

Comhairle Chontae Atha Cliath Theas

PR/0015/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0414 **Application Date:** 03-Nov-2022
Submission Type: New Application **Registration Date:** 03-Nov-2022
Correspondence Name and Address: J Taylor Architects Ltd 39, North Avenue, Mount Merrion, Co. Dublin
Proposed Development: New pedestrian exit for emergency exit purposes only from site along Cooldrinagh Lane (R148) and for new toilet facilities for existing function room previously approved SD15A/0258 to replace existing temporary toilet accommodation and for Retention for a period of not more than 4 years for tent structure providing covered link between existing function room and moveable dining booths in part of existing car park.
Location: Salmon Leap Inn, Cooldrinagh, Leixlip, Co. Dublin
Applicant Name: Maryphad Ltd
Application Type: Permission and Retention

(SW)

Description of Site and Surroundings

Site Area

Stated as 0.344 ha

Site Description

The application site consists of a public house known as the Salmon Leap Inn. The site is located close to the county boundary of South Dublin and Kildare, just east of Leixlip. To the rear of the site there is a car park that is currently occupied by a double decker bus and a large, tented area. The River Liffey is located to the north of the site and the Leixlip Drinking Water Treatment Plant is located to the south.

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Proposal

The application seeks permission for the following:

- New pedestrian exit for emergency exit purposes only from site along Cooldrinagh Lane (R148) and
- New toilet facilities for existing function room previously approved SD15A/0258 to replace existing temporary toilet accommodation

The application seeks retention permission for the following:

- Retention for a period of not more than 4 years for tent structure providing covered link between existing function room and moveable dining booths in part of existing car park.

Zoning

The application site is subject to zoning objective 'HA-LV' – 'To protect and enhance the outstanding character and amenity of the Liffey Valley'.

CDP Maps: inner horizontal surface (Weston), Outer horizontal surface (Casement), Bird Hazards, RPS No.9 – Salmon Leap Inn

Consultations

Water Services – Additional information requested.

Irish Water – Additional information requested.

Roads – Additional information requested.

Parks – No comments

Heritage – no report received at time of writing.

Architectural Conservation – no objections, subject to conditions.

TII – no observations.

Faite Ireland – no report received at time of writing.

Department of Housing, Local Government & Heritage – no report received at time of writing.

An Taisce – Observation submitted.

An Comhairle Ealaíon – no report received at time of writing.

Environmental Health Officer – no objections, subject to conditions.

Submissions/Observations /Representations

None.

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Relevant Planning History

SD20A/0260

New pedestrian entrance/exit to site along Cooldrinagh Lane (R148) and Retention of alterations to previously approved plans (Reg. Ref. SD15A/0258) for toilet extension to existing function room and Retention of tent structure providing covered link between existing function room; moveable dining booths; moveable vehicular cooking and cold storage facilities and associated moveable container storage unit in part of existing car park. **Declared withdrawn.**

SD15A/0258 and PL06S.246072

Permission granted and granted at appeal for change of use of existing unoccupied building to function room and the extension of this building (50sq.m) consisting of new kitchen and toilet facilities all on the site.

SD15A/0114

Permission refused for retention of existing emergency exit gate (2 meters wide) in boundary wall providing egress from car park at The Salmon Leap Inn, a Protected Structure

SD14A/0174

Retention permission granted for single storey extension to the side and rear of a public house (new floor area 30sq.m.) including a staff cloak room, boiler room and access passage and stairs to the first floor; new external entrance lobby and door in a dormer in a dormer roof enclosure to the rear at first floor level and internal alterations at first floor level (Protected Structure).

SD04A/0201

Planning permission was granted for an external beer garden (area 141sq.m) single storey extension comprising lobby (area 3sq.m and relocation of boiler house (area 3sq.m) and oil tank and will result in the reduction of car parking spaces from 112 to 107 at The Salmon Leap Inn (a Protected Structure).

Relevant Enforcement History

S8527 - change of use of car park to restaurant without pp, Salmon Leap Inn is a protected structure. **Live**

S7470 – closed granted retention

S7592 – closed: no unauthorised development

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Pre-Planning Consultation

None recorded for subject site

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Policy NCBH2: Biodiversity

Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.

Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas

Policy NCBH7: Liffey River Valley and Special Amenity Area Order

Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO).

NCBH7 Objective 1:

To restrict development within areas designated with Zoning Objective 'HA-LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and to ensure that new development:

- does not significantly impact on built or cultural heritage assets, on sensitive habitats, species, or ecosystem services;
- is related to the area's amenity potential;
- is designed and sited to minimise environmental and visual impacts; and
- enhances the County's green infrastructure network.

3.5.2 Protected Structures

Policy NCBH19: Protected Structures Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

Policy NCBH21: Vernacular / Traditional and Older Buildings, Estates and Streetscapes

Policy NCBH22: Features of Interest Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

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4.3.1 Components of the GI Network Strategic Corridor 4: Liffey Valley Corridor

Policy QDP1: Successful and Sustainable Neighbourhoods

5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods

Policy QDP3: Neighbourhood Context

Policy QDP4: Healthy Placemaking

Policy QDP5: Connected Neighbourhoods

Policy QDP6: Public Realm

Policy QDP7: High Quality Design – Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy GII: Overarching

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Policy E3: Energy Performance in Existing and New Buildings

Policy SM7: Car Parking and EV Charging

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

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12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.7 Protected Structures

(i) General

Works that would materially affect the character of a Protected Structure require planning permission. A Section 57 Declaration can be sought from the Planning Authority to list the type of works that would not affect the character of a Protected Structure and that do not require planning permission.

(ii) Works to a Protected Structure

(iii) Change of Use

(iv) Development in Proximity to a Protected Structure

Planning applications for development in proximity to a Protected Structure may require a Design Statement to outline how the proposal responds to the setting and special interest of the Protected Structure and its curtilage. Pastiche designs that confuse new features / structures with older and original features / structures should be avoided

12.3.9 Vernacular and Historic / Older Buildings, Estates and Streetscapes

12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission: Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

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Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m.

12.4.3 Riparian Corridors (not within a corridor)

12.5 Quality Design and Healthy Placemaking

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.11.1 Water Management

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

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Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Architectural Heritage Protection – Guidelines for Planning Authorities, Department of Arts, Heritage, and the Gaeltacht (2011)

Assessment

The main areas for assessment are the following:

- Zoning and Council Policy
- Enforcement
- Visual Amenity
- Parking and Access
- Residential Amenity and Public Health
- Water and Drainage
- Green Infrastructure
- Screening for appropriate assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The application site is subject to zoning objective 'HA-LV' – 'To protect and enhance the outstanding character and amenity of the Liffey Valley'. The application site consists of an existing public house that is an established use within the site. A public house is listed as 'open for consideration' under the 'HA-LV' zoning objective and therefore any alterations or extensions to the existing building or site are also considered to be 'open for consideration'.

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Enforcement

It is noted that there is live enforcement on this site and, should planning permission be granted, a condition is recommended stating what the permission is restricted to.

Visual Amenity and impact on protected structure

Salmon Leap Inn is a protected structure and as such there is a requirement to have regard to the building, its setting and the site. The Architectural Conservation Officer Report states "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.

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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.”

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There are no objections, subject to conditions.

The proposal would not have a significant impact on visual amenity.

Parking and Access

The Roads Department have assessed the proposal and provided the following comments:

“The existing pedestrian infrastructure along the section of the R148 that fronts this site is sub-standard and roads department would not favour of the introduction of the pedestrian access as proposed.

The ‘existing layout’ drawing that was submitted shows items that are categorised as unauthorised development, and which are the subject of enforcement proceedings.

The existing layout submitted must show the original subject site without any items which are unauthorised or proposed in order for a proper assessment to be carried out”. **Additional information** is requested.

Given the concerns raised by the Roads Department, the applicant is requested to remove the access or provide an access point in a different location where the pedestrian infrastructure is acceptable. The impact of any revised access on the Protected Structure should be considered. **Additional information** is therefore requested.

Residential Amenity and Public Health

The closest residential properties are located to the north of the site on the opposite side of Cooldrinagh Lane.

EHO have assessed the proposal and have no objections, subject to conditions.

Water and Drainage

Water Services and Irish Water have requested **additional information**.

Green Infrastructure

The site is within a Primary GI corridor.

12.4.2 Green Infrastructure and Development Management All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission: Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate

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GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

The applicant is requested to address the Gi requirements via **additional information** and also to detail what SuDS measures are proposed.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

Overall, there are concerns with the proposed pedestrian entrance in terms of pedestrian safety. Additional information is requested to address this and also the matters raised by Water Services and Irish Water.

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Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. 1. The applicant is requested to submit a revised 'existing layout' drawing which:
 - a. Shows the car park spaces that existed before the unauthorised items were introduced
 - b. Clearly numbers the individual carpark spaces
 - c. Shows any bicycle parking provision
 - d. Is clearly dimensioned
2. The Applicant is requested to submit details of existing refuse service and AutoTRAK analysis showing how refuse vehicles navigate the site
3. The Applicant is requested to submit details of how emergency vehicles navigate the site with AutoTRAK analysis for same
4. The Applicant is requested to supply a revised layout showing safe pedestrian permeability throughout the site
5. The Applicant is requested to submit a revised plan that omits the new pedestrian access to Cooldrinagh Lane
2. The applicant is requested to submit a drawing showing the setback distance between foundation of proposed development to adjacent 300mm surface water sewer.
3. The applicant is requested to:
 - Submit a drawing showing the setback distance from the foundation of proposed development to any watermain adjacent to development if such a watermain exists;
 - Submit a drawing showing the watermain layout of proposed development;
 - Submit a drawing showing the setback distance from the foundation of proposed development to a foul sewer if one exists; and
 - Clarify on a drawing how wastewater will be discharged from site. Is the discharge to a public sewer or is wastewater treated on site?
4. The site is located within a Primary Green Infrastructure corridor. The applicant is requested to:
 - a. submit an overall site summary quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.
 - b. detail what SuDS measures are proposed.

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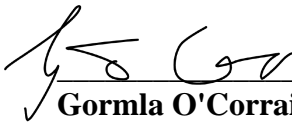
LOCATION: Salmon Leap Inn, Cooldrinagh, Leixlip, Co. Dublin



Colm Harte,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 09/01/23



Gormla O'Corrain, Senior Planner