



20th June 2022.

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

Re:

**Proposed Development at
"The Cuckoo's Nest", Greenhills Road, Tallaght, Dublin 24
For Mr. Brian Mulvaney**

Dear Sirs,

On behalf of our client, Mr. Brian Mulvaney of Riversdale House, Butterfield Avenue, Rathfarnham, Dublin 14, we wish to apply for permission for development at The Cuckoo's Nest public house and grounds, located on Greenhills Road, Tallaght, Dublin 24. The permission being sought, and as per the public notices, is as follows:

Brian Mulvaney seeks permission for development at The Cuckoo's Nest public house and grounds, located on Greenhills Road, Tallaght, Dublin 24. The proposed development consists of the extension and renovation of The Cuckoo's Nest public house but retaining the original front part of the building & re-establishing a public house/gastro pub use at ground & first floor level (c.464m²). The proposed development also consists of the construction of a 3 and 4 storey building to the side and rear of the existing building, which will accommodate public house use at ground floor, retail / shop local use (c. 283m²) also at ground floor, with 11 no. apartments overhead. The proposed residential accommodation is comprised of 5 no. 1 bed apartments and 6 no. 2 bed apartments. The proposed development will be a modification to a previously permitted development under Ref.s SD19A/0287 & ABP-306030-19, with access to the development via an existing / permitted vehicular entrance off the Greenhills Road. The proposed development includes for all associated site development works, surface car parking, bicycle parking, communal open space & landscaping, pedestrian access to the adjoining Temple Woods development, bin storage and the retention of an existing cellar (84.1m²) underneath the public house which will be used as storage associated with the proposed public house use, all on a site area of 0.24ha.

Please refer to the submitted Planning Report, and all submitted drawings and details, which outlines all of the relevant details concerning the proposed development – a full list of enclosures is set out at the end of this letter.

We are satisfied that this proposed development is in accordance with the proper planning and sustainable development of the area. Trusting that all is in order, we look forward to a favourable decision to grant permission.

Yours faithfully,



Tracy Armstrong, BA, MRUP, MIPI, MRTPI.
Senior Planner,
Armstrong Fenton Associates



Enclosures:

We enclose the following documents and drawings in support of the application:

Planning Fee – cheque made payable to South Dublin County Council for the sum of €3,404.20 comprised of (11 x €65.00 = €715.00) + (€3.60 x 747sq.m=€2,689.20)

Planning Application Form – completed South Dublin County Council Planning Application form, signed and dated.

Newspaper Notice – one copy of the newspaper notice from The Star dated 18th June 2022.

Site Notice - one copy of the site notice (A4), 1 no. copy of which is posted on site as indicated on the submitted Site Location Map - Drawing No. PLA-01.

The public notices are posted and published in full compliance with articles 17, 18 and 19 of the Planning and Development Regulations 2001 and 2011 (as amended).

Drawings/ Details – six copies of the following drawings and details are enclosed, prepared by the following parties:

Armstrong Fenton Associates:

- Planning Report
- Part V proposal / costs

Davey-Smith Architects:

- PLA-01 Site Location Map & Existing Building Survey
- PLA-02 Existing Site Survey
- PLA-03 Proposed Site Layout & Contiguous Elevations
- PLA-04 Plans, Elevations, Section

Note – we are also submitting a copy of the permitted plans for the subject site under Ref.s SD19A/0287 & ABP-306030-1 for reference only and convenience – refer to the enclosed drawing no. D1510A2-P04 "Block D – Plans, Sections, Elevations".

CORA Consulting Engineers:

- CR101 Proposed Drainage Layout Plan
- Preliminary Construction Management Plan
- Water Services and Flood Risk Assessment

RMDA Landscape Architects:

- Dwg. No. 1 - Landscape Plan – Ground Floor
- Dwg. No. 2 - Boundary Plan
- Dwg. No. 3 – Landscape Roof & Terraces Plan
- Landscape Rationale

