

An
Bord
Pleanála

Board Order ABP-317865-23

Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 23/60334

Appeal by David Reddan of Beechwood, Nenagh, County Tipperary against the decision made on the 31st day of July, 2023 by Tipperary County Council to grant subject to conditions a permission to Nenagh Golf Club of Beechwood, Nenagh, County Tipperary in accordance with plans and particulars lodged with the said Council.

Proposed Development: Six-bay covered practice area with all ancillary site works at Graigue, Nenagh, County Tipperary.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the existing pattern of mixed land use in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the relevant provisions of the Tipperary County Development Plan 2022-2028, would not seriously injure the amenities of the area or of 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 would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 11th day of July, 2023 and on 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The opening operational hours of the proposed development shall 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: To clarify the terms of the permission, in the interest of the general amenity of the area, and of proper planning and sustainable development.

3. 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.

4. The external materials, colouring and finishes of the proposed development, including roofing, shall be consistent with, and complementary to those of the existing adjacent "Teaching Studio", for which planning permission was granted under planning register reference number 21/203, 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 commencement of such works.

Reason: In the interest of visual amenity.

5. 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.

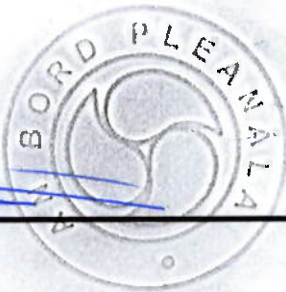

Reason: To ensure a satisfactory surface parking layout in the interest of pedestrian and vehicular traffic safety, and of visual amenity in the vicinity.

6. The developer 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 ty 4689f neighbouring folio, the property of David Reddan.

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

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 planning 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 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.



Liam Bergin
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this *20th* day of *September* 2024.