



An
Bord
Pleanála

Board Direction
BD-002170-19
ABP-302311-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 21st 2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to its scale, form and height, and its proximity to existing residential properties, it is considered that the proposed development would represent an obtrusive and overbearing feature in the area which would seriously detract from the visual amenities of the area. Furthermore, by reason of its nature, which requires inflation by means of air blowers on a 24-hour basis over the period of its use (approximately six months in every year), and by reason of its form of illumination, it is considered that the proposed development would seriously injure the residential amenities of adjoining properties due to noise and light pollution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the impacts of the development on the residential amenities of adjoining properties could be adequately mitigated by means of

conditions, and did not agree with the Inspector that the development would not materially affect the visual amenities of the area. The Board noted reference, by the applicant's agent, to other similar type developments in Sutton and Templeogue, but considered that the locations and circumstances were different in those instances to the more constrained situation that applies in the present case, particularly having regard to the proximity of residential development and the smaller size of the tennis club facility in Bray.

Board Member

Date: 21st January 2019

Philip Jones