



An
Bord
Pleanála

Board Direction
BD-002320-19
ABP-302507-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 7th 2019.

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 planning history of the overall hotel development, the established use of the site and the pattern of development in the area, it is considered that, subject to the compliance with the conditions set out below, the subject development would not seriously injure the residential amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This permission shall apply for a period of two years only, from the date of this order. The use of the conference centre shall then revert to conference use only, unless prior to the end of the period, planning permission has been granted for a further period.

Reason: In the interest of the proper planning and sustainable development of the area, and that the impact of the development may be reviewed having regard to the circumstances then prevailing.

2. The use of music or dancing at the venue shall cease on or before 01.00 hours and the conference centre shall not be used as a public dance hall, nightclub, public bar or venue for concerts for which a public dance hall licence is required. The number of permitted music/dancing events held in the conference centre shall not exceed one per week.

Reason: In the interests of clarity and the protection of the residential amenities of property in the vicinity.

3. A noise survey and assessment programme shall be undertaken to assess the impact of noise emissions arising from the operation of the conference centre for music and dancing events. The scope and methodology of this survey and assessment programme shall be submitted to, and agreed in writing with, the planning authority within one month of the date of this order. The results obtained from the programme shall be submitted in writing to quarterly intervals to the planning authority over the period of two years from the date of the planning authority's agreement the programme. The developer shall carry out any amendments to the programme, or such further mitigation measures, required by the planning authority following the submission of such results, in order to ensure compliance with the requirements of condition 5 of this order.

Reason: In the interests of clarity and the protection of the residential amenities of property in the vicinity.

4. All entrance doors to the conference room shall be self-closing and maintained operational at all times of functional use of the room of which it forms part.

Reason: To help in the containment of noise, in the interest of residential amenity.

5. (a) Music played on the premises shall be inaudible at the nearest noise sensitive premises. For this purpose, the LAeq level measured over 5 minutes, when measured in a habitable room, garden or open space at a time when an outside area would be expected to be used, when entertainment is taking place in the premises, shall show no increase when compared with the representative LAeq (5 minutes) level measured from the same position, under the same conditions, and during a comparable period with no entertainment taking place.

(b) Music played on the premises having a tonal quality shall be inaudible at the nearest noise sensitive premises. For this purpose the Leq level measured over 5 minutes, in the 50Hz to 160Hz third octave bands inclusive, measured in a habitable room, garden or open space at a time when an outside area would be expected to be used, when entertainment is taking place in the premises, shall show no increase when compared with the representative Leq measured over 5 minutes in the 50Hz to 160Hz third octave bands inclusive, measured from the same position, under the same conditions and during a comparable period with no entertainment taking place.

(c) The use of any broadcast medium including amplification, televisions, radio or loudspeakers shall be so installed and used so as to ensure that the noise from the use of this equipment is inaudible at the nearest noise sensitive receptor.

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

Board Member

Date: 7th February 2019

Philip Jones