

Telephone: 01 4149000

Fax: 01 4149104

Email: [planningdept@sdublincoco.ie](mailto:planningdept@sdublincoco.ie)

Tracey Armstrong,  
Davey-Smith Architects/Armstrong Fenton Associates  
Unit 13, The Seapoint Building  
44/45, Clontarf Road  
Dublin 3

Date: 13-Dec-2022

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Register Reference: SD22A/0285

**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.

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

**Applicant:** Brian Mulvaney

**Submission Type:** **Additional Information**

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of Additional Information received 09-Dec-2022.

If, following examination of the Further Information submitted, the Council determines that the submission contains significant additional data, the applicant will be notified of the requirement to erect a site notice and publish a notice in an approved newspaper, indicating that further information has been submitted to the Planning Authority. These notices are available on the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) or by request to the above number or by email to [planningdept@sdublincoco.ie](mailto:planningdept@sdublincoco.ie).

Yours faithfully,  
*M. Dodrill*

---

**for Senior Planner**