



14<sup>th</sup> March 2023.

Land Use, Planning and Transportation Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 A3XC



**Re:**

**Planning Permission for an Extension and Renovation of  
The Cuckoo's Nest Public House, Greenhills Road, Tallaght, Dublin 24.**

**CLARIFICATION OF ADDITIONAL INFORMATION**

**Reg Ref: SD22A/0285**

Dear Sir / Madam,

On behalf of our client, Brian Mulvaney, we wish to respond to your letter dated 16<sup>th</sup> January 2023, requesting Clarification of Additional Information (hereafter "CAI") in respect of the above proposed development, under Planning Reg. Ref. SD22A/0285, regarding a development proposal at the The Cuckoo's Nest public house, on Greenhills Road, Tallaght, Dublin 24.

Please note that as per your letter dated 16<sup>th</sup> February 2023, that an extension of time, until 29<sup>th</sup> May 2023 has been granted allowing us to submit the required information and we thank the Planning Authority for their assistance in this matter.

Our response the request for CAI is set out below as follows:

**Item 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.*

**Response:**

We note that Policy H1 Objective 12 of the South Dublin County Development Plan 2022-2028 states the following:

**H1 Objective 12:** *Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:*

- *there are unique site constraints that would prevent such provision; or*



- *that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or*
- *the scheme is a social and / or affordable housing scheme.*

*Note: Build-To-Rent (BTR) residential developments shall comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) (or any superseding Section 28 Ministerial Guidelines).*

We wish to confirm that the proposed development is not a social and / or affordable housing scheme nor is it a proposed Build-To-Rent (BTR) residential development.

We have examined the locational context of the subject site and prepared two maps which are attached in Appendix A. Map no. 1 identifies existing land uses within a 1km radius of the site, which is also considered to match a 10 minute walking distance of the site. Map no. 2 identifies existing land uses and existing housing within 1km of the site.

If one looks to the western side of the Greenhills Road, the existing housing within areas numbered 1-7 on the attached map no. 2 are comprised of predominantly, traditional 2 storey housing which can also be considered to be 3 and 4 bedroom homes in the majority. We have not identified any apartment buildings in this area and estimate that there are circa 1,490 no. houses in the areas numbered 1-7.

To the south, on the eastern side of Greenhills Road, in the areas numbers 8 and 9 on the attached map no. 2, we have examined those areas, also within a 10 minute walk of the subject site, and estimate that there are c. 720 no. dwellings in these two areas. These houses are, in the vast majority, in the form of traditional 2 storey 3 and 4 bedroom housing, along with some single storey housing which are traditionally 1 or 2 bedroom houses.

To the north, on the opposite side of the M50, but again within a 1km of the subject site, and in the area numbered 10 on the attached map, we estimate that there are another c. 600 houses here, all in the form of traditional 2 storey, 3 and 4 bedroom houses.

Out of the areas identified 1-10 on the attached map, there are no modern apartment buildings or duplex type dwellings, with the existing dwellings in these identified areas being, in the vast majority, traditional 2 storey housing, with some single storey houses also included. In total, we estimate that the areas numbered 1-10 accommodate c. 2,800 dwellings, and we estimate that c. 2,500 of them are 3 or 4 bedroom dwellings.

The development of Temple Woods, adjoining the subject application site, accommodates 45 no. dwellings in the form of 39 no. 3 bedroom houses and 6 no. 2 bedroom apartments. These lands originally formed part of the overall Cuckoo's Nest property. The current proposal to build 10 no. apartments is comprised of:

- 3 no. 1 bed units,
- 6 no. 2 bed units,
- 1 no. 3 bed unit.

If the proposed units are added to the existing housing stock at Temple Wood, the total housing mix equates to:

- 3 no. 1 bed units – which equates to 5% of the overall housing mix,
- 12 no. 2 bed units – which equates to 22% of the overall housing mix,
- 40 no. 3 bed units – which equates to 73% of the overall housing mix.



The subject application site is very small in size (i.e. 0.24Ha / 2,400sq.m), and contains a derelict public house, with the current proposal seeking to retain the original structure as it is acknowledged that it has become a local landmark feature, particularly as it is located in a prominent position in an area that lacks architectural and visual character and the retention of same will add to the historical interest of the place, and its visual and streetscape setting. This approach complies with the following objectives of the Development Plan:

**NCBH21 Objective 1:** *To retain existing buildings that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.*

**NCBH21 Objective 3:** *To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.*

The retention of the original structure accords with the aforementioned policies and objectives of the Development Plan while also allowing the existing building to be reused in a sustainable manner and contributing to the conservation of the historic built environment. The proposed development provides for the retention of the original structure as it is acknowledged that it has become a local landmark feature, particularly as it is located in a prominent position in an area that lacks architectural and visual character and the retention of same will add to the historical interest of the place. The retention of the original structure accords with the aforementioned policies and objectives of the Development Plan while also allowing the existing building to be reused in a sustainable manner and contributing to the conservation of the historic built environment. This, along with the size of the site are both contributing factors as to why only 1 no. 3 bedroom unit is being provided.

In addition, cognisance ought to be paid to the fact that the application site is not a greenfield site but a brownfield site that forms part of a larger site, i.e. the adjoining Temple Woods and the Tallaght Theatre. The long planning history attached to same, the current proposal to return a viable, sustainable use and local landmark to the subject site, as well as adding to the existing housing stock, and the interrelationship of the overall current proposal with the adjoining Temple Woods development, of which it will ultimately form a part of, thus completing the development in its entirety, are all factors that should be judiciously considered by the Planning Authority in issuing a decision to grant permission for the current development proposal and housing mix.

Taking all of the foregoing into account, it is considered that the proposed housing mix is appropriate and accords with the Development Plan requirements, which when holistically considered in the context of the overall Temple Woods development, provides for more than the required 30% 3 bedroom units, i.e. 73% 3 bedroom units in total. Notwithstanding that, it is wholly evident that there is a predominance of traditional 3 and 4 bedroom, two storey housing within a 10 minute walk of the site, with no modern apartment or duplex type housing identified within the same immediate area. The current proposal, for just 10 apartments, is considered to be an efficient use of zoned and serviced land, will add to the housing stock of the environs and the proposed housing mix is justified when one considers the prevailing housing typology not only in the adjoining development, but also within a 10 minute / 1km radius of the site. In conclusion, the current housing mix is therefore justified having regard to the existing site size, context and the prevailing form (c. 2,500 no. units) of low density, 3/4 bedroom housing within a 10 minute walk of the site.



## Item 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.*

### Response:

The applicant's design team has had numerous correspondence the SDCC Public Realm Department over the past few weeks regarding the details of suitable upgrades to Tymon Park. We understand that the SDCC Public Realm Department would like to see additional planting to the park provided, as well as improvements to green routes/active travel links, and provision of adult exercise equipment. As no public open space is being provided within the subject application site, and in line with COS5 Objective 4 of the Development Plan, whereby the Council has the discretion to allow upgrade of Regional Parks, the applicant is offering to pay a financial contribution of €40,000.00 to South Dublin County Council towards the provision of the aforementioned upgrades to Tymon Park, which is located adjacent to the site.

The proposed development includes 10 no. apartments, which in accordance with the Development Plan, equates to 17 no. bedspaces / persons residing in the development. The proposal to pay €4,000.00 per unit, in addition to the standard S.48 Development Contributions, is considered appropriate, and is in line with comparable costs within Dublin, e.g. the Dublin City Council administrative area as their Development Contribution Scheme caters for the payment of a financial contribution in lieu of all or part of the public open space requirement for a particular development at a rate of €4,000 per unit, which is to be put towards the provision of or improvements to a park and/or enhancement of amenities in the area.

Having regard to (a) the context of the subject site which is occupied by an existing building and basement, that is required to be retained from a conservation point of view, (b) the size of the subject site (c.2,400sq.m), (c) the fact that the site forms part of the overall Temple Woods development which already accommodates 45 no. dwellings, public open space and a brand new Tallaght Theatre, and (d) the delivery of the proposed development will complete the overall Temple Woods / Cuckoo's Nest site in its entirety, as well as providing a sustainable mix of uses on site to serve the local community, we consider that the proposal to pay an additional financial contribution of €40,000.00 towards upgrades in the adjoining Tymon Park is appropriate. We trust that the Planning Authority will accept and acknowledge that this is a genuine offer. We confirm that the applicant has no objection in principle to the payment of such a financial contribution due to the lack of public open space within the subject red line of application having regard to and acknowledging the requirements of the Development Plan.

We note the following is stated under section 8.7.4 of the Development Plan: *"the Council may in certain circumstances and at its sole discretion, determine a financial contribution in lieu of **all**, or part of, the public open space requirement for a particular development. These circumstances may include (but are not limited to) situations where public open space requirements cannot be met on site in full or partially because:*

- *the provision of open space would be so small that it would not be viable due to the size, shape, configuration or context of the site;*
- *an element of off-site provision would better facilitate the proposed development and allow for the improvement of existing open space or improvements to the GI Network located in the vicinity of the site.*

*Any contributions in lieu of public open space will be calculated in accordance with the South Dublin County Council Development Contribution Scheme prepared under Section 48, of the Planning and Development Act, 2000 (as amended)". [Our emphasis added].*



The context and size of the site have been outlined above which preclude the delivery of public open space within the subject application site, and the reality of same accords with the first bullet point above. It is our understanding that if the provision or upgrade of additional facilities cannot be agreed, then the Planning Authority may accept a financial contribution in lieu of open space, and that the total contribution shall be calculated on the basis of the costs set out in the applicable Development Contribution Scheme, in addition to the development costs of the open space. We note, however, that no such costs are outlined in the 2021-2025 South Dublin County Council Development Contribution Scheme and based upon same, the proposed financial contribution of €40,000.00 is put forward which equates to €4,000.00 per unit and is considered appropriate given the scale of the proposed development.

### **Item 3: Sustainable Urban Drainage Systems, Surface Water Attenuation and Green Infrastructure**

*The applicant is requested to clarify the following:*

A. *The proposed attenuation of 127m<sup>3</sup> (80m<sup>3</sup> +47m<sup>3</sup>) 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.*

#### **Response:**

CORA Consulting Engineers have prepared the submitted drainage and engineering details for the proposed development – please refer to same for more details. Given the small size of the subject site, the brownfield nature of the site, as well as the need to retain the existing structure/building on site from a conservation point of view, the storm water incident on the site will be managed by the incorporation of, as much as is reasonably practicable, Sustainable Drainage Systems (SuDS). SuDS aim to control the flow, volume and frequency of water leaving a development area, prevent pollution by intercepting silt and cleaning runoff from hard surface, provide attractive surroundings for the community and create opportunities for wildlife.

The SuDS systems intended to be incorporated into this proposed development are Green Roofs (both Extensive and Intensive), Permeable Paving, Tree Pits and Soft Landscaping. The extent of each SuDS system proposed has been maximised to provide the most effective storm water run-off reduction. Further SuDS measures (such as detention basins, filter drains, swales etc.) are not possible due to lack of available area, i.e. the site area is c.0.24Ha.

The site is circa 2,400m<sup>2</sup> in area overall and covered by intensive (178.8m<sup>2</sup>) and extensive (218.5m<sup>2</sup>) green roofs, impermeable roofs (431m<sup>2</sup>), permeable paving (548m<sup>2</sup>), non-permeable paving (512m<sup>2</sup>), and a small area of soft landscaping (152.7m<sup>2</sup>). The equivalent impermeable area is calculated to be 1431.5m<sup>2</sup>. The current site is noted to have pitched roofs (94.8m<sup>2</sup>), flat roofs (451.7m<sup>2</sup>) and paved areas (1,494m<sup>2</sup>); the equivalent impermeable area is calculated to be 1,782.2m<sup>2</sup>.

CORA Consulting Engineers assert that the reduction in effective impermeable area will give a concomitant reduction in storm water runoff, i.e., the provision of green roofs, landscaping, including tree pits, and permeable paving will reduce the runoff from the site by about 20%. For an allowable site runoff rate of 2L/s, the attenuation is volume calculated to be 84m<sup>3</sup>.



A number of tree pits are proposed along the boundary with Greenhills Road which may be suitable to receive runoff. The tree pits cover an area of 118.1m<sup>2</sup>, adjacent permeable paving will be about 115.1m<sup>2</sup> and adjacent impermeable paving will be about 5.0m<sup>2</sup>; and the maximum attenuation volume is estimated to be about 4m<sup>3</sup>. Taking for a 118.1m<sup>2</sup> area of tree pits, with an attenuation volume of up to 47m<sup>3</sup> available, the approximately 4m<sup>3</sup> of attenuation storage required for this area may be provided by the tree pits and may be omitted from the main attenuate volume.

CORA Consulting Engineers confirm that overall, the combined treatment train works to reduce and slow the run-off rate and improve water quality run-off from the site. Any run-off shall be limited to 2 l/s with the attenuation volume designed for a 1 in 100 year storm with a 20% allowance for climate change. Please refer to their submitted drawing no.s C101 - Drainage Layout Proposal, C102 - Surface Water Management Schematic as well as their submitted report 'Water Services and Flood Risk Assessment' –section 3.1 of same which notes a review of the arched attenuation system as suggested by SDCC.

*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 unction 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:*

**Response:**

Please refer to the submitted CORA Consulting Engineers report “Water Services and Flood Risk Assessment”, and section 3.2 of same which provides details of the maintenance of proposed surface water drainage and SuDS, with section 3.2.1 of same setting out a suggested SuDS and surface water system maintenance plan. In addition, Davey-Smith Architects have prepared the submitted “Preliminary Sustainable Drainage system Maintenance Plan” – please also refer to same.

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

**Response:**

Please refer to the submitted CORA Consulting Engineers drawing no. C102 “Proposed Surface Water Management Schematic”. In addition, page 8 of the submitted RMDA report provides a schematic of the distribution and location of SuDS features throughout the site, as illustrated in Figure 1 overleaf:

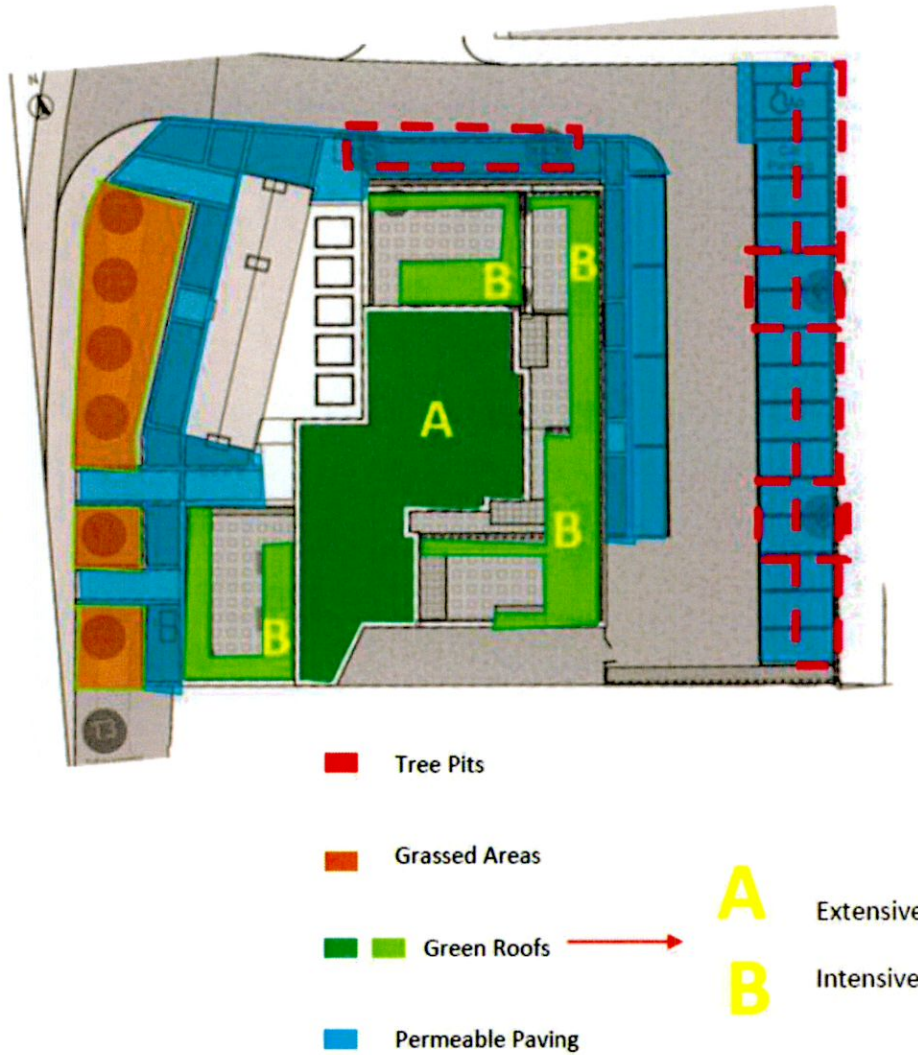


Fig. 1 – Location of proposed SuDS features on site.

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.

**Response:**

In order to identify how SuDS features have been incorporated into the proposed development, please refer to the submitted CORA Consulting Engineers drawing no. C101 - Drainage Layout Proposal, and C102 - Surface Water Management Schematic.

The SuDS systems intended to be incorporated into this proposed development are Green Roofs (both Extensive and Intensive), Permeable Paving, Tree Pits and Soft Landscaping. The extent of each SuDS system proposed has been maximised to provide the most effective storm water run-off reduction. Further SuDS measures (such as detention basins, filter drains, swales etc.) are not possible due to lack of available area, i.e. the site area is c.0.24Ha. The site is circa 2,400m<sup>2</sup> in area overall and covered by intensive (178.8m<sup>2</sup>) and extensive (218.5m<sup>2</sup>) green roofs, impermeable roofs (431m<sup>2</sup>), permeable paving (548m<sup>2</sup>), non-permeable paving (512m<sup>2</sup>), and a small area of soft landscaping (152.7m<sup>2</sup>).



Soakaway / attenuation calculations include run-off coefficients which accounts for the run-off coefficients for the various proposed SuDS measures, and details of same are set out in the Appendix of the submitted CORA report 'Water Services and Flood Risk Assessment', as are surface and foul drainage calculations – please refer to 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.*

**Response:**

Details of the proposed SuDS features are set out on the submitted CORA Consulting Engineers drawing no. C101 - Drainage Layout Proposal and C102 - Surface Water Management Schematic. Please also refer to their enclosed report 'Water Services and Flood Risk Assessment' - section 3.1 of same provides updated details describing the applicable SuDS measures and also identifying limitations due to site constraints.

Soakaway / attenuation calculations include run-off coefficients which accounts for the run-off coefficients for the various proposed suds measures, please refer to the Appendix of CORA report 'Water Services and Flood Risk Assessment' for details.

It should also be noted that tree pits with an attenuation volume of up to 47m<sup>3</sup> are proposed with details of same set out in section 3.1 of enclosed CORA report 'Water Services and Flood Risk Assessment' - please refer to same as well as their submitted drawing no. C105 for tree pit details.

Please also refer to the submitted RMDA drawing no. 1 "Landscape Masterplan", drawing no. 3 "Landscape Plan and Terraces" which provide details of the proposed green roof, drawing no. 4 "Landscape Planting Plan" and drawing no. 5 "Combined Landscape and Drainage Plan" which provides a detail of how the proposed tree pits will function.

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

**Response:**

CORA Consulting Engineers assert that the SuDS systems to be incorporated into the proposed development are comprised of Green Roofs (both Extensive and Intensive), Permeable Paving, Tree Pits and Soft Landscaping. The extent of each SuDS system proposed has been maximised to provide the most effective storm water run-off reduction. Further SuDS measures (such as detention basins, filter drains, swales etc.) are not possible due to lack of available area and the limited size of the site. Given the extent of SuDS measures proposed, there would be circa. 30% of the total site area deemed permeable. As a result, this has directly resulted in reducing the attenuation storage requirements for the site. The underground soakaway / attenuation system will allow infiltration to ground insofar as is possible; infiltration rates are typically marginal in this area. Please refer to section 3.1 of the submitted CORA report 'Water Services and Flood Risk Assessment' for further details.

Please also refer to the submitted RMDA drawing no. 1 "Landscape Masterplan", drawing no. 3 "Landscape Plan and Terraces" which provide details of the proposed green roof, drawing no. 4 "Landscape Planting Plan" and drawing no. 5 "Combined Landscape and Drainage Plan" which provides a detail of how the proposed tree pits will function.





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.*

**Response:**

Details of the proposed tree pits are provided on the submitted CORA drawing no. C105 "Drainage Details, Sheet 3" – please refer to same. In addition, RMDA Landscape Architects have prepared a tree pit detail which illustrate how the tree pit will function from a SuDS perspective – refer to page 8 of their submitted response, as well as RMDA drawing no. 05 "Combined Landscape and Drainage Plan". It should also be noted that the paving surrounding the tree pits is permeable. Please also refer to the submitted CORA drawing no. C102 "Proposed Surface Water Management Schematic".

*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.*

**Response:**

In their A3 booklet/response document, RMDA assert that given the brownfield and infill nature of the site, which has long been occupied by the public house building, there is no real existing GI on the site. However, as part of the current redevelopment proposal, new tree planting, shrub planting, and green roofs are introduced to try and reduce the fragmentation of the site to the areas around it, thus creating a new, total landscape approach. In addition, the interventions that are proposed also count for SuDs i.e.: green roofs, tree pits, planting and permeable paving. Please refer to the submitted RMDA drawings and details for further information.

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

**Response:**

The proposed site has limited/ no green infrastructure due to its existing condition as a brownfield site and the fact that its last use was that of a public house and car park with no existing hedges or trees. RMDA has calculated the green space factor, however, as a small infill, brownfield site, the GSF is difficult to achieve as there is no open space on the subject application site. The remainder of the overall original landholding has been developed for housing and a new Theatre, with public open space already provided for under the parent permission for the entire site. RMDA has liaised with the SDCC Public Realm Department, and our understanding is that through these discussions an acknowledgment of the proposed financial contribution towards upgrades to Tymon Park has been deemed acceptable in principle and which will also satisfy the appropriate GSF.



## **NOTE:**

We note that in their assessment of the Additional Information (AI) that was submitted, the Planning Authority stated the following: *"The applicant has indicated that the boundary to the east would be a 2m brick wall with 1.8m dry dash and concrete capping. This is not considered an appropriate treatment for this boundary as it will provide a hard barrier between the development and the housing estate to the east"*. Furthermore, the Planning Authority also stated: *"The applicant should be requested to provide hedgerow and trees at this location to improve green infrastructure and the integration of the site with surrounding development. This can be achieved by condition"*. In light of same, the submitted landscape masterplan has been updated to propose a low hedge planting along this boundary and the submitted architect's site layout plan has also been updated to facilitate same – please refer to the aforementioned submitted drawings.

## **Item 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.*

## **Response:**

The proposed car parking arrangement is illustrated on the submitted site layout plan (Davey-Smith Architects drawing no. 2110-CRFI-03 "Proposed Site Layout & Contiguous Elevations"). The proposed development is to be privately management in its entirety and will not be proposed to be taken in charge - the applicant intends to construct and operate the entire development. Based upon same, and the proposed mix of uses, car parking is proposed as follows:

- 10 no. car parking spaces are allocated to the proposed 10 no. apartments, including 2 no. EV spaces,
- 1 no. disabled car parking space,
- 8 no. spaces for the proposed non-residential uses,
- 19 no. spaces in total.

The proposed car parking spaces are located to the rear of the building, affording ease of access to users/residents. These spaces will be designated and managed by the applicant/operator thus ensuring the car parking functions in an orderly manner. The proposed residential car parking quantum meets the maximum car parking standards of the Development Plan, i.e. 1 no. space per unit, and not exceeding same. In addition, 4 no. EV car parking spaces are provided for, 2 no. for the residential use and 2 no. for the non-residential uses, which accords with the 20% EV car parking requirement.

Given the proposed pub use, whereby it is considered the main use of same will be at evening / night time, when it is likely that the proposed shop local unit will be closed, it is considered that the cross utilisation of the 8 no. car parking spaces for these uses is practical and appropriate. In addition, as drink driving is illegal, it is not considered that many frequenting the pub will drive to same but will either walk or use public transport, thus reducing the demand for associated car parking. The site is located within 1km / 10 minute walk of c. 2,800+ residential dwellings, therefore it is considered that the car parking needs for the pub and shop are minimal as they are considered to be local uses, that will serve the local population which is within walking distance of same and therefore there is no need for a large car parking requirement for same.

We confirm that the overall proposed development will be privately managed including the clear designation and management of the car parking spaces on site by the applicant.



### **Item 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.*

### **Response:**

Please refer to the submitted CORA Consulting Engineers drawing no. C105 "Drainage Details, Sheet 3" for details. It should also be noted that the foundation referred to is an existing boundary wall foundation. The depth and form of construction of the existing foundation to the boundary wall has not been determined at present. The dimensions detailed are indicative only. This will be exposed and addressed as necessary at the next stage as noted on drawing C105.

### **Conclusion:**

The subject site is a small, brownfield site that (a) forms part of the wider Temple Woods development and (b) occupies a prime position on the Greenhills Road. The Cuckoo's Nest has long been recognised as a local landmark, with local residents having a connection to same. From a conservation point of view, the original structure is being retained as it is acknowledged that it is a local landmark feature, particularly as it is located in a prominent position in an area that lacks architectural and visual character and the retention of same adds to the historical interest of the place, and its visual and streetscape setting.

Since 2016, the context of this site has been altered completely. Originally just occupied by the pub and a poor local theatre, on lands zoned Open Space with a Specific Local Objective attached to same, the lands have been developed to accommodate 45 new dwellings in the form of houses and apartments, as well as a purpose built, brand new Tallaght Theatre. The new development, known as Temple Woods, has been completed and is fully occupied with open space also provided to an agreed taking in charge standard. Given the change in ownership over the years, the pub has remained closed and the overall site left in a unfinished state. The land use zoning objective applicable to the site has recently changed, with a new Development Plan taking effect, however, the context of the site remains the same. It is respectfully put forward that to treat / assess the subject application site similar to a large greenfield site is disingenuous, rather a more practical and contextual approach to same should be applied in the assessment of this application for permission.

The proposed development seeks to reinvigorate the site, providing for sustainable uses that are locally supported. The reestablishment of the Cuckoo's Nest pub is welcomed, and the addition of a shop local unit and 10 no. apartments overhead ought to be deemed acceptable and sustainable. There are no third party objections to this application, and the site already has the benefit of a similar extant permission so clearly the principle of the proposed development is acceptable.

We consider that all of the matters that required clarification of additional information have been addressed. Having regard to all of the information now submitted as well as the content of the overall planning application details submitted under Ref. SD22A/0285, along with the planning history and context of the site, it is considered that the proposed development accords with the proper planning and sustainable development of the area and will provide an appropriate completion to the redevelopment of the overall site, and therefore ought to be granted permission.



The proposal by the applicant regarding the payment of a financial contribution towards upgrades of the adjoining Tymon Park is genuine and considered fair in terms of the scale of the proposed development and we request that the Planning Authority accepts same.

We trust all the above is in order and we look forward to receiving a favourable decision to grant permission from the Planning Authority so that the sustainable development of the subject site can proceed in an efficient and timely manner, including the provision of much needed housing, and affording the completion of the overall site in its entirety, which will be a significant improvement from its current condition.

Please refer to the pages over for a full list of enclosures.

Yours faithfully,

A handwritten signature in blue ink that reads "Tracy Armstrong".

Tracy Armstrong, BA, MRUP, MIPI, MRTPI  
Senior Planner,  
**Armstrong Fenton & Associates.**



## Appendix A