

Roads Department – Planning Report

Register Reference: SD22A/0414 **Date:** 18-Nov-2022
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: Maryphad Ltd
App. Type: Permission and Retention
Planning Officer: SARAH WATSON
Date Recd: 03-Nov-2022
Decision Due Date: 09-Jan-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.



Description:

- **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.

Access & Roads Layout:

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.

Roads recommend that additional information be requested from the applicant:

1. Applicant 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. Applicant to submit details of existing refuse service and AutoTRAK analysis showing how refuse vehicles navigate the site
3. Applicant to submit details of how emergency vehicles navigate the site with AutoTRAK analysis for same
4. Applicant to supply a revised layout showing safe pedestrian permeability throughout the site

Should the permission be granted, the following conditions are suggested:

1. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC