



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/601

APPEAL by County Wicklow Lawn Tennis Club care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 16th day of July, 2018 by Wicklow County Council to refuse permission to the said County Wicklow Lawn Tennis Club.

Proposed Development 1,649 square metres inflatable dome structure to be erected over courts numbers 1, 2 and 3, together with ancillary structures and services connections at County Wicklow Lawn Tennis Club, Vevay Road, Bray, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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 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.

Philip Jones

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.