

SOUTH DUBLIN COUNTY COUNCIL



INTERNAL MEMORANDUM

HOUSING DEPARTMENT

DATE 27th July 2022

Michael Mulhern

***Director of Land Use, Planning and Transportation
Dept. of Development, Economic & Transport Planning***

FAO: Colm Maguire

Re: Reg Ref: SD22A/0285

Location: The Cuckoo's Nest Public House, Greenhills Road, Tallaght, Dublin 24.

Applicant: Brian Mulvaney

Subject to Contract/Contract Denied

Proposal: *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, 6Icycle 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.*

I refer to the above application for planning permission; Planning Reg Ref SD22A/0285 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.

The Part V submission lodged with this planning application is noted. I acknowledge the Part V proposal of 2 x 1 Bed Apartment units. It is South Dublin County Councils preference to acquire units on site. It is requested that approximately 7% of the Part V units are universal type units. The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department if planning permission is granted.

South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,

Rachel Jackson

Administrative Officer

Housing Procurement Section