

J Taylor Architects Ltd
39, North Avenue
Mount Merrion
Co. Dublin

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0015	Date of Decision: 09-Jan-2023
Register Reference: SD22A/0414	Registration Date: 03-Nov-2022

Applicant: Maryphad Ltd

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

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 03-Nov-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period, the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0414

Date: 10-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**