

Telephone: 01 4149000 Fax: 01 4149104 Email: planningdept@sdblincoco.ie

Tracey Armstrong
Armstrong Fenton Associates
Unit 13, The Seapoint Building
44/45, Clontarf Road
Dublin 3

Date: 21-Mar-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.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.

Applicant: Brian Mulvaney

Submission Type: Clarification of Additional Information

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of **Clarification of Additional Information** received on 14-Mar-2023.

In the event of this information containing significant additional data the applicant is obliged to erect a site notice and public notice in an approved newspaper, indicating that further information has been submitted to the Planning Authority. These documents are available on the Council website www.sdblincoco.ie or by request to the above numbers.

Yours faithfully,
M. Dodrill

for Senior Planner