



An
Coimisiún
Pleanála

Direction
CD-022328-26
ACP-323089-25

The submissions on this file and the Inspector's report were further considered at a meeting held on 09/07/2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 15/07/2026

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The application site is on lands zoned Open Space in the Cahir Local Area Plan (LAP) 2021-2027, where the land use zoning objective seeks '*to provide, preserve and enhance open space and amenity uses*' and that Sports/Leisure Facilities (Commercial), like that proposed, is not a use permitted under the Open Space zoning in the LAP. Furthermore, Planning Policy 8-9 of the Tipperary County Development Plan 2022-2028 Volume 1 states '*where commercial/industrial enterprises exist as non-conforming but long-established uses, to support their continued operation and expansion,*

provided such does not result in loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the character of the area or creation of a traffic hazard'. As the proposed development is not by, or on behalf of, the long-established Cahir Park Golf Club, it is considered that the proposed development represents the establishment of a new separate Sports/Leisure Facility (Commercial) on lands zoned for Open Space. The proposed development would, therefore, be contrary to the said land-use zoning objective of the Cahir Local Area Plan (LAP) 2021-2027. Furthermore, it is considered that the intensification of use at this location by way of 10 additional range bays and the introduction of flood lighting, would adversely impact on the residential amenity of the existing dwellings immediately to the west of the application site, by reason of noise generated, light generated and operational hours proposed. The proposed development would, therefore, also be contrary to Planning Policy 8-9 of the Tipperary County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. In the absence of an ecological assessment of the potential impacts on the local ecology (including on birds and bats) arising from the proposed lighting and the safety netting along the southern boundary of the range, the Commission can not be satisfied that the proposed development would not have an adverse impact on the receiving environment. The proposed development would, therefore, be contrary to Planning Policy 8-9 of the Tipperary County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the proposed development, the Commission, having sought and received clarification from the applicant with regards to the operation of the proposed development on the site, were satisfied that the proposed development represents the establishment of a new Sports/Leisure Facility (Commercial), separate from the adjacent established Cahir Park Golf Club and thus fails to meet the criteria of Planning Policy 8-9 of the Tipperary County Development Plan 2022-2028 and, consequently, would be contrary to the Open Space land-use zoning objective for the lands as indicated in the Cahir Local Area Plan 2021-2027. The Commission also considered that the intensification of the use proposed, coupled with the introduction of lighting and the hours of operation proposed, would adversely impact on the residential amenity of the dwellings located in close proximity to the west of the site which would further conflict with the provisions of Planning Policy 8-9 of the Tipperary County Development Plan 2022-2028. Furthermore, the Commission was not satisfied, in the absence of an ecological assessment of the potential impacts on the local ecology, that the proposed development would not adversely impact that local ecology.