

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0891W

APPEAL by Siobhan and Tom Meany and by Ian Brogan against the decision made on the 10th day of November 2025, by South Dublin County Council, to grant, subject to conditions, a permission to Sarah, Annemarie and David Courtney.

Proposed Development: Construction of six number two-storey detached four-bedroom dwellinghouses. The proposed development will be served by a previously approved vehicular access (planning register reference number SD22A/0469) off Cooldrinagh Lane along with all associated car parking, landscaping and boundary treatment works, the provision of private open space areas comprising hard and soft landscaping, site services (foul drainage with associated pumping station, surface water drainage and water supply) and all associated site works, all at Cooldrinagh Lane, Leixlip, County Dublin in the townland of Cooldrinagh. The site is located to the south of Cooldrinagh Lane (house) and to the west of Cooldrinagh Lane. The proposed development was revised by further public notices received by the planning authority on the 13th day of October 2025.



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of the subject site, in close proximity to Weston Airport, to the provisions of the South Dublin County Development Plan 2022 – 2028, including the zoning of the subject site “RES” with the objective ‘to protect and/or improve residential amenity’, and the Specific Local Objective - CS11 SLO 1, which seeks “To restrict development to low density, one or two storey residential in keeping with the existing character of the surrounding houses whilst having regard to airport restrictions”, and having regard the nature and scale of the proposed development, to the pattern of development in the vicinity, to Section 11.8.7 of the development plan (Public Safety Zones) and Policy IE14 Objective 2, which limits residential development at this location to <60 persons per half acre, and Sec 11.8.6 which requires a proposal for residential development to be supported by an appropriate noise assessment, with accompanying mitigation measures to protect residential amenity, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an acceptable density of suitable residential development at this location, would not seriously injure the amenities of the area, including property in the vicinity, would provide an acceptable form of design layout and an appropriate form of residential amenity for prospective occupants, including by means of noise mitigation in the design of the dwellings, would not give rise to traffic safety concerns, and would not result in a safety hazard to the operations of Weston Airport. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the recommendation of the Inspector, the Commission considered the substance of the decision made on the 16th day of July 2025, in planning reference SD23A/0324 (ABP-320668-24) which permitted additional aircraft movements at Weston Airport, in the form of search and rescue helicopter operations.

The Commission noted that in July 2025, it was determined that the proposed increase, to the then existing permitted aircraft movements at Weston Airport, would represent a modest increase, in the order of 2.6%, and would not give rise to a significant intensification in the use of the airport, such that no material adverse impact would arise by reason of noise, to property in the vicinity, including existing dwellings and to land which is zoned to facilitate residential uses.

Having also considered the applicant's noise impact assessment report, including the design measures proposed to mitigate the impacts of external noise and to provide the appropriate level of acoustic comfort for the future occupants of the proposed houses, the Commission did not, therefore, share the Inspector's concerns that there was a lack of information with respect to noise generated from the operation of the Search and Rescue helicopters operating from Weston Airport, such that the Commission could not be satisfied that potential future residents of the proposed development would not be exposed to an unacceptable level of aircraft noise and disturbance, resulting in an unacceptable impact on residential amenity. The Commission was satisfied, from the information available, that future residents of the proposed development would not be exposed to an unacceptable level of aircraft noise and disturbance.

Having noted that the Irish Aviation Authority did not object to the proposal, the Commission was also satisfied, from the applicant's aviation safety assessment, that the proposed residential development would be located outside of Weston Aerodrome's Approach and Take off Climb Surfaces, that it would not penetrate the Transitional Surface, and that no other Obstacle Limitation Surfaces were identified as adversely affected.

Conditions

1. The development shall be carried out and completed in its entirety in accordance with the plans and particulars lodged with the application, and as amended by Significant Further Information received by the planning authority on the 6th day of October 2025, 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. The first-floor windows to non-habitable rooms on the side elevations of all dwellings hereby permitted, shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

4. All mitigation measures set out in the documentation submitted in support of the application, including the Planning Stage Noise Impact Assessment prepared by Allegro Acoustics, shall be implemented in full. The proposed residential units shall be designed to provide the appropriate level of acoustic comfort to future occupants, as specified in the Section 4 of the submitted Noise Impact Assessment Report. On completion of the development, and prior to the making available of any residential unit for occupation, the developer shall submit, for the written approval of the planning authority, details of compliance verification undertaken through noise monitoring, which shall demonstrate the achievement of the internal noise levels outlined in Table 4 of the Noise Impact Assessment Report (as derived from BS 8233 (2014)).

Reason: In the interest of residential amenity.

5. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and/or wastewater collection network.

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

6. 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: To prevent flooding and in the interests of sustainable drainage.

7. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall provide for children's play equipment, and shall include the following:
- (a) A plan to scale of not less than 1:500 showing
 - (i) Existing trees, hedgerows, shrubs, rock outcroppings, stone walls, specifying which are proposed for retention as features of the site landscaping
 - (ii) The measures to be put in place for the protection of these landscape features during the construction period
 - (iii) The species, variety, number, size and locations of all proposed trees and shrubs (which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder) and which shall not include prunus species
 - (iv) Details of screen planting (which shall not include cupressocyparis x leylandii)
 - (v) Details of roadside/street planting (which shall not include prunus species)
 - (vi) Hard landscaping works, specifying surfacing materials, furniture/ play equipment and finished levels.
 - (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.

- (c) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, 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 the interest of residential and visual amenity.

8. In-curtilage car parking spaces serving the residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

9. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees. Such lighting shall be provided prior to the making available for occupation, of any residential unit.

Reason: In the interest of amenity and public safety.

10. The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking in Charge Standards, or in the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority. All areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company or similar, details of which shall be agreed with the Planning Authority prior to the commencement of development.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

11. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interests of orderly development and the visual amenities of the area.

12. Each proposed residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, without a specific grant of planning permission for same (including short-term letting).

Reason: To prevent unauthorised development.

13. Proposals for an estate name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed estate name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/ marketing signage relating to the name of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

14. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

15. (a) Prior to the commencement of any house or duplex unit, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each apartment, house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000 (as amended), that restricts all relevant houses and/or duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

16. The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the development, as appropriate, following consultation with the Local Authority Archaeologist or the National Monument Service (NMS). Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation (preservation in-situ/excavation). The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the NMS, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the NMS shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/ excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

17. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, measures to prevent the deposit of dirt and debris on the public road, pest control, construction traffic management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

18. Site development and building works shall be carried out between the hours of 0700 and 1900 Monday to Friday, between 0800 and 1400 hours on Saturday, and not at all on Sundays or public holidays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of the protection of residential amenity.

19. The applicant/developer shall notify Weston Airport and the Irish Aviation Authority of intention to commence crane operations with at least 30 days prior notification of their erection, in accordance with S.I 215 of 2005 Irish Aviation Authority (Obstacles to Aircraft in Flight) Order.

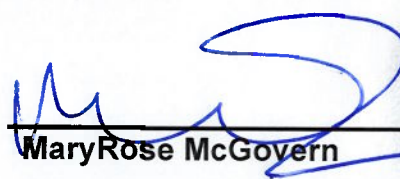
Reason: In the interest of aviation safety.

20. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure satisfactory completion and maintenance of the development until taken in charge.

21. 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 Coimisiún 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.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 29th day of September 2026.

