

Comhairle Chontae Atha Cliath Theas

PR/0907/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0414 **Application Date:** 03-Nov-2022
Submission Type: Additional **Registration Date:** 06-Jul-2023
Information

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.

Failte 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

Pre-Planning Consultation

None recorded for subject site

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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

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

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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.

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)

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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).

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).

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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'.

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”.

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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.

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).

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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.”

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.

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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 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.

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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.

Recommendation

Request additional information.

Additional information requested: 9 January 2023

Additional information received: 6 July 2023

Consultations:

Parks: no comments.

Roads: recommend no objection, subject to conditions.

Water services: no objection, subject to conditions.

Irish Water: no objection, subject to conditions.

Assessment

Item 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

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Applicant's response:

Pre-existing site plan provided.

Autotrak provided for refuse and fire.

Pedestrian permeability plan submitted.

Proposed pedestrian access to Cooldrinagh Lane omitted.

Assessment:

The roads report states:

"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.

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.

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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.

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.

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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”.

The Roads Department has no objections, subject to conditions.

A condition is recommended in the event of grant to ensure the pedestrian exit for emergency exit purposes from site along Cooldrinagh Lane (R148) is omitted.

Item 2:

The applicant is requested to submit a drawing showing the setback distance between foundation of proposed development to adjacent 300mm surface water sewer.

Applicant's response:

Detail on revised layout plan.

Assessment:

Water services has raised no objections, subject to conditions.

Item 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?

Applicant's response:

Unable to establish if there was a watermain or foul sewer adjacent to the foundation. Not shown on Irish Water map. Watermain and foul layout indicated on plan

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Assessment:

Irish Water has raised no objections, subject to conditions.

Item 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.

Applicant's response:

There will be no tree or hedgerow removal. Existing will be retained. No planting proposed. Water butts will be included.

Assessment:

Given the extent of the site and the protection of existing GI, as well as the incorporation of water butts, this is considered acceptable.

Other considerations

Development Contributions

Proposed works – 26sq.m

Retention of temporary tent for 4 years – 345sq.m – not chargeable “*Developments permitted by way of a single permission of a temporary duration or cumulative temporary permissions of not greater than 5 years in total, shall be exempt. Subsequent permissions which cause the total duration to exceed 5 years will be assessable for the purposes of applying development contributions*”.

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Development Contributions

Planning Reference Number	SD22A/0414
Summary of permission granted:	toilet facilities to a permitted development and retention of temporary tent
Are any exemptions applicable?	Yes
If yes, please specify:	Developments permitted by way of a single permission of a temporary duration or cumulative temporary permissions of not greater than 5 years in total, shall be exempt
Is development commercial or residential?	Commercial
Standard rate applicable to development:	112.57
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	112.57
Area of Development (m2)	371
Amount of Floor area, if any, exempt (m2)	345
Total area to which development contribution applies (m2)	26
Vehicle display areas/ Open storage spaces	0
Rate applicable	€11.26
Contribution	€0.00
Total development contribution due	€2,926.82

SEA Monitoring Information

- *Building Use Type Proposed*- pedestrian access, toilet facilities, 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.
- *Floor Area (sq.m)*- 371sq.m
- *Land Type*- Brownfield/Urban Consolidation
- *Site Area (Ha.)*- 0.344ha

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022 – 2028,
- the overall design and scale of the proposed development,
- the additional information submitted,

it is considered that, subject to the **conditions** set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission & Grant Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
 1. The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 6 July 2023, save as may be required by the other conditions attached hereto.
 2. The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within 6 months of the grant of permission, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Duration of permission.

The tent hereby granted retention permission is on a temporary basis for a period of 4 years from the date of the final grant of retention permission, after which time the temporary structure shall be removed from the site within six months, unless prior to that date, permission for its retention for a further period has been granted by the Planning

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Authority, or An Bord Pleanála on appeal.

REASON: In the interest of the proper planning and sustainable development of the area.

3. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) the pedestrian exit for emergency exit purposes from site along Cooldrinagh Lane (R148) is omitted.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

4. Development Permitted

Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted, with the exception of the new pedestrian exit for emergency exit purposes from site along Cooldrinagh Lane (R148), which has been omitted by Condition 3 of this permission.

REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.

5. Architectural Conservation.

a. The proposed new toilet extension at the east end of the existing Long House building 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 shall 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 shall be timber full pane windows in order to show a modern window type therefore indicating the modern addition. Details of the windows design and materials shall be submitted to for the written agreement of the Planning Authority, prior to the commencement of development.

b. The proposed pedestrian exit through the wall has been omitted. Should the wall require any works as a result of the proposed development, it shall be made good using traditional methods and materials, details of which shall be submitted for agreement of the planning authority, prior to the commencement of development.

REASON: In the interests of architectural conservation.

6. Environmental Health.

1. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

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2. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.
 3. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.
 4. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).
 5. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.
 6. Generators and high duty compressors shall be provided with localised barriers or acoustic enclosures as appropriate.
 7. Noisy plant shall be sited away from sensitive properties as far as practicable.
 8. All rooms, passageways, sanitary accommodation, and lobbies shall be ventilated to the outer air. Provision of adequate ventilation shall be provided throughout the proposed development:
 - In the case of natural ventilation, openings to the external air equivalent to a minimum of 5% of the floor area must be provided
 - Otherwise, mechanical ventilation capable of achieving the following air changes per hour:
 - stores 3 air changes per hour
 - entrance halls/corridors 3-5 air changes per hr
 - staff areas 4-8 air changes per hour
 - WC's 3 air changes per hour
 - WC lobbies 2 air changes per hour
 - Offices 4-6 air changes per hr
 9. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.
 10. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.
 11. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.
 12. The applicant shall put in place a pest control contract for the site for the duration of the construction works.
- REASON: to protect the amenities of the area.

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7. Drainage.

(a) The applicant shall include SuDS (Sustainable Drainage Systems) in proposed development such a permeable paving, green roof, planter boxes rain garden/s and other such SuDS. Examples of SuDS can be found in SDCC (South Dublin County Council) SuDS Guide or SDCC Householders Guide.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

8. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

9. Roads.

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.

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.

REASON: In the interest of sustainable transport.

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10. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2, 926.82 (two thousand nine hundred and twenty six euro and eighty two cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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REG. REF. SD22A/0414

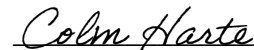
LOCATION: Salmon Leap Inn, Cooldrinagh, Leixlip, Co. Dublin



**Sarah Watson,
Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 02/08/2023



**Colm Harte,
Senior Executive Planner**