

C

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 0321	Date of Decision 06/02/2002
Register Reference S01A/0821	Date 07/12/01

Applicant                Derek McGrath,  
App. Type                Permission  
Development            Dwelling house and septic tank accessed by upgrading  
                                 existing entrance from Mount Venus Road (circa. 380m from  
                                 junction with Military Road).  
  
Location                Mount Venus Road, Dublin 16.

Dear Sir / Madam,

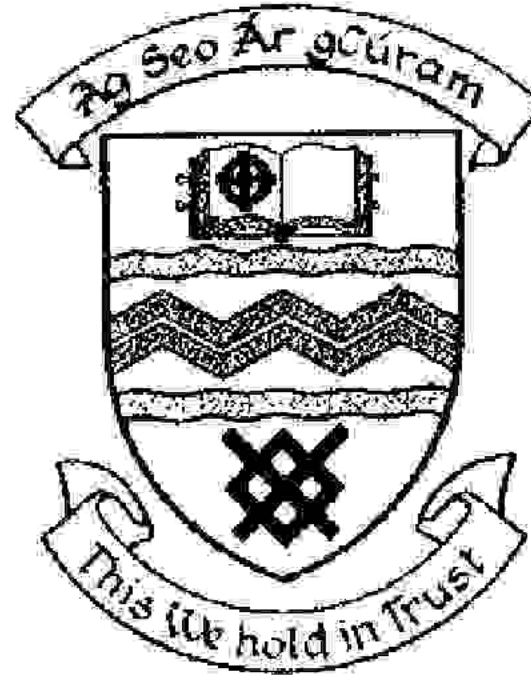
It is noted by letter dated 04/02/2002 that you have withdrawn the above mentioned application.

Yours faithfully

..... 11/02/02  
for SENIOR ADMINISTRATIVE OFFICER

Conroy Crowe Kelly Architects,  
65 Merrion Square,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halia an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104

PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@southdublincoco.ie](mailto:planning.dept@southdublincoco.ie)

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

<b>Decision Order Number:</b> 3643	<b>Date of Decision</b> 20-Dec-2002
<b>Register Reference</b> S01A/0822	<b>Date</b> 01-Nov-2002

**Applicant:** Weston Ltd.,  
**Application Type:** Additional Information  
**Development:** Demolition of existing hangars, construction of new hangars (15,741 m<sup>2</sup>), office and club house (1,125 m<sup>2</sup>), 180 car parking spaces and aircraft parking with new access off R403 and all associated development works. This revised notice refers to a larger site boundary including all lands in the ownership of Weston Ltd., and the location of the hangars to be demolished. This application is accompanied with an Environmental Impact Statement.

**Location:** Weston Aerodrome, Backweston Park, Lucan., Co. Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 01-Nov-2002, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), the following **Clarification of Additional Information** must be submitted in quadruplicate:

1. Item 1. Environmental Impact Statement

Inadequacies in the EIS are addressed under the various headings below.

2. Item 3. Flight Paths

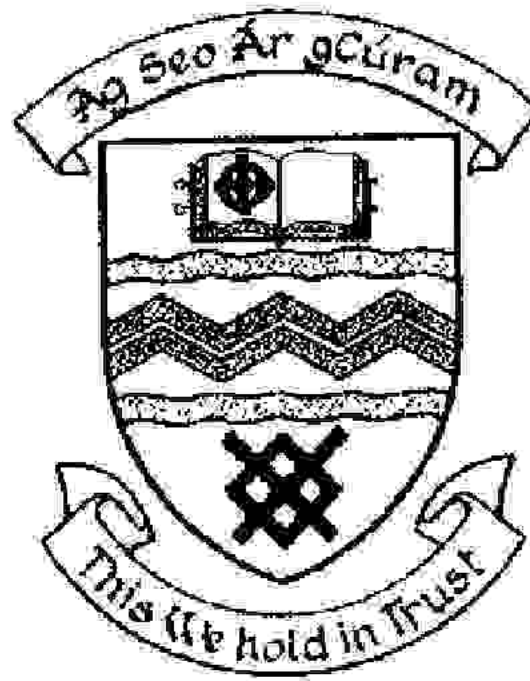
It is indicated in the EIS that it is not proposed presently to realign the flight path. However serious consideration will be given to realignment when an appropriate Air Traffic Service is established at Weston and a more formal arrangement is entered into with Baldonnell and Dublin Airports to



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

ensure no encroachment of respective airspaces. It is further stated that this application does not require any alteration to the operation of airspace.

This response suggests an intensification of the existing use. Please clarify what is meant by this statement.

### 3. Item 5. Aircraft Movements

It is stated that it is not possible to be more precise but,

'it is anticipated that the cost of hangarage security arrangements, improved fire fighting and emergency procedures and improved management with a stricter requirement of improved control on access and usage of the airport, will together result in a decrease in the number of movements.'

This is considered too vague - the proposed improvements may result in some users ceasing to use the airport facilities or reducing the extent of that usage. It should be possible to determine how price sensitive (if at all) users of the airport are, and should be able to produce a proper analysis. What if, after the proposed improvements, no existing users cease to use the airport - this will result in an increase in usage of the airport and may ultimately require a Safety Audit for the National Roads Authority regarding item 3 above. This needs to be clarified.

Adequate baseline information has not been provided relating to the existing operations at Weston Aerodrome to enable an understanding of the average use and operation of the Aerodrome over time and how this application would impact on such use.

The EIS anticipates an increase in corporate and business travel but has not quantified this in terms of volume of use and intensity of use. Please clarify.

### 4. Item 7. Drainage

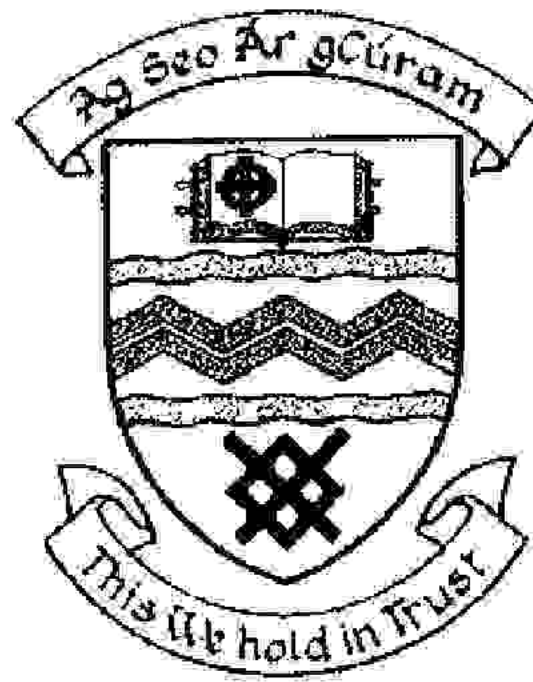
It is stated that drainage details have been submitted and agreed with the Environmental Services Department of South Dublin County Council. However the Environmental Services Department require clarification of further information regarding foul drainage and water.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

### Foul Drainage

Please consult and agree with Environmental Services Department of South Dublin County Council on a possible connection point to the existing public foul sewer system.

### Water

Please submit for agreement revised calculations, which shall include head loss calculations for the proposed water mains.

### 5. Item 9. Noise Impact

The noise survey is unacceptable as it does not include noise levels from aircraft in the air, nor does it measure vibration. Please contact the Environmental Health Officer of the South Western Area Health Board in this regard and submit a revised noise survey taking account of noise levels from aircraft in the air (current and projected) and vibration (current and projected).

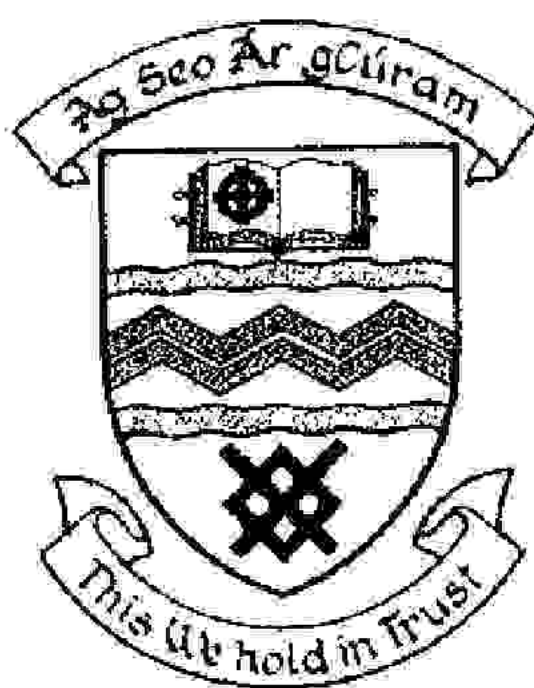
### 6. Item 11. Architecture of the buildings/Photomontage

The photomontages submitted are insufficient. The original photomontages submitted are not adequate, in that the proposed hangars are not set in the context of a photograph from the main Celbridge Road. The images submitted with the original application are close up architectural drawings. This needs to be rectified with proper photomontages. Please submit acceptable photomontages with greater clarity and supplanted on clear photographs of the area. Please submit revised accurate photomontages which truly represent the proposal in the landscape. You may wish to view planning application reference no. SD02A/0700 (a residential proposal at Clondalkin Library) for the quality of photomontage required.

Furthermore, the buildings are still visually unacceptable. Their design will need to be reconsidered to visually improve them. The external finishes submitted are insufficient to adequately assess the visual impact of such large buildings and adequate photomontages with such finishes are required.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104

PLANNING  
DEPARTMENT

County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdcoco.ie](mailto:planning.dept@sdcoco.ie)

7. Item 15. Need for the development

15(1). It is stated that usage of the Airport has increased over the years in two areas:

- . Increasing popularity of aviation as a pastime
- . Growing market in the executive/corporate sector of the general aviation industry

Further, it is stated that

- . Dublin Airport is primarily commercial and is not particularly general aviation friendly and becoming increasingly unavailable.
- . Weston Airport attracts many higher performance business/corporate aircraft although it has limited hangarage.
- . Training facilities at Weston - fulfill a training need - 70% of Irish based pilots have received instructions at Weston during their overall training.

One of the justifications for the application is stated as the increased popularity of aviation as a pastime. Yet the proposal will involve raising charges which are anticipated to cause a falloff in the number of pleasure craft users.

Please provide evidence to substantiate the assertion that Dublin Airport is not particularly general aviation friendly and becoming increasingly unavailable.

It is stated that specific numbers are required regarding the higher performance business/corporate aircraft attracted to Weston Airport. Please define higher performance is this jet aircraft?

Training facilities at Weston are another justification for the proposal. Will this training facility remain as part of the proposal or will training be drastically scaled down.

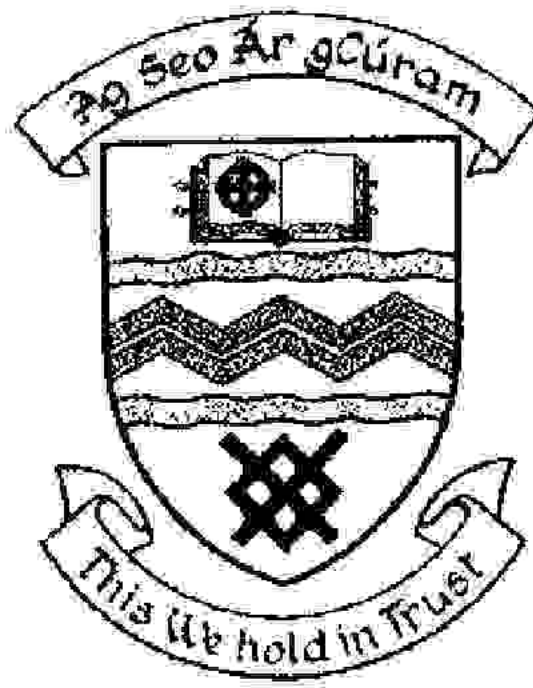
15(2). No comparison with current facilities at Weston has been provided. Please provide such a comparison.

15(3). It needs to be specified how many aircraft the existing hangars at Weston can accommodate. Whilst shortfalls have been identified in the current facilities for aircraft, no clear justification has been provided as to why such a large area of hangars is required. In essence, the anticipated levels of usage (which you state will not change from current levels), must bear a relationship to the proposed

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAÍ ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdcublincoco.ie](mailto:planning.dept@sdcublincoco.ie)

area of the hangars. The current proposal appears to present a mis-match between current levels of aircraft use and proposed hangar space. Please show a correlation by indicating a plan of the hangars showing the space allocated to each aircraft in an average use scenario. The size of the average parking area for aircraft and circulation space within the hangars must come from IAA.

It is stated

'All private owners and particularly those from overseas require secure hangarage facilities for expensive aircraft while attending events, attending to business or visiting or holidaying further afield. This lack of guaranteed adequate, secure hangar space makes Weston Airport less attractive for these customers and results in an important loss of potential revenue to enable existing standards and employment to be maintained and improved.'

This appears to be inconsistent with the claim that the proposal is not an intensification because with the increased size of the hangars they are in fact looking for those potential customers who now consider Weston less attractive. Please comment.

15(5). This relates to 15(3) above and the answers are inadequate and do not match current aircraft usage and proposed hangar area. Please comment.

Furthermore, the EIS is based on the premise that air traffic will not increase. This is unacceptable. The EIS should assume that air traffic will increase with this application. Please submit a revised EIS based on the assumption that air traffic will increase with this application.

8. Item 16. Nature of the proposed use

(a) answers provided to item 16 relate mainly to current usage, yet the question also relates to future provision. This latter item has not been answered adequately. For example, the regulations regarding night flights and permission from the IAA are set out but you have not state if it is proposed to use night flights in the future. Please provide information regarding future provision.

(b) Section 2.1.3 of the EIS outlines a brief history of aircraft usage at Weston.

. Usage was for charter operations in the earlier days of operation, with passenger services operating four times daily to the Isle of Man and frequently to Liverpool, London, Cardiff, Lourdes and many other destinations,



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdcouncil.ie](mailto:planning.dept@sdcouncil.ie)

. the aerodrome also occasionally provided services for charter Aer Lingus flights

. Weston has regularly been used as a diversion airfield for Dublin Airport in the event of inclement weather conditions or general aviation traffic congestion.

Please give details relating to the number of such flights and whether jet aircraft or not (in the last 10 years).

(c) Section 2.1.5 of the EIS sets out 3 categories of aircraft at Weston:

. 350 privately owned aircraft on the Irish Register

. 150 additional non-Irish registered aircraft based in Ireland, the majority of these being UK or American owned (most using Weston on an ad-hoc basis throughout the year)

. large number (not specified) of European registered and based aircraft that visit Ireland for short periods for business and/or pleasure purposes.

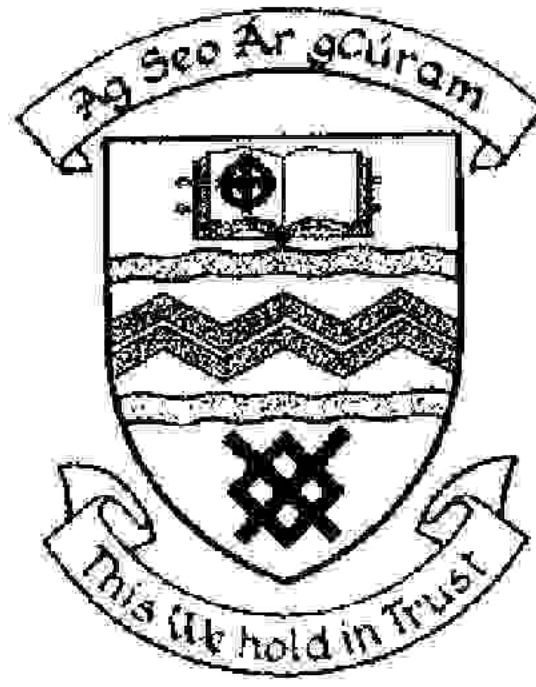
Regarding the above categories, please submit a plan drawing showing the typical location of such aircraft parked in the proposed hangars. The plan drawings and aircraft shown must correspond to the figures submitted regarding the aircraft using the airport. An average use should be provided for rather than a maximum use.

(d) Section 2.1.5 of the EIS states that the 'existing facilities allow only a very small percentage of these aircraft to be hangared, with the remainder positioned on the grass areas...' Please specify the percentage.

(e) Page 29 of the EIS refers to Aircraft Types at Weston that currently use the aerodrome, which includes BeechKing Air and Citation Business Jets with capacities of up to 36 seats. Please provide details of how often these jets have used the airport in the last 10 years.

(f) Page 29 of the EIS refers to 35% of all aircraft at the site are business/commercial type aircraft. What % of these aircraft are jet aircraft and what % of total aircraft movement at Weston is accounted for by jet aircraft, given that there are some 144,500 annual average number of aircraft movements at Weston.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104

PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

(g) The proposed hangar would be c. 13 - 15m in height. Given that the aircraft presently on site are a maximum of 3m in height what is the justification for such scale and height. What is the need for such large hangar door openings in terms of height and length (interconnecting doors, the length of the 5 hangars)

9. Item 19. Landscaping

Please contact the Parks Department regarding the proposed landscaping scheme and take account of any comments they may raise.

10. Item 20. Employment potential

Please clarify why so many additional employees are required to facilitate the proposed.

11. Item 27. Gap in runway

It is stated in the application that the Kildare/Dublin boundary does not follow defined ditch or natural features and the exact location is difficult to assess on the ground. It is further stated that as 92A/1242 granted permission to extend the existing runway to this 'arbitrary' boundary the issue is not considered serious and that the actual boundary is adjacent to the end of the existing runway.

It is considered that this issue has not been satisfactorily resolved. The exact location of the Dublin/Kildare boundary needs to be correctly indicated on an aerial photograph and a corresponding o.s. map (original - not copied) and the drawings of the runway extensions from the relevant planning permissions superimposed on the aerial photograph and o.s. maps. In particular the permitted drawings associated with the planning permission for the runway extension 98/0876 granted by Kildare County Council should be superimposed on the recent aerial photograph.

12. Item 29. Matters arising from EIS - Location of County Boundary

The aerial photograph in the Attachment 2 of the EIS incorrectly shows the location of the county boundary. It shows Backweston House in County Kildare, when in fact it is in South County Dublin. This needs to be amended.

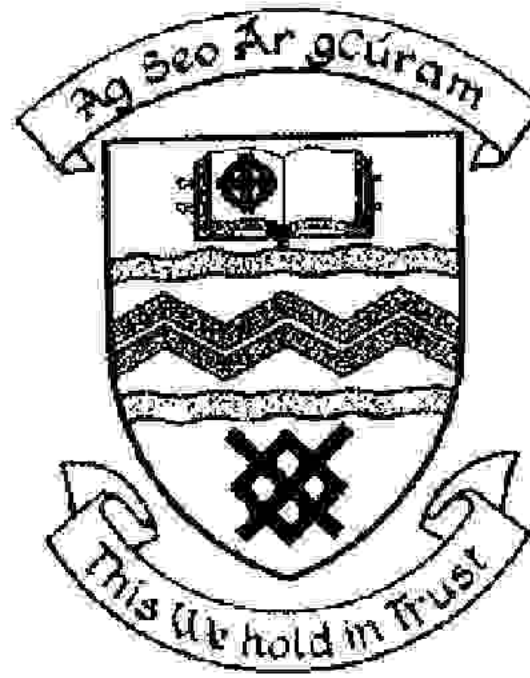


SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamblacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the  
Planning Register Reference Number given above.

Yours faithfully,

23-Dec-2002

for

  
.....  
**Senior Executive Officer**

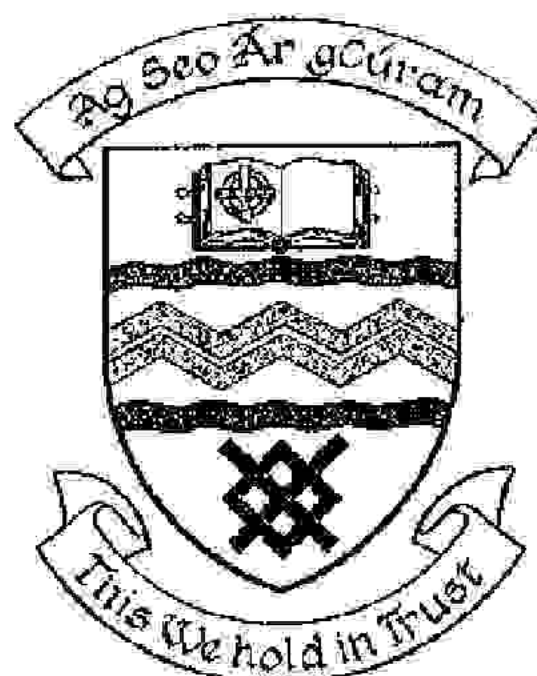
**Conor Furey & Associates,  
Abbins House,  
Eyre Street,  
Newbridge,  
Co. Kildare.**

C

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 0599	Date of Decision 14/03/2002
Register Reference S01A/0822	Date: 07/12/01

**Applicant** Weston Ltd.,  
**Development** Demolition of existing hangars, construction of new hangars (15741 sq.m.), office and clubhouse (1125 sq.m.), 180 carparking spaces and aircraft parking with new access off R403 and all associated development works.

**Location** Weston Aerodrome, Backweston Park, Lucan, Co. Dublin.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

1 Environmental Impact Statement: Please submit an Environmental Impact Statement for the proposed development in accordance with the Planning Acts and Regulations. This will necessitate revised public notices ie. site and newspaper referring to submission of the EIS.

2 Irish Aviation Authority

The Irish Aviation Authority objects to the proposed development on the basis that adequate information and studies have not been provided to assess the air safety implications. Weston Aerodrome is licensed by the Irish Aviation Authority but the applicant did not advise this Authority of the proposed development.

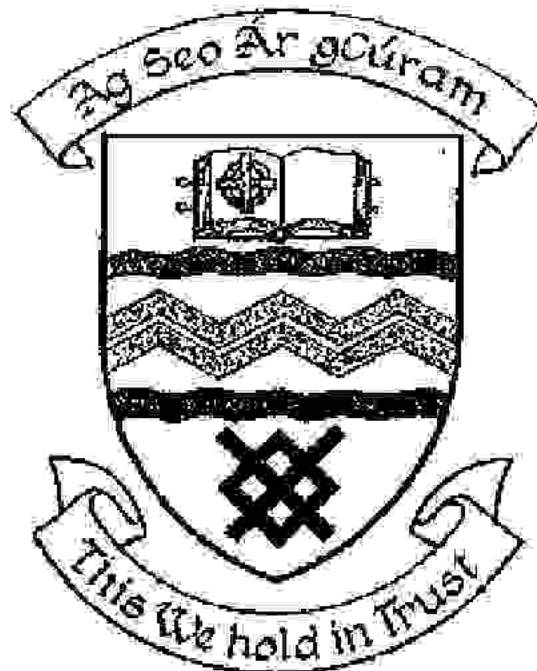
Conor Furey & Associates,  
Abbins House,  
Eyre Street,  
Newbridge,  
Co. Kildare.



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0822

Having regard to this objection in principle and the following comments from the I.A.A. you are requested to contact the Irish Aviation Authority and comply with their requirements and submit revised drawings and documentation where appropriate.

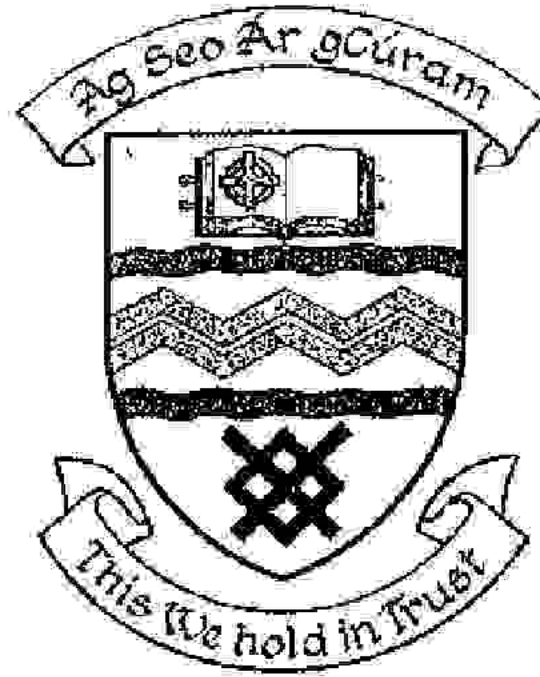
**I.A.A. comments:**

- proposed development may be the part of a major upgrade of Weston Aerodrome from a flight training and general aviation aerodrome to a significantly larger operation involving the use of the aerodrome for and by executive jet aircraft. The Authority's comments are framed in this context.
- Expanded and higher scale operations and noise levels need to be considered for their impact in relation to local communities.
- applicant would need to provide supporting calculations to show that the proposed structures are not obstacles as defined by the International Civil Aviation Organisation (ICAO) in their document entitled Annex 14, "Aerodromes".
- proposed layout of the entrance road would not be acceptable as shown on drawing 01 - W16 - CF-A7 due to its proximity to the runway and the high risk of a runway incursion associated with vehicles using the road.
- description of the proposed development includes "aircraft parking". From the information supplied to the Authority, there is no indication as to the location of such parking nor calculations to show that there is adequate separation between aircraft on stands.
- there is no indication that the proposed upgrade has been considered by the Department of Public Enterprise in relation to national airport policy and security.
- Overall operating capacity requirements for the facility have not been discussed with the Authority and these would, of course, include the requirement for Air Traffic Control facilities.

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0822

■ implications that a major development of Weston Aerodrome and the operations conducted there could have for existing airspace arrangements have not been adverted to or evaluated by the applicant. This is a matter of concern to this Authority as it may not be possible or feasible to accommodate the expanded facilities required with regard to the use of airspace by high performance aircraft.

■ There are two existing cross-runways at Weston in the vicinity of the proposed development and the developer has not indicated his intentions in relation to the use of these runways. It would be essential that the proposed future status for both of these runways should be indicated either in this application or in any proposals made to this Authority.

**3 Flight paths**

Please consider realigning the flight path away from residential areas subject to agreement with the I.A.A. and the Department of Defence.

**4 Safety Audit for the National Roads Authority**

Please provide a safety audit of the proposed development in relation to the road network in the vicinity. In this regard you are requested to liaise with the National Roads Authority prior to submission of this audit.

**5 Aircraft Movements**

The covering letter submitted with the planning application states that the airport has some 44,000 movements per year. The unsolicited further information submitted on 11/02/02 states that annual average aircraft movement is approximately 144,500. These figures do not correspond - please explain. It is also stated in the unsolicited further information submitted on 11/02/02 that aircraft movements may decrease when a stricter regime of management, security and garaging of all aircraft is introduced. What is meant by this statement? By how much will aircraft movements decrease and over what time period.

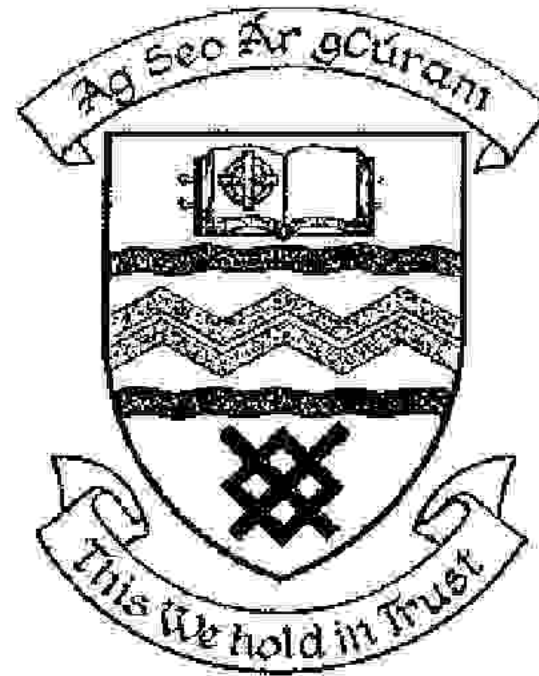
**6 Aircraft Numbers**



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0822

The covering letter submitted with the application states that the airport is home to 65 aircraft. The unsolicited further information submitted on 11/02/02 states that there are 80 aircraft currently based at Weston. Please explain and specify the correct number giving identification numbers of all aircraft.

7 Drainage

Foul Drainage: The Environmental Services Department considers that the foul sewerage system in Cooldrinagh Lane is not appropriate / does not have the capacity to cater for the effluent from the proposed development. The nearest suitable public foul sewer is located at the junction of Celbridge Road and Tubber Lane Road (approx. 500m to the east of the site). In order to facilitate the development the applicant is required to lay a new gravity sewer to this point.

Please address these issues by contacting Environmental Services Department prior to any revised submission and taking account of their requirements.

Surface Water Drainage: Please submit:

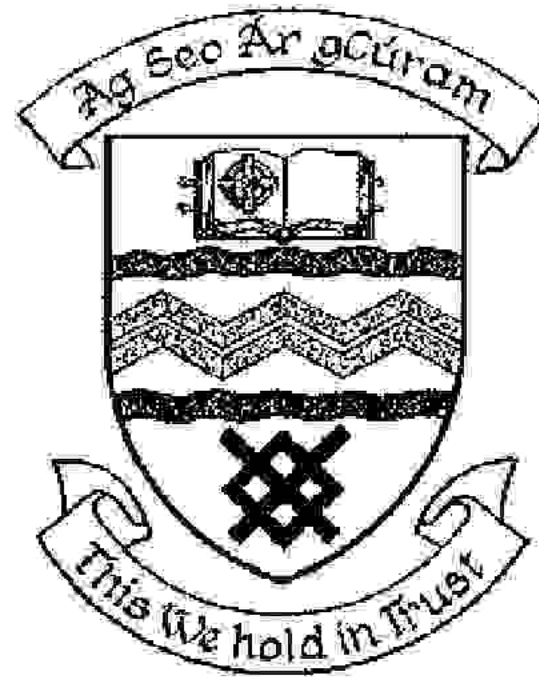
- Full details of the surface water outfall to the Liffey. The following points shall be noted:
1. Only one outfall shall be permitted.
  2. The invert level of the outfall should be 200mm above the normal water levels.
  3. If backflooding is likely a non-return valve should be fitted.
  4. The outfall should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.
  5. Outfall details must include headwall, wing walls and apron. Any requirements of the Parks Department in relation to the outfall shall be incorporated into the design.

Water: A 700mm Rising Main, which will form part of the Lucan / Palmerstown High Level Water Supply Scheme, will pass through a portion of the site. Please show the location

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0822

of this main on a revised site location drawing clearly demonstrating that that no structures are within 8m of it.

8 Roads Issues

Regarding the proposed new junction from Cooldrinagh Lane and Celbridge - the details submitted in the application are lacking clarity and do not show road widening and new footpath required by South Dublin Co. Co. Cooldrinagh Lane should be upgraded and access to the proposed development be taken off it by means of a priority junction 40 metres south of the existing private access.

Please submit the following:

1. Detailed design of the new junction of Cooldrinagh Lane/ Celbridge Road including slip lanes and footpath and construction depths to be submitted.
2. Cooldrinagh Lane to be upgraded in lieu of providing new road. Details to be submitted including levels.
3. Access to the development to be a priority junction sited 40 metres south of existing private road. It would be desirable if applicant could combine the private access with his own access road.
4. The intentions for the existing access to the buildings to be demolished. Is this access to be permanently closed off?
5. The covering letter states that "the proposal will also provide adequate parking on the site to cater for all the current needs and the proposed development". Current parking supply and demand must be provided to make a proper assessment. If there is a shortfall at present, then by how much? A breakdown of how proposed car parking will cater for the proposed development should be provided.

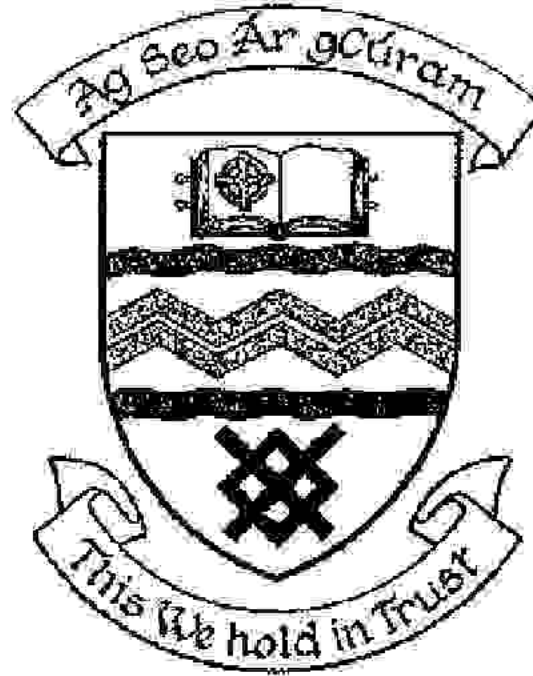
It should be noted that the closure of the junction of Cooldrinagh Lane with Celbridge Road is a reserved junction and the applicant will require such approval before development commences.



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0822

9 Noise Impact

Please submit a noise impact study of the proposed development on the surrounding environment from a suitably qualified noise expert. This shall include recommendations relating to noise ameliorating measures on surrounding residents if applicable.

10 Accidents contingency plan/Public Safety

Please submit a contingency plan relating to accidents (which shall include possible sources of birds and threats to aircraft therefrom). This shall include a study on public safety.

11 Architecture of the buildings/Photomontage

(a) The buildings are visually unappealing and their design will have to be reconsidered to visually improve them. Please contact Mr. J. Johnston Senior Executive Planner (01 4149000 x 2329) to discuss this issue.

(b) The photomontages submitted as unsolicited further information on 26/02/02 are of poor quality and unacceptable. For example, the Fingal Water treatment Plant which is very visible from the Celbridge/Lucan road is hardly visible on photomontage 'camera 1'. The image in 'camera 6' does not show the existing trees. Many of the photomontages are not photomontages at all and bear no relationship to the site. This needs to be rectified with proper photomontages. Please submit acceptable photomontages with greater clarity and superimposed on clear photographs of the area. Please contact Mr. J. Johnston Senior Executive Planner 01 - 414 9000 prior to submission.

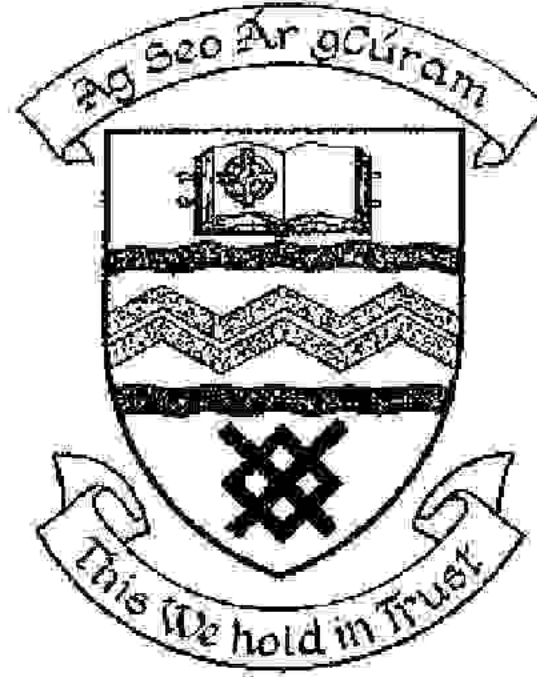
12 Planning History

The permission granted under 92A/1242, by Dublin Co Co, to widen the existing runway has expired. Please specify how this will impact on the proposed development. A new

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0822

planning permission is required for the extension and widening of the runway.

**13 Buildings to be demolished:**

Please submit a site layout plan individually identifying the buildings to be demolished.

**14 Disposal of rubble from demolition:**

Please submit proposals for the disposal of rubble from the buildings to be demolished. This should include measures to recycle the material.

**15 Need for the development:**

This is stated in the covering letter in the following terms:

"One of the areas identified which requires attention is that of general aviation, executive air travel and private operators. Our client has identified a need to provide services for this aspect of the market including the provision of hangar space, ramp space and high quality facilities by means of a hangar space, ramp space and high quality facilities by means of a clubhouse to cater for the growing demand. The proposal will involve an investment in the aviation industry which will provide much needed jobs in an area of the economy currently being seriously undermined. The scale of the development is such that it will allow for the continued growth of the private and small operator market."

It is considered that the need for the development is not sufficiently justified nor explained in the covering letter. Therefore please submit:

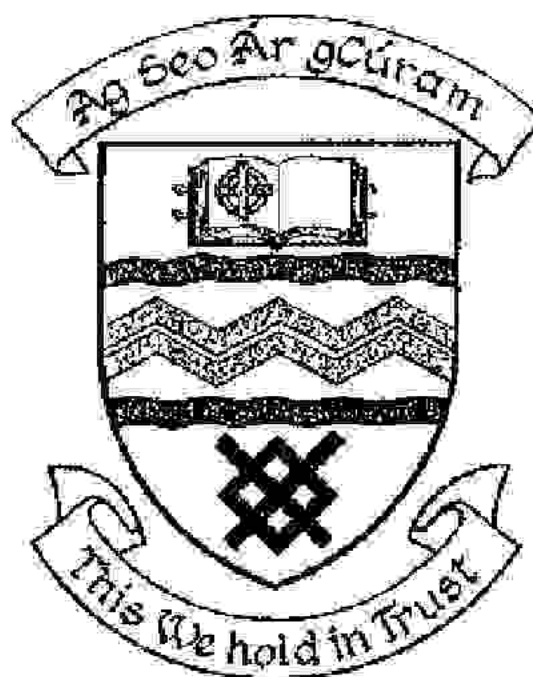
1. A substantive justification for the proposed development
2. A comparison with current facilities at Weston.
3. Shortfalls if any, in current facilities in relation to the proposed intensification of the aerodrome.



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0822

4. The implications for the aerodrome if permission is refused - would a refusal mean closure of the aerodrome as it currently operates.

5. Please state exactly what the hangars will be used for

6. Please confirm if the offices are to be used in connection with the aerodrome

16 Nature of the proposed use:

A detailed analysis is required of the following in terms of current and future provision

1. Size of aircraft
2. Engine type and size of aircraft
3. Capacity of aircraft
4. Numbers of pleasure aircraft and business/commercial aircraft
5. Type and frequency of flights
6. current and proposed situation regarding night flights
7. number of flights per year (currently 44,000 flights per year). What is the breakdown regarding pleasure aircraft and business/commercial aircraft. What will the figures be for the proposed development.
8. Numbers of current private small planes and numbers of these to be left on site following the proposed development
9. Working hours of proposed aircraft servicing facility
10. Proposals regarding lighting of the facility

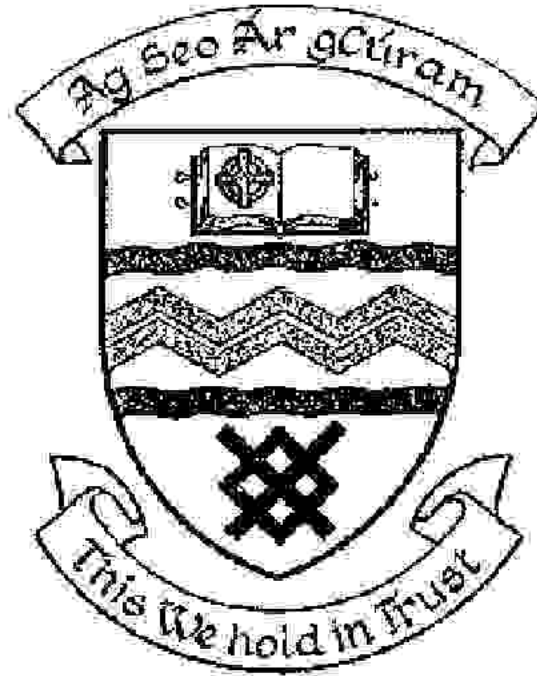
17 Site Boundary:

The Red line does not include the buildings to be demolished. This needs to be addressed. The proposed runway extends into County Kildare yet the boundary of the blue

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0822

line on drg 01 W16 CF A7 received on 13/12/01 does not include this proposed extended runway. What is the full extent of land in the control of the applicant in the vicinity of the application site outlined in red. Therefore, please submit:

1. A revised site layation map showing the red line incorporating the buildings to be demolished.
2. A revised site layout map showing the boundary of the blue line on drg 01 W16 CF A7 received on 13/12/01 to include the proposed extended runway within County Kildare (if this land is in the control of the applicant).

If the red boundary of the site is enlarged a new public notice must be erected on site for one month and a new newspaper notice submitted to the Planning Authority. Such notice shall include reference to the enlargement of the site to include the buildings to be demolished.

**18 Ownership of site**

From discussions by telephone on 23/01/02 with Mr Roger Kennedy - a co-director of Weston Ltd, it appears that the site is owned by Mr W. Kennedy (father of Mr Roger Kennedy) and not by Weston Ltd. The application form gives Weston Ltd as the applicant. This may have implications for the validity of the application.

Please confirm if Weston Limited is the applicant and state the applicants legal interest to submit this planning application.

**19 Landscaping**

Please submit a landscaping proposal from a suitably qualified person.

**20 Employment potential**



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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S01A/0822

Please submit an analysis of Weston Aerodromes current employment and projected employment with the proposed development.

21. South County Dublin Development Plan Maps

The site is located within the 'Inner Zone' for Weston Aerodrome' on Map 1 where restrictions on height apply. Please indicate how the proposed development would comply with these requirements in the County Development Plan in relation to these restrictions.

22. Boundary treatment

Please submit proposals for boundary treatment of the site.

23. Visual Impact Study

Please submit a visual impact study by a recognised landscape architect.

24. Location of new building.

Please peg out site of new buildings and inform this office in writing when this is in place. Please also erect air balloons or similar on site (and submit photographs of same) which indicate the proposed maximum height of each building and inform this office in writing when this will be done.

25. Aerial Photographs

Please submit colour aerial photographs of the site showing the aerodrome and the surrounding area. These shall be horizontal and oblique and shall include close ups of the existing hangar buildings and buildings in the vicinity of the existing hangars and the existing runway.

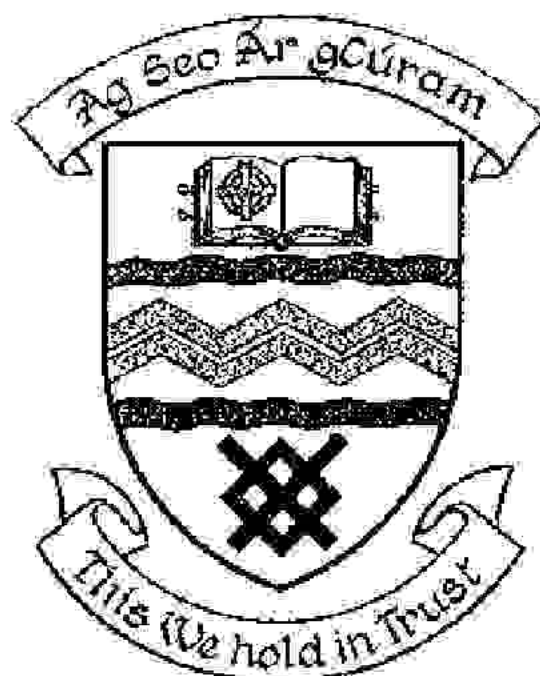
26. Surrounding Development

Please submit a map showing all development within a half mile from the boundary of the site and indicate whether residential, commercial or otherwise.

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S01A/0822  
27 Gap in runway

It appears that the existing runway does not go all the way to the county Kildare boundary. (permission was granted for a runway extension in 1998 by Kildare Co. Co.). There appears to be no permission for the gap between the existing runway and where it would link up with the runway within County Kildare. Please respond to this issue and state how it would affect the proposal.

Signed on behalf of South Dublin County Council

.....  
for Senior Executive Officer

15/03/02

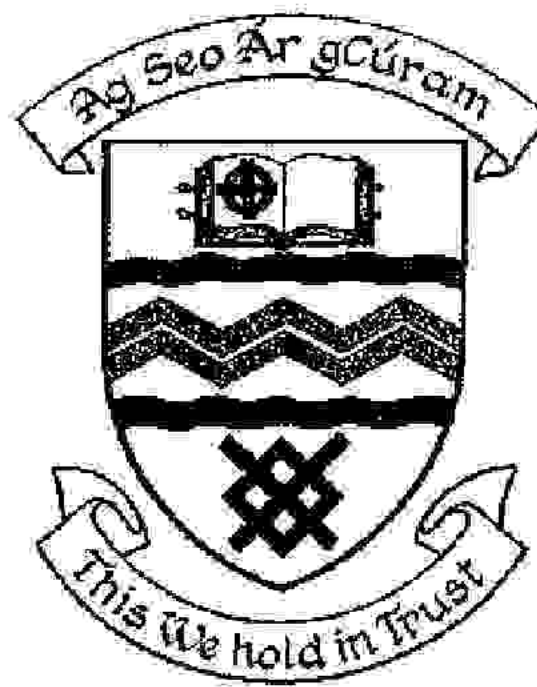


C

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 0267	Date of Decision 05/02/2002
Register Reference S01A/0822	Date 07/12/01

Applicant: Weston Ltd.,  
App. Type: Permission  
Development: Demolition of existing hangars, construction of new hangars (15741 sq.m.), office and clubhouse (1125 sq.m.), 180 carparking spaces and aircraft parking with new access off R403 and all associated development works.  
  
Location: Weston Aerodrome, Backweston Park, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 21/03/2002

Yours faithfully

05/02/02

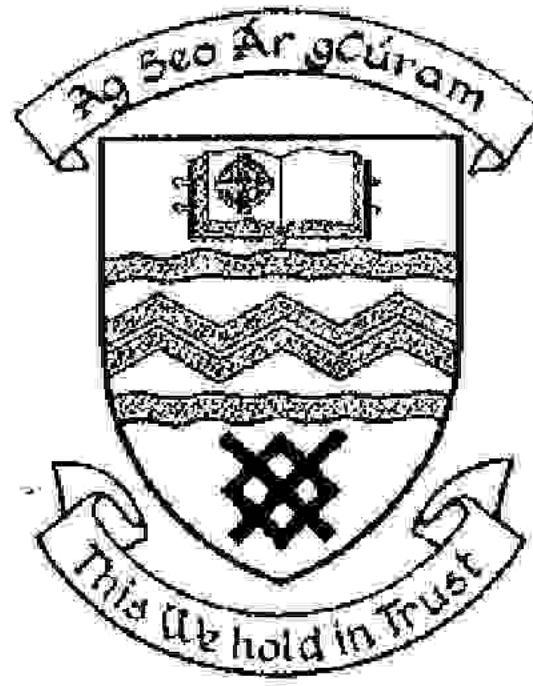
for SENIOR ADMINISTRATIVE OFFICER

Conor Furey & Associates,  
Abbins House,  
Eyre Street,  
Newbridge,  
Co. Kildare.

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

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

David Grant Associates,  
61 Haddington Road,  
Ballsbridge,  
Dublin 4

Date: 03/04/02

Reg. Ref. no. S01A/0823

RE : End terrace two storey house and new vehicular access.

Dear Sir,

Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 0476. The Final Grant Order Number should read 0476a. This letter should be read in conjunction with the original Notification of Grant of Permission .

I apologise for any inconvenience caused.

Yours sincerely,

  
for Senior Administrative Officer.