

An
Bord
Pleanála

Board Order ABP-313159-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3778/21

Appeal by Pat Kelly of 25 Saint John's Road, Sandymount, Dublin against the decision made on the 3rd day of March, 2022 by Dublin City Council to grant subject to conditions a permission to Claremont Railway Lawn Tennis Club care of Cummins and Voortman Limited of Ballyline, via Callan, County Tipperary in accordance with plans and particulars lodged with the said Council:

Proposed Development: Refurbishment of courts six and seven with full ITF Class 1 Professional 12 metre Court Sports Lighting at corners of each tennis court (six light poles in total), associated ground works and all associated site works at Claremont Railway Lawn Tennis Club, Railway and Steam Packet Union SC, Park Avenue, Sandymount, 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.

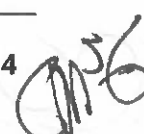
Reasons and Considerations

Having regard to the established recreational use of the site which is zoned Z9 in the Dublin City Development Plan 2022-2028, the objective for which is to preserve, provide and improve recreational amenity and open space and green networks, to the relevant provisions of the Dublin City Development Plan 2022-2028 including in terms of external lighting (policy SI42), to the documentation submitted with the application and appeal, including the documentation relating to floodlight design and illumination, and the submissions of the appellant and observers and to the pattern of development in the vicinity, it is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the residential amenities of property in the vicinity or amenities of the area and 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 7th day of February, 2022, 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 floodlights shall not operate between the hours of 2200 and 1000 Monday to Sunday.

Reason: To protect the residential amenities of the area.

3. The floodlights shall be directed onto the playing surface of the tennis courts and away from adjacent housing and gardens. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over any adjacent houses and gardens.

Reason: In the interest of residential amenity.

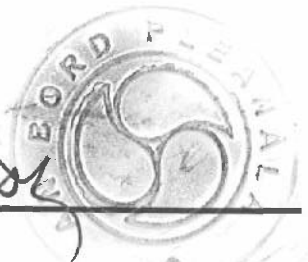
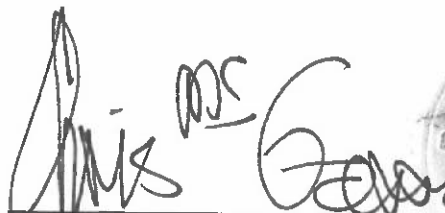
4. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, the proposed lighting poles shall not be used for the erection or placing thereon of any structures other than the luminaries proposed.

Reason: In order to allow the planning authority to assess the implications of the visual amenity of any further structures through the statutory planning processes.

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5. Site development works shall be carried out between the hours of 0700 to 1800 hours Mondays to Fridays inclusive, between the hours of 0800 and 1400 hours on Saturdays and not at all on Sundays or 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.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this 15th day of June 2023.