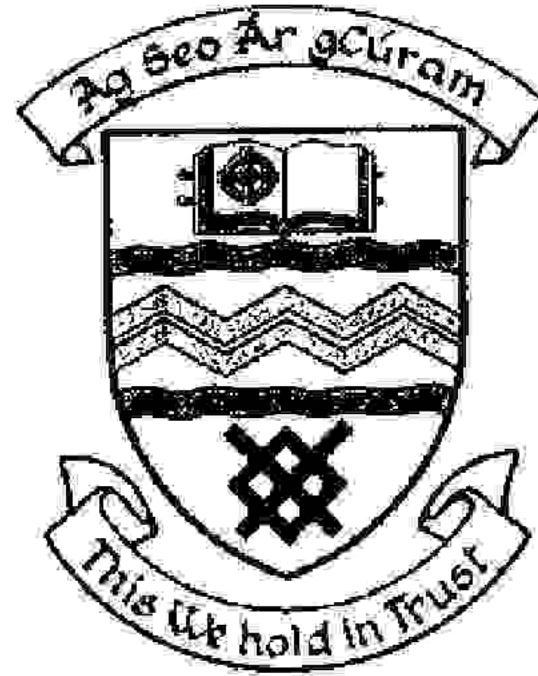


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0872	
1. Location	Robin Hood Road, Fox & Geese, Clondalkin, Dublin 22.		
2. Development	Construction of cased goods warehouse, complete with associated loading docks, marshalling yard and site roads.		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/02/2001 2.	1. 08/03/2001 2.
4. Submitted by	Name: MW Consultants, Address: Forge House, Forge Hill, Kinsale Road,		
5. Applicant	Name: Irish Distillers Limited Address: Bow Street Distillery, Smithfield, Dublin 7.		
6. Decision	O.C.M. No. 0911  Date 03/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2187  Date 19/06/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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MW Consultants,  
Forge House, Forge Hill,  
Kinsale Road,  
Cork.

**NOTIFICATION OF GRANT OF Permission**

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 2187	Date of Final Grant 19/06/2001
Decision Order Number 0911	Date of Decision 03/05/2001
Register Reference S00A/0872	Date 08/03/01

**Applicant** Irish Distillers Limited

**Development** Construction of cased goods warehouse, complete with  
associated loading docks, marshalling yard and site roads.

**Location** Robin Hood Road, Fox & Geese, Clondalkin, Dublin 22.

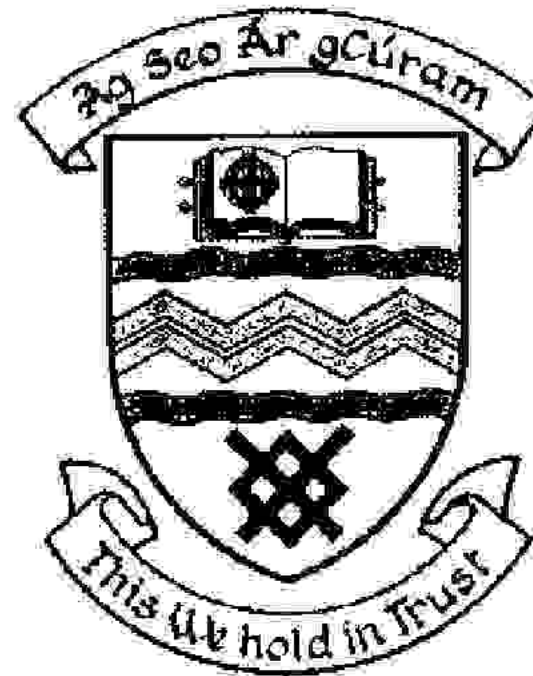
**Floor Area** 1660.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 16/02/2001 /08/03/2001

A Permission has been granted for the development described above,  
subject to the following (6) Conditions.

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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received 08/03/2001, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of safety and the avoidance of fire hazard.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.  
REASON:  
In the interest of health.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
In this regard the applicant shall comply with the following requirement.  
FOUL DRAINAGE

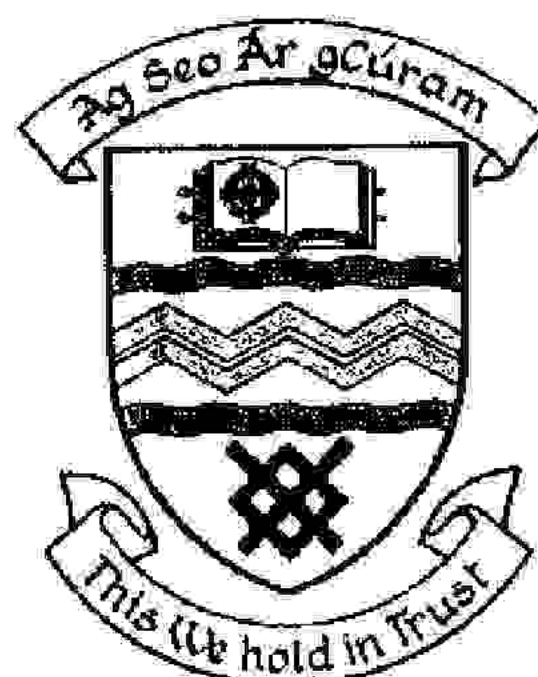
- . No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- . Applicant to ensure full and complete separation of foul and surface water systems.
- . All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

**SURFACE WATER**

- . Option 1, as outlined in the applicant's additional information, is acceptable. However prior to the commencement of development the applicant will be



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required to carry out a CCTV survey, in conjunction with the Drainage Area Engineer (Deansrath Depot : Telephone: 4570784) of the existing culvert / stream for approx. 400m downstream of the proposed manhole SW13. Resulting from this survey the applicant will also be required to ensure adequate capacity exists for the surface water run-off for the development.

All surface water runoff from vehicle parking / marshalling areas shall be routed via a petrol/oil /diesel interceptor before discharging to the surface water sewer.

No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

Applicant to ensure full and complete separation of foul and surface water systems.

All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

Any further development on this site that will result in additional hard surfaced area will require surface water attenuation to the satisfaction of the Sanitary Authority, prior to discharge to the public surface water systems.

**WATER SUPPLY**

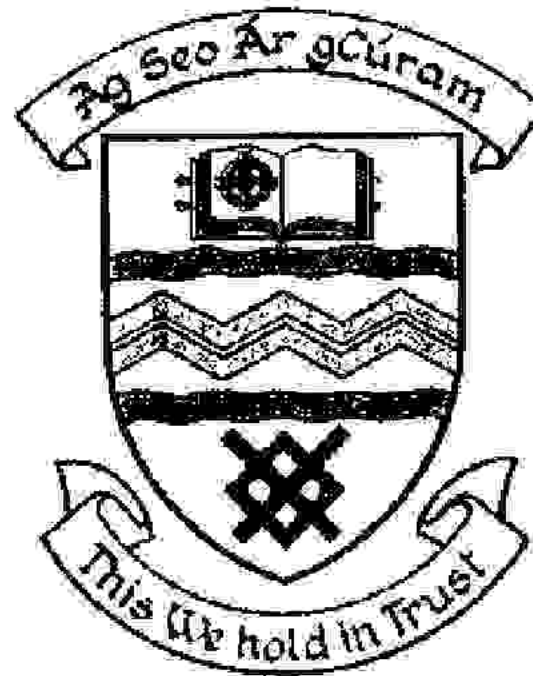
- . The applicant shall satisfy the requirements of the Water Management Section of South Dublin County Council in relation to the commercial metering of the development.
- . The development shall have full 24hour storage.
- . The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- . No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 5 That a financial contribution in the sum of £14,806 (fourteen thousand eight hundred and six pounds) EUR 18,800 (eighteen thousand and eight hundred euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed

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development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.


- 6 That a financial contribution in the sum of £38,514 (thirty eight thousand five hundred and fourteen pounds) EUR 48,903 (forty eight thousand nine hundred and three euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

**REASON:**

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

 .....20/06/01  
 for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0872	
1. Location	Robin Hood Road, Fox & Geese, Clondalkin, Dublin 22.		
2. Development	Construction of cased goods warehouse, complete with associated loading docks, marshalling yard and site roads.		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: MW Consultants, Address: Forge House, Forge Hill, Kinsale Road,		
5. Applicant	Name: Irish Distillers Limited Address: Bow Street Distillery, Smithfield, Dublin 7.		
6. Decision	O.C.M. No. 0367  Date 16/02/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0367	Date of Decision 16/02/2001
Register Reference S00A/0872	Date: 20/12/00

Applicant Irish Distillers Limited  
Development Construction of cased goods warehouse, complete with associated loading docks, marshalling yard and site roads.

Location Robin Hood Road, Fox & Geese, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/12/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 (a) Applicant shall resubmit full details of the proposed foul and surface water drainage system to include details of pipe sizes, pipe gradients, pipe routes, manhole cover levels, pipe invert levels at the manholes, and typical manhole construction details, up to and including its connection to the sewer.  
(b) There is a watermain adjacent to the proposed development. Applicant to modify layout so that no part of the proposed building lies within 5m of the main.
- 2 There was a previous application on this site for a warehouse building (S99A/0889) which required provision of 55 no. off street parking spaces. No parking layout was submitted save 'car park area' marked out on site.

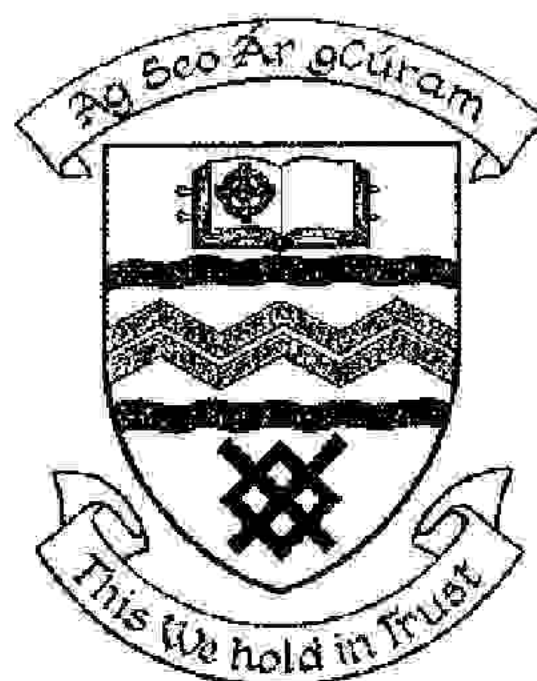
This proposal is for a 2nd warehouse building (approx. 1,660m<sup>2</sup>) and Development Plan standards require 47 no. extra

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REG REF. S00A/0872

parking spaces. The site layout plan shows a 'new car park'  
with 35 no. car spaces and 'car park area'.

The applicant is requested to submit a new parking layout to  
Development Plan standards (i.e. 102 car spaces). Applicant  
will not be asked to provide the 102 no. spaces initially  
but the area for them should be identified

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

16/02/01