

Register Ref: 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.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.

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 cuckoos nest public house. The proposed development also includes 3 and 4 storey buildings for shop and retail use. A residential development of 5 one bed apartments and 6 two bed apartments is also proposed. An acoustic noise assessment has been submitted with this application. Recommendations have been made in this report, which are acceptable to this Department. Noise may also be a factor from the operation of the public house and from the retail units and as such, the residential units in close proximity to these must be protected from noise. Noise pollution and air pollution restrictions will be necessary for the construction phase.

The above proposal **is acceptable** to the Environmental Health Department – subject to the following condition(s):

Construction Phase

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Air Quality

2. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Operational Phase – Public House

3. Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

Reason: In the interest of public health.

Bin storage

3. Bin storage facilities should be adequately serviced with a water supply, drainage and ventilation.

Reason: In the interest of public health and sustainable development.

Fumes & Noise from Commercial Units

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- (a) The ventilation system shall be adequately filtered and externally vented so as not to cause a nuisance to neighbouring properties.
- (b) Any fumes emitted from the premises shall be minimised and if necessary treated using the Best Available Technology and emitted to the outer air.
- (c) The noise from the operation of the ventilation system shall be attenuated so as not to cause a noise nuisance to nearby residential properties.
- (d) Details to demonstrate compliance with above shall be submitted for the written agreement of the Planning Authority prior to the commencement of any development.

Reason: In the interests of public health and in the interest of protecting the established residential amenity of the surrounding area.

5. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.

Reason: In the interests of public health and to contain dust arising from construction and to prevent nuisance being caused to occupiers of buildings in the vicinity.

General:

All recommendations outlined in the acoustic noise assessment must be implemented.

Please contact your local HSE Environmental Health Officer with respect to the proposed food businesses.

Gillian Wynne
Senior Environmental Health Officer
20th December 2022

David OBrien
Principal Environmental Health Officer

20th December 2022