

Water Services Planning Report

Register Reference No.: *SD22A/0285 AI*
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, 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.

Report Date : 04/01/2022

Surface Water Report:

No Objection Subject To:

- 1.1 The proposed attenuation of 127m³ (80m³ +47m³) is undersized by approximately 10%.
Prior to commencement of development submit a revised drawing showing increased surface water attenuation by 10%. The attenuation shall be provided by using additional SuDS (Sustainable Drainage Systems). Only in exceptional circumstance shall attenuation be provided by an underground system. For such an underground attenuation system it is preferable to use an arched type system instead of an aquacell system for ease of maintenance and durability reasons.

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Examples of SuDS include

- Green Roofs / Blue roofs
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Rain Gardens ,
- Planter boxes with overflow connection to the public surface water sewer.
- Other such SuDS

Guidance on SuDS can be found on the South Dublin County Council Website searching SuDS Guide at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#)

Flood Risk

No Objection

- The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Brian Harkin SEE

Date: _____

Endorsed: _____
Juliene Helbert SE

Date: _____