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Dublin 3

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

Decision Order Number: 0048	Date of Decision: 16-Jan-2023
Register Reference: SD22A/0285	Date: 09-Dec-2022

Applicant: Brian Mulvaney
Application Type: Additional Information
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, 6cycle 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.**

Dear Sir /Madam,

With reference to your planning application, additional information received on 09-Dec-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Unit Mix

It is noted that 1 no. 3-bedroom unit is now provided however, the requirement per Policy H1 Objective 12 is that 30% of units should be 3-bedroom, requiring 3 no. 3-bedroom units to be provided. The applicant was requested to provide a justification for the unit mix and has failed to do so in relation to the revised mix. The applicant must provide a sufficient justification for the unit mix, if intending not to meet the requirement of Policy H1 Objective 12 to provide 30% of the development as 3-bedroom units.

2. Public Open Space

The applicant is requested to provide greater detail about proposals to mitigate the absence of public open space provision on site. In this regard the applicant is requested to liaise with the Public Realm Department and agree suitable upgrades to Tymon Park that would benefit the future occupants of the proposed development.

3. Sustainable Urban Drainage Systems, Surface Water Attenuation and Green Infrastructure

The applicant is requested to clarify the following:

A. The proposed attenuation of 127m³ (80m³ +47m³) is undersized by approximately 10%. A revised drawing is required 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.

B. A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

i. Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.

ii. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.

iii. The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas.

iv. Natural SUDS measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.

v. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

C. In assessing the provision of SuDS at the site, the applicant shall consider the interrelationship of SuDS and green infrastructure. The applicant is required to show compliance with the quoted policies and sections of the South Dublin County Development Plan 2022 – 2028 and submit details demonstrating:

i. How they intend to reduce fragmentation of existing green infrastructure. The applicant

should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

ii. How the appropriate Green Space Factor (GSF) will be achieved for the relevant land use zoning objective.

4. Car Parking

The Planning Authority would have a concern about the potential conflict that would arise from the shared parking arrangement proposed. The applicant is requested to submit clarification on how car parking would be allocated and managed appropriately so as to ensure there is no conflict between the uses for car parking spaces.

5. Foul Water

The applicant is requested to 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.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

Pamela Hughes 16-Jan-2023
for Senior Planner