
Register Reference: SD22A/0414 AI

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 Received: 06-Jul-2023

Decision Due: 02-Aug-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.

1.1. a. Additional Information Requested by SDCC:

The applicant is requested to submit a revised 'existing layout' drawing which shows the car park spaces that existed before the unauthorised items were introduced.

Applicant Submitted Response:

The applicant has submitted a drawing which shows the car parking spaces before unauthorised items were introduced.

Roads Department Assessment:

The Roads section are satisfied with the response.

Signed: *Tony Mangan*

Tony Mangan

02/08/23

Endorsed:

DATE

1. 1. b. Additional Information Requested by SDCC:

The applicant is requested to submit a revised 'existing layout' drawing which clearly numbers the individual carpark spaces.

Applicant Submitted Response:

The applicant has provided a drawing showing the numbered car parking spaces before the unauthorised development.

Roads Department Assessment:

Roads are satisfied with the response.

1. 1. c. Additional Information Requested by SDCC:

Applicant to submit a revised 'existing layout' drawing which shows any bicycle parking provision.

Applicant Submitted Response:

The applicant has submitted a drawing indicating the position of bicycle parking space.

Roads Department Assessment:

Roads are satisfied with the response.

1. 1. d. Additional Information Requested by SDCC:

Applicant to submit a revised 'existing layout' drawing which is clearly dimensioned.

Applicant Submitted Response:

Roads are satisfied with the response.

1.2. Additional Information Requested by SDCC:

The Applicant is requested to submit details of existing refuse service and AutoTRAK analysis showing how refuse vehicles navigate the site.

Applicant Submitted Response:

The applicant has submitted a drawing of the Auto TRAK analysis for a refuse vehicle.

Signed: *Tony Mangan*

Tony Mangan

02/08/23

Endorsed:

DATE

Roads Department Assessment:

Roads are satisfied with the response.

1.3. Additional Information Requested by SDCC:

The Applicant is requested to submit details of how emergency vehicles navigate the site with AutoTRAK analysis for same.

Applicant Submitted Response:

- 1.3 We attach six copies of drawing titled “AutoTRAK Fire Brigade Analysis” showing how emergency vehicles navigate the site.

Roads Department Assessment:

Roads are satisfied with the response.

1.4. Additional Information Requested by SDCC:

The Applicant is requested to supply a revised layout showing safe pedestrian permeability throughout the site.

Applicant Submitted Response:

- 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.

Roads Department Assessment:

The applicant has shown pedestrian permeability on the site. Roads are satisfied with the response.

1.5. Additional Information Requested by SDCC:

The Applicant is requested to submit a revised plan that omits the new pedestrian access to Cooldrinagh Lane.

Applicant Submitted Response:

- 1.5 Revised Proposed Site layout Plan No ZG07-P02 Rev A shows the proposed pedestrian access onto Cooldrinagh Lane omitted.

Roads Department Assessment:

Roads are satisfied with the response.

Signed: *Tony Mangan*

Tony Mangan

02/08/23

Endorsed:

DATE

No Roads objections subject to the following conditions:

1. EV Charging:

The proposed development shall make provision for the charging of electric vehicles. 100% of surface car parking spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 20% of surface car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. REASON: In the interest of sustainable transport.

2. Bicycle Parking:

The applicant shall submit a revised layout of not less than 1:200 scale. The applicant shall provide Bicycle Parking spaces refer to Table 12.23: Minimum Parking/Storage Rates – from the SDCC County Development Plan 2022-2028. All bicycle parking spaces must be covered and shall be constructed in line with National Cycle Manual standards.

3. Mobility Impaired Parking:

The applicant shall provide 5% of vehicular parking spaces for mobility impaired users.

Signed: *Tony Mangan* Tony Mangan

02/08/23

Endorsed:

DATE
