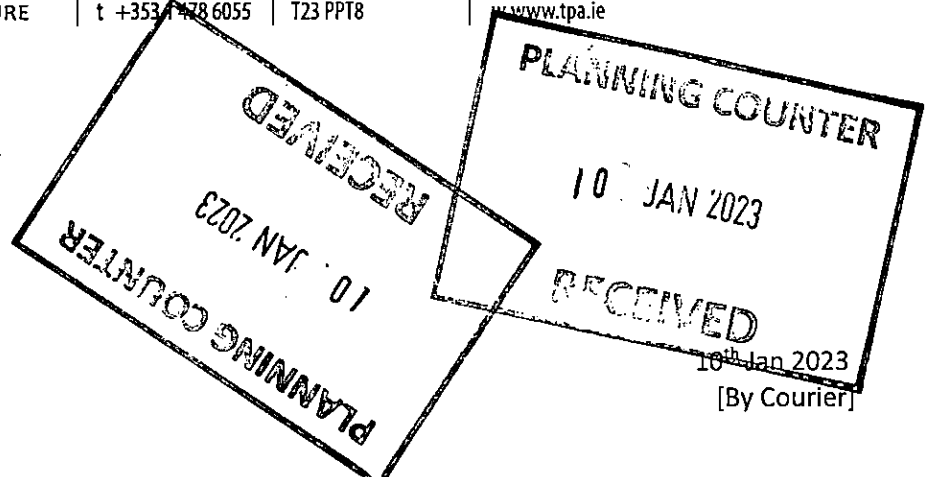


Planning Department
South Dublin County Council
County Hall
Town Centre, Tallaght
Dublin 24
D24 KV8N



RESPONSE TO REQUEST FOR FURTHER INFORMATION
South Dublin County Council Reg. Ref. SD22A/0345
Requested Date: 21st October 2022

Dear Sir/Madam

Re: ALTERATIONS AND UPGRADES TO THE EXISTING TERMINAL BUILDING AT WESTON AIRPORT, BACKWESTON PARK, LEIXLIP, DUBLIN, W23 XHF8

1.0 INTRODUCTION

Weston Aviation Academy Limited¹, have retained Tom Phillips + Associates², in association with a multidisciplinary design team to submit this Response to a *Request for Further Information (RFI)* in relation to the aforementioned development at Backweston Park, Leixlip, Dublin, W23 XHF8

We attach at Appendix A South Dublin County Council's *Request for Further Information* in respect of Reg. Ref. SD22A/0345, dated 21st October 2022.

The following items are enclosed with this submission:

1. 6 copies of this RFI Response/Cover Letter;
2. 6 copies of Response Letter prepared by CS Consulting including drainage layout, water Quality Assessment and water / wastewater demand calculations;
3. 6 copies of Landscape Architecture Report prepared by Arup;
4. 6 copies of the following drawings:

¹ Weston Airport, Backweston park, Leixlip, Dublin, W23 XHF8

² 80 Harcourt Street, Dublin 2, D02 F449 / 437 & 455 No. 1 Horgan's Quay, Cork T23 PPT8.

TOWN PLANNING CONSULTANTS



| Drawing No. | Title | Prepared By | Scale | Size | Rev. |
|------------------------------|---------------------------|-------------|-------|------|------|
| 937A-103 | Proposed Site Plan | NBK | 1:250 | | B |
| 288413-ARUP-00-01-DR-CA-1201 | Road Markings and Signage | ARUP | 1:250 | A1 | P01 |
| 288413-ARUP-00-01-DR-CA-1202 | Vehicle Swept Paths | ARUP | - | A1 | P01 |
| 288413-ARUP-ZZ-XX-DR-L-0000 | Landscape Plan | ARUP | 1:250 | A1 | P01 |
| W012L-CSC-ZZ-XX-DR-C-003 | Proposed Drainage Layout | CS | - | - | - |

2.0 RESPONSE TO FURTHER INFORMATION REQUEST

2.1 Item No. 1: Vehicular Access, Circulation and Car Parking

Item No. 1 states:

The Applicant is requested to provide revised Site Layout, plan, sectional, elevational and AutoTRAK analysis drawings showing the following:

- (i) *How cars entering the revised set-down area to the front of the building can access, turn around in and egress this area, with an accompanying AutoTRAK analysis drawing.*
 - (ii) *The proposed road traffic priority within the airport road network, demonstrating appropriate road markings to include arrows, stop bars at junctions, yield signs etc.*
 - (iii) *Details of the Emergency access routes (fire and ambulance) with an accompanying AutoTRAK analysis drawing.*
 - (iv) *Details of Bin service arrangements, with an accompanying AutoTRAK analysis drawing for refuse vehicles.*
 - (v) *A delineated pedestrian walkway that guides carpark users through the carpark in a safe manner.*
 - (vi) *Provision of a minimum of 10 No. mobility impaired carpark spaces.*
 - (vii) *Provision of a minimum of 38 No. EV charging points.*
- *Provision of a minimum of 10 no. bicycle stands*



2.1.1 Applicant's Response Summarised

- (i) The Planning Authority will note the accompanying Autotrack drawing prepared by Arup (drawing no. 288413-ARUP-00-01-DR-CA-1202) which provides a swept path analysis of how vehicles will access the proposed set-down area. A one-way traffic circulation system (clockwise direction) is proposed which will allow people to drop-off at the front of the two buildings and then proceed to park (if required).
- (ii) The proposed internal road traffic priority, road markings and signage are outlined on the accompanying drawing prepared by Arup (drawing no. 288413-ARUP-00-01-DR-CA-1201).
- (iii) Drawing no. 288413-ARUP-00-01-DR-CA-1202 as prepared by Arup and accompanying this Response to RFI provides a swept path analysis indicating how a fire tender vehicle will access airside. Access and egress from the vehicle access gates is presented.
- (iv) The Proposed waste collection point is located to the south-west corner of the car park. Drawing no. 288413-ARUP-00-01-DR-CA-1202 prepared by Arup and enclosed with this Response provides a swept path analysis of how a waste collection vehicle will access the proposed waste collection area.
- (v) Please refer to drawing no's 288413-ARUP-00-01-DR-CA-1201 and 937A-103 accompanying this Response to RFI which sets out the proposed pedestrian routes through the car park for users.
- (vi) Drawing no's 288413-ARUP-00-01-DR-CA-1201 and 937A-103, accompanying this Response to RFI, sets out the location of the 10 no. mobility impaired parking spaces. These have been located close to the main building for convenience.
- (vii) As outlined no's 288413-ARUP-00-01-DR-CA-1201 and 937A-103, 38 no. EV spaces have been allocated in the car park. 10 no. of these spaces will double up as mobility impaired spaces. These will be marked appropriately to indicate the dual usage.
- (viii) It is proposed to provide 10 no. bicycle spaces adjacent to the main building as shown on drawing no's 288413-ARUP-00-01-DR-CA-1201 and 937A-103, ensuring they are conveniently located to the main terminal building with passive surveillance.

The Planning Authority will note that the revisions to the car park have been developed to respond to the various items on the RFI including the introduction of SuDS, drainage proposals and green infrastructure landscaping measures. These revisions have resulted in a reduction in overall parking to 168 spaces total. The revised car parking proposals have also been amended to provide an enclosed premium parking area to include spaces numbered 27 to 40 & spaces 44 to 56 inclusive. This is intended as a secure long term parking area for regular users (Details outlined on Drawing 937A-103 prepared by NBK Architects). The applicants are satisfied based on current usage, that the proposed car park capacity will be sufficient to serve the needs of the airport while addressing the various FI items raised by South Dublin County Council.



2.2 Item No. 2: Drainage and Water Services

Item No. 2 states:

- (i) *The Applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. SuDS features which may be suitable include but are not limited to Permeable paving, Green roofs, Grasscrete, Rain gardens, Planter boxes, Tree pits and other such SuDS. In designing the SuDS features the Applicant should have regard to the Sustainable Drainage Systems Explanatory Design Guide, a copy of which is available on the South Dublin County Council website. (ii) The Applicant shall submit a report and a drawing clearly showing how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates or alternatively via infiltration to ground in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS) Volume 2- New Development requirements.*

2.2.1 Applicant's Response Summarised

- (ii) *The Planning Authority will note the accompanying letter prepared by CS Consulting and enclosed with this Response to Further Information Request. As outlined in the letter a revised car park design has been prepared as part of this response which includes bioretention areas and SuDS tree pits. In addition, it is proposed to include rainwater butts on all existing and proposed rainwater down pipes on the terminal building to provide for additional attenuation.*
- (iii) *The proposed Drainage Layout prepared by CS consulting and accompanying this Response to RFI outlines the various SuDS features proposed with the revised car park. The SuDS proposals are fully compliant with the SDCC SuDS Explanatory and Evaluation Guide as well as the Greater Dublin Strategic Drainage Study. Expected Interception storage volumes are outlined in the CS letter. In total an area of 275 sq. m of bio retention and tree pits are to be provided in the revised car park providing 22 m³ of interception. It should also be noted that the proposed extension and changes to the terminal building are largely internal and contained within the existing footprint. In addition, the proposal does not provide for any increase in hard standing. The car park revisions in fact reduce hard standing and this coupled with the introduction of SuDS features results in an overall improvement in storm water design from the existing.*

2.3 Item No. 3: Irish Water

Item No. 3 states:

The Applicant is requested to provide documentary evidence of the following:

- (i) *Submission of a pre-connection enquiry to Irish Water for the water services infrastructure for the proposed development.*



- (ii) *Submission of a pre-connection enquiry to Irish Water for the wastewater infrastructure for the proposed development.*
- (iii) *Obtain a letter of confirmation of feasibility for the wastewater infrastructure for the proposed development*

2.3.1 Applicant's Response Summarised

As outlined in the accompanying response letter prepared by CS Consulting, the proposed development is expected to result in minimal increases to the existing water and wastewater demands at the site owing to the minimal increases in floor area. Existing and proposed demand rates are outlined in the CS Response letter and detailed water and wastewater calculations are included in Appendix B of the document. As existing infrastructure at the site is considered more than adequate to service the small increases envisaged to occur as a result of the proposed development, a confirmation of feasibility letter was not sought from Irish Water as part of this Response as this was not deemed necessary based on the calculations carried out.

2.4 Item No. 4: a Green Infrastructure

Item No. 4 states:

The Applicant is requested to submit a Green Infrastructure Plan drawing demonstrating how the proposed development will contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements and the protection of any existing Green Infrastructure assets and enhancement of same. In preparing the Green Infrastructure Plan, the Applicant should have regard to the relevant Sections, Policies and Objectives of the South Dublin County Development Plan 2022-2028, including, but not limited to Chapter 4, Policy GI1, GI1 Objective 4, GI2 Objective 4 and Section 12.4.2 of the Development Plan.

2.4.1 Applicant's Response Summarised

As outlined in the documentation accompanying this response, including the Landscape Architecture Report prepared by Arup and the revised drainage design drawings prepared by CS consulting, the proposals have been revised to introduce Green Infrastructure measures. The landscape plan proposes to retain the existing hedgerows and creates additional green stepping stones through tree planting that connects to the existing hedgerow to the north east of the car park. The proposed drainage plan with multi functional SuDS features aims to complement this landscape plan.

As the Planning Authority will appreciate, the existing airport use presents unique constraints from a Green infrastructure perspective. The operators of the airport must seek to find an appropriate balance between protecting and enhancing biodiversity while also ensuring the safe operation of the airport. We refer the Planning Authority to Bird and Wildlife Strike Management at Aerodromes published by Published by the National Bird and Wildlife Hazard Committee, March 2021. The guidance emphasises the need for compliance with national regulations or practices, such as environmental and animal protection regulations, to ensure that a Wildlife Hazard Management Plan does not conflict with the objectives of preservation of biodiversity and reduction of environmental impact of the environmental impact of air transportation.



While the landscape proposals aims to protect, manage and enhance the existing green corridors adjacent to the car park, it is considered that there are certain limitations when creating green links within an airport boundary. Although the redline area is segregated from the active runway by a large area of grey space, and the plant species specified should cause minimum threat to the airside zone, the landscape design is based on a number of principles that are aimed at minimising the attraction of birds:

1. Planting trees with no fruit, berries, nuts
2. Planting long grass where possible and keeping it maintained over as much of the airport as possible. (Maintaining the grass at 150mm to 200mm reduces the attraction to a level at which it is practicable to prevent birds from using the airport by active dispersal methods).
3. Avoiding the following:
 - Creation of dense vegetation that may become a roost
 - Provision of an abundant autumn and winter food supply in the form of fruits, nuts and berries
 - Creation of standing water or watercourses that attract gulls and waterfowl
 - Providing areas of short grass that provide feeding opportunities for a wide range of hazardous wildlife.

The landscape plan and planting palette have therefore been designed to promote and enhance the car park space while adhering to the principles of planting within airport grounds.

3.0 CONCLUSION

It is submitted that the enclosed information addresses the RFI in full and we trust that the Planning Authority will find the enclosed information to be in order. For the purposes of Article 35 of the Planning and Development Regulations 2001, as amended, we consider that the above referenced and attached information does not constitute significant additional data and therefore re-advertising of the application is not required.

Please do not hesitate to contact us should you have any further queries.

Yours sincerely,

Bernard Dwyer
Senior Planner
Tom Phillips + Associates

Encl.



Appendix A: **REQUEST FOR FURTHER INFORMATION, DATED 21ST OCTOBER 2022 (REG. REF. SD22A/0345)**

An Rannóg Talamhúsaíde, Pleanála agus Inmpair
Land Use, Planning & Transportation Department



Telephone: 01 4149000 Fax: 01 4149104 Email: planning@tdent@southdublincc.ie

Tom Phillips & Associates
80, Harcourt Street
Dublin 2
D02 F449

PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

| | |
|--------------------------------|--------------------------------|
| Decision Order Number: 1327 | Date of Decision: 21-Oct-2022 |
| Register Reference: SD22A/0345 | Registration Date: 31-Aug-2022 |

Applicant: Weston Aviation Academy Limited

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 31-Aug-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the



Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. **Vehicular Access, Circulation and Car Parking**
The Applicant is requested to provide revised Site Layout, plan, sectional, elevational and AutoTRAK analysis drawings showing the following:
 - (i) How cars entering the revised set-down area to the front of the building can access, turn around in and egress this area, with an accompanying AutoTRAK analysis drawing.
 - (ii) The proposed road traffic priority within the airport road network, demonstrating appropriate road markings to include arrows, stop bars at junctions, yield signs etc.
 - (iii) Details of the Emergency access routes (fire and ambulance) with an accompanying AutoTRAK analysis drawing.
 - (iv) Details of Bin service arrangements, with an accompanying AutoTRAK analysis drawing for refuse vehicles.
 - (v) A delineated pedestrian walkway that guides carpark users through the carpark in a safe manner.
 - (vi) Provision of a minimum of 10 No. mobility impaired carpark spaces.
 - (vii) Provision of a minimum of 38 No. EV charging points
 - Provision of a minimum of 10 No. bicycle stands.
2. **Drainage and Water Services**
 - (i) The Applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. SuDS features which may be suitable include but are not limited to Permeable paving, Green roofs, Grasscrete, Rain gardens, Planter boxes, Tree pits and other such SuDS. In designing the SuDS features the Applicant should have regard to the Sustainable Drainage Systems Explanatory Design Guide, a copy of which is available on the South Dublin County Council website.
 - (ii) The Applicant shall submit a report and a drawing clearly showing how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates or alternatively via infiltration to ground in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS) Volume 2- New Development requirements.
3. **Irish Water**
The Applicant is requested to provide documentary evidence of the following:
 - (i) Submission of a pre-connection enquiry to Irish Water for the water services infrastructure for the proposed development.
 - (ii) Submission of a pre-connection enquiry to Irish Water for the wastewater infrastructure for the proposed development.
 - (iii) Obtain a letter of confirmation of feasibility for the wastewater infrastructure for the proposed development.
4. The Applicant is requested to submit a Green Infrastructure Plan drawing demonstrating how the proposed development will contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements and the protection of any existing Green Infrastructure assets and enhancement of same. In preparing the Green Infrastructure Plan, the Applicant should have regard to the relevant Sections, Policies and Objectives of the South Dublin County Development Plan 2022-2028, including, but not limited to Chapter 4, Policy GI1, GI1 Objective 4, GI2 Objective 4 and Section 12.4.2 of the Development Plan.



NOTE: The applicant should note that any submission made in response to the above will be examined and **MAY** be deemed to be **SIGNIFICANT ADDITIONAL INFORMATION** by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months of the date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0345

Date: 24-Oct-2022

Yours faithfully,

Pamela Hughes
for Senior Planner