



**ARMSTRONG
FENTON**
ASSOCIATES

PROJECT: "The Cuckoo's Nest", Greenhills Road, Tallaght, Dublin 24.

PLANNING REPORT: for proposed development at "The Cuckoo's Nest", public house.

CLIENT: Brian Mulvaney

DATE: June 2022

Planning &
Development
Consultants



1.1 This report has been prepared by Armstrong Fenton Associates, Planning Consultants, on behalf of our client Brian Mulvaney, who is seeking planning permission for a mixed use development at The Cuckoo's Nest public house and grounds, located on Greenhills Road, Tallaght, Dublin 24.

1.2 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.

2.0 Description of Site Location & Context

2.1 The proposed development site is located at The Cuckoo's Nest public house and grounds which fronts onto Greenhills Road, Tallaght, Dublin 24. The existing public house has been closed for business for a number of years. The Lynch family who ran the pub are no longer the owners and the context of what was the original public house has changed entirely by way of the permission granted under Ref. SD16A/0157, details of which are outlined further in this report.

2.2 The application site forms part of what were the original grounds of the Cuckoo's Nest public house, with a new Tallaght Theatre recently constructed to the north, along with a 3 storey apartment building to the south and 39 no. houses built to the east (rear of application site), all permitted under Ref. SD16A/0157. The Cuckoo's Nest pub / subject application site also had the benefit of permission under Ref. SD16A/0157 (which has since expired) and the current proposal is a modification to that previously permitted development. Subsequent to the granting of permission under Ref. SD16A/0157, the ownership of the site has changed hands a number of times. The original development permitted under Ref. SD16A/0157 has been completed and occupied save for the original public house, The Cuckoo's Nest. The applicant, Brian Mulvaney has purchased the property and now wishes to re-establish the public house use on site and to complete the development of the site in its entirety. The site will be accessed from the existing vehicular entrance point on the Greenhills Road. The proposed development site has an area of 0.24ha.

3.0 Planning History



The lands subject to this application have been subject to a number of previous planning applications / permissions, details of which are as follows:

- **Reg. Ref. S98A/0707** – permission was granted on 27/01/1999 for two restaurants and ancillary services, shop units for a cab hire company, an off licence and automatic teller machine lobby to the rear and various shop fronts, illuminated signs, new boundary wall to Greenhills Road and upgrading of some existing elevations;
- **Reg. Ref. S99A/0563** – permission granted on 19/11/1999 for the construction and re-location of previously approved (Reg. Ref. S98A/0707) off licence and for minor alterations to previously approved shop front to side;
- **Reg. Ref. SD01A/0426** – permission granted on 08/01/2002 for the erection of a new glazed entrance porch;
- **Reg. Ref. SD10A/0326** – permission was refused to Vodafone Ireland Ltd for a 24m multi-user monopole carrying associated telecommunications equipment;
- **Reg. Ref. SD13A/0083** – permission granted on 04/03/2014 to The Cuckoo's Nest Tallaght Ltd for the construction of an adventure centre consisting of a series of high and low ropes courses utilizing refurbished shipping containers as part of course and 4 no. timber poles supporting the safety lines etc.
- **Reg. Ref. SD16A/0157** – permission was granted on 13/02/2017 to Phyllis Lynch for a mixed-use residential development. The proposed development consisted of the demolition and redevelopment of both the Tallaght Theatre and the Cuckoo's Nest public house, as well as the construction of a residential development comprised of 45 no. dwellings to be accessed via two no. vehicular access points off Greenhills Road.
- **Reg. Ref. SD19A/0028157** – an application was withdrawn which had proposed the demolition of the remainder of the existing public house and in its place, the construction of a 4 storey apartment building accommodating 26 no. apartments, comprised of 11 no. 1 bed apartments and 15 no. 2 bed apartments.
- **Reg. Ref. SD19A/0287 & ABP-306030-19** – permission was granted for of the demolition of the rear and side extensions of the existing building but retaining the original front part of the building. It is proposed to accommodate a café (137sq.m) at ground floor level of the existing building & a 2 bed apartment overhead at first floor. The proposed development also provides for the construction of a 3 and 4 storey building to the side and rear of the existing building, accommodating 18 no. apartments. The proposed residential accommodation consists of 19 no. apartments in total, comprised of 12 no. 1 bed apartments and 7 no. 2 bed apartments. The proposed development will be a modification to an extant permission under Ref. SD16A/0157, 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, 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 a plant room for the proposed apartment building, all on a site area of 0.24ha. The Planning Authority's decision was the subject of a third party appeal but permission, subject to conditions, was granted by An Bord Pleanála on 7th April 2020. The permission granted allows for 16 no. apartments as well as the café use. This permission has not been enacted.



3.1 Pre-Planning Consultation

Pre-planning consultation under Ref. PP007/22 was held with applicant's agents South Dublin County Council on 28th March 2022. The proposal to (i) re-establish the public house use, (ii) the introduction of a shop local unit and (iii) associated revisions to the most recent grant of permission (Ref. SD19A/0287) for apartments to the side and rear of the original structure were discussed, and the development was deemed acceptable in principle. The retention of the original part of the pub is proposed in terms of building conservation, in keeping with that previously permitted under Ref.s SD19A/0287 and ABP-306030-19.

4.0 Planning Context

4.1 South Dublin County Development Plan 2016-2022

The site subject is zoned 'OS' which seeks *"To preserve and provide for open space and recreational amenities"* in the current South Dublin County Development Plan 2016-2022, however, the current County Development Plan (hereafter CDP) contains Local Zoning Objective No. H17 SLO1 which is relevant to this site and states the following:

"H17 SLO1: Facilitate high quality residential development, designed to complement and address Tymon Park, and including retention of theatre uses on site and providing for facility improvements in the park area".

Given that permission was previously granted under Ref. SD16A/0157 which included extension and renovation of the original public house, the delivery of 45 no. dwellings and a Tallaght Theatre and established the overall lands as a residential area, it is considered that the objective required under H17 SL1 has been met. Furthermore, permission was also granted by the Planning Authority and An Bord Pleanála for a mixed use development comprised of a café and 11 no. apartments in a 3 and 4 storey building to the side and rear of the original Cuckoo's Nest building, under Ref.s SD19A/0287 & ABP-306030-19, which was also deemed to be compliant with H17 SLO1. Taking the foregoing into account, this current application for permission for essentially revisions to what was previously approved under Ref.s SD16A/0157, SD19A/0287 & ABP-306030-19, the current proposal is considered to be appropriate and is in keeping with the Local Objective attached to the site. This application includes a Design Statement for the proposed development which contains an analysis of the scheme in accordance with the CDP – please refer to section 4.0

The CDP also sets standards for residential development including public and private open space provision and car parking provision. The proposed development complies with all the standards contained in the CDP as appropriate, as well as the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020).



5.0 Proposed Development

5.1 The application being put forward for permission seeks:

- (i)** to retain the original Cuckoo's Nest structure and to re-establish it as a public house at ground and first floor level, which was the last active / established use of the existing building. (Note: the licence to operate a public house at the Cuckoo's Nest was recently reinstated), and
- (ii)** the construction of a 3 and 4 storey building to the side and rear (i.e. wrapping around the Cuckoo's Nest) which will accommodate (a) public house use at ground floor, to the rear of the original Cuckoo's Nest structure, (b) shop local use at ground floor (c.283sq.m) facing onto Greenhills Road and (c) 11 no. 1 and 2 bed apartments overhead at 1st to 3rd floor.

5.2 The proposed development is essentially a modification to what was previously granted under Ref. SD16A/0157, i.e., whereby the original public house was granted permission to be renovated and extended as a new public house, with the majority of the structure on site being granted permission for its demolition. The permitted demolition to the side and rear of The Cuckoo's Nest has been carried out with just the original structure remaining.

5.3 As outlined earlier, the extant permission attached to the subject site, under Ref.s SD19A/0287 & ABP-306030-19 provides for the retention of the original structure that is to be converted into a café at ground floor level and a 2 bedroom apartment overhead at first floor level; and the construction of a 3 and 4 storey building to the side and rear (i.e. wrapping around the Cuckoo's Nest) which accommodates 16 no. 1 and 2 bed apartments, as conditioned by An Bord Pleanála.

5.4 Since the issuing of the extant grant of permission, the subject site has changed ownership, and the applicant, who is from the locality originally, now wishes to re-establish The Cuckoo's Nest as a public house and to deliver a type of development that is similar to that already permitted. The Cuckoo's Nest has long been established as a local landmark. Since 2016, the overall lands have changed ownership with the original owners The Lynch family vacating the property and Legendstand Ltd delivering the new Tallaght Theatre and 45 no. dwellings. The new owner, Mr Mulvaney, has experience in the hospitality sector and given his local connections to the area, is now seeking to re-establish the public house use at The Cuckoo's Nest, which will once again act as a local landmark.

5.5 Access to the development will be via an existing / permitted vehicular entrance off the Greenhills Road, while also proposed as part of this application for permission are 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 pub use, all on a site area of 0.24ha.

5.6 The carrying out of the previously permitted development under Ref. SD16A/0157 has been successful to date with all the dwellings occupied and a new theatre built for the community / local theatre group. Under Ref. SD16A/0157, permission was also granted for the demolition of the majority of the "old pub", along with extensions and renovation to same. The previously permitted demolitions to the pub have been carried out to date, with just the original structure remaining. The extant permission under Ref.s SD19A/0287 & ABP-306030-19 provides for a new 3 and 4 storey building to the side and rear, with the same scale now proposed. Permission is now sought to re-establish the public house use in the original structure and to cater for an



extension to same to the rear, as well as a new shop local use on ground floor of the new structure, and 11 no. apartments overhead. The scale and design of the proposed development is very similar to that permitted under Ref.s SD19A/0287 & ABP-306030-19 – to that end we submit for reference only / convenience a copy of the plans, elevations and section of the building as permitted under Ref.s SD19A/0287 & ABP-306030-19 – please refer to same. It is therefore considered that in order to complete the development of the overall site in an appropriate and comprehensive manner, to leave the partially demolished, closed pub as the face of the Temple Woods development, fronting onto Greenhills Road is not the optimum solution for the environs with no aesthetic, land use or economic benefit.

5.7 This site has a specific Local Objective attached to it which seeks to “*Facilitate high quality residential development, designed to complement and address Tymon Park, and including retention of theatre uses on site and providing for facility improvements in the park area*”. Bearing in mind that residential use has been established at the site and the Tallaght Theatre has already been redeveloped under Ref. SD16A/0157, we consider the proposed development put forward for permission to be the most appropriate option for the subject site, which will re-establish the much loved Cuckoo’s Nest public house and provide a shop local use that will serve the local population as well as 11 no. apartments. The development is designed to complement Tymon Park and its existing surroundings leading westward to the Greenhills Road, while also creating a strong urban and active streetscape.

5.8 Cognisance has been paid to the local and historic context of the Cuckoo’s Nest public house. We note that the Cuckoo’s Nest has an historical and local cultural interest and we note the Policy 5 (HCL) of the Development Plan states that “*It is the policy of the Council to encourage the preservation of older features, building and groups of structures that are of historic character including 19th century and early to mid-20th century house, housing estates and streetscapes*”. Based upon the pre-planning consultation with the Conservation Officer, along with the provisions of the Development Plan, including HCL5 Objective 1 which states that “*to retain existing houses, that while not listed as Protected Structures, are considered to contribute to the historic character, local character, visual setting, rural amenity or streetscape value within the county*”, the proposed development provides for the retention of the original structure as it is acknowledged that it has become a local landmark feature, particularly as it is located in a prominent position in an area that lacks architectural and visual character and the retention of same will add to the historical interest of the place, and its visual and streetscape setting. The retention of the original structure accords with the aforementioned policies and objectives of the Development Plan while also allowing the existing building to be reused in a sustainable manner and contributing to the conservation of the historic built environment.

5.9 Please note that a Design Statement is enclosed in Appendix B which has been prepared in support of the subject application and in accordance with the requirements of the South Dublin County Development Plan 2016-2022, namely section 11.2 “Place Making and Urban Design”. This statement contains a Site Analysis, Concept Plan and Urban Design Assessment of the proposed development.

5.10 Demolition & Retention

The existing Cuckoo’s Nest public house has already been partially demolished under the previously granted permissions Ref.s SD16A/0157, SD19A/0287 & ABP-306030-19. The floor area of the building to be retained, i.e. the original two storey part of the Cuckoo’s Nest pub, that abuts the street, is 142.6m².

An existing cellar (84.1m²) underneath the public house is to be retained in order for it to be used as storage associated with the public house use.



5.11 Proposed Public House Use

In retaining the original structure, it is proposed to convert it to public house / gastro pub use, which as a result of the proposed extension to same, will have a total floor area of 464m². An extension to the rear will be built to accommodate public house / gastro pub floor area, at ground floor only, accommodating seating, toilets and kitchen etc. The existing door to the front of the building is to be retained which will provide the main access from the street into the proposed gastro pub. The new extension to the rear of the existing building will be in the form of a glazed link between the original building and the new building to the rear. There will be no direct access from the pub into any other part of the proposed development. As public house use was the last active, and long established use on the existing property, it is considered that the re-establishment of same is appropriate and can be granted permission in accordance with the Development Plan and land use zoning objective attached to the site.

5.12 Proposed Shop Local

At ground floor of the proposed new building, that will sit to the side of the Cuckoo's Nest, a unit of c. 283sq.m is proposed for use as a "shop local" which is a use that it open for consideration under the land use zoning objective attached to the subject site. The proposed shop local unit will provide an active frontage to the street, complementing the proposed pub use next door. Taking into account the permitted 45 no. dwellings on the overall site, as well as the 11 no. proposed apartments and the large quantum of existing housing to the south and west, it is considered that the provision of a shop local unit will serve the local retail needs of residents without detracting from larger retail facilities in the area and is an appropriate use at this location.

5.13 Proposed Apartments

This application for permission proposes 11 no. 1 and 2 bed apartments. The extant permission attached to the site provides for 16 no. 1 and 2 bed apartments accommodated in a 3 to 4 storey building. Similar to that already permitted, it is now proposed to construct a 3 and 4 storey building to the side and rear of the original Cuckoo's Nest building. The new building will sit one side of the proposed public house and present an urban street edge to the Greenhills Road. This part of the new building will be positioned between the existing apartment building to the immediate south, built under the parent permission attached to the site (Ref. SD16A/0157), and the original Cuckoo's Nest building. At the street edge, the proposed building is three storeys in height taking into consideration the existing 2 storey building and the 3 storey apartment building to the south. The proposed apartment building then extends to the rear, wrapping around the rear of the Cuckoo's Nest and takes the form of a 3-4 storey building, which from the outside will be linked to the original Cuckoo's Nest in the form of the glazed link.

In the new apartment building, it is proposed to accommodate 11 no. apartments comprised of 5 no. 1 bed apartments and 6 no. 2 bed apartments. A summary of the schedule of proposed apartments (11 no.) is detailed in Tables 1 & 2 over:



Unit Number	Beds / People	Gross Floor Area [m ²]	Target Gross Floor Area[m ²]
2	1 Bed/2 People	52.4	45
6	1 Bed/2 People	52.4	45
9	1 Bed/2 People	52.4	45
10	1 Bed/2 People	45.8	45
11	1 Bed/2 People	45.8	45
5 no. 1 beds		248.8m²	

Table 1: Proposed 1 bedroom apartments

Unit Number	Beds / People	Gross Floor Area [m ²]	Target Gross Floor Area [m ²]
1	2 Beds/4 People	81.7	73
3	2 Beds/3 People	88.4	73
4	2 Beds/4 People	87.5	73
5	2 Beds/4 People	81.7	73
7	2 Beds/4 People	88.6	73
8	2 Beds/4 People	87.5	73
6no. 2 beds		515.4m²	

Table 2: Proposed 2 bedroom apartments

In total, the development provides for 11 no. apartments in one 3-4 storey building comprised of 5 no. 1 bedroom units and 6 no. 2 bedroom units, all located at first, second and third floor of the new building. The floor area for the 11 no. proposed apartments equate to **764.2m²**. A full schedule of accommodation can be found in Appendix B.

Careful consideration has been paid to the positioning of the apartments in relation to the public house and shop. The proposed apartments at first floor level, particularly apartment no.s 3 and 4 have been considerably set back to ensure appropriate residential amenity is afforded to future residents.

5.14 Density

It is proposed to build 11 apartments on a site area of 0.24ha, however, the proposed development ought to be considered in terms of (a) that the application site can be deemed to be an infill site and (b) the proposed apartments will form part of the overall Temple Woods development, when completed.

The overall site of The Cuckoo's Nest and grounds occupies an area of 1.8ha which includes the 0.24ha of the application site. Permission was previously granted under Ref. SD16A/0157 for 45 no. dwellings, new theatre, associated car parking and alterations and extensions to the existing pub. That permission provided for a residential density of 25 units per hectare. To add 11 no. dwellings to the development delivered to date, will produce a residential density of 31 units per hectare which is considered appropriate and in accordance with the



CDP and the 2009 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities. In assessing this application for permission, the density of the proposed development of 11 no. apartments on a site area of 0.24ha produces a density of 46 no. units per hectare.

5.15 Apartment Standards

The design and mix of proposed apartments has cognizance to both the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020) and Chapter 2 of the CDP which outlines the standards for residential housing within the South Dublin authority, however, we note that the 2020 Apartment Guidelines take precedence over the CDP standards. The floor areas of all the proposed apartments meet or exceed the minimum standards set out in the aforementioned guidelines, all of which is demonstrated in full on the enclosed drawings and listed in the enclosed schedule set out in Appendix B of this report.

Notwithstanding the standards set out in the Development Plan, the development put forward for permission is in compliance with the Specific Planning Policy Requirements (SPPRs) of 2020 Design Standards for New Apartments, including but restricted to;

- SPPR 1: Apartment developments may include up to 50% one-bedroom units;
- SPPR 3: Minimum Floor Areas of 45sqm (1 bed unit) & 73sqm (2bed/4person);
- SPPR 4: A general minimum of 50% dual aspect apartments in suburban/intermediate locations;
- SPPR 6: A maximum of 12 apartments per floor per core may be provided in apartment schemes.

The enclosed schedules in Appendix A confirm that all of the overall floor areas for each apartment, as well as the individual living areas and bedroom spaces, exceed the required floor areas and widths as per the aforementioned guidelines. The proposed units also meet the requirement for the majority of units to exceed minimum floor area standards by at least 10%, i.e. the proposed units exceed the minimum standards by 15%.

The apartments are all provided with adequate internal storage within the envelope of the unit and all apartments are afforded a quantum of storage that either meets or exceeds the storage standards set out in the 2020 Sustainable Urban Housing: Design Standards for New Apartments, details of which are clearly set out in the enclosed schedules - refer to Appendix B.

5.16 Building Height

Published in 2018, the Urban Development and Building Heights Guidelines have been approved as Section 28 Ministerial Guidelines, which carry forward the National Policy Objectives from the National Planning Framework in relation to securing more compact forms of urban development.

Essentially, the Guidelines seek to reinforce wider national policy objectives to provide more compact forms of urban development and to consolidate and strengthen the existing built up area. The Guidelines do not encourage blanket limitations on height. As they are Ministerial Guidelines, they clearly state that Planning Authorities and An Bord Pleanála are required to have regard to the guidelines and apply any specific planning policy requirements (SPPRs) of the guidelines, in carrying out their functions. The Guidelines also state that the SPPRs stated in the document take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.

The Guidelines also state that in relation to the assessment of individual planning applications and appeals, it is Government policy that building heights must be generally increased in appropriate urban locations. There is



therefore a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility.

There are a number of broad principles to be adhered to in considering development proposals for buildings taller than prevailing building heights in urban areas in pursuit of the guidelines such as:

- Whether the proposal positively assists in securing National Planning Framework objectives of focusing development in key urban centres and in particular, fulfilling targets related to brownfield, infill development and in particular, effectively supporting the National Strategic Objective to deliver compact growth in our urban centres.
- Is the site well served by public transport with high capacity, frequent service and good links to other modes of public transport?
- Does the proposal respond to its overall natural and built environment and make a positive contribution to the urban neighbourhood and streetscape?
- Does the proposal make a positive contribution to the improvement of the wider urban area within which the development is situated and integrate in a cohesive manner?

Where criteria such as those outlined above are appropriately incorporated into development proposals, the guidelines state that the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28 (1C) of the Planning and Development Act 2000 (as amended):

“SPPR 3: It is a specific planning policy requirement that where;

- (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and*
- 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;*

Then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise”.

In relation to building heights in suburban / edge locations (City and Town), section 3.5 of the Guidelines state that: *“Development should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets”.*

The Guidelines also state that where the relevant planning authority or An Bord Pleanála considers that such criteria are appropriately incorporated into development proposals, the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28 (1C) of the Planning and Development Act 2000 (as amended):

SPPR 4: It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

- 1. The minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;*
- 2. A greater mix of building heights and typologies in planning for the future development of suburban locations and*
- 3. Avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.*
- 4.*

Taking all of the foregoing quoted guidance into consideration, the proposed development will provide an



appropriate density of development to ensure an efficiency in land usage close to an established public transport corridor and will provide a compact urban form with the proposed 3-4 storey building, which is appropriate for the subject site, given its strong presence onto the Greenhills Road and immediately adjoining a newly built 3 storey apartment building.

The subject site can be described as an infill, brownfield site that is set within the established fabric of a built-up suburban area. There is a recently built three storey apartment building adjoining the proposed development to the immediate south while the 2 storey houses to the rear are separated by a distance of 37m as per the Development Plan requirement to have a minimum of 35m separation distance.

Based upon urban design guidance and relevant guidance on building height, it is considered that the proposed height of 3-4 storeys will create a new localised high point that is contextually acceptable at this location and will provide for a strong urban edge to the Greenhills Road, while also providing for an efficient land use on what is an infill underutilised site. Essentially, the proposed development represents a sustainable and appropriate density of development and creates a good, urban street frontage. It should also be noted that the extant permission attached to the site allows for a 3-4 storey building on the subject site, therefore in principle the proposed height has already been established and deemed appropriate by way of the permission granted under Ref.s SD19A/0287 and ABP-306030-19.

5.17 Open Space

The subject site is essentially a brownfield / infill site that will form part of the larger Temple Woods development to the immediate side and rear. The subject site already has the benefit of an extant planning permission under Ref.s SD19A/0287 and ABP-306030-19, with this current application being a modification to same, and should be assessed as such. The application site is located in close proximity to Tymon Park, Dublin's second largest park, with public open space delivered as already as part of the Temple Woods scheme that abuts Tymon Park, which integrates with its surroundings, in line with CDP local Objective H17 SLO1 that looks to *"Facilitate high quality residential development, designed to complement and address Tymon Park"*.

Private open space for the proposed apartments are in the form of private balconies. The size of the balconies comply with the minimum requirements of 2020 Sustainable Urban Housing: Design Standards for New Apartments, which requires 5m² for 1 bed units and 7m² for 2 bed/4person units. A full schedule of private open space can be found in the enclosed Schedule of Accommodation in Appendix B – please refer to same.

Communal open space for the proposed residential component of the development is in the form of 2 no. communal roof terraces at third floor level. The 2 no. terraces (79sq.m & 82.6sq.m respectively) provide a total communal open space provision of 161.67sq.m for the use of the 11 no. proposed apartments. The proposed building accommodates 5 no. 1 bed (2 person) apartments, 1 no. 2 bed (3 person) apartment and 5 no. 2 bed (4 person) apartments. In accordance with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2020, these units require c. 66m² of communal open space. Therefore, the proposed communal terraces, of over 160m², exceeds the minimum standard for same as set out in the aforementioned Guidelines. These spaces will be in the charge of a management company and the residents of the building will have direct access to same.

5.18 Parking

Car parking for the proposed development is located to the rear of the proposed building and equates to 20 no. car parking spaces. The location of the car parking allows for it to not be visually dominant from commuters passing the development along the Greenhills Road. The proposed development also caters



bicycle parking (in the front of Sheffield stands), at ground floor level, between the pub and shop units, in an enclosed, secure area that will be accessed only by residents, allowing for the promotion of sustainable travel to and from the proposed development. Visitor bicycle parking is also provided at the front of the site in the form of Sheffield stands that can accommodate 16 no. bicycles.

6.0 Part V - Social Housing

6.1 It is the applicant's intention to fully comply with the requirements of the Housing Department in relation to the provision of Social & Affordable Housing, in the event of a condition for the provision of same being attached to a grant of permission for this development. It is proposed to provide 2 no. units, i.e. apartment nos 6 and 10 which are 1 bedroom, 2 person units and we enclose indicative costings re same. The proposals put forward by the applicant are subject to agreement with the Housing Department of South Dublin County Council prior to the lodgement of a commencement notice, in accordance with the relevant statutory provisions. The applicant encloses as part of this application the necessary details in relation to Part V proposals for the purposes of validating this application for permission. The units to be acquired and acquisition prices etc. are to be agreed subsequent to a grant of permission and prior to lodgement of commencement notice.

7.0 Physical Infrastructure / Services

Proposals for the provision of services / infrastructure have been prepared by CORA Consulting Engineers as shown on the enclosed engineering drawings and reports – please refer to same.

8.0 Conclusion

8.1 The development put forward for permission essentially seeks to provide a sustainable use on what is currently occupied by The Cuckoo's Nest public house which has been closed for a number of years. The parent permission attached to the site (Ref. SD16A/0157) provided for the development of 45 no. houses and apartments, a new Tallaght Theatre and the demolition of the majority of the existing Cuckoo's Nest public house, extension and alteration to same. To date, the Tallaght Theatre has been built and the houses/apartments built and occupied within what is now known as Temple Woods. Subsequent to granting of permission under Ref. SD16A/0157, there is an extant permission (Ref.s SD19A/0287 & ABP-306030-19) attached to the current application site which provides for café use in the original Cuckoo's Nest structure and a new 3-4 storey building to the side and rear of same accommodating 16 no. 1 and 2 bed apartments. The ownership of the site has changed since the latest/extant permission was granted and the applicant now seeks to restore the Cuckoo's Nest pub on site, by way of a new gastro pub, which will be accommodated in the original structure that will be retained and extended by way of a new 3-4 storey building that will wrap around the existing structure and accommodate shop local use next door at ground floor level and 11 no. 1 and 2 bed apartments overhead.

8.2 The proposed development now being put forward seeks permission is essentially a change of use and modification to that already permitted under Ref.s SD19A/0287 & ABP-306030-19. The original structure of the Cuckoo's Nest pub is to be retained and re-used in terms of conservation and its local historical significance. The general environs are devoid of any built heritage and given the historical context the Cuckoo's Nest had as a local landmark, it is considered that its retention is important in terms of heritage. The Cuckoo's Nest was last in use as a public house and its licence recently reinstated, therefore the



proposal to re-establish the Cuckoo's Nest as a modern gastro pub is considered to be appropriate, given the long established use on site, with no other use enacted in the period since the pub last closed its doors.

8.3 The main part of the proposed development provides for a new building that will be positioned to the side and rear of the Cuckoo's Nest, representing a marrying of old vernacular architecture with a new, contemporary build. The proposed apartment building will be 3-4 storeys in height, taking cognisance of adjoining buildings and a gentle increase in building height to the rear. The proposed new build will wrap around the Cuckoo's Nest and accommodate a shop local unit at ground floor level and 11 no. apartments overhead. The design, scale and height of the proposed building will be complementary to the new Tallaght Theatre to the north and the 3 storey apartment building to the south, and is similar in scale, design and height as that already permitted under Ref.s SD19A/0287 & ABP-306030-19. The proposed development provides for a landmark building on what is a prominent position fronting on Greenhills Road, creates a strong urban streetscape and will be an architectural improvement from its current condition.

8.4 We are also cognizant of the Local Objective 'H17 SLO1' in the CDP which aims to "*Facilitate high quality residential development, designed to complement and address Tymon Park, and including retention of theatre uses on site and providing for facility improvements in the park area*". This objective provided the rationale for parent permission under Ref. SD18A/0157 and the development now put forward, which can be considered to be a modification of same, is seen as providing an integrated completion of this permission.

8.5 The interior of the proposed apartments are fully compliant with the design standards as set by the 2020 Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, carefully consideration has also been given the standards as set in the CDP with an emphasis being placed on qualitative as well as quantitative standards. Car and bicycle parking provision as well as public and private amenity space also meet and exceed the recommendations of the aforementioned guidelines,

8.6 We request that the Planning Authority takes a holistic view of the context and current condition of this site and appreciate that the applicant wishes to modify part of the extant permission attached to the site (under Ref.s SD19A/0287 & ABP-306030-19) in order to complete a sustainable and properly planned development at the site of The Cuckoo's Nest public house. We look forward to a favourable decision to grant permission in due course.

A full list of enclosures is set out on the page over.

Yours sincerely,

Tracy Armstrong, BA, MRUP, MIPI, MRTPI
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



Appendix A - Design Statement

Site Analysis

This Design Statement has been prepared in support of the subject application and in accordance with the requirements of the South Dublin County Development Plan 2016-2022, namely section 11.2 "Place Making and Urban Design". This statement contains a Site Analysis, Concept Plan and Design Statement which are described in the following sections.

1.0 Site Location

The site subject is located on Greenhills Road with the existing Cuckoo's Nest public house fronting onto same. The proposed site is bounded to the north by the Tallaght Theatre and its associated car parking while the eastern and southern sides of the site are surrounded by residential housing as permitted under the parent permission Ref. SD16A/0157 and is known as Temple Woods. The site is located just south of the M50 while Tymon Park surrounds its vicinity.

2.0 Character Appraisal

The site has direct frontage onto Greenhills Road with traditional low to medium density housing on lands to the west. As previously outlined, the subject site previously had the benefit of permission Ref. SD16A/0157 which saw the demolition and redevelopment of Tallaght Theatre, which abuts the proposed site's northern boundary, and the construction of 45 no. residential dwellings, which surround the application site to the east and south. Tymon Park surrounds the vicinity of the site further south, north and east. Further south is more traditional housing while the M50 dissects Tymon Park to the north of the site. To the south-west is the Broomhill Industrial Estate and further south is Tallaght Town Centre. The overall site is relatively level with planted boundaries that were retained and a connection into Tymon Park delivered as part of the parent permission.

3.0 Movement Analysis

As previously noted, the subject site fronts onto Greenhills Road, which provides direct access to Main Street Tallaght, while Airton Road off the Greenhills Road provides access to Belgard Road and Tallaght Town Centre which cater for variety or retail and mixed use services. Further west of these is the Adelaide and Meath (Tallaght) Hospital. Tallaght Town Centre which is served by the Luas Red Line (Tallaght passenger stop), acts as the County Town and is the retail and commercial focus for the area as well as a public transport node. Frequent and direct access is provided from the Tallaght Luas stop to Saggart via Citywest and into Dublin City Centre and further onto Connolly Station, the IFSC and The Point.

Greenhills Road is served by Dublin Bus with a number of local routes and stops within reasonable walking distance of the subject site, i.e. one directly opposite the site and another just a very short walking distance away, approx. 4 minute walk. These include the 27, 77A and 77X routes which provide transport to the following areas:

- No. 27 – serving from Jobstown to Clare Hall on the Malahide Road, via the City centre
- No. 77A – serving from Citywest to Ringsend, via the City Centre and
- No. 77A – serving from Citywest Road to UCD, via the City Centre.

4.0 Schools



There are a number of existing schools in the locality, most notably Coláiste De Hide which is an All Irish secondary school teaching both boys and girls which is located on Castletymon Road, south of the subject site, while south-east of same is Scoil Iosa, a mixed primary school. There is also an objective in the current Development Plan to provide for a post-primary school or other similar institution north-west of Greenhills Road on a greenfield site at Kingswood Heights.

Other schools in the locality are as follows:

National Schools: (Source: www.education.ie)

- Scoil Naisiunta Aonghusa Junior School, Balrothery, Tallaght;
- Scoil Naisiunta Aonghusa Senior School, Balrothery, Tallaght;
- St. Josephs Special School, Balrothery, Tallaght;
- St. Roses Special School, Balrothery, Tallaght;
- St. Mary's School, Greenhills Road, Tallaght;
- Scoil Naisiunta Iosa Tymon North, Tallaght;
- St. Kevin's Boys School, Kilnamanagh Tallaght;
- St. Kevin's Girls School, Kilnamanagh Tallaght.

Secondary Schools:

- Coláiste De Hide, Castletymon Road, Tallaght;
- Tallaght Community College, Balrothery, Tallaght;
- St. Marks Community School, Cookstown Road, Tallaght.

5.0 Public Transport

The subject lands are located c. 3km from the Tallaght Luas Stop which provides frequent and direct access from Tallaght town centre to Dublin City Centre. This service is augmented by the 27, 77A and 77X Dublin Bus routes, each of which serves the existing passenger stops opposite and adjacent to the site.

6.0 Neighbourhood Centre and Shops

The subject site is located within 1km of the Kilnamanagh Shopping Centre on Mayberry Road / Treepark Road which provides the following services:

- Supermarket / Dunnes Stores
- Post Office
- Pharmacy
- Hair Salon
- Barber Shop
- Bookstore

South-east of the site on Castletymon Road, there is a local centre, while additional services are provided for in Tallaght Town centre which is accessible via bus from the site and is approx. 2.8km from the site.

7.0 Children's Play Areas



Tymon Park surrounds the site to the north, south and east and the current proposal to develop this site at The Cuckoo's Nest provides for a pedestrian / cyclist connection into the park. Tymon Park provides for field sports and playgrounds and is a significant amenity in the area which will cater for the recreational needs of future residents of this site. Tymon Park is Dublin's second largest park and provides for a range of children's play options such as playgrounds and a wooded adventure trail.

There are three distinct play areas in Tymon Park, near the Templeogue entrance, close to the lakes, there is a modern, spacious playground, with soft, multi-coloured, rubber surfaces, which is split into two sections:

- a) Green Zone (ages 2 to 6) - which is suitable for toddlers and younger children and has activities such as a play panel, springers, roundabout, see-saw and four baby swings;
- b) Blue Zone (ages 6 to 12) – which is suitable for school-aged children and contains a multi-play unit, swings, slides, basket swing and roundabouts.

The Wooded Adventure Trail is also within Tymon Park and caters for ages 10 and up - this specially planted woodland is located just behind the playground and includes wooden climbing frames, spiral ropes, and outdoor trails for older children and teenagers.

8.0 Leisure Facilities

There are numerous leisure facilities in the Tallaght area and within proximity of the subject site. These include the Tallaght Arena south-east of the site on Tymon Lane, a number of field sport facilities within Tymon Park along with numerous sports clubs and facilities located across the Dublin 24 area.

Tallaght town centre benefits from a multiplex cinema theatre and a civic theatre as well as the broad range of shopping facilities provided at The Square shopping centre.

The Castletymon Library is also located south-east of the site on Tymon Road North.

9.0 Community Centres

Directly opposite the site is the Kilnamanagh Family Recreation Centre which is a multi-purpose community centre with function rooms, a licensed bar and astro turf pitch. The centre provides a range of activities for the local community such as youth clubs, Pilates, yoga, indoor football, basketball, active age activities.

South-east of the site on Castletymon Road is St Aengus Community Centre which is another multi-purpose community centre providing a range of activities for the local community such as youth clubs, active men's group, senior citizens club, computer classes, Irish dancing and karate.

There are an additional 10 no. community centres located in the Dublin 24 area, catering for a range of community uses.

10.0 Religious Facilities



There are a number of churches located within the broader Tallaght area which are within reasonable proximity of the subject site, and include:

- Saint Kevin's Church on Treepark Road;
- Saint Kilian's Church on Sylvan Drive, Ballymount Road;
- Saint Aengus' Church on Castletymon Road;
- Saint Maelruain's Church of Ireland, Main Street, Tallaght;
- Lifegate Bible Baptist Church, Main Road, Tallaght;
- Saint Mary's Priory, Tallaght Village.

11.0 Employment

The subject site is within 3 kilometres of Tallaght Town Centre which is the administrative centre for South County Dublin and is the location for Tallaght Hospital and the Institute of Technology Tallaght. Tallaght Town Centre is also a major retail and commercial centre. There are a number of business and industrial parks in close proximity of the subject site including Ballymount Industrial Estate to the north, and Cookstown and Broomhill Industrial Estates south-west of the site, near Tallaght Town Centre. Further west are Citywest Business Campus, Baldonnell Business Park and Magna Business Park. The subject site also benefits from access to employment opportunities in across Dublin given the proximity of the site to the M50 and public transport services in close proximity of the site as outlined above.

12.0 Urban Design Assessment

12.1 The concept behind the design of the proposed development is to provide a development which is complementary of, and integrated with, the adjacent Tallaght Theatre and the new Temple Woods residential housing constructed under Ref. SD16A/0157, but the primary focus is to retain the original structure of the Cuckoo's Nest pub in terms of conservation and built heritage. The proposal aims to retain the form and façade of the original pub, converting it back into public house use. In addition, the proposal consists of a modern landmark building abutting the side of the original Cuckoo's Nest fronting onto the Greenhills Road and wrapping around the rear. At ground floor level, sitting beside the pub, a shop local unit is proposed to cater for local retail needs and providing an active street frontage to Greenhills Road, with 11 no. 1 and 2 bed apartments accommodated in the upper floors of the new building. Cognizance has been paid to Local Objective placed on the site which looks to "*Facilitate high quality residential development, designed to complement and address Tymon Park*". The proposed development will allow for pedestrian permeability and connectivity with the adjoining Temple Woods estate and Tymon Park, as required by this specific objective attached to this site.

12.2 Cognizance has been paid to urban design criteria and section 1.4.2 of the CDP which asserts that urban design relates to the arrangement, appearance and functionality of urban areas and in particular the shaping and uses of urban public spaces and how people interact with them. The CDP also focuses on the principles of urban design, with the Planning Authority using the document *Sustainable Residential Development in Urban Areas* (2008) and its companion document *Urban Design Manual – A Best Practice Guide* (2008) as the basis for the assessment of this proposed development. The proposed apartments are designed to be built to a high qualitative standard, while the quantitative measures for each unit meet and exceed the standards set by the 2020 Sustainable Urban Housing: Design Standards for New Apartments.

12.3 As part of the design process for this planning application, we have considered the aforementioned documents and we put forward that the proposed development accords with guidance for urban design in



terms of the following:

1) Context – How does the proposed development respond to its surroundings?

Works already carried out under parent permission Ref. SD16A/0157 have seen what an underdeveloped and underutilized site was once, become reinvigorated as a modern mixed-use development. The proposed development now being put forward for permission has been designed to be complementary the original building on site but also to the newly built residential development and Tallaght Theatre to the immediate north. The proposed building heights of 3 and 4 storeys carefully consider adjoining building heights with a 3 storey element presenting to Greenhills Road and creating a strong urban streetscape and being a natural progression in height from the original structure that is being retained. The apartment building will not overshadow any of the more traditional residential housing located to the east and west of the subject site. The proposed development fronts onto a busy transport route and will offer a modern landmark building which will provide a strong urban edge along the Greenhills Road approaching the M50 to the north, whilst retaining the form of what was a locally important landmark.

2) Connections - How well connected is the new site / neighbourhood?

The site is to be accessed off the Greenhills Road via an existing/permitted access point which allows access to the former public house. To the south, east and north of the site is Tymon Park, which is connected over the M50 by an overhead pedestrian walkway; it is proposed as part of this application to provide for pedestrian and cycle connectivity from the application site into the adjoining Temple Woods and then further on into Tymon Park, which we consider will satisfy the spirit of the specific local objective attached to the site. Traffic aspects associated with this proposed development have been considered along with public transport provision and the site is well positioned adjacent to and close to public transport facilities with pedestrian connections to same catered for.

3) Inclusivity - How easily can people use and access the development?

The proposal to retain the original building but create a new, sustainable use in the form of a gastro pub, as well as a new local shop use next door will enliven the street and retain a local community use which is what the public house was well remembered for. The development provides for much needed housing and when considered as part of the overall Temple Woods development, the entire development provides for long term housing which will cater to the people across all stages of the life cycle and meet the growing demands for smaller households in the Greater Dublin Area. There is currently a shortage of this type of housing in the Greater Dublin Area and the addition of 1 and 2 bed apartments into the Temple Woods development has been based upon this demand for smaller housing units for young workers and couples, as well as older residents who may be looking to downsize. The proposed apartments have been designed to meet the most up to date space and quality standards for apartments (Sustainable Urban Housing: Design Standards for New Apartments, 2020) which ensures access and inclusivity for future residents as their needs change over time. The proposed connections to surrounding areas will encourage movement from the development to the adjacent Temple Woods estate and Tymon Park.

4) Variety – How does the development promote a good mix of activities?

The attachment of the Local Objective to this site provides for residential development and reflects
Cuckoo's Nest Planning Report



established development in the area. This application for permission can be seen as a modification to the previous grant of permission attached to the site, under Ref. SD16A/0157, which provided for the Tallaght Theatre and constructed a mix of dwelling types thus providing a mix of uses on the overall lands which have reinvigorated the area. The proposed gastro pub, shop local and residential uses are seen as complementary to this previously permitted development, while also providing for modern apartment dwellings in addition to the more traditional residential housing in the vicinity to the east, west and south of the subject site. The proximity of the site to Tallaght Town Centre, which provides for a range of local services, retail opportunities, leisure facilities and employment opportunities, will cater for the local needs of future residents on this site. To provide for a mixed use development so close to a wide range of existing facilities in the area is compliant with the objectives of sustainable development.

5) Efficiency – How does the development make appropriate use of resources, including land?

The layout of the proposed development takes advantage of solar gain while a landscaping plan is included with this application that outlines how amenity is to be maximized, along with connections to the adjoining regional park. Each apartment is provided with a private amenity space in the form of a balcony for residential amenity. As the application site is currently occupied by a partially demolished, former public house, the proposal to redevelop the former Cuckoo's Nest pub into a modern gastro pub alongside a local shop use with residential use overhead is an efficient and sustainable use of the site, will complete the Temple Woods development, will provide for a strong, active urban streetscape and will contribute to the much needed housing stock.

6) Distinctiveness – How do the proposals create a sense of place?

The proposed development creates a modern landmark building which offers a strong urban edge along a busy transport route, located just south of the M50, but retains the original structure and overall represents a successful marrying of vernacular architecture with contemporary architecture. The former public house was a recognizable and well-known landmark in the area which unfortunately now requires renovation. The current proposal to re-establish the public house use on site, in the original structure, as a modern gastro pub will maintain its local landmark status. The proposed apartment block, while being respectful of the sense of space and character created by the public house, will provide a distinct and modern frontage to the development already carried out under Ref. SD16A/0157 and will provide a positive urban design and architectural response to the environs. The development will be distinguished from the more traditional residential housing in the area and will provide a gateway from the Greenhills Road through Temple Woods estate connecting into Tymon Park which surrounds the vicinity of the north, east and south of the subject site.

7) Layout – How does the proposal create people friendly streets and spaces?

The location and layout of the apartment building provides for direct connectivity onto Greenhills Road which provides direct access to Main Street, Tallaght. The proposed apartments within the building will overlook Greenhills Road, the Tallaght Theatre and car parking of the development, providing for an active frontage and passive surveillance. Car parking is provided for to the rear of the proposed building, such that it will not be in view of commuters on the Greenhills Road as they pass the development and the existing Tallaght Theatre. Connectivity for pedestrians is also facilitated from the rear of the apartment building into Temple Woods and further on into Tymon Park, thereby adhering to the principles of permeability. The proposed layout makes use of the existing cellar of the public house as a cellar/storage for the proposed pub, thus maximizing design efficiency.



8) Public Realm – How safe, secure and enjoyable are the public areas?

The proposed communal areas of open space are located at third floor level having direct views of the public realm to the front and are easily accessible from the proposed apartments providing for both permanent and passive supervision of the area, thus ensuring maximum amenity for residents, while children have easy and safe access to same. Pedestrian and cycle connectivity into the adjacent Temple Woods estate, leading into Tymon Park allows for maximum enjoyment of surrounding public spaces for future residents and satisfies the local objective attached to the site. Landscaping details are enclosed with this application for permission.

9) Adaptability – How will the buildings cope with change?

The proposed apartments have been designed to the most up to date standards of apartment development (Sustainable Urban Housing: Design Standards for New Apartments 2020) such that all types of living, especially young workers and couples, as well as older residents looking to downsize, can be catered for in the long term. The layout of the dwellings provides for open plan kitchen / living / dining room areas which exceed the space standards set by the aforementioned guidelines, thereby ensuring high quality enjoyment and amenity for modern living.

10) Privacy / Amenity – How does the scheme provide a decent standard of amenity?

All of the proposed apartments are provided with adequate areas of private amenity space in the form of private balconies on the upper floors. The majority of the proposed dwellings (10 no.) are dual aspect, in line with SPPR 4 of the (Sustainable Urban Housing: Design Standards for New Apartments 2020). All of the apartments are provided with internal storage space in the line with the same guidance and adequate bin storage is also catered for within the proposed development.

11) Parking – How will the parking be secure and attractive?

Car parking for the proposed development is provided for at the rear of the building. It is proposed to provide 20 no. car parking spaces. The location of the car park keeps it from view of those passing the proposed building or the new Tallaght Theatre so as to be not visually dominant, while the proposed apartments will provide security in the form of passive surveillance. Internal bicycle parking spaces are provided for at ground floor level of the apartment block, adjacent to the main lobby, catering for secure parking for cyclists which will encourage sustainable travel means to and from the development.

12) Detailed Design – How well thought through is the building and landscape design?

The proposed development now put forward for permission will have the effect of modifying both the parent permission under Ref. SD16A/0157 and the extant permission under Ref.s SD19A/0287 & ABP-306030-19 in terms of the use of what was The Cuckoo's Nest public house. The architects and landscape architects on this project are the same design team which worked on the aforementioned permitted development, who have been retained throughout the construction of said development and this the proposed development will be integrated and complementary to that which is already built on the overall lands at the former site of the Cuckoo's Nest public house and grounds. The entire project has evolved in a coordinated manner thus far, providing for high quality design, durability and sustainability that has given new life to a once underdeveloped and underutilized site. The proposed redevelopment of the original building and the addition of a contemporary building around it will provide a modern, stylish development which allows for the completion overall site and addresses Tymon Park as specified by the Local Objective attached to the site. A full landscape plan is submitted with this proposal while adequate bin storage and car parking is also provided



for thus ensuring a well-designed, well thought out scheme.

12.4 Urban Design Conclusion

In conclusion, the scale and design of the proposed development is seen as appropriate for this site given the work that has already been carried out under planning permission Ref. SD16A/0157, as well as that already permitted under Ref.s SD19A/0287 & ABP-306030-19. The specific Local Objective attached to the site allows for residential development, designed to complement and address Tymon Park. Best practices have been applied to both the architecture and landscape architecture thus ensuring a viable and sustainable development. More importantly, the proposed development provides for a sustainable land use on what is a vacant, underutilised site currently occupied by a partially demolished public house which is no longer fit for purpose. The proposed development will provide for a much improved architectural treatment of the site creating a strong urban frontage onto the Greenhills Road which ought to be considered as a welcome improvement from the current condition of the closed up public house.

APPENDIX B – Quality Housing Assessment

** Based on Private Open Space Standards from the South Dublin County Development Plan 2016 -2022 (Table 11.20; page 205)

**** Standards based on the 'Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities' (DHPLG, 2020)

Unit Number	Description	Beds / People	Gross Floor Area [SQ M]	Target Gross Floor Area[SQ M]*	Exceeds Target By [SQ M]	Living/Kitchen / Dining [SQ M]	Target Aggregate Living Area [SQ M]*	Exceeds Target By [SQ M]	Bedroom 1 [SQ M]	Bedroom 2 [SQ M]	Aggregate Bedroom Area [SQ M]	Target Aggregate Bedroom Area [SQ M]*	Exceeds Target By [SQ M]	Storage [SQ M]	Target Storage [SQ M]*	Exceeds Target By [SQ M]	Private Open Space[SQ M]	Target Private Open Space [SQ M]**	Exceeds Target By [SQ M]	Aspect
1	2 Bed Apartment	2 Beds/4 People	81.7	73	8.7	31.18	30	1.18	13	11.47	24.47	24.4	0.07	6.17	6	0.17	8.68	7	1.68	Dual
2	1 Bed Apartment	1 Bed/2 People	52.4	45	7.4	23.09	23	0.09	11.7	n/a	11.7	11.4	0.3	3.13	3	0.13	35.14	5	30.14	Dual
3	2 Bed Apartment	2 Beds/4 People	88.4	73	15.4	33.25	30	3.25	13.88	12.74	26.62	24.4	2.22	7.13	6	1.13	41.45	5	36.45	Dual
4	2 Bed Apartment	2 Beds/4 People	87.5	73	14.5	31.43	30	1.43	13.66	12.6	26.26	24.4	1.86	6.5	6	0.5	23.74	5	18.74	Dual
5	2 Bed Apartment	2 Beds/4 People	81.7	73	8.7	31.18	30	1.18	13	11.47	24.47	24.4	0.07	6.1	6	0.1	9.34	7	2.34	Dual
6	1 Bed Apartment	1 Bed/2 People	52.4	45	7.4	23.09	23	0.09	11.7	n/a	11.7	11.4	0.3	3.13	3	0.13	8.35	7	1.35	Dual
7	2 Bed Apartment	2 Beds/4 People	88.6	73	15.6	33.25	30	3.25	13.88	12.74	26.62	24.4	2.22	7.13	6	1.13	12.15	5	7.15	Dual
8	2 Bed Apartment	2 Beds/4 People	87.5	73	14.5	31.44	30	1.44	13.66	12.6	26.26	24.4	1.86	6.48	6	0.48	9.86	5	4.86	Dual
9	1 Bed Apartment	1 Bed/2 People	52.4	45	7.4	23.09	23	0.09	11.69	n/a	11.69	11.4	0.29	3.11	3	0.11	8.35	5	3.35	Dual
10	1 Bed Apartment	1 Bed/2 People	45.8	45	0.8	23.2	23	0.2	11.77	n/a	11.77	11.4	0.37	3.02	3	0.02	5.7	7	-1.3	Single
11	1 Bed Apartment	1 Bed/2 People	48.8	45	3.8	23.61	23	0.61	11.5	n/a	11.5	11.4	0.1	3.31	3	0.31	7.29	7	0.29	Dual

