

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

**Date:** 16-Feb-2023

**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

**App. Type:** Additional Information

Dear Sir/Madam,

Further to a request dated 14/02/2023 regarding the above mentioned planning application, I wish to inform you that, by Order dated 16-Jan-2023, the period for submitting a response to the request for Clarification of Further Information has been extended up to and including **29<sup>th</sup> May 2023** in accordance with the provisions of Article 33 (3) of the Planning and Development Regulations, 2001 (as amended).

Signed on behalf of South Dublin County Council

**Register Reference:** SD22A/0285

Yours faithfully,

*Pamela Hughes*  
\_\_\_\_\_ 16-Feb-2023  
for **Senior Planner**