



An
Bord
Pleanála

Board Direction
BD-017383-24
ABP-317865-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Having regard to the existing pattern of mixed land use in the area, it is considered that, subject to compliance with Conditions set out in the Second Schedule, the development proposed for 'permission' and the development proposed for 'retention permission' would be in accordance with the relevant provisions of the 'Tipperary County Development Plan 2022-2028; would not seriously injure the amenities of the local neighbourhood, or of the property in the vicinity; would not be prejudicial to public health; and would be acceptable in terms of traffic safety and convenience. The proposed development for 'permission', and that proposed for 'retention permission' would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions :

01. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 19th day of May 2023, as amended by the further plans and particulars submitted on the 11th day of July 2023 and the 14th day of July 2023, 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, and the orderly development of the area.

02. The opening operational hours of the proposed “6no. bay covered practice area”, will be the same as the Nenagh Golf Club opening hours, as follows –

Summertime hours **07h00 – 21h30**

Wintertime hours **09h00 – 16h30**

Reason : To clarify the terms of the permission, and in the interest of the general amenity of the area, and of proper planning and sustainable development.

03. All drainage arrangements, including the attenuation and disposal of surface water runoff from roofs, access pathways, and paved areas, shall comply with the requirements of the Planning Authority for such works and services.

Reason : In the interest of public health, and to avoid interference with adjoining properties.

04. The external materials, colouring and finishes of the proposed “6no. Bay Covered Practice Area”, including roofing, shall be consistent with, and complementary to those of the existing adjacent “Teaching Studio”, for which planning permission granted under **Reg.Ref.No.21203**, as well as that prevailing within the Nenagh Golf Course Complex generally. Any changes or revisions in this regard, shall be submitted to, and agreed in writing with the Planning Authority, prior to the commencement of such works.

Reason : In the interest of visual amenity.

05. The surface car parking space for which ‘retention’ permission is sought, shall be provided in accordance with a detailed car parking layout which shall be submitted to, and agreed in writing with the Planning Authority prior to commencement of development.

The detailed car parking layout shall be prepared in accordance with Section 6.5 – “Car & Cycle Parking Provision & Electric Vehicle Charging Standards”, and Table 6.4 – “Minimum Car Parking Standards”, and Table 6.6 – “EV Charging Point Standards”, all of the Tipperary County Development Plan 2022-2028, Volume 3, Appendix 6 – “Development Management Standards”.

Reason : To ensure a satisfactory surface parking layout in the interests of pedestrian and vehicular traffic safety, and of visual amenity in the vicinity.

06. The applicant shall pay to the Planning Authority a financial contribution in respect of all public infrastructure and facilities benefiting development in the area of the Planning Authority that is provided or intended to be provided by or on behalf of the Authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the Planning Authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the Planning Authority and the Applicant or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason : It is a requirement of the Planning and Development Act 2000, as amended, that a Condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

07. The applicant shall agree details with the Planning Authority of an effective, natural barrier of mature trees to provide effective mitigation as a ball stop to Part ty4689f neighbouring folio, property of Mr David Reddan.

Reason: In the interest of public health and safety and to avoid interference with the adjacent property,

Board Member


Liam Bergin

Date: 04/09/2024