

- Register Ref:** SD22A/0285
- Development:** 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-30603019, 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, 6 cycle 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.
- Location:** The Cuckoo's Nest Public House, Greenhills Road, Tallaght, Dublin 24.
- Applicant:** Brian Mulvaney
- Application Type:** Permission
- Planning Officer:**

Development Summary

The application is for the extension and renovation of the existing public house. The proposed development also includes a retail unit and 11 apartments. As this is a mixed use development the residential properties will need to be protected from noise from the public house and retail unit.

Decision:

Additional information is required for the Environmental Health Department to adequately access this application. The additional information required is.

1. An assessment for the potential for noise nuisance from the operational use of the public house and retail unit.
2. Proposals to negate noise nuisance from the operational use of the public house and retail unit must be submitted to ensure compliance with BS 8233 Guidelines for Sound Insulation and Noise Reduction for Buildings.

Gillian Wynne
Senior Environmental Health Officer
18th July 2022

David OBrien
Principal Environmental Health Officer
18th July 2022