



An
Bord
Pleanála

Inspector's Report

ABP-312511-22

Development	Air dome for multi-use sports activities primarily used for 2 indoor tennis courts. Carpark and associated site works
Location	Mortarstown Upper, Kilkenny Road, Carlow
Planning Authority	Carlow County Council
Planning Authority Reg. Ref.	21294
Applicant(s)	Institute of Technology Carlow
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Kieran and Rosario Morris and Others
Observer(s)	None
Date of Site Inspection	1 st November 2022
Inspector	Una O'Neill

Contents

1.0 Site Location and Description	5
2.0 Proposed Development	5
3.0 Planning Authority Decision	6
3.1. Decision	6
3.2. Planning Authority Reports	6
3.3. Prescribed Bodies	7
3.4. Third Party Observations	7
4.0 Planning History.....	7
5.0 Policy Context.....	8
5.1. National Policy	8
5.2. Carlow County Development Plan 2022-2028	8
5.3. Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012- 2018 (JSP).....	8
5.4. Pre-Draft Consultation Process for Carlow-Graiguecullen Joint Urban Local Area Plan 2023-2029.....	9
5.5. Natural Heritage Designations	9
5.6. EIA Screening	9
6.0 The Appeal	9
6.1. Grounds of Appeal	9
6.2. Applicant Response	11
6.3. Planning Authority Response	12
6.4. Observations	13
6.5. Further Responses.....	13
7.0 Assessment.....	13

7.1. Main Issues	13
7.2. Visual Amenity and Impact on Neighbouring Properties	13
7.3. Noise Impact	16
7.4. Light Impact.....	18
7.5. Other Matters	19
7.6. Appropriate Assessment Screening	19
8.0 Recommendation.....	20
9.0 Reasons and Considerations.....	20
10.0 Conditions	20

1.0 Site Location and Description

- 1.1. The subject site is located approx. 2.5km southwest of the centre of Carlow Town within the Carlow environs.
- 1.2. The site, which has a stated area of 0.417ha, sits within the existing Sports Campus of Carlow Southeast Technological University (formerly Carlow IT). The campus is accessed off the R448 road, which links Carlow Town to Kilkenny City. The campus comprises a range of sports facilities, including six playing pitches, athletics and walking track, a pavilion building, and is served by a car park of c. 201 spaces. The site is located at the eastern end of the sports campus. To the south the site shares a boundary with the rear gardens of two dwellings within Maple Court. To the east is an agricultural field and to the north is Tyndall College and Carlow Institute of Further Education.
- 1.3. The sites boundaries comprise a 2.4m high acoustic fencing to the south and east, with planting along the entrance to the west and young planting inside and along the fenced boundaries of the site. The site has a rough stone/gravel unfinished surface, with some building materials stored on a section of it. It appears to be used occasionally as an informal overflow parking area.

2.0 Proposed Development

- 2.1. The proposed development comprises the development of an air dome (1,428.7sqm) for multi-use sports activities, primarily for 2 no. indoor tennis courts. Works are to include a car park of eleven spaces plus two disability parking spaces, and all associated site services. The existing facility is stated to be fully serviced by the existing services permitted and constructed under PI. Ref 15/324 and PI. Ref 18/178.
- 2.2. The air dome works on the premise of internal air pressure inflating the dome membrane. The air dome membrane is fixed to a reinforced concrete wall around the perimeter of the structure. The dimensions of the air dome are 70.47m long x 21.07m wide, with the dome 11.05m high at its highest point above the court, with a requirement for a minimum height above the floor at the net of 9m.
- 2.3. Vehicular access to the site is via the existing entrance to the Sports Campus, within which the application site sits.

3.0 Planning Authority Decision

3.1. Decision

Permission GRANTED, subject to 18 conditions, including the following:

C1: Development to be in accordance with plans and particulars, including as amended by further information received on 09/11/21.

C2: Use of the air dome for multi-sports activities and associated events and activities shall be between the hours of 09:00 to 22:00 Monday to Friday and 10:00 to 19:00 on weekends and bank holidays.

C5: Existing planting to be retained and new planting, including new semi-mature evergreen tree planting along the southern boundary, to be completed within the first available planting season.

C6: Signage.

C7: Lighting

3.2. Planning Authority Reports

3.2.1. Planning Reports

The application was lodged with the planning authority on 30th July 2021, with further plans and details (including revised public notices) received on 19th November 2021, following a request for further information in relation to potential overbearing visual impact on properties in Maple Court, revised Noise Impact Assessment, and request for more detailed Light Impact Assessment. As amended by way of the said further information, the original dome proposal was relocated two metres further from the southern boundary, 1m further from the eastern boundary, and the ground level was lowered further by 0.75m.

Carlow County Council issued a notification of a decision to grant permission on 16th December 2021.

3.2.2. Other Technical Reports

- Senior Executive Engineer – No issue with site entrance.

- Environment – FI requested in relation to noise and lighting. FI received and no objection subject to conditions.
- Water Services – No objection.

3.3. Prescribed Bodies

Irish Water – no objection.

3.4. Third Party Observations

Concerns raised related to visual amenity due to scale, height and form of proposal; noise from air blowers, air escaping, wind noise, and noise from spectators; light pollution; use of the air dome at weekends by other groups and associated amenity issues; use of parking until 10pm will create a noise nuisance; development should not be allowed to operate after 9pm.

4.0 Planning History

PA Reg Ref 15/324 – Development of a new sports campus of 1 x GAA pitch, 2 x rugby pitches, 2 x soccer pitches, and 1 x all weather GAA pitch and car parking for 195 spaces, and provision for a future phase 2.

PA Reg Ref 18/178 – Phase 2 of new sports campus, in addition to the existing six pitches and running track, is for a new Pavilion building, 400m x 8 lane synthetic running track, long jump and track enclosure; 30m long synthetic cricket area; boundary wall along public road; drilling of well for irrigation of pitches; lighting to walking track permitted under PI Ref 15/324; minor revisions and adjustments to site and parking layouts, to include 6 additional car parking spaces to permitted car park and addition of 104 car parking spaces to serve proposed Pavilion Building.

[This application permitted an overflow car park of 94 car parking spaces at the location of the current application. The overflow car park element has not been developed to date in accordance with the permitted plans].

5.0 Policy Context

5.1. National Policy

- Project Ireland 2040 National Planning Framework (2018)
- Regional Spatial and Economic Strategy for the Southern Region (RSES) (Jan 2020)

5.2. Carlow County Development Plan 2022-2028

- Chapter 2: Core Strategy
 - Table 2.1 Settlement Hierarchy and Table 2.7 Core Strategy Table.
 - Carlow Town and Environs is designated a Key Town in the RSES and Carlow County Development Plan 2022-2028.
 - CSP.3: Prepare a statutory Joint Urban Area Plan (UAP) for the Greater Carlow Urban Area with Laois County Council which will be informed by the preparation of a local transport plan prepared in consultation with NTA and TII. The UAP will align with the aims of this Core Strategy while having regard to the regional policy objectives as contained in the Regional Spatial and Economic Strategy for the Southern Region (RPO 11 and 14) and the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RPO 4.75).
 - The site is located within Carlow Environs.

5.3. Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (JSP)

The JSP incorporates the Carlow Town and Environs Local Area Plan 2012-2018, as extended, prepared by Carlow County Council and Laois County Council. I note the Joint Spatial Plan (JSP), which includes the zonings for Carlow Town and Environs, expired on 4th November 2022. It is a policy of the Carlow County Development Plan 2022-2028 to prepare a statutory Joint Urban Area Plan (UAP) for the Greater Carlow Urban Area with Laois County Council (Policy CSP.3).

I set out hereunder the policy and zoning provisions of the JSP, including the zoning objective for the application site:

- The JSP plan addresses the subject site in terms of planning policy.
- The subject site is located within zoning objective 'Community Services, Education, Institutional Uses GZT No. S5', the objective of which is 'To protect, provide and improve community services including places of worship, primary and secondary education services and institutional uses along with ancillary amenity or recreational uses'. This zoning provides for local civic, religious, community, educational and other facilities and ancillary amenity or recreational uses.

5.4. Pre-Draft Consultation Process for Carlow-Graiguecullen Joint Urban Local Area Plan 2023-2029

- The Carlow-Graiguecullen Joint Urban Local Area Plan (LAP) 2023-2029 is currently being prepared. It is intended that a Draft LAP will be prepared and published in Q1 of 2023.

5.5. Natural Heritage Designations

The River Barrow and River Nore SAC is located c. 268m west of the site.

5.6. EIA Screening

Having regard to the nature and scale of the proposed development, and the absence of any significant environmental sensitivity in the vicinity, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal as submitted by third parties at neighbouring site of 5b Maple Court are summarised below:

- Negative impact on visual amenity from rear garden of neighbouring dwelling, the rear garden of which forms most of the southern boundary of the application site.
- Proposal would be obtrusive and overbearing.
- Proposal is alien in form, scale and materials and would detract from visual amenity of the area. Photomontage of what amended proposal would look like is enclosed with objection.
- Relocation of dome 2m from the boundary will do little to mitigate the overbearing nature of the structure. Distance from boundary to plinth will be 4.89m and 7.38m to the dome itself.
- Tree planting will be insufficient and also may reduce natural light into the adjoining garden and interfere with views. Trees may impact on existing mature landscaping in the existing garden.
- The top of the dome will still be clearly visible from the house and garden.
- Noise Impacts from air blowers keeping the dome inflated; noise from dome being a barrier to existing wind patterns; noise escaping from the structure. The overnight noise from the blower will represent a significant source of continuous noise from the fan/blower. Also potential noise from a power generator which kicks in in the event of a power failure. In addition to noise from traffic and playing of tennis.
- Light impact from the dome which will create a 'light bulb' effect, visible from afar, and not akin to street lighting.
- Air domes are a blight on the landscape. This structure overshadowing the property is akin to a circus tent being permanently erected in the back yard.
- Refer the Board to Wicklow Lawn Tennis club application, ABP-302311-18 which was refused; Kildare County Council PL09.249030, permission refused; Our Ladys Templogue Tennis Club ABP 248184, permission granted where impact mitigated by distance of air hall from adjoining properties, with dome limited to period of 10th September to 20th April each year; permission refused in UK (Buckinghamshire Council) under reference App/X0415/C/21/3270367

for reasons related to dominant and overbearing form of the development and its visual impact which is at odds with prevailing character and appearance of the area.

- Dome is less than 5m from neighbouring boundary wall. Question why dome could not have been moved further toward the northern boundary and site lowered to same level as adjoining GAA pitch, which would have mitigated it further.
- Site was originally proposed for use as a car park. It was open to the Institute in the past to relocate such a use further from the boundary.
- Questions why air dome is to remain inflated for the entire year. There is precedent for erecting them in winter months only. The academic year runs from September to May. Question necessity of erecting the air dome during the summer.

6.2. Applicant Response

The applicant has made a response to the grounds of appeal which is summarised hereunder:

- Visual Impact - 31 no. semi-mature trees are proposed along the southern boundary of the site to mitigate the visual impact.
- The dome was moved away from the boundaries at FI stage and the ground level lowered by 0.75m.
- Due to the confined nature of the site it is not feasible to move the footprint of the dome or lower the levels further.
- The Tennis Dome visual impact as submitted with the appeal by the appellant may not reflect accurately the real impact of the proposal.
- By way of further mitigation, the applicant would agree to additional tree planting as appropriate.
- Off white colour of the dome will blend it into the background, however, the applicant is willing to alter the material finish if required.

- Noise – The applicant has addressed the issue of noise at FI stage and this was deemed satisfactory by the PA. The applicant accepts condition 9 in relation to noise.
- By way of further mitigation, the applicant would be amenable to further measures to muffle the air blower with additional acoustic screening to the perimeter of the blowers/generator platform, as deemed appropriate, by planning condition.
- Light – The applicant has addressed the proposal in terms of light and issues raised at FI stage and by residents of Maple Court. Proposal deemed acceptable by the PA and condition 7 in this regard is acceptable.
- Planting - The proposed planting will not impact on existing vegetation in the neighbouring gardens as the soil and drainage conditions in the area are deemed suitable. The planting of 31 trees will not affect existing mature trees in the neighbouring gardens. The neighbouring gardens are also to the south of the proposed fencing and screen planting, therefore it is unlikely that loss of natural daylight would be significant.
- The proposed planting will be highly effective as noise and visual screening.
- Year-Round Facility – There are precedences for sports domes in Ireland with year round use, ie Connacht GAA air dome.
- Given nature of daylight hours and lesser number of students during the summer, this would mitigate the concerns of local residents around noise and light during the summer months.

6.3. Planning Authority Response

- Predicted noise levels are in compliance with EPA guidance and the regulation of noise impacts through condition no. 8 was deemed appropriate.
- The site is in a location which is artificially lit with street lights in periods of darkness. The sports campus also operates floodlighting. It is considered the lighting generated by the dome will not have a prominent or incongruous impact when viewed from the surrounding areas. Details of the submitted lighting report have been considered. The regulation of lighting impacts through condition no. 7 was deemed appropriate.

- In the context of the existing urban built environment of the sports campus it is not considered that the dome would have an incongruous or unacceptable visual impact.
- The Board is directed to the details in the planning reports and internal department reports.

6.4. Observations

None.

6.5. Further Responses

None.

7.0 Assessment

7.1. Main Issues

7.1.1. Having examined the application details and all other documentation on file, including the submission received in relation to the appeal, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Visual Amenity
- Noise Impact
- Light Impact
- Appropriate Assessment Screening

7.2. Visual Amenity and Impact on Neighbouring Properties

7.2.1. The third party submission raises concerns in relation to the impact of the dome on the visual amenity of the area and specifically when viewed from their property (5b Maple Court), the southern boundary of which is shared with the application site. Concern is also raised in relation to the impact of proposed planting on existing

gardens. A photomontage of the visual impact of the dome on the neighbouring rear garden accompanies the objection.

- 7.2.2. The applicant has submitted a document titled Landscape and Visual Impact Assessment (LVIA). It is stated that the proposed development is likely to be difficult to discern beyond approx. 1km and is not likely to give rise to significant landscape or visual impacts beyond approx. 500m. A 1km radius study area has been selected. Five viewpoints are included. I note the montage view taken of Maple Court is from the public street relating to that estate and is not from the rear of the existing dwellings. The cross section submitted, 'drawing no. 403, RFI response', shows the site relative to the neighbouring dwelling.
- 7.2.3. The Planning Authority requested further information in relation to the impact of the proposal on neighbouring properties of 5b and 6 Maple Court, following which the applicant revised the proposal by moving the dome 2m further north, 1m further west, and lowered the ground level of the dome by 750mm, with additional strengthening of the screen planting through addition of evergreen trees at the southern boundary.
- 7.2.4. There are no protected views into or out of the site as per the Carlow County Development Plan 2022-2028. The LVIA has also considered the Laois County Development Plan given the proximity to the border and no protected views have been identified. The dome structure is set within an existing sports campus (developed post 2018) and the LVIA considers it will not be out of keeping within its current context. The wider montage views of the site submitted indicate that the facility will not be overly visible from the wider area or from the public domain at Maple Court. Overall the report considers the landscape impact to be low and the significance as slight. The report considers the visual impact also to be low and the significance as slight.
- 7.2.5. The greatest potential visual impact of the dome in my opinion will be its visibility from the immediate rear gardens of no.s 5b and 6 Maple Court, which share their boundary with the development site. Maple Court is a cul-de-sac development of detached dwellings which back onto the application site and which sit at a higher level than the application site. The dome building is located 6.5m-7.4m from its shared southern boundary with the neighbouring dwellings no. 5b and 6, with a

separation distance between no. 5b and the structure of 30.4m and between no. 6 and the structure of 25m. The dome is at a lower ground level to the neighbouring dwellings, with its proposed finished ground level (fgl) indicated to be 51.45m (reduced at FI stage from c. 52m fgl) and the fgl of the neighbouring dwelling is stated to be 54.6m (a difference of 3.15m). The maximum height of the dome is stated in the documentation to be 11.05m in the centrepiece (see drawing Proposed Tennis Dome Elevations) and reduces in height at the sides down to ground level. The curved/dome shape of the structure naturally reduces the visual impact of it. I note the rear façade of dwelling 5b is angled toward the southwestern boundary of the site and I note no. 6 is positioned to the east of the dome structure and not directly behind it. There is in existence a 2.4m high acoustic barrier around the boundaries with the neighbouring properties (constructed as part of the original development) and I note the existing gardens have mature trees within them. It is proposed on the drawings to plant mature evergreen trees along the southern boundary, which will have a mature height of 5-5.5m high. The applicant by way of further response to the appeal has indicated they are amenable to additional planting should this be required.

7.2.6. The dome will undoubtedly be visible and will alter the rear outlook of existing properties at Maple Court, however, the question is whether it will impact the visual amenity of those properties so significantly as to warrant a refusal. I note the proposed dome is located north of the existing dwellings therefore, given the path of the sun, there will not be a significant impact on the existing dwellings in terms of sunlight, daylight or overshadowing. The proposed planting will support the screening of the new structure and will not significantly affect sunlight or daylight into the existing gardens. As the structure has a dome shape, its height increases in a sloped manner away from the site boundary to the south. Having regard to the sloped nature of the dome, the lowered finished ground level of the dome, the overall distance between the neighbouring dwellings and the angle of those dwellings relative to the site, as well as the level of existing and proposed planting, I consider the overall visual impact would not be so significant as to have a serious negative impact on the visual amenity of the neighbouring properties.

7.2.7. I note there is an existing storm soakaway where three parking spaces are located just south of the entrance. From the drawings it appears that this soakaway may be

impacted by the repositioned building, however, no updated drawing were submitted at FI stage showing how/if the soakaway is required to be amended as a result of the repositioned building. Should the Board be minded to grant permission, I consider a condition would be warranted requiring a final drawing of the surface water system to be submitted and agreed with the planning authority.

7.2.8. Overall, I consider the impact of the development would not detract significantly from the visual and residential amenities of neighbouring properties.

7.3. Noise Impact

7.3.1. Concerns are raised in the third party submission in relation to noise impact, with potential sources of concern being the air blowers, noise from air escaping, wind noise, noise from emergency power generator, noise from people, and traffic noise.

7.3.2. The applicant submitted a Noise Impact Assessment (NIA) with the planning application, which was amended following further information to clarify information sought.

7.3.3. The Planning Authority following receipt of further information, notes the predicted operational noise levels will be within guidance levels, however, notes no reference to issue of tonal/impulsive/low frequency noise events, therefore recommends a condition that the operational phase shall not give rise to these noise elements.

7.3.4. The dome will be inflated by air blowers, which are located on the northeastern side of the dome structure, surrounded by 2.4m high security fencing. The air blowers will be powered by mains electricity with back-up diesel generators on standby, which will operate in the event of a mains power failure. A heating element is provided for, which is to be included within the air blower system and powered by a gas supply. It is stated in the documentation that the dome will operate until 22:00 in the evening, however, the air blowers will operate on a 24/7 basis. It is further stated that a multi-use surface is proposed which would allow for occasional events and activities at the weekend for community groups and such weekend activities would run no later than 19:00. The college operates mainly from September to May.

7.3.5. The Noise Impact Assessment (NIA) identifies the noise sensitive locations proximate to the site as being the two dwellings in Maple Court which share their boundaries with the southern boundary of the site, a dwelling at the boundary with

the R448, and the school buildings to the north of the site. The main source of noise during the operational phase is identified in the assessment as being from the external mechanical and electrical plant equipment, with secondary sources identified as being from cars idling in the car park and from people talking in normal and raised voices. A noise model was created of the site and a noise monitoring point was chosen along the southern boundary shared with dwelling no. 5b Maple Court. I note the model was run on the basis of a worst case scenario which included the fan blowers operating at 100% capacity, the emergency generator running at 100% capacity, and assumed noise from traffic. The report concludes that the noise limits as predicted by the model do not exceed the night time level of 45dB Laeq, evening level of 50dB Laeq, and day time level of 55dB Laeq (see table 7 of the submitted Noise Impact Assessment and Appendix A). I note the applicant in response to the third party appeal indicates they are amenable to further measures to muffle the air blower with additional acoustic screening to the perimeter of the blowers/generator platform (security fencing is currently proposed).

7.3.6. Given the location of the air blowers on the northern side of the building and having regard to the figures presented in the Noise Impact Assessment, as well as the presence of existing noise barriers at the southern and eastern boundaries of the site, I am satisfied that the proposed development would not have a significant negative impact in terms of noise. I consider a condition in relation to the enclosure of the air blower and generator would be appropriate and would be of benefit from a noise as well as visual perspective. With regard to the issue raised about intermittent noise, I am satisfied that the NIA has not identified potential tonal/impulsive/low frequency noises and the issue can be adequately addressed by way of condition.

7.3.7. The previous permitted use on this site was as an overflow car park, which was never developed or lined for parking, albeit it is noted in the documentation that it is used for occasional parking and I note the existing informal stoned surface. I note the position of the proposed car parking spaces as part of this development are to the northern side of the proposed structure, away from the southern and eastern boundaries. The level of traffic generated would not be significant and I note the presence of existing 2.4m high sound barriers to the southern and eastern boundaries of the site as well as young planting and proposed plans for additional planting. Having regard to all the information on file, I do not consider the level of

noise generated by cars or people on the site would have a serious negative impact on neighbouring properties. I further note the dome material itself comprises a double membrane and the level of noise generated from within the structure would not be significant.

7.4. Light Impact

- 7.4.1. Third party concerns arise in relation to the 'light bulb' effect from the dome at night-time and impact of light on surrounding residential amenity.
- 7.4.2. In terms of light generation, the applicant's Planning Design Statement indicates that the air dome membrane will include a double membrane, with a translucent portion included at the crown centre on the overall dome, which will let 2% of natural daylight into the dome, with no need for internal lighting during the day. A Lighting Assessment undertaken by an air dome specialist accompanies the application.
- 7.4.3. The Planning Authority, following receipt of further information in relation to lighting, is of the view that light egressing from the dome at night will not be comparable to that seen from floodlighting and the illuminance of the dome would be less than that which would be visible from a car park, being 7.2 lux at the boundary with Maple Court. BSEN12193 permits a vertical illuminance of 10 lux in locations such as this, whereas that generated at the boundary will be 1.28 lux – 1.42 lux. Mitigation in the form of difference in ground levels with adjoining properties, existing 2.4m high boundary fence, and proposed evergreen semi-mature planting are noted by the PA. Given the context of the site within a sports campus, where flood lighting is utilised, the PA considers the proposal will not have a prominent or incongruous impact when viewed from the surrounding areas.
- 7.4.4. Having regard to the information contained within the lighting report, the nature and scale of the proposed development, the pattern of development in the area of the sports campus and the set back and illumination anticipated at adjacent residential boundaries, I am of the view that the proposed development would not seriously injure the residential amenities of property in the vicinity and would not be injurious to the visual amenity of the area.

7.5. Other Matters

- 7.5.1. I note the proposal is for year-round inflation of the dome. I see no valid reason for maintaining this inflatable structure all year round. Should the applicant wish the structure to be in place year round, then a permanent building would in my opinion be more appropriate from a sustainability as well as visual perspective at this location. While the applicant refers to the NUIG Connacht air dome as precedence for a dome being inflated year-round, I note the context of that site is different with no residences in the immediate vicinity of the site. Should the Board therefore consider granting permission, I consider a condition limiting the use of the inflatable dome would be warranted. I note that this approach has been taken by the Board in other applications relating to inflatable.
- 7.5.2. Concerns are raised in relation to the multi-use description of activities within the dome and the proposal to allow the dome to operate at weekends. I have no concerns in relation to the multi-functional use of the dome or its use at the weekend for community groups, with the proposed limitations to operating hours in my opinion acceptable in terms of protecting residential amenity. It is of greater value to the students and to the community that such a facility be maximised in terms of its reasonable level of use.
- 7.5.3. The application is exempt from fees under article 157 of the 2001 Planning Regulations 2001 (as amended).

7.6. Appropriate Assessment Screening

- 7.6.1. The site is not located within or adjacent to a European Site. The River Barrow is located c. 464m west of the site, with the River Barrow and River Nore SAC (002162) located 275m west of the site. The Slaney River Valley SAC is located 12.6km east of the site (as the crow flies).
- 7.6.2. There are no watercourses on the site and there is no direct source-pathway-receptor between the application site and any European site. All surface water from the site will be disposed of via soakaways and, in terms of wastewater, the overall sports campus is connected to the public wastewater network, which has capacity.

7.6.3. Having regard to the location of this fully serviced site in proximity to existing and permitted development, to the intervening land uses (existing pitches and a regional road), and lack of a source-pathway receptor, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

8.1. It is recommended that permission is granted.

9.0 Reasons and Considerations

9.1. Having regard to the existing pattern of development in the area, in addition to the nature and scale 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 amenities of the area or of property in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 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 the planning authority on the 9 th day of November 2021, 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 proposed development shall be amended as follows:

	<ul style="list-style-type: none"> the air blower and generator units shall be enclosed in a structure which will be acoustically screened to minimise noise levels. <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the relevant planning authority prior to commencement of development. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In the interest of visual amenity and to safeguard the amenities of the area.</p>
3.	<p>(i) The Inflatable dome shall be erected between the 1st day of September and the 30th day of May of the following year. Outside of these dates the Inflatable Dome shall be deflated and removed from the courts.</p> <p>(ii) The proposed hours of operation of the inflatable dome shall be between 09:00 hours and 22:00 hours Monday to Friday and 10:00 hours to 19:00 hours at the weekend and public holidays, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of visual amenity and to safeguard the amenities of the area.</p>
4.	<p>The noise level shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) at any point along the southern and eastern boundary of the site between 09:00 and 22:00 hours, Monday to Friday inclusive, and between 10:00 hours to 19:00 hours at the weekend and public holidays, and shall not exceed 45 dB(A) at any other time. 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.</p> <p>Reason: To protect the residential amenities of property in the vicinity of the site.</p>
5.	<p>No amplified music or other amplified sound shall be broadcast externally from the proposed structure.</p>

	Reason: To protect the amenities of the area.
6.	<p>A detailed surface water management plan, including amendments, where required, to the existing soakaway on the site, shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
7.	<p>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.</p> <p>Reason: In the interest of public health.</p>
8.	<p>An updated comprehensive landscaping plan shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:</p> <ul style="list-style-type: none"> • Details of all planting proposed along the southern boundary to augment existing screen planting and details of ongoing care and management of such planting. • Details in relation to the protection of existing trees during construction. • The landscaping scheme 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 <p>Reason: In the interest of visual amenity and to safeguard the amenities of the area.</p>
9.	<p>Details of signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interests of the visual amenity of the area.</p>

10.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
11.	<p>All public service cables associated with the proposed development (such as electrical, television, telephone and broadband cables) shall be located underground within the site.</p> <p>Reason: In the interest of visual and residential amenity, and of sustainable development.</p>
12.	<p>The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the cleaning works shall be carried out at the developer's expense.</p> <p>Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.</p>
13.	<p>The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. This CEMP shall incorporate the following details:</p> <ul style="list-style-type: none"> • intended construction practice for the development • a detailed traffic management plan; • hours of working; • noise management measures and

	<ul style="list-style-type: none">• off-site disposal of construction/demolition waste. <p>Reason: In the interests of public safety and residential amenity.</p>
--	--

Una O'Neill
Senior Planning Inspector

22nd December 2022