



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0298

Appeal by John and Mary Miller care of Lyons Kelly, Architecture and Design of 43 Fitzwilliam Square, Dublin against the decision made on the 26th day of June, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Glenageary Lawn Tennis Club care of Mahoney Architecture of 42 Arran Street East, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Extension of existing tennis clubhouse to include ground floor single storey extension to rear and side of the junior room, to provide improved facilities, plus the construction of a first floor viewing terrace accessible from the existing first floor club reception room and located over the new extension (rear and side). Works to include new windows and doors, a new canopy/porch over the entrance door, external access stair to the terrace, guarding, privacy screening and new signage. General repair, upgrade, painting and decorating. New window to north-west elevation of the first floor reception room. All associated demolition, civil, structural, drainage,

mechanical and electrical services work plus all associated hard and soft landscaping at Glenageary Lawn Tennis Club, Silchester Road, Glenageary, County 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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016–2022 and the zoning for open space/recreational purposes, to the location of the site in an established urban area and to the nature, scale and design 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 residential or visual amenities of 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, 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. Access to and use of the first floor balcony shall be restricted to between 0900 hours and 2200 hours and shall not be used outside of these times.

Reason: In the interest of residential amenity.

3. 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.

4. Water supply and drainage arrangements, including the 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.

5. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on the adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2019