

Register Reference: SD22A/0345 **Date:** 26-Sep-2022

Development: Alterations, extension and upgrades to the existing terminal building and all ancillary site development works; The proposed development, resulting in an increase of c. 313sq.m. GFA to the existing terminal building, will comprise; Removal of an existing canopy and construction of an extended entrance foyer, provision of ancillary cafe and outdoor seating area and segregated arrivals/departures vestibules at Ground Floor level; construction of an outdoor terrace with access from existing restaurant including overhead brise soleil sun shade and upgrades to existing WC block at first floor level; Construction of additional offices, plant room and provision of additional window openings at second floor level; Construction of a fire escape stairwell adjacent to the existing terminal with connecting walkway and access doorway at first floor level, covered walkway between the existing terminal building and the existing National Flight Centre building at ground level, erection of new signage, relocation of surface water / wastewater infrastructure and enhancements to the existing set down area and car park to include landscaping, paved pedestrian zones and a proposed gated service entrance to the airside apron. Car park enhancements to result in reduction in car parking spaces from existing 219 to proposed 191.

Location: Weston Airport, Backweston Park, Leixlip, Dublin, W23 XHF8

Applicant: Weston Aviation Academy Limited

App. Type: Permission

Planning Officer: CONOR DOYLE

Date Recd: 31-Aug-2022

Decision Due Date: 25-Oct-2022

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

- Alterations, extension and upgrades to the existing terminal building and **all ancillary site development works**
- The proposed development, resulting in an **increase of c. 313sq.m. GFA** to the existing terminal building.
- Will comprise; Removal of an existing canopy and construction of an extended entrance foyer, provision of ancillary cafe and outdoor seating area and segregated arrivals/departures vestibules at Ground Floor level; construction of an outdoor terrace with access from existing restaurant including overhead brise soleil sun shade and upgrades to existing WC block at first floor level; Construction of additional offices, plant room and provision of additional window openings at second floor level;
- Construction of a fire escape stairwell adjacent to the existing terminal with connecting walkway and access doorway at first floor level, covered walkway between the existing terminal building and the existing National Flight Centre building at ground level, erection of new signage, relocation of surface water / wastewater infrastructure and **enhancements to the existing set down area and car park to include landscaping, paved pedestrian zones and a proposed gated service entrance to the airside apron.**
- **Car park enhancements to result in reduction in car parking spaces from existing 219 to proposed 191.**

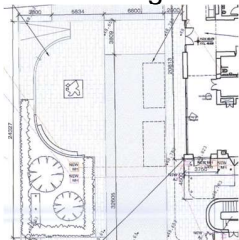
Roads Department – Planning Report

Access & Roads Layout:

The applicant proposes amendments to the existing road layout (including the removal of the roundabout at the main entrance), and based on these a number of actions are recommended.

Applicant to provide a revised drawing showing:

- how cars entering the revised set-down area to the front of the building can turn around in/egress this area



- the proposed road traffic priority within the airport – roadmarkings to include arrows, stop bars at junctions, yield signs
- emergency access routes (fire and ambulance) – provide AutoTRAK where applicable
- bin service arrangements – provide AutoTRAK where applicable

Applicant must provide a revised drawing showing a delineated pedestrian walkway that guides carpark users through the carpark in a safe manner.

Car parking

191 proposed (reduction noted).

- 5% (minimum) of carpark spaces shall be allocated for mobility impaired users
 $191 \times 0.05 = 9.55$ or minimum of **10no mobility impaired carpark spaces** required
- 20% of carpark spaces shall be equipped with electrical charging points
 $191 \times 0.20 = 38.2$ or **38no EV charging points** required

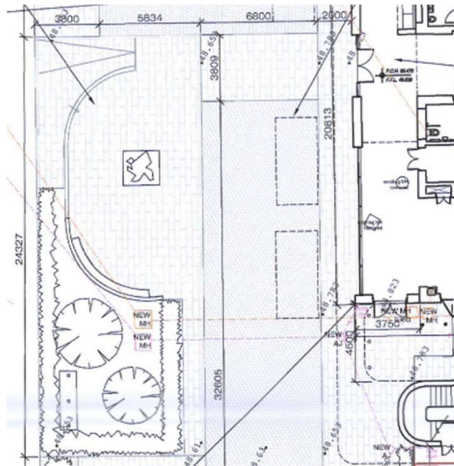
Bicycle parking

No provision has been made in the application for bicycle parking.

Roads Department require that minimum 10no bicycle parking stands to be installed providing 20no bicycle parking spaces (2no per bicycle stand). Applicant to provide a revised drawing showing **10no bicycle parking stands**.

Roads recommend that additional information be requested from the applicant:

1. Applicant to provide a revised drawing showing:
 - a. how cars entering the revised set-down area to the front of the building can turn around in/egress this area (AutoTRAK required)



- b. the proposed road traffic priority within the airport road network – roadmarkings to include arrows, stop bars at junctions, yield signs
- c. emergency access routes (fire and ambulance) – provide AutoTRAK where applicable
- d. bin service arrangements – provide AutoTRAK where applicable
- e. a delineated pedestrian walkway that guides carpark users through the carpark in a safe manner.
- f. Minimum 10no mobility impaired carpark spaces
- g. 38no EV charging points
- h. 10no bicycle stands

Should the permission be granted, the following conditions are suggested:

1. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
2. A Mobility Management Plan to be completed within six months of completion. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.