

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

Date : 08-Sep-2023

**Reg. Ref. :** SD22A/0345/C7(v)  
**Proposal :** 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.

**Condition 7 (v):**

**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.**

**Location :** Weston Airport, Backweston Park, Leixlip, Dublin, W23  
**XHF8**  
**Applicant :** Weston Aviation Academy Limited  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 18-Jul-2023 to comply with Condition No 7(v) of Grant of Permission No. SD22A/0345, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

**“Compliance submission:**

Submission from NBK Architect (17/07/2023), with the following:

- SuDS Management Plan prepared by CS Consulting Group.
- -Drawing No. W012L-CSC-ZZ-XX-DR-CP-0005 & No. W012L-CSC-ZZ-XX-DR-CP-0003 – with Drainage details. Prepared by CS Consulting Group.

**Planners Comments:**

SDCC Water have reviewed the submission for Condition 7(v) and have the following comments to make:

Water Services are not satisfied that Condition 7(V) is being complied with. Reasons:

1. Tree Pit details require clarification.
  - Impermeable Geotextile will prevent surface water draining into surrounding soil.
  - Does water flow into top of tree pit type1 through gaps in kerb, or is the only water ingress from aco channels? If the water ingress is from aco channels alone, the discharge point/overflow is very low, allowing very little time/space for rain water to percolate through tree pit before discharging through overflow to proposed storm sewer.
2. Bioretention Area section shows an inspection chamber below the maximum water level. This should be extended to be level with the maximum water level.

3) Drainage drawings shows proposed 225mm drain being connected to the existing 450mm surface water sewer. Chamber(s) should be built on the 450mm line to facilitate the new 225mm drainage connections.

SDCC Water have the following **recommendations**:

- 1) The Applicant shall submit a revised drawing showing plan & cross-sectional views of tree pits. Consult South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, appendix 1 (which gives examples of tree pits).
- 2) The Applicant should revise bioretention area detail to ensure inspection chamber is not below maximum water level. Consider simplifying detail by combining inspection chamber with high water level overflow and eliminating gravel curtain overflow. Consult South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, appendix 1.
- 3) The Applicant should revise the drainage drawing showing proposed new drains being connected to the existing sewer through a chamber instead of saddle connections.

### **Conclusion**

The submission is considered to not be in compliance with condition 7 (v). To fully discharge the compliance the Applicant shall address the recommendations above.”

Yours faithfully,

M.C.

---

*for* **Senior Planner**