



An  
Bord  
Pleanála

## Addendum Inspector's Report

**ABP-317865-23**

---

<b>Development</b>	6 bay practice area
<b>Location</b>	Graigue, Nenagh, Co. Tipperary
<b>Planning Authority</b>	Tipperary County Council
<b>Planning Authority Reg. Ref.</b>	2360334

---

I refer to Board Direction BD0016569-24 on this case, dated 13/06/2024. As the original reporting inspector is now unavailable to complete an addendum report I have prepared this addendum for the Board.

The Board Direction sought further consideration of the planning history of the lands to establish the planning status of the use of the subject site and of adjoining lands to the west as a practice.

Following from the Board Direction, further planning history details were sought from the planning authority, including details in respect of PA ref. 5120496 as referenced in the Direction, which are attached herewith.

**PA ref 5120496:** Planning permission was granted by Tipperary (North Riding) County Council to Nenagh Golf Club for alterations and extension to golf course at Graigue, Nenagh, Co. Tipperary, in April 1999.

The red line boundary of the application site included the subject lands and the adjacent lands to the west. Further, I note that Dwg. no. N 02 98, "*Masterplan Planning Application*", clearly indicated that the subject lands were within the application site, located to the north of the second hole.

While those plans do not indicate any specific use for the subject lands, some works ("*top soil strip*") identified on the Masterplan drawing appear to encroach upon the southeastern part thereof area.

Having regard to the nature of the planning application and permission granted in that case, it is understood that the subject site and adjacent lands to the west would comprise part of the permitted golf course lands.

Further to the above, I note the following:

**PA ref. 5116463:** Permission was granted in June 1994 for “layout and use of additional lands as an extension to the existing golf course”. The additional lands were located at northwestern end of the overall golf course. The submitted layout plans described the subject site and the adjacent lands to the west as “*Practice Ground*”.

**PA ref. 09/510736:** Permission was granted to replace the existing septic tank facility at the Golf Club, Graigue, Nenagh with a new septic tank and wastewater treatment system. The red line boundary of the application site included the subject site and adjacent lands to the west.

**PA ref. 21/203:** Permission was granted in May 2021 to Nenagh Golf Club for a concrete floor slab as constructed and full planning permission to construct a covered teaching studio, hardstanding access path and ancillary site works. This relates to the same site as the subject appeal site and the teaching studio was located on the southern boundary of the site. The applicant in this case was Nenagh Golf Club.

### **Conclusion:**

Having regard to the foregoing, I conclude that:

- a) the subject site and adjacent lands to the west have not been the subject of a specific grant of permission as a “practice area”; however,
- b) the subject site and adjacent lands to the west comprise part of the overall authorised golf club lands.

Conor McGrath ADP

19/07/2024