

**Irish Water's Statutory  
Response to**

**South Dublin**

**Planning Authority**



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**Planning Application No.**

SD22A/0285

**Date Lodged with Planning Authority:**

24/06/2022

**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.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, 6 cycle parking, communal open space & landscaping, pedestrian access to the adjoining Temple Woods development, bin storage and the retention of an existing cellar (84.1m<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.

**Location :**

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

**IW Recommendation:****Further Information Required****IW Observations:****1 Water**

1.1 Submit a confirmation letter of feasibility from Irish Water for proposed development.

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

**2 Foul**

2.1 Submit a confirmation letter of feasibility from Irish Water for proposed development.

2.2 Submit a drawing showing the setback distance of existing/proposed 225mm foul sewer to the foundation of proposed development at the narrowest point in the development.

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

24/08/2022

