL

  
Anna Jones  
Administrative Officer  
Planning Section

Date: 09/07/2010

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## SCHEDULE 1 ~ REASONS & CONSIDERATIONS

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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, subject to the following conditions, 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.

Accordingly, it is recommended that planning permission be granted subject to the following conditions.

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## SCHEDULE 2 ~ SCHEDULE OF CONDITIONS

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1. The development shall be carried out strictly in accordance with the plans and particulars submitted to Sligo County Council on the 6<sup>th</sup> April 2010, except where altered or amended by the conditions in this permission.

**Reason:** In order to clarify the documents to which this permission relates

2. No internally illuminated signage is permitted.

**Reason:** In the interest of visual amenity

3. All services and cables shall be laid underground.

**Reason:** In the interest of visual amenity

4. Prior to the commencement of the development, a Traffic Management Plan for the construction of the development shall be submitted for the written agreement of the Planning Authority

**Reason:** In the interest of traffic safety

5. No further signage or advertisement shall be erected or displayed within the curtilage of the site without a prior grant of planning permission.

**Reason:** In the interest of visual amenities of the area

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# SLIGO COUNTY COUNCIL

## Planning Report

PL 10/126  
21<sup>st</sup> March 2010

**TO:** Frank Moylan, A/ Senior Planner

**APPLICANT:** Abbots Ireland

**PROPOSAL:** The development will consist of an extension of the existing Administration and Laboratory Building, Building 10 to both the west and east. Total floor area increase is 1225 sq.m. At ground floor level, the west bay will consist of new laboratory facilities while 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. (Previous planning Ref. Nos. PD69/01 Sligo Borough Council and PL 01/481, Sligo County Council). The work also provides for additional site signage, fencing, landscaping and site works.

**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 extensions to the administration building straddles the Borough and County boundary.

### 3.0 DEVELOPMENT DESCRIPTION

The development will consist of 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.

As the administrative boundary between Sligo Borough Council and Sligo County Council passes through Building 10, a concurrent application has been submitted to both parties for this expansion.

The overall facility comprises an activity to which a license under Part IV of the Environmental Protection Agency Act 1992 is required. An Environmental Impact Statement was submitted with the planning application for the original building and a license was granted (Previous Planning Ref Nos. PD69/01 Sligo Borough Council and PL01/481 Sligo County Council).

#### **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). For further comment in this regard see the report on-file from the Forward Planning Section.

#### **5.0 PLANNING HISTORY**

PL01/481 & 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**

There were no pre-planning consultations with Sligo County Council in relation to the current proposal, however, formal pre-planning discussions were held with Ms. Leonora Mc Conville, Executive Planner, Sligo Borough Council (PPI 10-06 refers).

#### **7.0 TECHNICAL REPORTS**

**Water Services** -- Report awaited

**Area Engineer** -- No objections.

**Environment Section** -- Report awaited

**Forward Planning** -- No objection

**Chief Fire Officer** -- No comment

#### **8.0 SUBMISSIONS FROM PRESCRIBED BODIES**

DoE -- An Archaeological Impact Assessment is required as a condition of any planning permission granted.

#### **9.0 3<sup>RD</sup> PARTY SUBMISSIONS OR OBSERVATIONS**

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

#### **10.0 ENVIRONMENTAL IMPACT ASSESSMENT**

I consider an EIS for this development is not required.

#### **11.0 PART V**

N/A

#### **12.0 ASSESSMENT**

**Visual Amenity**

No objections.

**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.

**Car Parking**

According to a document submitted with the planning application, no new car parking is proposed as part of this application as the site was originally developed for a development including the two proposed extensions. It is submitted that adequate car parking exists on site for the proposed development. This is satisfactory.

**Development Plan**

The building and uses proposed are consistent with the zoning and established use on the site. The extensions proposed were permitted previously under PL01/481 and therefore there is no objection to their construction at this stage.

#### **13.0 REASONS AND CONSIDERATIONS**

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,

subject to the following conditions, 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 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 06<sup>th</sup> April 2010, 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. No internally illuminated signage is permitted.

**REASON:** In the interests of visual amenity.

3. All services and cables shall be laid underground.

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

4. Prior to the commencement of development, a traffic management plan for the construction of the development will be submitted to and agreed in writing with the Planning Authority.

**REASON:** In the interests of traffic safety.

5. No further signage or advertisement shall be erected or displayed within the curtilage of the site, except without a prior grant of planning permission.

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

  
Ray O'Grady  
Executive Planner

  
Frank Moylan  
A/Senior Planner

**Service Contributions**

No contribution applicable – Contributions paid in full for the proposed development under PD01-69.	
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Comhairle Chontae Shligigh  
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

Abbott Ireland Pharmaceutical Operations  
Meteor Mobile Communications Ltd  
FAO Edward Joyce  
Unit 12A Lisban Business Park  
Tuam Road, Galway


Planning Register Number: PL 07/352

Valid Application Receipt Date: 20/04/2007

Notice is hereby given that the Sligo County Council by Order dated 06/06/2007 GRANTED PERMISSION to the above-named, for development of land, in accordance with the documents lodged, namely:-

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 at Rathbraghan Sligo

Signed on behalf of SLIGO COUNTY COUNCIL

  
J. McNamara  
Administrative Officer,  
Planning Section

/MC/FC

Date: 09/07/2007

# Sligo County Council Planning Department *Planner's Report*

**Applicant:** Abbott Ireland Pharmaceutical Operations

**Proposed Development:** Construction of roof structure, surrounding wall cladding and associated siteworks

**Site Location:** Rathbraughan, Sligo

**Register Reference:** 07/352

It is not considered that the proposed dev would adversely impact upon the amenities of the area. Accordingly it is recommended to grant p.p. unconditional.

Signed:

*Stephen Ward*  
Stephen Ward, Executive Planner

*[Handwritten signature]*  
4/6/17

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SLIGO COUNTY COUNCIL  
PLANNING DEPARTMENT

Comhairle Chontae Shligigh  
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

Abbott Ireland Pharmaceutical Operations  
CH2MHILL Lockwood Greene  
St. Johns House  
High St  
Tallaght  
Dublin 24

Planning Register Number: PL 05/1128

Application Receipt Date: 14/12/2005

Notice is hereby given that the Sligo County Council by Order dated 03/02/2006 GRANTED PERMISSION to the above-named, for development of land, in accordance with the documents lodged, namely:-

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 39sq.m. The new works pertain only to an area at Ballytivnan Co.Sligo

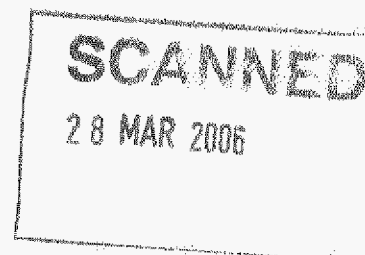
Subject to the 4 condition(s) set out in the Schedule attached.

Signed on behalf of SLIGO COUNTY COUNCIL

\_\_\_\_\_  
J McNamara  
Administrative Officer,  
PLANNING SECTION.

/MC/FC

Date: 22/03/2006



SCHEDULE OF CONDITIONS

Unless otherwise stated by condition the proposed development shall be carried out in accordance with details and drawings submitted to the Planning Authority on 14<sup>th</sup> December 2005.

Reason: In order to clarify the documents to which this permission relates.

2. All storm water run-off shall enter the storm water sewer system.

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

3. The external finishes of the proposed development shall match those of the existing dwelling with regard to materials, textures, colours and finishes.

Reason: In the interests of visual amenity.

4. Prior to the commencement of development the developer shall pay the sum of **€1,335 (one thousand three hundred and thirty five euros)** 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 the Council. The phasing of payments shall be agreed in writing with the Planning Authority prior to the commencement of 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.

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# Sligo County Council Planning Department *Planner's Report*

**Applicant:** Abbott Ireland

**Proposed Development:** P.P. to carry out extensions and alterations to existing Building 40 and associated siteworks

**Site Location:** Ballytivnan, Sligo

**Register Reference:** 05/1128

## 1.0 SITE LOCATION AND DESCRIPTION

Located within existing Abbott Plant off the N16 Manohamilton Road approx 1.5 Km northeast of Sligo City Centre. The subject site is low-lying and contains a number of existing substantial industrial buildings.

## 2.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

P.P. is sought to carry out extensions and alterations to existing building 40 and associated siteworks. The proposed overall floorspace increase is 89 sq.m. over 3 storeys.

## 3.0 PLANNING HISTORY / PRE-PLANNING ENQUIRY

Apart from the original grant of p.p., permission was recently granted under 04/1528 for extensions and alterations.

## 4.0 DEVELOPMENT PLAN

The site is located within a larger area which is zoned as BITP – Business, Industry and Technology Parks as per Sligo and Environs Dev Plan.

## 5.0 SUBMISSIONS / OBJECTIONS

None

## 6.0 INTERNAL REPORTS

No objections

## 7.0 ASSESSMENT

It is considered that the proposed dev is acceptable in accordance with the zoning objectives for this area. The proposed dev is minor in nature, will not have any significant impact.

Dev Contribution shall apply as follows - 15 euro per sq.m as existing premises exceeds 150 sq.m. i.e.  $15 \times 89 = 1,335$  euro

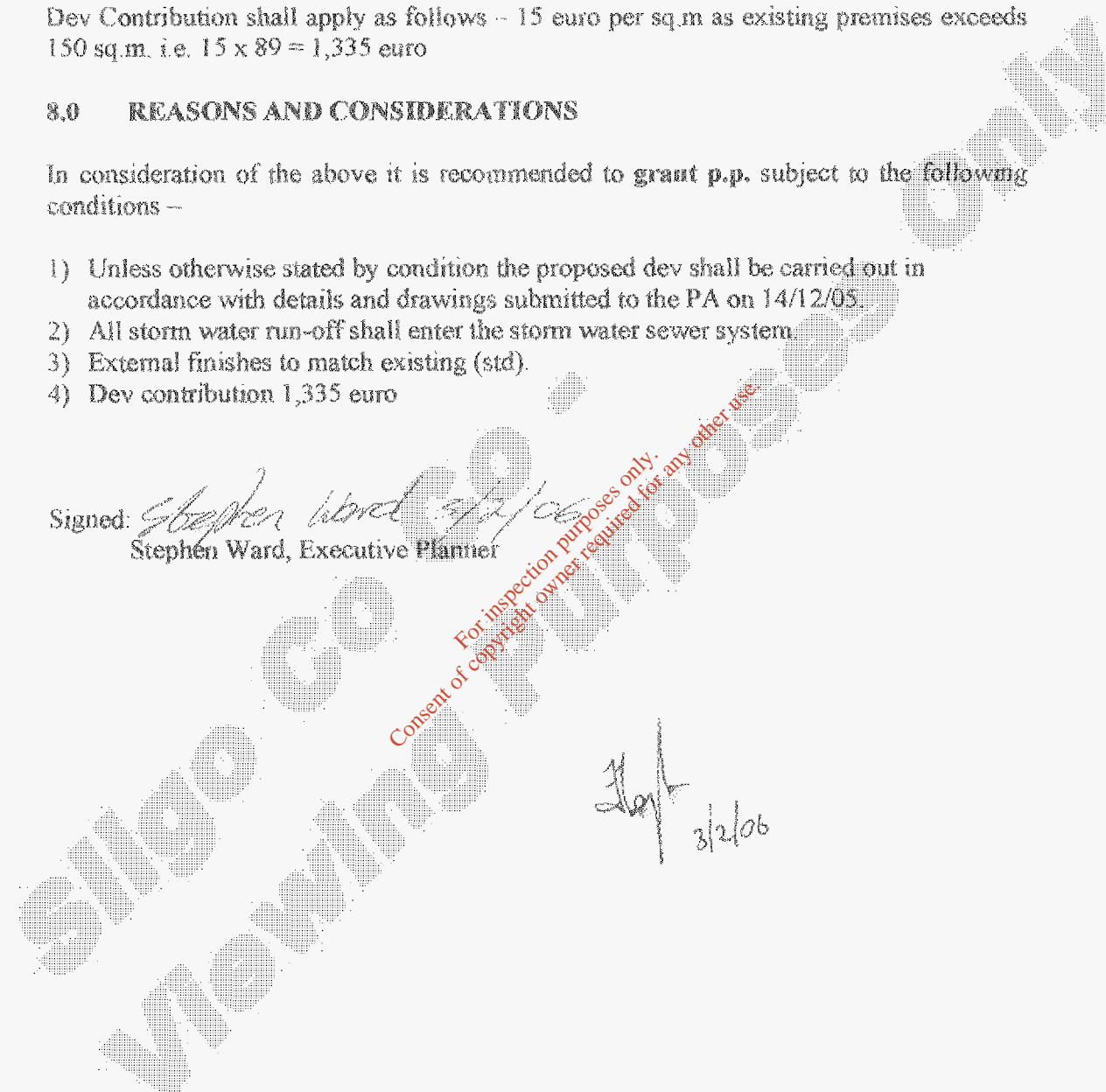
## 8.0 REASONS AND CONSIDERATIONS

In consideration of the above it is recommended to grant p.p. subject to the following conditions -

- 1) Unless otherwise stated by condition the proposed dev shall be carried out in accordance with details and drawings submitted to the PA on 14/12/05.
- 2) All storm water run-off shall enter the storm water sewer system.
- 3) External finishes to match existing (std).
- 4) Dev contribution 1,335 euro

Signed: *Stephen Ward*  
Stephen Ward, Executive Planner

*JLW*  
3/2/06



Comhairle Chontae Shligigh  
(SLIGO COUNTY COUNCIL)

Planning and Development Act 2000

NOTIFICATION OF GRANT OF PERMISSION

Abbott Ireland Pharmaceutical Operations  
C/o Gerald Dennehy,  
IDC,  
St. Johns House,  
High Street,  
Dublin 24.

Planning Register Number: PL 04/1528


Application Receipt Date: 30/12/2004

Notice is hereby given that the Sligo County Council by Order dated 24/02/2005 **GRANTED PERMISSION** to the above-named, for development of land, in accordance with the documents lodged, namely:-

installation of additional external equipment to serve a partial internal fit out of building 40 on the site off the Manorhamilton road located within the Ballytivnan + Rathbraghan townlands Co Sligo. The new works pertain only to an area on this site within the Sligo Co.Council jurisdiction. (Previous Planning ref no.s PD69/01, Sligo Corporation, and PL01/481 Sligo Co. Council). The proposed works consist of an internal fit out of a section of an existing production building (Building 40 - Approx. 104sq.m. over 3 floors) incorporating minor alterations to the existing elevations. External works consist of the expansion of the existing Drum Store by 400sq.m., existing Tank Farm by 90.72sq.m. and existing Pipe Bridge to enable new connections and the installation of an Air Abatement System, an Effluent Neutralisation Tank, a Relief Catch Tank and a cylinder charging station including associated equipment storage areas. The work also provides for additional site signage, fencing, landscaping and site works at Manorhamilton Road Ballytivnan Sligo

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

Signed on behalf of SLIGO COUNTY COUNCIL

  
P.J. McNamara  
Administrative Officer,  
PLANNING SECTION.

Date: 05/04/2005

Schedule of Conditions

P1444 /05  
PL 04/1528

1. The proposed development shall be carried out in accordance with details and drawings submitted to the Planning Authority on the 30<sup>th</sup> December, 2004.

Reason: In order to clarify the documents to which this planning permission relates.

2. Prior to the commencement of development, the developer shall pay the sum of €15,020 (fifteen thousand and twenty euros), 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 the council. The phasing of payments and the giving of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

Water Facilities €6,308

Waste Water Facilities €6,308

Town/village improvements, car-parking/roads €1,202

Libraries, museum, community/cultural development €1,202

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.

- 3(a) You are required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.
- (b) The archaeologist should carry out any relevant documentary research and inspect the site. Test trenches may be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930 - 1994), having consulted the site drawings.
- (c) Having completed the work, the archaeologist should submit a written report to the Department of the Environment, Heritage and Local Government. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

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

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KK/MC



**SLIGO COUNTY COUNCIL**  
**Planning & Development Act 2000 (As amended)**

**Application No. PL. 04/1528**

**Name of Applicant: Abbott Ireland Pharmaceutical Operations**

**Development Description: P.P. to construct extensions, alterations, partial fit-out etc of existing building.**

**Location of proposed development: Manorhamilton Road, Ballytivnan, Sligo**

**Area Planner's Report and Recommendation:**

**1) Site Location and description -**

The site is that of the existing Abbots plant, off the N16 to the north of Sligo City.

**2) Development Plan Context -**

In accordance with the Sligo and Environs Dev Plan the subject site is zoned for BITP - Business Industry and Technology Parks.

**3) Submissions / Observations**

None

**4) Internal Reports -**

No objections

**5) Assessment & Recommendation -**

The proposed dev merely involves the extension of the existing plan along with some alterations to elevations etc. It is considered that the proposed dev would be consistent with the zoning policies of the Plan and the proposed dev would not adversely impact upon the visual or residential amenities of the area.

**SCANNED**

27 FEB 2006

Accordingly it is recommended to **grant p.p.** subject to the following conditions -

- 1) The proposed dev shall be carried out in accordance with details and drawings submitted to the PA on 30/12/04.
- 2) Dev contribution – 15,020 euro (i.e. commercial rate for 698 sq.m. floorspace).

*3/13 per Nebras Report 22/1/05.*

Signed: *Stephen Ward 21/1/5.*  
Stephen Ward, Executive Planner.

**WILBO CO CO**  
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*21/1/5*

Comhairle Chontae Shligigh  
(SLIGO COUNTY COUNCIL)

Local Government (Planning and Development) Acts, 1963 - 1993

NOTIFICATION OF GRANT OF PERMISSION

Abbott Ireland  
C/O Shaun Connor,  
Director of Manufacturing,  
Abbott Ireland,  
Ballytivnan,  
Sligo.

Planning Register Number: PL 01/481

Application Receipt Date: 06/06/2001

Notice is hereby given that the Sligo County Council by Order dated 04/09/2001 GRANTED permission to the above-named, for development of land, in accordance with the documents lodged, namely:-

to construct pharmaceutical manufacturing plants at Ballytivnan and Rathbraghan, Sligo, Co.Sligo. The proposed works consist of the following: a portion of the administrative offices, a two storey production facility and associated high bay warehouse building sized approximately 7,000 square meters gross, a three storey bulk pharmaceutical plant and associated high bay warehouse sized approximately 4,750 square meters gross, and a two storey utility building sized approximately 1,150 square metres incorporating electrical services, workshops and storage and pipe bridge, a fire water pump-house sized at approximately 80 square metres and associated tank, waste water treatment plant and associated equipment and storage areas, a sheltered tanker load and unload area. The work also provides for an internal road system, associated signage, fencing landscaping and site works. The development comprises an activity to which a licence under Part IV of the Environmental Protection Agency Act 1992 is required. An Environmental Impact Statement accompanies this application and this and any further information in relation to the proposed development, which may be furnished to the planning authority in the course of the consideration of the application by the planning authority, will be available at the offices of the planning authority. A concurrent application has been submitted to Sligo Corporation in respect of the proposed access arrangements, administration and quality assurance building, a storm water retention pond, security hut and car parking, which are located within the Corporation jurisdiction.

Subject to the 12 condition(s) set out in the Schedule attached.

Signed on behalf of SLIGO COUNTY COUNCIL

Karen Kennedy

B Ronayne,  
Administrative Officer,  
PLANNING SECTION.  
CF/GH

Date: 9 October, 2001

Schedule of Conditions

1 The development shall be carried out in accordance with the drawings and specifications submitted to the Planning Authority on 6<sup>th</sup> June 2001 and where amended by the submission of the 23<sup>rd</sup> July 2001, 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 The proposed development shall proceed only on condition that the required access, water and drainage facilities necessary to service the proposed development are available. The written agreement of Sligo Corporation agreeing to connection of the development to the necessary infrastructural facilities shall be submitted to Sligo County Council for agreement prior to the commencement of any development on this site

Reason: In the interests of orderly development

3 The specification for the access road shall be agreed in writing with the Planning Authority prior to commencement of development. The access road shall conform with the following minimum standards:

- (a) Wearing Course shall be 40mm deep medium textured macadam to clause 903 of Department of Environment's specification for road works. The nominal aggregate shall not exceed 14mm and should be in compliance with Table 9/2 of said Department of Environment's specification.
- (b) The Road Base shall be 60mm deep dense bitumen macadam to clause 812 of Department of Environment's specification for road works. The nominal aggregate should not exceed 28mm and shall be in compliance with Table 8/9 of said Department of Environment's specification.
- (c) The Sub Base layer shall be 150mm deep crushed stone to clause 804 of Department of Environment's specification for road works. The nominal aggregate shall not exceed 75mm and should be in compliance with Table 8/3 of said Department of Environment's specification.
- (d) The Capping Layer shall be a minimum of 300mm deep crushed stone. The nominal aggregate shall not exceed 100mm and shall be well graded through all particle sizes.
- (e) All internal access roads within the development shall be a minimum of 6m in width.

Reason: In the interests of road safety and orderly development.

4(a) The developer shall provide a system of road markings and signs throughout the development. The layout of all signs and road markings shall be in accordance with the recommendations outlined in the

Contd.....

Department of the Environment and Local Government publication 'Traffic Signs Manual' and shall be agreed in writing with the Planning Authority prior to commencement of development.

- (b) The developer shall provide a minimum 2-metre wide footpath adjacent to all roads within the development. A revised site layout plan (to an appropriate scale) illustrating these footpaths shall be submitted for the written agreement of the Planning Authority prior to commencement of development.
- (c) The developer shall be responsible for the erection and future maintenance of all public lighting within the proposed development. Prior to the commencement of development, details of the proposed public lighting scheme shall be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of road safety and orderly development

- 5 All external finishes of the proposed development (i.e. material, colour, texture) shall be agreed in writing with the Planning Authority prior to the commencement of development. The developer shall submit samples of the proposed finishes to the Planning Authority.

Reason: In the interests of visual amenity.

- 6 All services and cables serving the proposed development and traversing the site shall be laid underground.

Reason: In the interests of visual amenity.

- 7 Prior to commencement of development the developer shall submit for the written agreement of the Planning Authority a detailed landscaping scheme which shall include design proposals, specifications, screen mounding and planting, species and varieties, tree branch spread and girth, etc. A timescale for the implementation of the landscaping scheme shall also be submitted

Reason: In the interests of visual amenity.

- 8 Prior to commencement of development the developer shall agreed in writing with the Planning Authority precise details of site boundary treatments in particular the external perimeter security fence

Reason: In the interests of visual amenity.

Contd.....

- 9(a) The proposed water main and distribution water mains shall be Class 'C' PVC material or equivalent.
- (b) The developer shall provide a minimum of 150mm of granular type material surrounding the water main and distribution water main. The minimum depth of fill to the crown of water mains and distribution water mains shall be 1 metre.
- (c) The developer shall sterilise all water mains and distribution mains in accordance with the guidelines of section 4.18 of the Department of the Environment and Local Government publication, 'Recommendations for Site Development Works for Housing Areas' Nov 1998. The developer shall submit written verification of main sterilisation to the Planning Authority for review.
- (d) The proposed water supply system shall comply with Section 4 of Department of the Environment and Local Government publication, 'Recommendations for Site Development Works for Housing Areas', Nov 1998.
- (e) All sewer pipes shall be of spigot and socket jointed with rubber seal and shall comply with BS 5911.
- (f) Grease traps shall be provided on all connection to foul water sewers from canteen facilities. Location and details of proposed grease traps shall be submitted for the written agreement of the Planning Authority prior to commencement of development.
- (g) All sewer and surface water pipelines, access junctions and manholes shall comply with the guidelines and specification of Section 3 of the Department of the Environment and Local Government publication, 'Recommendations for Site Development Works for Housing Area', November 1998.
- (h) The developer shall test all water, sewer, and storm water pipes to the standards outlined in Sections 3.20 and 4.18 of the Department of the Environment and Local Government publication, 'Recommendations for Site Development Works for Housing Areas', November 1998. The developer shall submit written verification of these tests to the Planning Authority for approval.
- (i) Within one month of the commissioning of the proposed development the developer shall submit as built drawings of both foul/storm water sewers and water mains to the Planning Authority.

Contd.....

- (j) Prior to commencement of development the developer shall submit for the written agreement of the Planning Authority precise details of the removal and deposition of all excavated material, which will not be retained on site. The developer shall submit details of the proposed location of deposition including site location maps and plans and the written consent of the any relevant landowner.

Reason: In the interests of orderly development

- 10 Before commencement of development a detailed phasing programme for the proposed development shall be agreed in writing with the Planning Authority to include inter alia, roads, footpaths, boundary treatment, public lighting, water and sewerage services and landscaping.

Reason: In the interests of orderly development.

- 11(a) The developer shall employ a suitably qualified archaeologist to carry out archaeological testing of Feature B as identified in the Environmental Impact Statement, and to monitor all topsoil removal at the site. The archaeologist shall be licensed under the National Monuments Acts (1930-1994) to carry out the work.

- (b) In the event of archaeological material being found during the course of monitoring, the archaeologist will have discretion to halt the works, pending a decision on how best to deal with the archaeology (e.g. avoidance or excavation). Duchas, the Heritage Service, shall advise on these matters.

- (c) The archaeologist shall submit a written report describing the results of the monitoring to the Planning Authority and to Duchas (National Monuments Division).

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

- 12(a) Suitably sized lagoons shall be provided for run-off or surface water from the construction site. The capacity of the lagoons shall be determined based on the area of top-soil to be removed, the annual rainfall intensity and adequate settlement time for soil suspended solids. Settled surface water shall decant to the nearby surface water stream.

- (b) Prior to commencement of development the developer shall submit for the written agreement of the Planning Authority details proposals for the protection of all natural watercourses, within the site, from silting and damage during the construction phase.

Reason: In the interests of public health.