

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority



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Planning Application No.

SD22A/0285 AI

Date Lodged with Planning Authority:

09/12/2022

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.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, 6 cycle parking, communal open space & landscaping, pedestrian access to the adjoining Temple Woods development, bin storage and the retention of an existing cellar (84.1m²) 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.

IW Recommendation: **No Objection**

IW Observations:

1 Water

1.1 Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

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

2 Foul

2.1 Prior to commencement of development submit a revised drawing showing where section 2-2 is in respect to Drawing Number

105 from CORA Consulting Engineers Drawing. Submit a revised drawing that lowers the depth of foundation at

Section 2-2 by at least 0.5m to remove any load transfer onto adjacent foul drain. Show the depth of foundation in a cross

sectional view on a drawing between the narrowest point of proposed development and adjacent foul sewer.

2.2 Prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

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

Signed on Behalf of Irish Water: Yvonne Harris

Date: 05/01/2023

