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gallicodevelopments

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15th May 2008

Strictly Private & Confidential
To Be Opened By Addressee Only

Commission on Taxation,
Le Pole House,
Ship Street Great,
Dublin 8.

RE: CARBON TAXES

Dear Sirs,

I understand that the Commission intends to review the whole area of carbon taxes with a view to introducing measures, through the taxation system, to bring about a lowering of the Country's carbon footprint.

One of the highest energy consumers in any modern building is the plant and equipment used for cooling the space in which the occupants work and spend their leisure time.

The Irish climate is generally temperate in winter and warm in summer so the energy consumed in heating a modern building is quite low as the buildings tend to be very well insulated. However the modern tendency is to have glazed facades, which look well, but result in substantial thermal gain from the sun's radiation. Also computers and other equipment, as well as the individuals occupying the building, generate substantial heat energy and as a result these buildings tend to have an enormous cooling load with resultant high electrical consumption etc.

The worrying part about all of this is that, as we experience more global warming, the emissions from these buildings will grow exponentially thereby contributing to the global warming in a hopeless self perpetuating manner.

The solution, of course, is to cool these buildings by using a process which will not create the emissions that contribute to global warming.

INNOVATIVE SOLUTIONS

Through our involvement in other business ventures such as the Hodson Bay Hotel & Spa, in Athlone we were forced to examine new unconventional approaches in order to reduce the running costs

This happened to coincide with the groundwork's/excavation of the Athlone Town Centre Development, which includes the new Sheraton Hotel, during which we were excavating some of the footprint of the development to almost 20 meters below ground

level. To enable this excavation to take place it was necessary to drill several wells around the site and pump out the ground water. The pumps were running twenty four seven until the excavation was complete and the waterproof tank put in place.

From this work we established that the ground water being pumped displayed a steady temperature of 12 degrees Celsius. Our engineers and Hydrologists confirmed that this temperature does not vary throughout the year regardless of the Irish weather pattern and that in general there is an infinite supply of ground water available.

The conventional means adopted in cooling/air-conditioning large buildings is by circulating either low pressures chilled water or a refrigerant gas to the various devices throughout the building. The cool water or gas collects the heat from each room in the building back to the plant room where its temperature is reduced using a chilling plant running on energy which is invariably generated using Hydro Carbons.

The obvious route when developing Athlone Town Centre was to replace this chilling plant with the 12 degree ground water. As this was experimental in nature we also fitted a standby chiller.

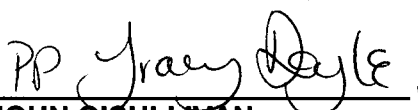
I am delighted to say that the newly opened Sheraton Hotel is now trading and hosted its first major function last week. The system is working to match the theory and the carbon footprint as well as the running cost will be miniscule in comparison to similar hotels. Sheraton Hotels, on a worldwide basis, were so impressed with the system that it is examining this approach as part of its drive towards reducing Sheraton's carbon footprint.

There is no doubt this is a viable logical approach for any designer of new developments especially in an Irish context. Incidentally it can also be readily retro fitted to many existing buildings.

I would welcome an opportunity of meeting members of the Commission to share the information in greater detail and to request the Commission to consider incentives, to be introduced through the tax system, to encourage businesses to consider this system and related systems.

Meanwhile if you require any additional information or data please do not hesitate to contact me.

Yours sincerely,


JOHN O'SULLIVAN
GALLICO DEVELOPMENTS