



An
Bord
Pleanála

Board Order
PL 06S.249406

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0259

Appeal by Síol Schools Trust care of Cunnane Stratton Reynolds of 3 Molesworth Place, Dublin against the decision made on the 20th day of September, 2017 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Provision of an air supported sports dome with associated fan units, with internal lighting, drainage scheme, paths, electrical infrastructure and associated site works at Our Lady's School, Templeogue Road, Dublin.

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 established sporting use of the site, to the residential zoning objective pertaining to the site, to the policies and objectives of the South Dublin County Development Plan to provide for the improvement and enhancement of sporting facilities in the County and to the mitigation measures proposed in terms of landscaping and lighting of the dome structure, it is considered that, subject to compliance with the conditions set out below, the proposed sports dome would not seriously injure the visual and residential amenities of properties in the vicinity, would not have a negative noise, light or visual impact on the Dodder Amenity Area and would be acceptable in terms of traffic safety and convenience. 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 An Bord Pleanála on the 17th day of October 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. The proposed hours of operation of the sports dome shall be between 0800 hours and 2200 hours Monday to Friday and 0900 hours to 2200 hours at the weekend and public holidays.

Reason: In the interest of residential amenity.

4. The noise level from the proposed development shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) and shall not exceed 40 dB(A) at the nearest residential properties. 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. Our Lady's School shall be responsible for the operation of the proposed development from 0800 hours to 1700 hours each school day. Community and sports club use of the proposed facility shall take place only outside of these times, unless authorised by a grant of planning permission.

Reason: In the interest of clarity.

6. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 adjoining property in the vicinity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

8. The landscaping scheme submitted to An Bord Pleanála on the 17th day of October, 2017 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.

