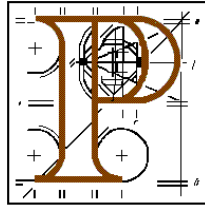


An Bord Pleanála



Inspector's Report

Development: Permission for seasonal indoor courts facility (airhall dome), machine room, storage shed and all associated site works.

Site Address: Templeogue Tennis Club, Templeogue Road, Dublin 6W

Planning Application

Planning Authority: South Dublin County Council
Planning Authority Reg. Ref.: S15A/0102
Applicant: Trustees of Templeogue Tennis Club
Type of Application: Permission
Planning Authority Decision: Grant Permission with conditions

Planning Appeal

Appellant: Kevin and Lillian Mac Gowan
Riverside Cottages Residents Association
Type of Appeal: Third Party V Grant
Observers: Richard Coffey
Date of Site Inspection: 23rd February 2016

Inspector: **Joanna Kelly**

Appendices: Site Location Map and Photographs and Site key plan

1.0 INTRODUCTION

This appeal is a first party appeal against the decision of South Dublin County Council to grant permission for a seasonal indoor courts facility (airhall dome).

2.0 SITE DESCRIPTION

- 2.1** The appeal site, which has a stated site area of 1.22ha is located along the Templeogue Road, in the heart of the village. There are two storey housing located to the west of the tennis club house and a mix of commercial/residential to the east. The tennis club has a barrier entrance with parking to the front of the club house. There is an existing plastered wall to the site frontage on Templeogue Road.
- 2.2** There is an existing two storey club house on the site with 12 no. tennis courts with associated flood lighting. There is another access to a parking area within the club grounds off a cul-de-sac that serves the Riverside Cottages. These single storey cottages form a crescent shape and front onto the River Dodder.
- 2.3** The tennis club has a high chain link fence to the boundaries. The site falls away towards the River Dodder. There are retaining walls constructed to the southern boundary which bounds residential properties.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1** The public notices indicate that the applicant is seeking permission for (i) an airhall – an air supported structure and associate fan unit – which will have a maximum height of eleven metres; with internal lighting; and will cover three existing tennis courts (no's 5,6 and 7) and have an area of 1,620sq.m. The airhall is a demountable structure and a seasonal structure which when taken down will be stored on site; (ii) single storey structure (8.75sq.m.) for fans and emergency generator, and (iii) single storey shed 30.9sq.m. for the storage of airhall and attachments during periods when not in use. Permission is also sought for the removal of four x 12 metre high poles and associated luminaries, and all site development works, drainage; paths; concrete ring beam around tennis courts; and electrical infrastructure.
- 3.2** The site is serviced by a public water mains supply and connected to the public sewer.

4.0 TECHNICAL REPORTS

4.1 Planning report:

The planning report notes a number of submission received in respect of the proposal which raised concerns about, inter alia, size, impact on area, overlooking/overbearing nature of development, noise, and traffic.

The planner considered that the proposal would not adversely impact the residential amenity of adjacent dwellings by way of overbearing impact. It was

recommended that further information be sought in relation to materials to be used to enclose the plant equipment and noise attenuation measures.

The subsequent planning report noted that the environmental officer had no objection to the response and recommended that permission be granted subject to conditions.

4.2 Water Services

No objection subject to conditions

4.3 Environment Health Officer

Further information is required about materials to be used to enclose plant equipment. Details of proposed noise attenuation measures to be submitted.

4.4 Roads Department

No objection

5.0 PLANNING AUTHORITY'S DECISION

The Planning Authority granted permission for the proposed development subject to 8 no. conditions.

6.0 APPEAL GROUNDS

6.1 Riverside Cottages Residence Association

The pertinent planning issues raised in this submission are summarised as follows:

- The appeal submission refers to the Riverside Cottages and the character of the area.
- It is submitted that there was no adequate character appraisal carried out.
- Given the height of the airhall and its overall width as compared to other buildings, consideration could not have been given to the height of surrounding development, nor to the streetscape pattern, proximity to homes, overshadowing or the topography of the area.
- The development would have an overbearing impact on many of the cottages and would be contrary to the zoning objective of the area 'A' which seeks to protect and/or improve residential amenities in the development plan.
- The tennis club already creates a nuisance to the existing homes.

- The airhall is inflated by the use of fans which will remain on constantly to prevent the airhall from collapsing. This would be greater than any noise currently endured and affecting residents. Due to the strength of the material used in its construction, the noise of rain beating down off of it will cause further noise pollution.
- Traffic congestion will be increased, especially during construction and removal of the airdome.
- It is submitted that this application is a direct duplicate of the previous application SD14A/0031 which was overturned by the Board. None of the environmental and infringement concerns were addressed.
- The proposed development will have a detrimental impact on the currently operated South Dublin Village Walks as taken by the South Dublin Libraries Local Studies. The crescent of houses was designed by Thomas Joseph Byrne. This area is earmarked as an architectural conservation area.
- The direct impact of planning on the well-being of individuals and communities was not sufficiently dealt with by the council.
- It is requested that consideration be given to the proximity of the development to the houses and the detrimental effect it would have.

6.2 Kevin and Lillian MacGowan

- The appellants' house shares the west and south boundary walls within the tennis club.
- If the airhall is erected it will be visually horrendous from their house and it is most suitable for the location.
- If the structure is erected both the club members and neighbours in all directions will no longer enjoy the natural beauty of the area i.e. Dodder river and views of the Dublin Mountains.
- The tennis club does not have capacity to accommodate the structure.
- Reference is made to Elm Park Tennis Club and it is submitted that the airhall in this club only covers two courts which is set in a discreet location in the corner of a high walled garden. It is not in view of any residential property. It is in-situ for three years and has a very shabby appearance.
- Reference is made to policy SCR50 recreation where it is a policy to cater for all age groups and abilities in the population of the county.

The submission makes reference to a person who has autism who enjoys the current views from their home.

- Reference is made to the previous Inspector's report and that the current proposal will have the same negative impact on a different group of residents.
- It is submitted that 196 and 198 Templeogue Road properties were built in 1937 as opposed to 2006 as referred to by the applicants and the airhall would severely compromise the appearance and value of these houses.
- With regard to the noise assessment report it was complied for the last application. The generator and fan plant room was located to the east of these courts however the current application for the plant to be housed to the west of courts 5,6 and 7. This new location brings the airhall and plant room in closer proximity to the appellants' property.
- The photomontages that were submitted are misleading as they only show where the airhall will not be visible. The appellant has submitted photos superimposing the airhall below the 12m high light poles on courts 5,6 and 7 to truly reflect the monstrous visual effect it would have on the tennis club and surrounding properties.
- Concerns are raised about the length of time the structure would be in place over the year. The additional time either side of the six months to allow for inclement weather results in a seven and a half month permission.
- There will be a problem of continuous noise from the fans and generators which will operate 24/7. The proposed structures will engulf the club and surrounding area.
- The advantages of an indoor facility do not justify the destruction of an existing truly beautiful landscape.
- The same reasons for refusal as cited in File Ref. PL.244125. should be applied in this application. This location is more intrusive than the original being in a more central location of the club surrounded by residential and commercial properties.

7.0 RESPONSES

7.1 Planning Authority

The planning authority confirms its decision. The issues raised in the appeal have been covered in the planner's report.

7.2 First Party Response to Kevin and Lillian MacGowan's appeal

This submission is summarised as follows: -

- This application has been informed and guided by the reason for refusal cited by the Board in the previous application. This application addresses these issues in detail and the now preferred site has been selected on the basis that it is in the centre of the club's grounds surrounded by tennis courts and the most distant one from surrounding residential properties.
- It is submitted that the appeal lodged by the appellants is signed by two sets out neighbours the MacGowans and the Colls. However the letter of objection and acknowledgement was solely for the MacGowans. The appeal has been submitted by two separate parties who are not the same two parties that made the observation on the planning application to the Planning Authority.
- The airhall will be centred within the club grounds where the nearest residence is now 46 metres from the airhall and 56 metres from the fan housing unit.
- The floodlighting on the subject site will be turned off during the time the airhall is erected thus reducing spillage from the club's floodlighting onto neighbouring properties.
- It is submitted that all the externalities of the proposed development has been internalised within the club grounds i.e. the airhall is now at the centre of the club's grounds and any perceived dis-amenity that could occur on adjoining residential properties has been ameliorated by virtue of the location of the airhall in the clubs grounds.
- Specific reference is made to development plan policy and Policy SCR 51 recreational facilities, where "it is the policy of the Council to support and facilitate the development of indoor and outdoor recreational facilities..".
- Separation distances between all of the residential properties surrounding the site indicate that the proposed structure will be distant in most cases and screened from the nearest dwelling. It is submitted that the views of the airhall from the appellant's property would be significantly mitigated by a stand of mature trees on the edge of the club grounds by existing tennis courts and floodlights and the gentle curve shape of the airhall.

- The proposed development will not dominate or impinge on any views from the surrounding dwellings. The proposed structure would be viewed only intermittently over the screening and deciduous trees which will also act as a green buffer between the proposed structure and neighbouring properties.
- The proposed development will cast no shadow over any property nor will it overbear any of the nearest properties.
- The machinery in the plant unit is a single horsepower electric motor driving a squirrel cage fan and is encased in housing. The fan will be located in the small acoustically lined single storey structure. It is submitted that the noise generated by the winter use of the courts would be significantly less than the use of the same courts during the summer months. The sound is further attenuated by its location within a shed.
- It is submitted that the size and height of the structures means that whilst it could have some visual impact on adjoining properties when it is erected. It is accepted that the structure will be glimpsed especially as any deciduous trees will not be in leaf during winter. It is set out that at night the translucent airhall will blend into the surrounding courts and lights and would become an attractive luminous dome in the night time sky but would not be unduly apparent due to the other visual distractions, such as the sets of floodlights on other courts, and adjoining street lights.
- It is requested that in the event of a favourable decision that the Board desist from including a temporary planning condition as this would effectively scupper the overall project due to the difficulty in getting agreement from the members at the EGM. It is requested that the members of the club have flexibility in erecting and taking down the dome and request that the condition the Planning Authority attached in this regard be included.
- The proposed development will not overlook, overshadow, overbear any residential property in the vicinity of the tennis club. Given that the proposed airhall has been moved to the centre of the club's grounds and 64 metres from the appellants' residence. The creation of three seasonal courts is consistent with national and local policies with regard to the development of sport.
- It will take four men one day to erect and take down the airhall. As this will take place twice during the year there will be no significant increase in any type of traffic in the adjoining cul-de-sac. The extra time each

side of the six month usage is necessary due to the vagaries of the weather. Wind is a huge factor when erecting and dismantling an airhall.

- It is submitted that the photographs submitted by the appellants' totally distort the reality on the ground. Reference is made to the photographs submitted by Niall Jones with the response. The proposal will not affect or compromise any protected views or prospects in the area.
- A new noise report was submitted as part of the further information. The appellants' chose to live next door to the tennis club and there are activities in the club which create certain noises throughout the year, the addition of an airhall must be seen, on balance, to be an improvement on the existing situation where all of the negative attributes of court play will be located in door thus removing the negative attributes of the tennis courts and the users.
- It is set out that the Elm Park airhall is similar to the one proposed in Templeogue particularly when referring to shape, height, colour and two tone material. The proposed development will be 30% larger than the Elm Park airhall. However the main difference is that the Elm Park one is in place all year round.
- It is set out that there were other alternatives sites for the airhall which is now to be located in the centre of the grounds.
- It is submitted that the proposed development due to its location and the type of development proposed, within an already developed sports club is not likely to have any significant impacts on the designated Natura 2000 sites identified.
- In conclusion, the applicant sets out that the proposal is in full compliance with all relevant standards of the county development plan. By relocating the airhall to the centre courts it is submitted that the applicants have successfully removed all of the significant negative impacts that the proposal would have on residential and public amenity. The proposed airhall covering three tennis courts will have a small impact on the appearance and character of the site.

7.3 First Party response to Riverside Cottages appeal

- This submission replicates points already set out in the response to the Kevin and Lillian MacGowan appeal which it is not intended to restate.
- Given that the airhall has been moved to the centre of the club's grounds and 64m from the appellant's residence to suggest the airhall would now be more intrusive cannot be sustained.

- The key statement in the Board's decision on the previous application was the fact that while there was general agreement in principle to the type of development proposed. It was clearly stated that there were alternative sites for an airhall within the club grounds.
- The condition regarding noise is acceptable to the applicants and will ensure that the noise environment around the arihall will be controlled and minimised.
- The airhall is modest in scale and impact and would not have a significant visual impact on general views and prospects in the area.
- The applicant concludes that the proposal is in full compliance with the development plan polices and it is requested that the grant of permission be upheld.

8.0 OBSERVER

Richard Coffey

The contents of this submission as summarised as follows:

- The proposed new location of the airhall at Courts 5,6 and 7 is at a higher grade and the visual impact both from the river side and from Templeogue village will now be far worse.
- The concerns of the local residents are valid.
- Many members of the tennis club are completely against the proposed development as it is widely accepted that the proposal would ruin the visual vista.
- It is submitted that the visual impact of the proposed development at courts 5, 6 and 7 has not been adequately addressed. The colour of the airhall and visual screening has not been reviewed.
- The photographic report submitted by the applicant do not assess the visual impact of the proposed airhall from the rear windows and back gardens of the residents' houses which will be significant and totally unacceptable. The negative visual impact from the balcony of the club itself and from the club house and function room has not been considered.
- The noise impact has not been adequately assessed. The report by AWN has not been updated to consider the revised location. The noise impact at the more elevated site will be far more significant than before.

- The surface water run-off has not been adequately assessed. The surface water run-off rates will be very significant as the three courts if covered will not be available to absorb the rainfall during the winter months leading to further flooding risks and an adverse impact on local drainage and on the Dodder which is already prone to flooding.
- An appropriate assessment screening report has not been carried out.
- It is set out that the development is completely unsuitable for the club in its current location so close to the village and to residents.

9.0 PLANNING HISTORY

File ref. No. 06S.244125 Permission refused on appeal for an air supported structure and associated fan unit (the airhall is a demountable structure and seasonal structure) and all associated works. The reason for reason was as follows:

Having regard to the location of the site on lands zoned A – to protect and/or improve residential amenity’ in the South Dublin County Development Plan 2010-2016 to the height, mass and location of the proposed temporary airhall structure in a constrained part of the tennis complex in close proximity to adjacent single storey residential properties which are at a lower ground level to the subject site, the Board is not satisfied, particularly in the absence of a detailed assessment of alternative locations within the site and associated visual impact analysis, that the proposed development would not seriously injure the visual and residential amenities of the area and depreciate the value of residential properties in the vicinity. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

10.0 PLANNING POLICY

10.1 South Dublin County Development Plan 2010

The appeal site is zoned “A” – “to protect and/or improve residential amenity”.

Section 1.3.35 deals with recreation and provides for the following policies:-

Policy SCR50 recreation

It is the policy of the council to cater for all age groups and abilities in the population of the County through the facilitation of both active and passive recreational activities.

Policy SCR52 sporting facilities

It is the policy of the Council to provide the required sporting and recreational facilities, including pitches, for clubs in this County that are endeavouring to provide sporting opportunities.

11.0 ASSESSMENT

Having regard to documentation on file; all of the submissions and local policies for the area, I consider the key issues in this case to be:

- Procedural issues
- Visual impact
- Noise
- Temporary use of structure
- Drainage
- Appropriate Assessment

The Board should note that having regard to the zoning objective of the appeal site and the established nature and use of the lands in question, the principle of the proposal is acceptable.

11.1 Procedural Issues

11.1.1 The applicant has set out that the subject appeal is not in compliance with the strict interpretation of the Planning and Development Regulations as the appeal lodged by the appellants is signed by two sets of neighbours. It is submitted that these are not the same two parties that made the observation on the planning application to the Planning Authority and the appeal should therefore be declared invalid. The Planning Act provides in section 37 (1) (a) that *“an applicant for permission and any person who made submissions or observations in writing in relation to the planning application to the planning authority in accordance with the permission regulations and on payment of the appropriate fee, may, at any time before expiration of the appropriate period, appeal to the Board against a decision of a planning authority under section 34”*.

11.1.2 The appellant made an observation to the planning authority in accordance with article 29 of the planning and development regulations. The

acknowledgement submitted with the appeal documents is in the name of Kevin and Lillian MacGowan who have co-signed the current appeal. I do not consider that there is any reason why the appeal which is also co-signed by the adjoining neighbours should be invalidated. The name and address for correspondence remains unchanged. I also note that John and Noreen Coll (co-signatories) made an observation to the planning authority and were in receipt of an acknowledgement.

11.2 Visual Impact

11.2.1 The proposal is for an airhall, a demountable structure which would be provided over three existing tennis courts i.e. no's 5, 6 and 7. A previous application was refused by the Board for a similar structure over tennis courts 9, 10 and 11 which are located immediately east of the courts subject to this application. The overall proposed height of the air hall indicated on the plans submitted is 10.5m or 11m theoretically. The latter figure is derived from the tendency of the structure to become more rigid during inclement weather causing the height to increase. This is similar to the height originally applied for under PL.244125 which was subsequently reduced to 9.6m on foot of further information.

11.2.2 The grounds of appeal raise serious concerns about visual impact arising from the proposed structure. The demountable airhall would comprise of 2 or 3 skins held in place by a steel cable net which is anchored at multiple points around the perimeter. The skins and structural cable-net assembly are then inflated by the introduction of positive air-pressure, provided by powerful blower units and managed by a central control system. The main skin/membrane is made from flame-retardant, PVC coated polyester fabric.

11.2.3 The applicant has set out that given the distance between the airhall and residences that no overbearing or overshadowing would occur. The Planner also set out that given the separation distance of the proposed development from adjacent dwelling it is considered that the location of the proposed airhall would not dominate or impinge on any views from adjacent dwellings. Pursuant to an inspection of the tennis club grounds and the immediate area I disagree with both the applicant and the planning authority. The appeal site is a constrained site surrounded by commercial/residential uses to the north and residential uses to the eastern and southern boundaries. The levels across the site fall from north to south. It was noted that there are many floodlighting poles present on the site which at night would give rise to a significant level of lighting at this location which spill over onto nearby residential properties. The existing poles are 12m in height as stated by the applicant and the proposed airhall would be 11m in height. The proposed structure would therefore be very visible particularly from lands to the south of the appeal site. The single storey cottages to the south would be most affected by the proposal due to

the change in topography. The structure would not be any further away from the existing single storey cottages than the previous proposed structure. It is however relocated over different courts thereby increasing the distance from the previously nearest residential property (River Lodge) located immediately to the south of courts 9, 10 and 11.

11.2.4 Riverside cottages are located approx. 2.5m lower than the ground level of the tennis courts 5,6 and 7. The proposed airhall would appear as a very conspicuous structure on the landscape at this location. The view from the rear of the riverside cottages would be dominated by the overbearing scale of the airhall. I would concur with the observation that no photomontages have been submitted indicating the view of the structure from the rear of the Riverside Cottages or residential units on Templeogue Road. The dominance of the airhall would be further exacerbated when the structure is internally illuminated. The structure would also appear very imposing within the tennis grounds itself and would dominate the view within the grounds and would also restrict the current views from the clubhouse in the southerly direction. I disagree that the existing floodlighting and existing trees would be a distraction or act as a buffer due to the overall scale of the proposed structure.

11.2.5 The previous reason for refusal cited by the Board specifically referred to *“the height, mass and location of the proposed temporary airhall structure in a constrained part of the tennis complex in close proximity to adjacent single storey residential properties which are at a lower level to the subject site...”* The applicant has, in my opinion, failed to submit any detailed assessment of alternative locations that were considered for the proposed airhall, a point specifically cited in the previous reason for refusal by the Board. It is acknowledged that the applicant has relocated the proposed structure from the courts, 5, 6 and 7 to 9, 10 and 11 which are located in a more central part of the club. However the impact to the single storey riverside cottages is, in my opinion, unchanged and in fact the proposed structure is higher than the previously reduced plans submitted in response to further information under PL.244125. The relocated airhall has meant that the impact on the dormer bungalow immediately south of courts 9, 10 and 11 has been ameliorated to some degree. No photomontage or visual analysis of the views or shadowing impact on these properties has been submitted. I note the submission of a photographic survey of visual impact to the Planning Authority however these are simply photographs of existing structures.

11.2.6 The applicant has indicated that the nearest dwelling is 32m which is the dormer bungalow south of courts 9-11. It is submitted that only the top of the airhall would be in view of riverside cottages given the large separation distance. I consider that due to the changes in levels and overall height of 11m, the proposed structure will appear very dominant at this location and will have an undue negative impact on the residential amenities of these single

storey properties. I have noted the concerns of the observers of Templeogue Road however consider that the structure will not have the same overbearing impact as it would on the single storey cottages.

11.2.7 There is an absence of consideration of alternatives both in terms of location and also the size of the airhall proposed. This was a concern previously raised by the Board and which has not been addressed in this application. In summary, I conclude that notwithstanding the re-location of the proposed structure the impact on the single storey Riverside Cottages remain. The proposal will dwarf these structures and will appear visual dominant on this constrained site.

11.3.0 Noise

11.3.1 With regard to noise, the planning authority sought further information in respect of plant noise. The applicant has used the BS 4142 standard to assess noise. A baseline noise survey was conducted with measurements conducted between 11:00 hours on 19th August and 11:00hours on 20th August 2014. It is unclear whether the year has been incorrectly indicated. I also note that no details of the weather conditions during the recording are set out. In order to provide a worst-case assessment the background noise level 38dB L_{A90} has been used in order to set the noise criteria for the plant items. The stated plant sound power level at outlet is indicated to be 87dB L_{WA} . AWN consultants conducted noise measurements at Elm Park in order to verify manufacturer's source data and to establish the typical noise level and attenuation offered from a simple enclosure. This was noted to be 76dB $L_{Aeq,T}$ and the noise level just outside the enclosure at 1m from the louvre was 63dB $L_{Aeq,T}$. The enclosure at Elm park is therefore noted to be offering approx. 13dB(A) attenuation from inside to outside. The report recommends that a similar enclosure is provided to the Templeogue plant items. It is set out that the noise level from the blower unit should not exceed 65dB $L_{Aeq,T}$ at 1 metre from the outside of the plant enclosure and in the event that the noise levels do exceed this additional mitigation measures will be required. The noise report predicts that the noise level at the nearest noise sensitive location (nearest house to the south east) would be 30dB L_{Aeq} and this takes into account shielding by boundary treatments in addition to plant enclosure. The further information submitted also provides a specification for the proposed up-grade in the machine/plant room construction materials which is to attenuate against the increase in noise should be back-up generator be required.

11.3.2 In general the proposal should not give rise to any additional noise over and above that currently experienced within the tennis club. The structure will facilitate tennis play during inclement weather which will give rise to a noise source which may otherwise not be present. The main source of additional

noise would be from the plant equipment. The applicant has set out mitigation measures so as to ameliorate the noise output arising from such equipment. A condition which sets out limits in relation to noise during the day and night-time should be included in conditions if the development is looked upon favourably.

11.4.0 Temporary use of structure

11.4.1 The proposal is for the seasonal erection of the airhall structure to enable the use of three tennis courts during inclement weather. It is set out that the structure would be erect for approx. six months however the applicant has requested that additional time either side of this period be permitted so as to allow for the setting up and dismantling of the structure which has to be done in more favourable weather conditions. In this regard, the planning authority included a condition 3 (ii) as follows:

“the permitted days of operation of the proposed airhall shall be from the 10th day of September each year through to the 20th day of April the following year.”

I consider that should permission be looked upon favourably this condition needs to be re-worded such that it relates to the erection and dismantling of the structure as opposed to its operation, which would tend to imply that the structure can remain in place but is not used.

11.5.0 Drainage

An observer has raised the issue of surface water run-off arising from the erection of the airhall. Details of a new aco channel and surface water drain have been detailed on the plans. It is considered that the erection of the structure will result in an increase of surface water run-off which will need to be appropriately channelled and released. The River Dodder is located south of the appeal site and is a fast flowing river as noted at time of inspection. The report from the environment section of the planning authority indicates that there were no objections regarding surface water subject to conditions. I consider that the issue of drainage can be appropriately dealt with by way of condition.

11.6.0 Appropriate Assessment

11.6.1 Appropriate assessment (AA) considers whether the plan or project alone or in combination with other projects or plans will adversely affect the integrity of a European site in view of the site's conservation objectives and includes consideration of any mitigation measures necessary to avoid, reduce or offset negative effects. The requirement for AA stems directly from Articles 6 (3) and 6 (4) of the Habitats Directive 92/43/EEC. Having regard to the source-

pathway-receptor model along with the nature and scale of the proposed development on zoned lands on a site serviced by public infrastructure sought together with its separation from any designated European site I would not consider that an NIS or Appropriate Assessment is necessary in this case.

12.0 CONCLUSION

The proposal for a temporary airhall on the centre courts of the tennis club would give rise to the installation of a large and visually dominant structure on a constrained site in close proximity to single storey properties located on lower lying grounds which would be erected for at least six months of the year. The proposal would have an unacceptable overbearing impact on the existing properties in the immediate area and as such would be contrary to the proper planning and development of the area. I do not consider that the applicants have addressed the previous reason for refusal cited by the Board under PL.06S.244125.

13.0 RECOMMENDATION

It is recommended that permission for the proposed development be **refused** for the following reasons and considerations subject to the conditions attached hereunder.

REASONS AND CONSIDERATIONS

Having regard to the location of the site on lands zoned A – ‘to protect and/or improve residential amenity’ in the South Dublin County Development Plan 2010-2016 and to the height, mass, scale and location of the proposed temporary airhall structure in the centre of the tennis club grounds where the ground levels are at a higher level than the single storey residential properties located along the southern boundary, the Board are not satisfied that the proposed development would not seriously injure the visual and residential amenities of the area and depreciate the value of residential properties in the vicinity. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.

Joanna Kelly
Inspectorate

2nd March 2016