



An  
Bord  
Pleanála

**Board Order**  
**PL 06S.248184**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD16A/0373**

**Appeal** by The Trustees of Templeogue Tennis Club care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 17<sup>th</sup> day of February, 2017 by South Dublin County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of: (1) An Airhall - air supported structure and associated fan unit which will have a overall height of 10 metres with internal lighting and will cover three existing tennis courts (numbers 5, 6 and 7) and have an area of 1,620 square metres. (The Airhall is a demountable structure and a seasonal storey structure which when taken down will be stored on site); (2) single storey structure (8.75 square metres) for fans and emergency generator; and (3) single storey shed (30.9 square metres) for the storage of the Airhall and attachments during periods when not in use. Removal of four 12 metre high poles and associated luminaries, and all site development works, drainage, paths, concrete ring beam around tennis courts and electrical infrastructure at Templeogue Tennis Club, Templeogue Road, Templeogue Village, Dublin. The site is approximately 1.22 hectares and has two vehicular access from Templeogue Road and Lane to Riverside Cottages.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **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 County Council Development Plan 2016-2022, and the photomontages lodged with the application, the Board considered that, subject to compliance with the conditions set out below, 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 26<sup>th</sup> 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 10<sup>th</sup> day of September each year through to the 20<sup>th</sup> 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.

