



An
Bord
Pleanála

Board Direction
PL06S.248184

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th November 2017.

The Board by a majority of 5:4 decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the planning history of the proposed development, its location in proximity to the River Dodder Amenity Area and the Riverside Cottage Architectural Conservation Area as designated in the South Dublin Development Plan 2016-2022, and the photomontages lodged with the application, the Board considered that subject to compliance with the conditions set out below, that the temporary airhall structure would not seriously injure the visual and residential amenities of properties in the vicinity of the proposed development, would not detract from the character and visual setting of the adjoining Architectural Conservation Area and would not have a negative noise or visual impact on the Dodder Valley Amenity Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the planning history of the site, the temporary nature and the reduction in overall height of the airhall structure and the visual impact analysis including the additional day-time and night-time photomontages provided as further information, and considered that the visual impact analysis demonstrated that the proposed development would not seriously injure the visual and residential amenities

of the area and would not detract from the character and visual setting of the adjoining Riverside Cottage Architectural Conservation Area. 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 as amended by the further plans and particulars submitted on the 26th day of January 2017, 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. (i) The proposed airhall shall only be used between 0700 hours and 2300 hours on Mondays to Fridays excluding public holidays, and only between the 0800 hours and 2200 hours on Saturdays, Sundays and public holidays.
(ii) The permitted days of operation of the proposed airhall shall be from the 10th day of September each year through to the 20th day of April the following year.

Reason: In the interest of residential amenity.

4. The noise level shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) at any point along the boundary of the site between 0800 and 2000 hours, Monday to Friday inclusive, and shall not exceed 45 dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site and the Dodder Valley Amenity Area.

5. Advertising structures/devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

Reason: In the interest of visual amenity.

6. The retained floodlights shall be directed onto the playing surface of the court/s and away from adjacent housing/gardens and the Dodder River Valley. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses/gardens and the Dodder Valley Amenity Area.

Reason: In the interest of residential amenity and traffic safety.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Board Member

Date: 7th November 2017

Maria FitzGerald