

The submissions on this file and the Inspector's report were considered at a meeting held on 05 June 2026.

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

Reasons and Considerations

Having regard to the modest nature, scale and layout of the development for which retention permission and permission for completion is sought, to the site location within the lands associated with an established golf course use, the distance to the closest dwellings and to the relevant provisions of the Tipperary County Development Plan 2022-2028, it is considered that the development for which retention permission and permission for completion is sought, subject to compliance with the conditions below, would not negatively impact upon the residential or visual amenity of the area and would constitute an appropriate form of ancillary development within the established golf course development overall. The development for which retention permission and permission for completion is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.

The development to be retained and completed shall be in accordance with the plans and particulars received by the Planning Authority on the 3rd day of October 2025, 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 development hereby permitted shall be used solely for the purposes detailed in the approved plans and particulars.

Reason: In the interest of clarity.

3.

External finishes shall be consistent with the details received by the Planning Authority on 3rd day of October 2025, unless otherwise agreed in writing with the Planning Authority prior to the commencement of the works to complete the development.

Reason: In the interests of visual amenity.

4.

Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.

Reason: In the interest of public health and surface water management.

5.

Operational hours will be the same as the Nenagh Golf Club opening hours as follows;

Summertime hours 0700 to 2130 hours,

Wintertime hours 0900 to 1630 hours.

Reason: In the interest of clarity.

6.

Site development and building works shall be carried out between the hours of 0700 to 1900 from Mondays to Fridays inclusive, between 0900 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

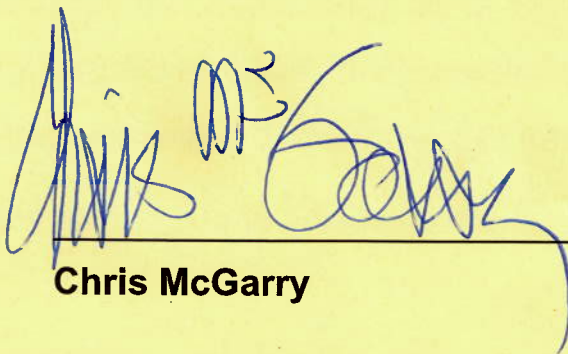
7.

The developer shall pay to the planning authority a financial contribution in respect of 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 developer or, in default of such agreement, the matter shall be referred to An Coimisiún 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.

Planning Commissioner:



Chris McGarry

Date:

5th day of June 2026