

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0414 - Architectural Conservation Officers Report re Salmon Leap Inn, Cooldrinagh Leixlip

From: Irenie McLoughlin
Sent: Monday 19 December 2022 14:23
To: Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: SD22A/0414 - Architectural Conservation Officers Report re Salmon Leap Inn, Cooldrinagh Leixlip

**SOUTH DUBLIN COUNTY COUNCIL
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22A/0414 – SALMON LEAP INN**

Record of Protected Structures

The Salmon Leap Inn is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2022-2028 under Map Ref. No. 009. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures*". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures, and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

Appraisal

This is an application for a new pedestrian exit for emergency exit purposes only from the site along Cooldrinagh Lane and for new toilet facilities for existing function room previously approved. Retention for a period of not more than 4 years for a tent structure providing covered link between existing function room (Long House) and moveable dining booths in part of the existing car park. The proposed development is located within the curtilage of the Protected Structure detailed above. An Architectural Impact Assessment has been provided as part of the planning application in order to provide observations on the impact of the proposed single-storey extension to the side/rear of the existing Salmon Leap Inn. The assessment schedules the work proposed to be retained and new works to be carried out within the curtilage of the Protected Structure and assesses the potential impact on the architectural character of the Protected Structure.

It is proposed to construct a new emergency exit towards the east end of the site. The location of the new exit is at the lower end of the site and far removed from the Protected Structure or immediate curtilage area. The insertion of a new emergency exit at this location will not materially affect the character of the Protected Structure or its curtilage. It is considered that minimal intervention should be adhered to in order to provide a new emergency exit that will not cause any visual negative impacts on the existing boundary wall and the wall should be made good using the correct traditional materials and methods. The new toilet extension to the existing building known as the Long House was previously approved but the time on the permission has lapsed. The proposed new toilet extension is to be built at the east end of the existing Long House building. The extension consists of a very small addition to the existing building with a lower roof line in keeping with the addition to the west end of the existing building. The roof will be finished to match the main roof and walls finished to match the external finish of the main building. It is proposed to provide double glazed hard wood multi pane windows as this might be deemed to be more in keeping with the existing window type, however as this is a new addition it is considered that the windows should be timber full pane windows in order to show a modern window type therefore indicating the modern addition. Details of the

windows should be submitted to for agreement in order to find the best overall design for the new extension. The extension is required in order to provide toilet facilities on a permanent basis. In principle the extension proposed to a building within the curtilage is acceptable as it does not directly impact on the Protected Structure (Salmon Leap Inn RPS Ref. 009).

The retention permission for a period of four years for the existing tent structure providing a covered link between the existing function Room and moveable dining booths within the car park area is included in the current planning application. The existing tent structure is located some distance from the Protected Structure. The tent structure abuts the Long House but is not connected physically to the existing building. Given that the tent is a temporary structure and is removable and is located some distance from the Protected Structure, there is no direct impact on the Salmon Leap Inn.

Conclusion

It should be noted that there is no proposed works to the fabric of the Protected Structure and all works being proposed on site are at the far end of the site and therefore the overall impact is neutral with regard to the setting of the Protected Structure. The function and use of the site as a public house and venue has required additional facilities and given the site context and location of the proposed new extension and temporary tent structure there is no direct impact on the Protected Structure. It is therefore considered the proposed development is acceptable subject to the following conditions:

1. It is proposed to insert a new emergency exit within the east end of the existing boundary wall of the Protected Structure site. Where the section of wall is removed to facilitate the new emergency exit, the existing boundary wall should be made good using traditional methods and materials, details of which should be submitted for agreement and approval.
Reason: To ensure the original boundary wall is made good in accordance with good conservation practice.
2. The proposed new toilet extension at the east end of the existing Long House building consists of a very small addition to the existing building with a lower roof line in keeping with the addition to the west end of the existing building. The roof will be finished to match the main roof and walls finished to match the external finish of the main building. It is proposed to provide double glazed hard wood multi pane windows as this might be deemed to be more in keeping with the existing window type. However as this is a new addition it is considered that the windows should be timber full pane windows in order to show a modern window type therefore indicating the modern addition. Details of the windows design and materials should be submitted to for agreement.

Irenie McLoughlin
Architectural Conservation Officer

19th December 2022

Best regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
Architectural Conservation Section
Project Delivery
South Dublin County Council