



An
Bord
Pleanála

Board Direction
BD-000666-18
ABP-300743-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/07/2018.

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

Reasons and Considerations

Having regard to the open space zoning objective for the site as set out in Sandyford Urban Framework Plan in the Dun Laoghaire-Rathdown County Development Plan, 2016 – 2022 and to the nature of the proposed development within the envelope of an existing building, it is considered that, subject to compliance with the conditions set out below, the proposed development would not prejudice the delivery of the Sandyford Business District Civic Park at this location as set out under Specific Local Objective 119, would not seriously injure the amenities in the vicinity of the site and would 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 proposed hours of operation of the gym shall be between 0630 hours and 2200 hours Monday to Friday and 0800 hours to 2200 hours at the weekend and public holidays.

Reason: In the interest of residential amenity.

3. Details of any signage including method of illumination shall be submitted to the Planning Authority and agreed in writing prior to the commencement of development.

Reason: To protect the visual amenities of the area.

4. 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.

5. a) During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest dwelling shall not exceed:-

(i) An Leq,1h value of 55 dB(A) during the hours of operation provided for in Condition 2 above.

(ii) An Leq,15 min value of 45 dB(A) at any other time. The noise at such time shall not contain a tonal component. At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.

(b) All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

Reason: To protect the residential amenities of property in the vicinity of the site.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. Prior to the occupation of the development, the applicant shall provide 7 no. secure, covered bicycle spaces in accordance with the requirements of the DLRC Standards for Cycle Parking and Associated Cycling Facilities for New Developments.

Reason: In the interests of the proper planning and development of the area.

Board Member

Date: 12/07/2018

Stephen Bohan