



An
Coimisiún
Pleanála

Direction
CD-020193-25
ABP-320668-24

The submissions on this file and the Inspector's report were considered at a meeting held on 10/07/2025.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Eamonn James Kelly

Date: 11/07/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the policies and objectives of the South Dublin County Development Plan 2022-2028 and the totality of the information and submissions received, it is considered that the proposed development, subject to the conditions set out below, would be acceptable having regard to the 'RU' zoning of the site whereby aerodrome/airfield are permitted in principle, would avoid having any significant impact on surrounding properties and noise sensitive premises, would have no significant adverse impacts in terms of vibration, would not have any adverse heritage impacts, would not have a significant impact on the local road network or result in the creation of a traffic hazard. The proposed development

would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered the submissions of the Applicant justifying the location of the proposed development within Weston Airport to be reasonable. Preferring the assessment and conclusions of the planning authority in this regard, the Commission did not concur with the Inspector that the proposed development would represent disorderly or piecemeal development of Weston Airport in the context of the policies and objectives of the South Dublin County Development Plan 2022-2028.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 2nd day of April 2024 and the 9th day of July 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All mitigation measures set out in the documentation submitted in support of the application, including those associated with air safety and noise, shall be implemented in full.

Reason: In the interest of the protection of the environment.

3. Unless otherwise agreed in writing with the planning authority, the accommodation hereby permitted shall be used only by operational staff associated with the development.

Reason: To ensure that the development is used appropriately.

4. (a) The access/egress from the R403 Celbridge Road shall be used only for the development hereby permitted and as a supplementary accident and emergency access/egress to Weston Aerodrome.

(b) The access/gate labelled 'Proposed fencing/Emergency Access point' on drawing Proposed Site Plan drawing number 953A-P-100B(2) shall not be used for any purpose other than as a supplementary accident and emergency access/egress to Weston Aerodrome and at all other times shall remain permanently closed to vehicular and pedestrian traffic with the gates securely locked.

(c) Prior to the commencement of any works associated with the development hereby permitted, the location, design and construction details of the relocated bus stop to be constructed by the developer and at their own expense shall be submitted for the written agreement of the planning authority.

(d) Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit the final details of any signage related to the development hereby approved for the written agreement of the planning authority.

Reason: In the interest of traffic safety, visual amenity and the orderly development of Weston Airport.

5. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these

times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

7. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

8. Prior to the opening/occupation of the development, a Mobility Management Plan (MMP) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by residents/occupants/staff employed in the development. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

9. (a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the commencement of construction works.

(b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development, in the interest of visual amenity.

10. (a) All the mitigation measures as outlined in section 4 of the Weston Airport SAR Facility Noise Assessment December 2023, and subsequent assessments, shall be fully implemented with particular emphasis on section 4.7 Complaints Procedure. The contact details of the Noise Community Liaison Officer shall be forwarded to the planning authority to ensure any complaints received can be forwarded to the appropriate person.

(b) An operational noise monitoring survey shall be carried out within 4 weeks of the commencement of the flights in order to verify the predicted noise levels at noise sensitive locations. The survey shall be carried out during scheduled day time and night time training flights via helicopter. If there is disparity between the predicted noise levels and the actual noise levels on completion of the noise survey a full review of the mitigation measures should take place to ensure the predicted noise levels as set out in the noise assessment report are met.

(c) All noise abatement routes and procedures outlined in the 'Noise Abatement Procedures Weston Airport' and 'Non-Technical Executive Summary of Noise Abatement Procedures at Weston Airport' reports shall be implemented unless otherwise agreed with the planning authority. Any alterations to flight paths, number of flights, time of the day flights take place etc. shall trigger a new noise monitoring survey which must take place within 4 weeks of the changes. If noise

levels at noise sensitive locations are found to have increased on completion of the new noise survey the mitigation measures shall be reviewed and altered as required to ensure the noise levels as set out in the noise assessment report are still being met.

Reason: In the interest of environmental and public health.

11. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

12. Prior to the commencement of development the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

13. The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the

disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in 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 made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note

The Commission was satisfied that, notwithstanding the Inspector's recommendation for further clarity regarding flight numbers, the noise assessment presented by the Applicant's experts together with the mitigation measures to be implemented by way of condition represented a sufficiently robust consideration of the matter.