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06 July 2023

Planning Department.
South Dublin County Council
County Hall,
Tallaght,
Dublin 24

Re: Salmon leap Inn Cooldrinagh Lane (R148) Leixlip Co Dublin
Reg. Ref. SD22A/0414
ADDITIONAL INFORMATION

Dear Sirs,

We refer to the above Planning Application and to the request for Additional Information dated 09 January 2023 and we wish to respond to the queries as follows:

- 1.1 We attach six copies of Pre-Existing Site layout Plan No ZG07-P08 showing the following
 - a) The car park spaces that existed before the unauthorized elements were introduced.
 - b) The car parking spaces are clearly numbered
 - c) Shows bicycle provision.
 - d) Is clearly dimensioned.
- 1.2 Refuse is collected by a commercial refuse collection service on a twice weekly basis and we attach six copies of drawing titled "AutoTRAK Refuse Truck Analysis" showing how refuse vehicles navigate the site.
- 1.3 We attach six copies of drawing titled "AutoTRAK Fire Brigade Analysis" showing how emergency vehicles navigate the site.
- 1.4 We attach six copies of revised Proposed Site layout Plan No ZG07-P02 Rev A showing the route safe pedestrian permeability throughout the site.
- 1.5 Revised Proposed Site layout Plan No ZG07-P02 Rev A shows the proposed pedestrian access onto Cooldrinagh Lane omitted.
- 2.0 Section A - A on revised Proposed Site layout Plan No ZG07-P02 Rev A shows the setback distance between the foundation of the proposed development and to adjacent 300 dis surface water drain.
- 3,0 We wish to advise as follows:
 - We were unable to establish if there is a watermain adjacent to the foundation of the proposed development. The Irish Water Web Map for the area does not show any such main.
 - Both the drawing Pre-Existing Site layout Plan No ZG07-P08 and Revised Proposed Site layout Plan No ZG07-P02 Rev A shows the watermain layout for the existing and proposed development

Over

- We were unable to establish if there is a foul sewer adjacent to the foundation of the proposed development. The Irish Water Web Map for the area does not show any such sewer.
- Both the drawing Pre-Existing Site layout Plan No ZG07-P08 and Revised Proposed Site layout Plan No ZG07-P02 Rev A show the route of the existing foul drain from the premises. There is a connection from the site to a manhole near the bridge across the River Liffey and this connects to another manhole on the other side of the bridge, which in turn connects to the main foul drainage system serving the town of Leixlip.

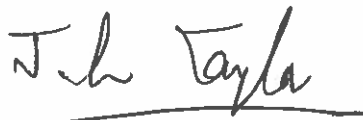
4a Having regard to the fact that the site is located within a Primary Green Infrastructure corridor we wish to advise as follows:

- There will be no tree or hedgerow removal as part of this development.
- Any existing trees and hedgerows within the site will be retained.
- No new tree or hedgerow planting is proposed.

4b. It is proposed to incorporate Water butts in the new development. Rainwater from the roof of the new extension will discharge into the rainwater butts with overflows connected to the existing surface water drainage system.

We trust you will find this Additional Information in order and we look forward to hearing from you in due course.

Yours faithfully,



JOHN TAYLOR
Encl

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J Taylor Architects Ltd
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Date: 06-Jul-2023

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

Register Reference: SD22A/0414

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

Submission Type: Additional Information

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of Additional Information received 06-Jul-2023.

If, following examination of the Further Information submitted, the Council determines that the submission contains significant additional data, the applicant will be notified of the requirement to erect a site notice and publish a notice in an approved newspaper, indicating that further information has been submitted to the Planning Authority. These notices are available on the Council website www.sdblincoco.ie or by request to the above number or by email to planningdept@sdblincoco.ie.

Yours faithfully,

Rachel Murray

for Senior Planner