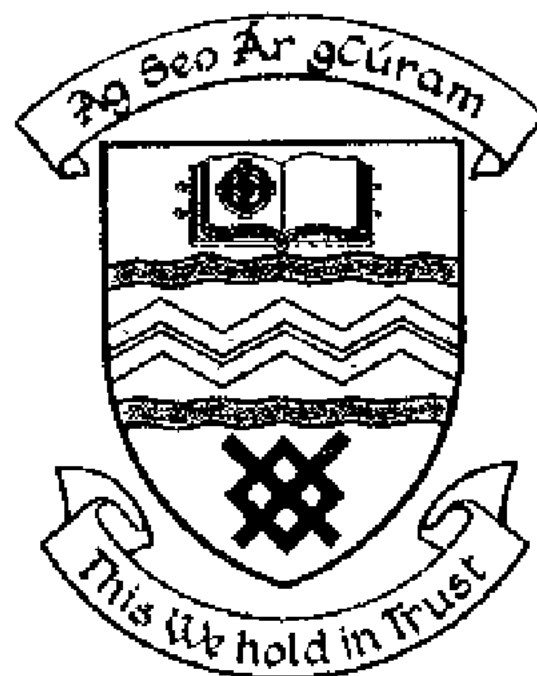


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0889	
1. Location	Robin Hood Road, Fox & Geese, Clondalkin, Dublin 22.		
2. Development	Construction of a cased goods warehouse, complete with associated loading docks, plant room, offices, marshalling yard and site roads, on their premises.		
3. Date of Application	13/12/99	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,		
5. Applicant	Name: Irish Distillers Limited, Address: Bow St. Distillery, Smithfield, Dublin 7.		
6. Decision	O.C.M. No. 0268 Date 10/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 608 Date 23/03/2000	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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Dublin 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 1993

Final Grant Order Number 608	Date of Final Grant 23/03/2000
Decision Order Number 0268	Date of Decision 10/02/2000
Register Reference S99A/0889	Date 13/12/99

Applicant Irish Distillers Limited,

Development Construction of a cased goods warehouse, complete with associated loading docks, plant room, offices, marshalling yard and site roads, on their premises.

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

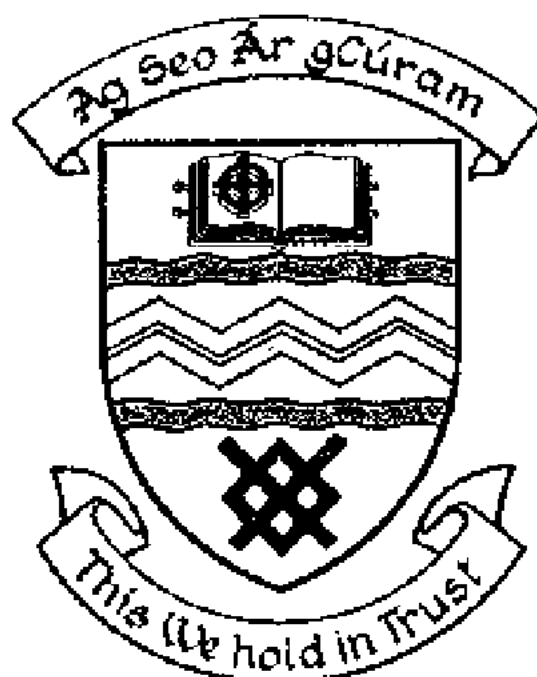
Floor Area 1950.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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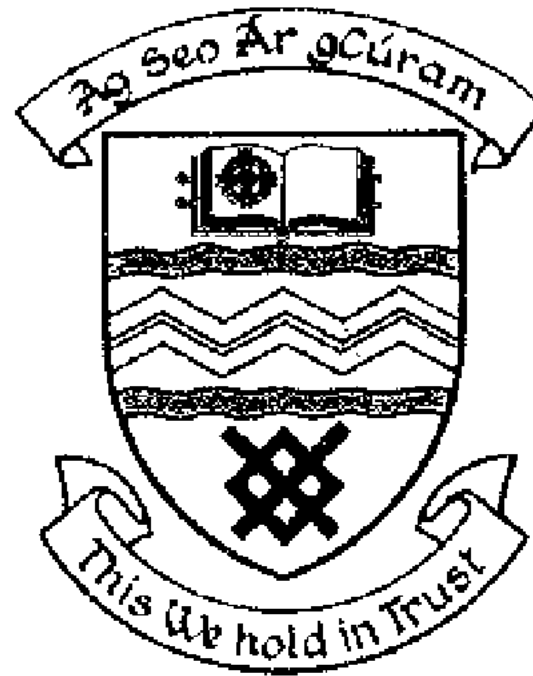
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 no industrial effluent be permitted without prior approval from Planning Authority.
 REASON:
 In the interest of health.
- 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 all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To the interest of the proper planning and development of the area.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of visual amenity and the proper planning and development of the area.
- 6 The developer shall ensure that the development presents a good quality appearance to surrounding sites and roadways, especially to the Naas Road, through adequate landscaping, screening of open areas and treatment of all site boundaries.
 REASON:
 In the interest of visual amenity and the proper planning and development of the area.
- 7 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to

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be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of the proper planning and development of the area.

- 8 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994 as amended, no advertising sign be erected on the premises which could be visible from the Naas Road, and any other signage, except that which is exempted development, shall require a grant of permission by the Planning Authority or An Bord Pleanala on appeal.

REASON:

In the interest of visual amenity.

- 9 The car parking area indicated on the submitted site layout plan shall be clearly marked out and available at all times for car parking use and shall not be used for storage or display or other uses.

REASON:

In the interest of the proper planning and development of the area.

- 10 The applicant to ensure full and complete separation of foul and water systems.

REASON:

In the interest of the proper planning and development of the area.

- 11 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.

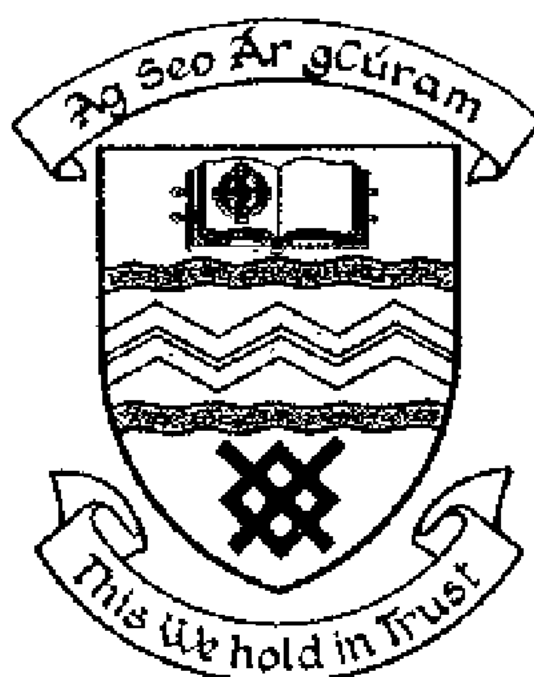
REASON:

In the interest of the proper planning and development of the area.

- 12 The applicant proposes to connect in to a roads sewer. This is unacceptable. Prior to the commencement of development, the applicant is to investigate alternative measures for the disposal of surface water run-off. The full details of this revision shall be submitted for the written agreement of the Planning Authority and the Environmental Services Department prior to the commencement of development.

REASON:

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In the interest of the proper planning and development of the area.

- 13 Layout to comply with part B of the Building Regulations 1997.

REASON:

In the interest of the proper planning and development of the area.

- 14 The layout to satisfy Water Division South Dublin County Council.

REASON:

In the interest of the proper planning and development of the area.

- 15 That a financial contribution in the sum of £15,259 (fifteen thousand two hundred and fifty nine pounds) EUR 19,375 (nineteen thousand three hundred and seventy five 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 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.

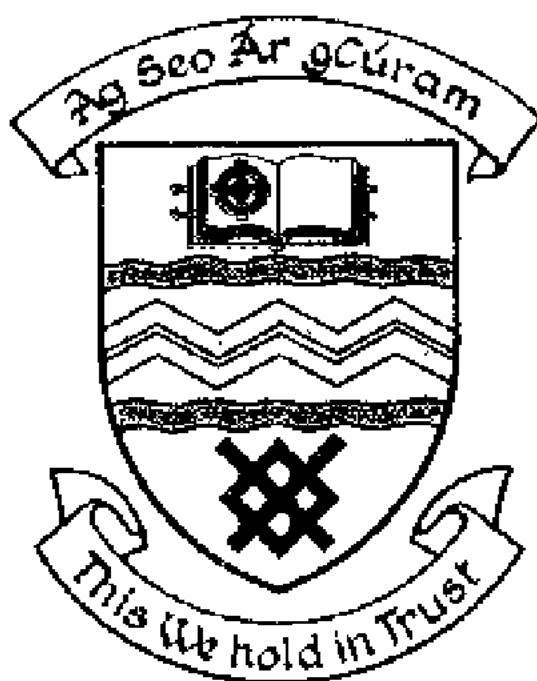
- 16 That a financial contribution in the sum of £39,690 (thirty nine thousand six hundred and ninety pounds) EUR 50,395 (fifty thousand three hundred and ninety five euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the 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.

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- (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.

.....31/03/00
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0268	Date of Decision 10/02/2000
Register Reference S99A/0889	Date: 13/12/99

Applicant Irish Distillers Limited,

Development Construction of a cased goods warehouse, complete with associated loading docks, plant room, offices, marshalling yard and site roads, on their premises.

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

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

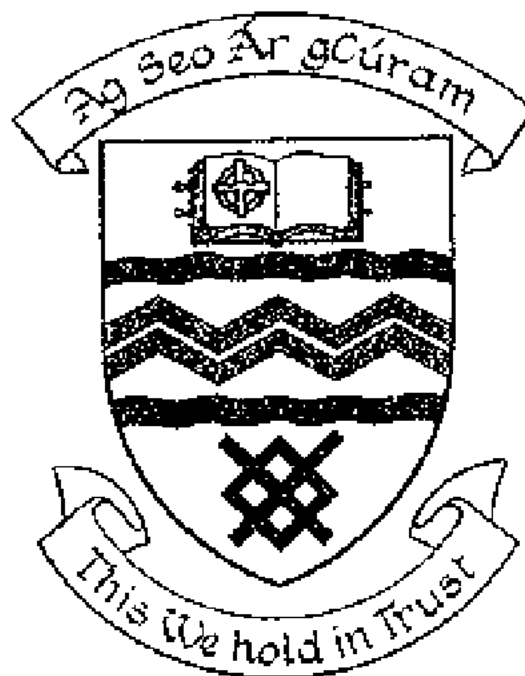
..... 10/02/00
for SENIOR ADMINISTRATIVE OFFICER

MW Consultants,
Forge House,
Forge Hill,
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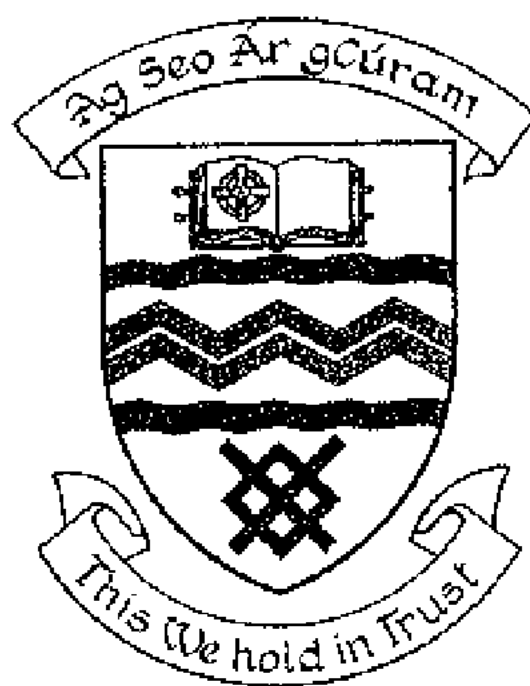
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REG REF. S99A/0889

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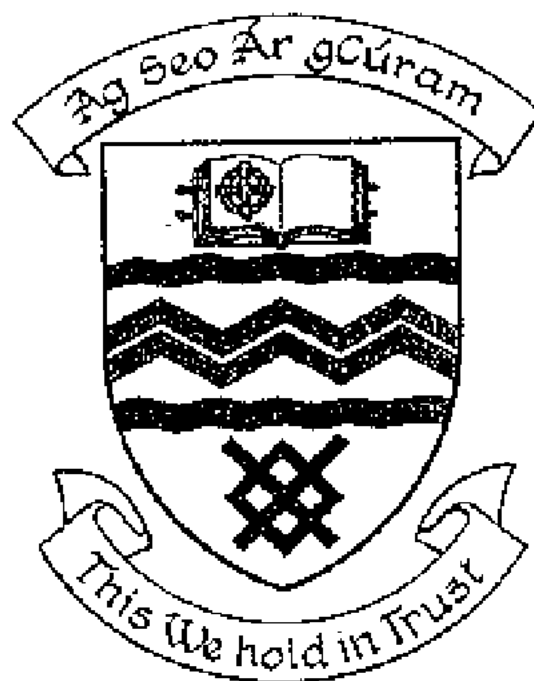
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