

22<sup>nd</sup> October 2007

Dear Member,

Please find enclosed a notice in relation to an EGM on the 5<sup>th</sup> November 2007. This EGM is specifically to deal with certain constitutional issues which need to be addressed. Whilst this letter is essentially about the Constitution EGM, I would also like to take this opportunity to inform you of where we stand in relation to the redevelopment of the clubhouse.

There are 3 Resolutions proposed. The current Constitution, and well as full details of the proposed amendments under each of the Resolutions are available from the website ([www.lansdowneltc.com/constitution/](http://www.lansdowneltc.com/constitution/)) and are also on display in the clubhouse. There are also limited copies available to take away if you wish to read in your own time.

The first resolution is to make minor corrections to the Constitution, including the fixing of typographical errors, and the updating of certain membership categories. The Constitution has recently been reviewed as part of the process of making a digital copy of the Constitution, and certain issues were highlighted. The purpose of this resolution is to fix these minor issues.

The second resolution is to add a clause to the Constitution which enshrines the clubs policy in relation to Child Protection. Tennis Ireland has requested that this clause be added to the Constitution of all tennis clubs, and essentially ensures that the club abides by the Code of Ethics and Good Practice for Children's Sport in Ireland.

The third resolution is to add clauses to the Constitution, which guarantee the clubs position as a non-profit organisation, from the point of view of the Revenue Commissioners. The addition of these clauses will guarantee that Capital Gains Tax is not payable should any assets which the club owns are sold, for example to finance the redevelopment of the clubhouse.

In relation to the redevelopment of the club, I would like to take this opportunity to inform you of the steps that have occurred over the last few months. Lansdowne LTC had secured planning permission for a new clubhouse from Dublin City Council, however, this was appealed by the local Residents Association on various grounds. Unfortunately, earlier this year, An Bord Pleanála upheld the appeal of the local Residents Association and refused planning permission on the basis that there may be excessive overshadowing of some adjacent gardens. This was a big surprise to everyone, the media included, particularly in light of the subsequent decision to grant permission for the redevelopment of Lansdowne Road Stadium. The Stadium not only overshadows gardens, but entire houses. When we looked in detail at the An Bord Pleanála Inspectors reports for each development, it was clear that the "Guidelines" in relation to overshadowing were applied in very different manners, even though the two developments are in such close proximity. Having said that, we have to abide by the decision.

As a result of the decision, a detailed analysis of the effect of overshadowing was carried out using a 3 dimensional model, and it was found that in order to comply with the "Guidelines" on overshadowing, the height of the building would need to be reduced or the building would have to be moved. The Committee re-examined the development critically and looked at various options in association with the architects, such as moving the clubhouse to an alternative site on the grounds, reducing the size of the development, etc.

In the end the option to minimally change the existing plans, which had already been approved at an EGM, was chosen as the preferred option. A key factor in this decision was that a vote had already taken place on the plans, and that any other option would have meant the loss of one or more tennis courts.

In order to achieve this minimal change of the plans, and comply with the “Guidelines” in relation to sunlight, we have had to move away from the rear boundary fence line, drop the building slightly and to lower the level of the roof on the east side in order to minimise the blocking of sunlight from neighbouring gardens on the 21<sup>st</sup> March each year. As we are moving away from the rear boundary, but cannot move any more towards the courts, a basement had to be included to accommodate what was removed from the upper floors (ie store rooms, equipment rooms).

Full details of the new plans are available on the website ([www.lansdowneltc.com/clubhouse/](http://www.lansdowneltc.com/clubhouse/)) and plans are also on display in the bar and in the room downstairs. A visualisation of the proposed clubhouse from Court 1 is shown in Figure 1. Although the building looks very different from the outside (i.e. with a curved tiered roof), the internal plans themselves are not very different from the previous proposal, in that all the member areas are in the same places. Despite the constraints placed upon us, the Committee are very pleased with the new plans and feel that this is a building we can be proud of, and would welcome any feedback which members would have in relation to the plans. All feedback should be sent to [info@lansdowneltc.com](mailto:info@lansdowneltc.com) or addressed to Club Administrator, Lansdowne LTC, Londonbridge Road, Dublin 4.

The fact that a basement is now needed means that the construction costs have risen from the previous set of plans, but the Committee would like to get feedback from members on the plans prior to sending out full details in relation to the costs and funding of the scheme. It is hoped that a vote on the scheme will be held nearer the end of the year, once the members have had sufficient time to assimilate the plans and the information in relation to the scheme, and have had all questions/queries answered.

A visualisation of the proposed clubhouse from Court 1 is shown in Figure 1 below, but for more details, please refer to the plans in the clubhouse or on the website. I will be writing to you again in the with full details of the proposal, but in the mean time I would encourage you to view the plans and let the Committee know of your thoughts on it.

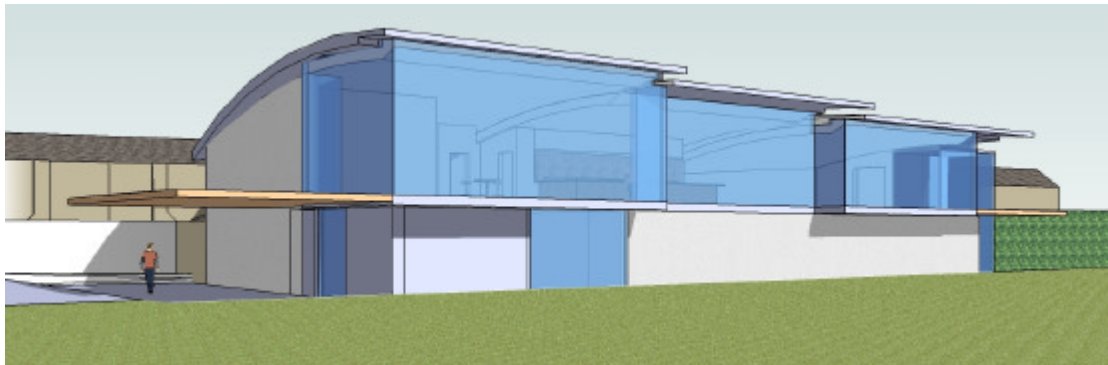


Figure 1 – View from Court 1

Coming back to the original purpose of the letter, which was to inform you of the EGM on the 5<sup>th</sup> of November 2007 in relation to Constitution amendments, I would ask members to keep the 5<sup>th</sup> of November 2007 free to come and vote on the changes which are being proposed, as outlined earlier, and in the attached resolutions.

Yours sincerely,

Michel Davitt  
Club President