

**SOUTH DUBLIN COUNTY COUNCILS  
ARCHITECTURAL CONSERVATION OFFICERS REPORT  
RE: SD22A/0285 – THE CUCKOOS NEST PUBLIC HOUSE, GREENHILLS ROAD,  
TALLAGHT**

**Development**

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.464m<sup>2</sup>). 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. 283m<sup>2</sup>) 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 (84.1m<sup>2</sup>) 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.

**Appraisal**

This is an application for the extension and renovation of the Cuckoo's Nest Public House and to re-establish a public house/gastro pub use at GF and FF. There have been previous applications relating to this site and under the initial planning permission granted under Reg. Ref. SD16A/0157, the existing Public House (The Cuckoo's Nest) was being retained as part of the residential development within the subject site. An application under SD19A/0028 was then submitted proposing to demolish the remainder of the existing Public House and construct a 4-storey apartment block in place of the existing 2-storey building. Under the current application it is proposed once again to retain the original public house building which is welcomed. Although the existing Public House is not listed on the Record of Protected Structures, Schedule 2, South Dublin County Development Plan 2022-2028, it is considered to be of historical and local cultural interest and thereby having regard to specific CDP policy for the retention of older buildings.

It is considered that the existing Public House has become a local landmark feature and in an area which lacks architectural and visual character, the existing public house adds to the architectural and historical interest of the place, visual and streetscape setting, it is therefore considered that its retention and extension to allow its reuse as a public house will ensure its continued contribution. A pre-planning meeting was held on the 28<sup>th</sup> March 2022 under PP007/22. The undersigned provided comments on the new insertions and proposed works to the existing building and the new apartment development to the rear and side. The

proposed development is more or less the same as the previously granted permission whereby the original public house is being retained for pub use and construction of a new apartment block and with shop unit at ground floor and apartments overhead at 1<sup>st</sup> and 3<sup>rd</sup> floors. The main issue raised at Pre-Planning was the proposed block be set-back from the building line of the existing building to allow the historic structure to be viewed and not overshadowed along the streetscape by the new proposed apartment block. The proposed design for the front terrace area located directly at the front site of the existing building was also raised. It was advised that this should be looked at as a raised platform and defined area at this location could cause a negative visual impact and therefore it was requested that this area be looked at. It was recommended that a more open plan outdoor area for customer use, would limit any visual impact.

It is proposed to construct a new extension to the rear of the existing building which will be in the form of a glazed link between the original building and the new apartment block to the rear. The rear new extension will accommodate public house/gastro pub use. As the public house use was the last active use and long-established use of the existing property it is considered that the re-establishment of the same is a sensitive and long-term use. The proposed new apartment block will sit at the side of the existing building and re-established Public House and will provide architectural definition and provide streetscape setting. The undersigned welcomes the sensitive adaptive reuse of the existing building allowing it to be retained as part of the continued development of the site along Greenhills Road, which currently lacks visual character and a strong building line along this section

It is considered that the proposed development is acceptable and allows the existing building to be retained and reused. The proposed development allows new development along the Greenhills Road, adding to the architectural interest and urban form, with the retention of the Public House which has become a landmark building which is of local historical importance.

### **Recommendation**

It is recommended that the following conditions be attached to a grant of permission:

1. It is considered that the proposed interventions and works within the existing building be carried out adhering to good conservation and in accordance with good conservation practice and principles ensuring minimal intervention and no damage or risk to the original built fabric. Those areas being affected by new opes or widening of new opes should be made good using the appropriate materials and methods. A Method Statement should be submitted detailing the works proposed to the existing building and should include any energy efficiency and upgrading works in line with CDP Climate Change Policies.

2. Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the original built fabric of the existing building will be protected during demolition of existing additional structures, site clearance/excavation and construction.
3. It is considered that details of the materials, finishes and planting in providing an overall improved design landscape within the site should be submitted for approval and agreement prior to the commencement of development.
4. A schedule of materials and finishes should be provided for the new elements being inserted into the existing building and the proposed new extension prior to commencing development. Although details of materials and finishes have been indicated there are elements which need to be confirmed ensuring the full and proper execution of these high-quality designed elements. This should include full details on materials and finishes for all elements of the proposed new extension and glazed link.
5. The proposed design for the front terrace area to the front of the existing building could be improved. The defined area at this location could cause a negative visual impact given its location to the front site of the historic structure. It was recommended that a more open plan area for customers with integrated planting and seating would limit any visual impact and allow the outdoor area to sit sensitively and improve the overall visual link along the streetscape.

*The above Conditions should be submitted to the Councils Architectural Conservation Officer for written agreement and approval.*

**Irenie McLoughlin**  
**Architectural Conservation Officer**

**12<sup>th</sup> August 2022**