

Planning Department,
South Dublin County Council,
County Hall
Town Centre, Tallaght
Dublin 24
D24 KV8N

Land Use Planning & Transportation

18 AUG 2022

South Dublin County Council

15th, August 2022 ✓
[By Post]

Dear Sir/Madam,

Re: Planning Application for the proposed construction of an access gate to lands at Cooldrinagh Lane, Leixlip, Co. Dublin

1.0 Introduction

Edward Tynan¹ has retained Tom Phillips + Associates², to apply for planning permission for development at this site of c. 0.012 ha. at Cooldrinagh Lane in the townland of Cooldrinagh. The proposed development will consist of the construction of a new entrance gate to his lands. The access will be c.5 metres in width and c.4.9 metres in height.

The lands are currently in agricultural use and are primarily under the applicant's ownership. A portion of the existing footpath to the front of the proposed gate is under South Dublin County Council ownership and a letter of consent has been obtained to allow alterations to this footpath to facilitate the proposed entrance gate. As outlined in the consent letter, any such works will be subject to the securing of a road opening licence.

The operators of the adjacent Weston Airport are in the process of purchasing the applicant's wider landholding with the intention of installing additional off runway lighting at a future date to ensure the continued safe operation of the airport. The proposed access gate is intended to allow for the future maintenance of this off runway lighting as the main access to the lands at present is from the rear of the applicant's property.

As outlined on Drawing No. W012L-033 prepared by CS Consulting, it is considered that there is sufficient visibility and appropriate sightline distances can be achieved to both the North and South of the proposed entrance. Moreover, it is intended that the entrance would be used relatively infrequently by the operators of Weston Airport for maintenance purposes and will not result in any appreciable increase in traffic levels on Cooldrinagh Lane. It is therefore not considered that the proposal would result in any traffic hazard in the area.

¹ Cooldrinagh Lodge, Cooldrinagh Lane, Cooldrinagh, Co. Dublin

² No. 80 Harcourt Street, Dublin 2, D02 F449.

2.0 Site Location and Description

The subject site, as indicated in Figure 1, is within the townland of Cooldrinagh, and is accessed off Cooldrinagh Lane which leads onto the R403. The site is currently in use as grazing lands and is surrounded by mature hedgerows.

The land uses surrounding the site are mixed in character, with a range of agricultural, residential, and recreational (Lucan Golf Club) uses. Residential development in the vicinity of the site generally consists of houses in the Weston housing estate with a number of one-off dwellings located along the R404 and R403 to the southwest, along Cooldrinagh Lane and M4 to the north. Leixlip Reservoir is located to the west of the site. Lucan Village is located c. 1.4km from the subject site. Weston Airport is located to the west of the subject site.



Figure 1: Aerial view outlining the location of the proposed access gate (Source: [googlemaps.ie](https://www.google.com/maps), cropped and annotated by TPA, July 2022)



Figure 2: Site Context Map (Source: [geohive.ie](https://www.geohive.ie), cropped and annotated by TPA, July 2022)

3.0 Relevant Planning History

Recent relevant planning history on the applicant's wider landholding comprises a 2013 application for the Retention of change of use from stables located in part of existing equine stable (Planning Ref: SD13A/0045).

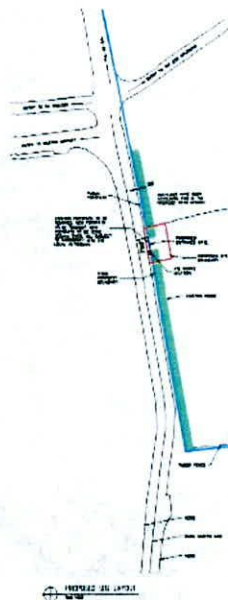


Figure 3: Site Plan the proposed entrance and agricultural gate (Source: CS Consulting Group)

5.0 PLANNING POLICY CONTEXT

5.1 South Dublin County Council Development Plan 2022-2028

The subject site is currently zoned as **RU-Rural and Agricultural**. The main objective of this zoning being:

"To protect and improve rural amenity and to provide for the development of agriculture".

Section 11.8.0 of the Development Plan sets out *"the general restrictions and requirements on development within the County for Dublin Airport, Casement Aerodrome and **Weston Airport**".*

Within this section, the following policy objectives are of relevance to the subject site:

Overall, the policy objectives relating to **Infrastructure and Environmental Quality (IE)** outline the importance of maintaining the safety of the airport. Policy IE10 outlines the need

"to prevent encroachment of development around the Aerodrome which may interfere with its safe operation, in the context of the proper planning and sustainable development of the area and the protection of amenities".

Objective 2 of Policy IE10 further outlines the need to prevent encroachment on the airport and it is therefore necessary

“to maintain the airspace around the aerodrome free from obstacles so as to facilitate aircraft operations to be conducted safely”.

A core aspect of the proposed development is to ensure the continued maintenance of the agricultural land surrounding the airport and in doing so, ensuring the continued safety of the aircraft operations.

7.0 Documents Submitted as Part of this Planning Application

The documentation outlined in the following Section form’s part, and is in support of, the subject planning application

7.1 Planning Fee

A cheque made payable to South Dublin County Council in the sum of €80.00 accompanies this submission. This fee was calculated as per the calculations below

Class of Development	Calculation	Proposed Development	Amount of Fee
Class 13 Any Other Development	€80.00 or €10 per 0.1ha, whichever is greater. Total ha = 0.068ha	Application for the construction of a new vehicle agricultural gate and alterations to existing footpath.	€80.00
Total Fee Payable			€80.00
Source: Tom Phillips + Associates; based on Schedule 9 of the <i>Planning and Development Regulations, 2001-2021</i> , as amended.			

7.2 Statutory Notices

An original page of the *Irish Daily Star Newspaper* dated Friday, 12th August 2022 in which notice of the planning application has been published pursuant to article 17(1)(a) of the *Planning and Development Regulations 2001-2021*.

A Site Notice has been erected on site dated 12th August 2022.

7.3 Planning Application Form

A fully completed current South Dublin County Council *Planning Application Form*, signed and dated Monday, 15th August 2022



7.4 Planning Cover Letter

Six copies of this *Planning Cover Letter*, prepared by TPA, dated 15th August 2022.

7.5 Letter of Consent

Six copies of a Letter of Consent from South Dublin County Council for works to existing footpath to facilitate the gated entrance.

7.6 Drawings

Six copies of the following planning application drawings by CS Consulting Group are enclosed with this planning application

Drawing No.	Title	Scale	Size	Rev.
	Location Map	1:2500	A3	1
W012L-033	New Entrance Gate to Field Plan and Elevation (including Existing Site Layout, Proposed Site Layout, Entrance Gate and Gate Elevation	As Below	A1	1
W012L-033	Existing Site Layout	1:500	A1	1
W012L-033	Proposed Site Layout	1:500	A1	1
W012L-033	Entrance Gate	1:100	A1	1
W012L-033	Gate Elevation	1:50	A1	1



8.0 Conclusion

The proposed development will allow for access to the adjacent agricultural lands to allow for future access for the operators of Weston Airport, thereby ensuring the continued safe operation of the airport. It is considered that the proposed development would not seriously injure the visual amenities of the area and would be consistent with the proper planning and sustainable development of the area.

Yours sincerely

Bernard Dwyer
Senior Planner
Tom Phillips + Associates