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**NOTIFICATION TO GRANT PERMISSION  
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Final Grant Order No.:	<b>0260</b>	Date of Final Grant:	<b>10-Mar-2023</b>
Decision Order No.:	<b>0131</b>	Date of Decision:	<b>03-Feb-2023</b>
Register Reference:	<b>SD22A/0345</b>	Date:	<b>10-Jan-2023</b>

**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

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 21-Oct-2022 / 10-Jan-2023

A Permission has been granted for the development described above, subject to the following conditions.

**Conditions and Reasons:**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 10 January 2023, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) A revised Site Layout drawing indicating pedestrian routes through the car parking area which provide safe passage for all pedestrians/car park users. The revised Site Layout drawing should be clearly dimensioned, including but not limited to road widths, car park sizes, pedestrian crossing widths, and all other relevant items shown.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Construction Noise and Hours.

A. No equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside of these hours shall only be permitted following a written request to the Planning Authority and subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

B.Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

C. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.

D. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

4.

A. Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

B. Prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water

REASON: In the interest of public health and to ensure adequate water facilities

5. A. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.

B. 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.

6. a. The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- b. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interest of public health and to ensure adequate water facilities.

7. i. The proposed landscaping scheme as per the submitted Landscape Architecture Report and shown on drawing No. 288413-00 Landscape Plan shall be implemented in full, within the first planting season following completion of the development, in addition:

a) All hard and soft landscape works shall be completed in full accordance with the submitted Landscape Plan (Drawing No. 288413-00).

b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012. Trees in Relation to Design, Demolition and Construction – Recommendations.

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

ii. Planting Plan

Prior to the commencement of Development, the applicant shall submit for agreement with the Public Realm Section a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semi-matures, etc.); using both native and exotic species and pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually appealing, bio-diverse, and easily managed.

iii. Retention of Landscape Architect

a) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

b) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

c) Installation of attenuation tree pits shall be supervised by the project landscape architect.

iv. Drainage Layout Plan and SUDS Features

The submitted Drainage Layout Plan (Dwg. No. W012L-CSC-ZZ-XX-DR-C-0003) and associated natural SUDS features including the bio-retention tree pits shall be implemented in full by the applicant.

v. SUDS Management Plan

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm that prevent the increased risk of flooding and to improve and protect water quality, in accordance with relevant policies and objectives contained within the CDP 2022-2028.

8. The developer shall pay to the planning authority a financial contribution of €35,234.41 (Thirty five thousand two hundred and thirty four euros and forty one cents), in respect of public infrastructure and facilities benefiting development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto [www.localgov.ie](http://www.localgov.ie) and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

*M. Crowley*

\_\_\_\_\_ 10-Mar-2023  
*for Senior Planner*