



An
Bord
Pleanála

Board Direction
BD-012360-23
ABP-312511-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2023.

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 existing pattern of development in the area, in addition to the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the 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 to the planning authority on the 9th day of November 2021, 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 development shall be amended as follows:

- the air blower and generator units shall be enclosed in a structure which will be acoustically screened to minimise noise levels.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the relevant planning authority prior to commencement of development. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of visual amenity and to safeguard the amenities of the area.

3.

- i. The inflatable dome shall be erected between the 1st day of September and the 30th day of May of the following year. Outside of these dates the inflatable dome shall be deflated and removed from the courts.
- ii. The proposed hours of operation of the inflatable dome shall be between 0900 hours and 2200 hours Monday to Friday and 1000 hours to 1900 hours at the weekend and public holidays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity and to safeguard the amenities of the area.

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 southern and eastern boundary of the site between 0900 and 2200 hours, Monday to Friday inclusive, and between 1000 hours to 1900 hours at the weekend and public holidays, 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.

5. No amplified music or other amplified sound shall be broadcast externally from the proposed structure.

Reason: To protect the amenities of the area.

6. A detailed surface water management plan, including amendments, where required, to the existing soakaway on the site, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of public health.

7. 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.

8. An updated comprehensive landscaping plan shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:
 - Details of all planting proposed along the southern boundary to augment existing screen planting and details of ongoing care and management of such planting.
 - Details in relation to the protection of existing trees during construction.
 - The landscaping scheme shall be carried out within the first planting season following substantial completion of external construction works. All planting

shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity and to safeguard the amenities of the area.

9. Details of signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of the visual amenities of the area.

10. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

11. All public service cables associated with the proposed development (such as electrical, television, telephone and broadband cables) shall be located underground within the site.

Reason: In the interest of visual and residential amenity, and of sustainable development.

12. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

13. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This CEMP shall incorporate the following details:

- intended construction practice for the development;
- a detailed traffic management plan;
- 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

Eamonn James Kelly

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Date: 07/06/2023

