



Board Direction

Ref: 29S.245872

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd, February 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the current Development Plan, the planning history of the site, the nature and scale of the proposed development and to the pattern of development in the area, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of the area or of property in the vicinity or give rise to a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall comply with the terms and conditions of the planning permission granted under Reg. Ref. 3587/12 save as amended by any of the following conditions.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

3. The following requirements shall be strictly complied with:
 - (i) A floating floor or equivalent flooring system shall be installed in all areas where weights are to be used. The floor must provide an adequate level of isolation at frequencies below 50Hz for weights up to 200kg. The extended opening hours shall not come into operation until all of these works have been completed. This floor should not be overlaid with any other material that would inhibit the noise and vibration absorbing capacity of the floor.
 - (ii) Classes shall only be held between the hours of 7am-9pm. All music played within the premises shall be controlled through a limiter system. Details of this system shall be submitted for the written agreement of the Planning Authority before development commences and it should be installed and functioning before the extended opening hours become operational.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

4. The proposed extension of operation of hours to 24 hour operation shall be restricted to a period of two years only.

Reason: To allow for a fuller appraisal of any potential negative impacts on both adjoining properties and on the immediate area.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of Irish Water and the planning authority for such works and services as appropriate.

Reason: In the interest of public health and to ensure a proper standard of development.

Board Member: _____ Date: 24th, February 2016
Paddy Keogh