

Q No.	Question	Response
Basic Proposal		
1	Why do we need Covered Courts ?	Covered Courts would provide guaranteed year-round tennis and avoid the need to re-schedule matches due to poor weather
		People are busy, and tend to plan their leisure time more carefully. Covered Courts solves this problem !
		These benefits are conducive to member recruitment & retention, a key strategy objective for our Club.
		Covered Courts removes the variability from wind and rain, and hence more suitable for development of both social and performance players.
		Data from Leinster Tennis (see below) indicates that Covered Courts have almost 1,800 hours more playing capacity per court per annum compared to floodlit outdoor courts. Consequently, this development will improve court availability, particularly during the months from October to March.
Why not seek an alternative site for covered court ?		
2	Why don't we build Covered Courts in the Malahide Castle grounds?	There are courts already existing in Malahide Castle, and any proposal would involve conversion of these to covered. MLTCC would need to negotiate access for its members. Fingal already have a lease agreement in place, so this would also prevent them considering any development until expired. There is too much uncertainty surrounding this option and ultimately MLTCC's future courts would be dependant on FCC. This option would also result in MLTCC operating from two locations in Malahide, which drive many members away from the club's main facilities.
Why here ?		
3	Why don't we rent Covered Courts somewhere else ?	There are no available covered tennis courts near Malahide that would meet our requirements. We also believe that directing our members to play in another location does not fit with the long term vision for the club
Number of Courts		
4	Why do we need 4 Covered Courts ?	We believe that there would be demand for at least four courts and cost effectively it would be better to build 4 now rather than a lesser number and then have to install more later when demand arises. This is the experience in other clubs who have installed Covered Courts.
Location		
5	Why not put the covered where Courts 1 and 2 are located ?	See response above .. And our professional advice is that achieving planning permission in that location would be more difficult, because of its higher elevation / profile versus the immediate surroundings.
Type of Structure		
6	What is the structure comprised of ?	Permanent structure with a tensile constructed roof with side walls that can be opened during summer months.
7	Have you looked at other types of structure ?	Yes, and the proposed structure is based on the best professional advice, and experience of other Clubs in Ireland.
8	Why not a seasonal Air hall / "Bubble" ?	While the costs would be less, there would be additional maintenance and replacement costs which in the long term we do not believe is cost effective.
9	What surface will be on the courts ?	There is no plan to change the surface of the courts for the proposed Covered Courts and we would plan to retain the current court surface for cost reasons. Members will be consulted on this when planning permission has been obtained.

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10	Why wouldn't we go for a retractable roof for the finer Summer Days?	The Costs of such a facility would be significant and could not be justified as part of the proposal
11	What colour are the anticipating the roof to be?	The roof colour will be part of the final design , but it will be partly translucent to enable daylight play. We will be following the best advice for such structures to ensure adequate maintenance
12	Is an irrigation system for clay courts included?	No, as any change to Clay courts is not part of the plan and would be decided separately by the members
13	Are mechanised side walls included?	Yes
14	Can you provide me with information on the type of sides which are included in proposed Covered Courts? In particular are removable sides included on all sides or roller sides or a combination?	We do not have this level of detail available yet.
15	Can you provide information on the anticipated ventilation and heating solutions?	No mechanical ventilation systems are installed in this type of structure.
Planning		
16	Why are we applying for Planning Permission before members approve the specific covered court solution ?	The members have already indicated that Covered Courts should be part of our strategic objective, by adopting the Strategic Plan at the AGM in March 2021. The Management Committee is pursuing this objective on behalf of the members. A vital part of the feasibility for the Club is whether it would get planning permission or not. Therefore the Management Committee needs to know this before it can bring a full Proposal to members.
17	Why didn't the MLTCC Comm call an EGM to get members approval to seek planning permission for the proposed Covered Courts?	The only decision that the MLTCC Management Committee can put before an EGM today is to seek planning permission on a broad proposal to develop Covered Courts 6 to 9. The outcome from the planning / approval process may result in a proposal that differs from what that has been submitted, rendering an EGM decision on a specific proposal invalid. Also, at this stage the club is not able to provide members with final costs and concrete funding options for approval.
18	How much will the Planning application cost ?	Estimated cost is € 15-20 K
19	How much has the Club spent to date ?	The Club has incurred approx. € 7,500 in costs to date.
20	Will we consult with our neighbours ?	Yes : Only after Members have been briefed via Newsletter and Webinars in July, we will also consult with residents and business owners in the immediate vicinity of the Club.
21	If Planning permission is not approved by Fingal County Council, what will the Club do ?	The Committee will assess the reasons for refusal and, if deemed appropriate, the Club will appeal to An Bord Pleanala. The Club will take advice from its professional Architect on this.
22	What if we are finally refused permission by An Bord Pleanala ?	The Committee will assess the reasons for refusal and if deemed appropriate will consider alternatives based on the responses from the Planning authorities.

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Fees		
23	Will there be additional fees to be paid by members to use the Covered Courts ?	There is the option to part-fund the development cost by charging a court booking fee per hour of play. Typically these costs are €4 per court at peak times and €2 per court off peak times. These fees are not confirmed until we know what is approved by planning and the resulting development costs.
24	What do other clubs charge for use of Covered Courts ?	Some other member owned clubs with similar facilities charge a court fee.
25	What about the cost of the lights ?	Existing floodlight charges would continue when needed.
26	Will coaching be undertaken covered	Yes, but will be limited to Off Peak Hours.
Funding		
27	How will the Club fund the Development Cost of Covered Courts ?	As agreed, when the Planning decision has been made by Fingal CC, we will go back immediately to MLTCC membership to ask for approval to proceed with any development. At that meeting we would plan to present potential funding options. Its probable that the funding will come from a combination of own funds, bank borrowing, Sports Capital Grant, and court booking fees. At this point the MLTCC MC do not expect an increase in subscriptions as part of the funding model for the Covered Courts. Albeit subject to many caveats. Full details will be included in the Proposal presented to members at an AGM/ EGM when up to date costings for the development have been generated.
28	Does MLTCC club have sufficient funds to support the Covered Courts project?	MLTCC club finances have improved in the last 2-3 years and this has enabled it to fund this project in conjunction with bank loan / sports grants. Income from current level membership is sufficient to enable MLTCC to meet bank loan commitments. It is also envisaged that the addition of Covered Courts would significantly reduce the annual rate of membership attrition and also serve as an attraction for new members, thereby ensuring that MLTCC can meet loan commitments for its duration.
29	How much will the Development Costs be ?	These are estimated at between € 800,000 to € 1,000,000, to be verified following achievement of Planning, by way of commercial tender.
30	What if the estimated costs are significantly above the budgeted costs ?	We have obtained what we believe are realistic projected costs with contingencies. But if necessary we will review all the figures and options if this arises.
Grants		
31	Will we be able to get Grants to part-fund the project ?	We will apply for Sports Capital Grants and we believe that we will have a very strong case based on this project and our track record with other grants.
Member Approval		
32	Will members decide on the project before applying for planning permission ?	No - the full Project Proposal and associated development costs will be decided upon by the members at an AGM/EGM after planning permission is achieved.
33	Will members be able to decide after successful planning permission is achieved ?	The Club will arrange an AGM/EGM for members to approve or not the project execution once Planning is achieved. If approved by MLTCC membership, the Club would move to implementation once funding is confirmed.
34	What will we do if it is not approved by the members ?	The Committee will cease work on the project and will examine options for the future.

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Disruption during construction of the Covered Courts		
35	How much down time will there be when the Covered Courts are being constructed?	2-3 months for ground works and approximately one month to put the structure in place. Total 3-4 months estimated.
Floodlights		
36	Will players need floodlights during daytime ?	No
Who can play?		
37	Who will be able to play on the Covered Courts ?	All Tennis Members of the club.
Opening Hours		
38	What hours will the Covered Courts be available to play ?	We would like to have them available for use from 07:00 a.m. to 11:00 p.m. every day.
Noise		
39	What about the noise ?	The noise levels will be no more than existing and, in any event, will be formally assessed as part of the planning proposal.
Maintenance		
40	Will there be additional maintenance costs ?	We don't anticipate significant maintenance costs
Security		
41	Will additional security be required ?	No, other than additional cameras and alarms as would be normal for additional buildings.
Running Costs		
42	Will there be additional running costs ?	These will not be significant. Lighting costs will be no more than existing floodlights.

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Trees		
43	Will the Club remove any trees ?	No, indeed trees will be added.
Staffing Costs		
44	Will there be additional staffing ?	No
Communication Plan		
45	How will you communicate with the membership of MLTCC on this important topic?	The MLTCC Management Committee will continue to keep members updated as the planning process progresses, including the provision of drawings and photo montages of the proposed structure. The Management Committee will also provide members with costings and funding options when planning permission has been confirmed, in advance of an AGM/EGM for members to approve. This will enable members to make an informed decision on the proposal, with a high degree of certainty on the outcome.
Availability to MLTCC members of the FCC response/report to the pre planning application for Covered Courts by MLTCC.		
46	Will the report from FCC on the pre planning application by MLTCC be available to club members?	No. Having discussed with our professional advisers we do not believe it is appropriate at this point to circulate detailed correspondence between the professional advisers, Fingal County Council and the Club. The submissions and responses are not binding on either party and not subject to the same requirements of a full planning application where all documents are available for public viewing. The Facilities Sub Committee and our Architect gave a summary of the outcome of the pre planning consultations at the recent member information meetings and these will be considered as part of the finalisation of the full planning application. We also indicated that we had been given advise not to allow multiple variants/iterations of the proposed plans for the Covered Courts (pre planning is very initial drawings) be in circulation as members will get confused as to which proposed plan is most up to date and on which they have to make their decision. We will continue to update members on progress on the project over the coming weeks'
Costs		
47	The latest estimated costs of covered costs advised at the webinar is €1M. As a member, I'd like to know what is included in this estimate and what is not?	Included is the covered structure, ground works. Not included is court surfaces
48	Are replacement courts included in the costs estimate?	No
49	Are planning costs including An Bord Pleanala costs included in this estimate?	Yes, but they are estimated at 0.005% of the cost

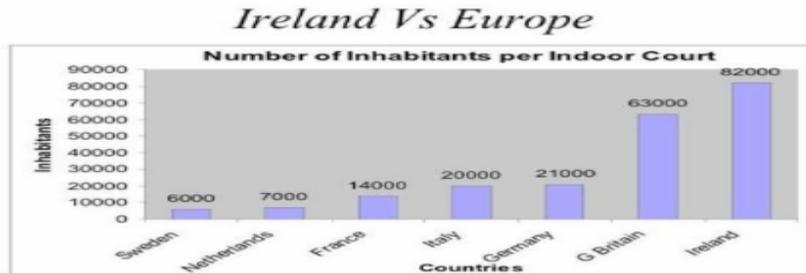
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Leinster Council Tennis data for Covered Courts

INTRODUCTION

Nobody will argue with the statement that it rains quite a lot in Ireland! Some sports can carry on regardless of rainfall during play. Tennis is not one of those sports. Tennis balls are very efficient at absorbing water, making them heavier than they should be. In the wet the bounce of the ball is significantly altered, and it becomes harder to grip the racquet effectively. A windy day also makes tennis more difficult and less enjoyable to play. More difficult and less enjoyable adds up to decreased motivation to go to the tennis club and get involved. The ultimate issues are member recruitment and retention.

Coaching is a key activity at all forward-looking clubs. Effective coaching depends on reasonable conditions for the players. It is very difficult for players to concentrate on instructions and make changes to their game if their main concern is how cold and wet they are feeling. Ireland lags well behind other European nations in terms of number of inhabitants per indoor court:



The Case for Indoors Courts may be summarised as follows:

- Play all year round and for longer each day (see figures below).
- Increased levels of participation (comfortable conditions will attract new players).
- Ability to offer wide range of programmes to members on a year round basis.
- Major advantages for the `performance` side of the sport (under ideal conditions players improve quicker).
- Increased revenue opportunities for clubs (e.g. charging hourly fees for indoor play).
- Ability to attract better, more highly qualified and full time coaches (the best coaches will gravitate to the clubs with the best facilities).

In simple terms, it is possible to play the game for almost 1,800 hours more per year on an indoor court versus an outdoor floodlit court. A club with three indoor courts will gain over 5,000 hours of playing time each year:

Month	Outdoor Floodlit Court	Indoor Courts
November	272	420
December	282	434
January	282	434
February	255	392
March	282	434
April	273	420
6 Month Total	1646	2534
May	282	434
June	273	420
July	282	434
August	282	434
September	273	420
October	282	434
6 Month Total	1674	2576
Yearly Total	3320	5110