



An
Coimisiún
Pleanála

Inspector's Report

ABP-322741-25

Development	Installing a water storage tank with a concrete base adjacent to existing maintenance yard along with private well, pumphouse and all ancillary site works.
Location	Nenagh Golf Club, Graigue, Nenagh, Co.Tipperary.
Planning Authority	Tipperary County Council
Planning Authority Reg. Ref.	2560239
Applicant(s)	Nenagh Golf Club
Type of Application	Permission.
Planning Authority Decision	Grant with Conditions
Type of Appeal	Third Party
Appellant(s)	David Reddan
Observer(s)	None.

Date of Site Inspection

26th August 2025

Inspector

Carol Hurley

1.0 Site Location and Description

- 1.1. The application site is located at Nenagh Golf Club, Graigue, Nenagh, Co. Tipperary.
- 1.2. Nenagh Golf Club is located to the northeast of Nenagh Town and is accessed via the L1058 and is situated on the eastern side of the road. The area can be characterised as rural in nature.
- 1.3. The site of the proposed development is located adjacent to the existing maintenance shed and is accessed via a separate entrance to the northeast of the main golf club entrance.
- 1.4. There are several dwellings and a stonework's premises situated between the two access points.
- 1.5. The area in which the proposed development would be located consists of substantial mature tree cover. The development would be located on the eastern side of the tree cover and southwest of the existing maintenance shed. The location of the site would be further screened from the golf course by way of an additional tree stand to the west of the greens.
- 1.6. The boundary to the road consists of the trees in addition to a low stone wall.

2.0 Proposed Development

- 2.1. The proposed development would consist of the installation of a water storage tank with a concrete base adjacent to the existing maintenance yard along with private well, pumphouse and all ancillary site works.
- 2.2. The water storage tank would be located to the southwest of the existing maintenance shed and to the east of an existing mature band of trees which serve as a buffer to the road. The proposed well would be located to the northeast of the storage tank site.
- 2.3. The site layout plan indicates that the proposed storage tank would be set off the road side boundary by c. 36m and would be set off the existing maintenance shed by a distance in excess of 39m.
- 2.4. The water storage tank is indicated to have a principal height of c. 3.2m and concrete base is indicated to measure c. 8.7m (w) x c. 8.7m (l). The proposed pumphouse is

indicated to measure c. 2.550m (w) x c. 2.550m (l) with a principal height of c. 2.650m and a flat roof profile.

- 2.5. Several trees are indicated to be removed to facilitate the proposed development.
- 2.6. The proposed well is indicated to be for irrigation of the golf course and not a potable water supply.

3.0 Planning Authority Decision

3.1. Decision

On the 19th of May 2025, Tipperary County Council issued a Notification of a Decision to Grant Permission to install a water storage tank with a concrete base adjacent to existing maintenance yard along with private well, pumphouse and all ancillary site works, subject to 4 no. standard conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planning report reflects the decision to grant permission subject to conditions.

The report sets out the following;

- Planning history including enforcement which relates to the adjoining lands.
- Contents of the submissions received.
- The planning policy overview associated with Tipperary County Development Plan 2022-2028 with reference to Section 6.4.2 'Delivery of Community Facilities.
- Accepts that the proposed development as outlined would be acceptable in principle.
- The proposed development which would be accessed via an existing access to the adjacent maintenance yard and as such the design and layout would be acceptable with no impact on the visual or residential amenities of the area.
- The nature of the proposed water storage tank would be ancillary to the existing use of the site and the design specifications are acceptable.

- The existing entrance would be used therefore no issues would arise with traffic or access.
- In terms of water supply, the proposed new well would be acceptable in principle.
- No wastewater disposal issues would arise.
- Surface water can drain to soakpits.
- Consideration of EIA and pre-liminary examination and the relevant Class as per the Planning and Development Regulations 2001, as amended. Refers to the receipt of unsolicited further information to confirm the water volume required to irrigate the golf course per annum. EIA would not be required in respect of the proposed well.
- Consideration of AA and determined that AA would not be required.
- No concerns raised regarding ecology.
- In terms of flood risk, it is noted that the site intersects with an area identified as being at risk of pluvial flooding. The report notes that the proposed works are outside this zone and concludes there would be no flood risk.

3.2.2. Other Technical Reports

The Planning Officers report notes that the application was referred to the Environment Section and District Engineer, no response was received at the time of writing the report.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

The 3rd party submissions made to the Planning Authority in relation to the proposed development can be summarised as follows;

- Refers to a warning letter relating to 1 of several unauthorised developments at the site with a chronological overview of events stated.

- Now a situation that another planning application has been submitted whilst there are unauthorised developments outstanding within the site curtilage.
- Subject application does not confirm what the purpose of the water storage tank is?
- The application does not contain any projections as to usage.
- The applicant considers that the development does not require EIA Screening despite the proposed development in proximity to a pond.
- The application does not comply with Section 23 of the Planning and Development Regulations 2001, requirements for plans, drawings, maps referred to in article 22, content of planning applications generally.

This is particularly relevant as it is for an additional bored well.

- The adjacent septic tanks are not detailed, the current well location and the soak way area of the cleaning of machinery and spraying equipment adjacent to the maintenance shed.
- The chemicals, pesticides, fungicides, herbicides and wetting agents are dissimilar to those used in agricultural settings, the soakaway areas serving the equipment cleanup area, which is also close to a pond would give additional cause for concern.
- Incumbent upon the Planning Authority to address the concerns in the interest of public health.
- Insofar as this application relates to a water storage tank, the most recent applications will result in extra load put on the current sewerage treatment plant. The club now has c. 1200 members, visitor's numbers, green fees and competition entries have all increased considerably.
- 2009 calculations PPE sewerage treatment system are grossly underestimated in relation to the current usage. Concerns regarding the sand polishing filter, percolation requirements and evidence of regular ground water flooding in an area adjacent to the current percolating area.
- Concerns are relevant as the groundwater vulnerability is high in this area.
- Medical concerns of the surrounding area noted.

- Concerns regarding previous Judicial Review proceedings.

4.0 Planning History

09510736 – Permission granted for replacement septic tank facility serving the overall golf club, located to the south of the clubhouse.

03510059 – Permission granted for maintenance storage shed, toilets and septic tank and percolation area. This relates to lands on the northern side of the maintenance shed.

Adjoining Lands (within the golf club)

21203 – Grant retention for concrete floor slab as constructed and full planning permission to construct a covered teaching studio, hardstanding access path along with all ancillary site works.

ABP-317865-23 - Grant permission for 6 bay covered practice area with all ancillary site works.

Enforcement

TUD-25-10 – Warning letter issued in relation to the construction of a partially constructed structure adjacent to the permitted teaching studio.

5.0 Policy Context

5.1. Tipperary County Development Plan 2022-2028

The subject site is located outside of the town boundary of Nenagh with no specific zoning objective. The area is categorised as being an area under urban influence.

The Planning Officers report refers to Section 6.4 'Community Amenity Sports' which relates to the delivery of community facilities with the Council seeking to ensure that adequate and safe amenity, sports and recreational open space etc are available for groups of the population.

Archaeology

To the east -

Zone of archaeological potential – National Monument TN00779, Description 'Ringfort-Cashel' SMRN TN015-078

To the southeast –

National Monument TN00780 Description ‘Enclosure’, SMRN TN015-079

National Monument TN00802, Description ‘Ringfort-rath’, SMRN TN015-099

Volume 3 – Development Management Standards

Policy 15 - 1

Implement the provisions of the Water Services Guidelines for Planning Authorities (DHLGH, 2018) (and any amendment) in assessing applications for new development.

Policy 16-6

Require development proposals to connect to the public water supply, where such facilities are available.

5.2. National Guidance

Water Environment (Abstractions and Associated Impoundments) Regulations 2024.

The Principles of Water Abstraction and Associated Impoundments Authorisation, EPA 2025.

These guidelines summarise the legislative requirements. The legislation is primarily focused on water abstractions of 25m³ or more in any 24-hour period. This would require registration depending on water volume abstracted and in some cases EPA assessment for significance.

Abstractions of 2000m³ per day or more would require a licence.

6.0 Natural Heritage Designations

The proposed development is not located within or immediately adjacent to any European Site or other Natural Heritage Site.

The subject site is located to the c. 7.8km to the southwest of Scohaboy Bog (NHA) and c. 8.5km to the west of Ballintemple Bog (pNHA) and to the southeast of Lough Ourna (pNHA).

7.0 EIA Screening

The proposed development has been subject to preliminary examination for environmental impact assessment. Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

See completed Form 1 and 2 on file.

8.0 The Appeal

8.1. Grounds of Appeal

David Reddan, Beechwood, Nenagh, Co.Tipperary has submitted a 3rd party appeal against the decision of Tipperary County Council to grant permission for the proposed development. The grounds of the appeal can be summarised as follows;

- Acknowledged in original submission that this application solely relates to an additional well and storage tank however the concerns in an overall capacity are relevant to the application.
- Questions should unauthorised development be regularised before or during a new application.
- Refers to the stated planning history of the Planning Officers report in relation to the subject site and that of the adjoining lands. It is questioned by the appellant as to how certain planning history, (unauthorised development) directly adjacent to the teaching studio and being within the site curtilage of Nenagh Golf Club could be described as being the adjoining lands.
- Queries the need for the proposed development.
- Notes that there are 5 different water supplies to Nenagh Golf Club (2 deep bored well at the club house and machinery yard, 1 additional third-party source, 2 extraction pipes from the Clarianna River to the southeast.

- Two of the extraction pipes from the river already cater for golf course irrigation.
- Appellant states that they have flagged their concerns for public health but has not received a satisfactory explanation to alleviate such concerns. The appellant raises a question as to the inclusion and whereabouts of alleged water tests carried out that are not included in any correspondence.
- Questions why the solicitor for Nenagh Golf Club would submit an instrument to the High Court pertaining to water tests carried out in 2024 and not provide or include them.
- The appellant submits that the results of these water test results would be crucial element of the submission to alleviate concerns regarding the contamination of a water supply. Submits an explanation should be forthcoming from both Nenagh Golf Club and Tipperary County Council under Aarhus convention guidelines.
- Appellant states that they have flagged the issue of dumping of raw sewerage within the grounds of the golf club and why has the issue of sewerage capacity in any (including) this planning application.
- The application does not comply with Section 23 of the Planning and Development Regulations, 2001, why have all relevant adjacent wells and septic tanks not been shown on the site layout map as required, why has the location been selected as it is the furthest point possible from the extraction sites from the Clarianna River, why were the applicants not required to provide an explanation for usage, notwithstanding there is already a tank in existence in proximity to the clubhouses and at least 500m closer to the extraction points than the proposed tank.
- Confirmation should be sought from an accomplished environmental engineer that the current sewerage treatment system and two additional septic tanks and percolation areas are fit for purpose and comply with current regulations.
- Confirmation and identification of all chemicals, pesticides, herbicides and fungicides to the relevant authorities in consideration of the unique set of circumstances pertaining, not exclusive to high groundwater vulnerability and proximity to multiple deep bored wells.

- The reason for continuous breaches of the planning laws.

8.2. Applicant Response

Nenagh Golf Club, being the applicant, has provided a 1st party response to the 3rd party appeal. The submission can be summarised as follows;

- Sets out that the appellant made submissions, in relation to the matters referred to in this current appeal under headings 2,3,4,5 in the submission to Tipperary County Council on 23rd April 2025, to the High Court.
- These matters were all dismissed by Judge Nolan and therefore submit that these matters have already been dealt with by An Bord Pleanala and the High Court.
- The Management Company submit that the repeating matters already dismissed comprehensively, is vexatious due to ongoing and persistent appeals quoting the same material, almost all of which is not substantiated with evidence, rather contain personal views.
- Sets out the issues which were dealt with as part of the Judicial Review proceedings.
- Nenagh Golf Club set out that the water storage facility is entirely for the purposes of storing water to use on the golf course for irrigation purposes. The development has no impact upon the onsite sewerage treatment facility being located 400m to the north of that facility. All submission relating to sewerage are irrelevant.
- Water test results are all within EU Health Regulations and the submission in relation to these have no validity. The application for permission solely relates to a facility for the storage of water to be used to irrigate specific areas of the golf course.
- References the fact that the appellant also acknowledges in the closing statement of their appeal that this planning application is specific to the Water Storage facility.

8.3. Planning Authority Response

None received

9.0 **Assessment**

9.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having visited the site, and having regard to the relevant local policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows;

- Principle
- Scope of Development
- Volume of Abstraction
- Other Matters
- Water Framework Directive Screening
- Appropriate Assessment

Principle

9.1.1. I am satisfied that the proposed development would be subservient and ancillary to the established use of the Golf Club and would remain consistent with the character of the area. The principle of the proposed development as it relates to the application site (lands outlined in red) is generally acceptable, subject to further assessment below.

Scope of Development

9.1.2. The appellant states that it was acknowledged in the submission to the Planning Authority that this application relates solely to an additional well and water storage tank however the concerns in an overall capacity are relevant to this application.

9.1.3. I would submit that the issue of unauthorised development and additional claims of such in addition to the sequencing of planning applications as a result is a matter for the Planning Authority. I also consider this to be relevant in respect of the concerns raised in relation to the workings of the septic tanks and percolation areas. I note that none of the unauthorised developments cited, or the machinery yard referenced in the

appeal occur within the development site. I would also submit that this assessment solely relates to the development as described in the statutory notices and as proposed within the red line of the application site.

- 9.1.4. The appeal raises concerns regarding the validity of the application. I consider that the compliance of the planning application details with the requirements of the Planning and Development Regulations 2001, as amended, is a validation matter for the consideration of the planning authority. The application was accepted as being valid. Notwithstanding the foregoing, I consider that there is sufficient information to facilitate the consideration of the case. The site is bounded by lands associated with the golf club on three sides and by the public road to the west and that all features on these lands are outlined in addition to buildings beyond those lands. I am satisfied that the site layout plan as submitted accords with the requirements of Article 23 (1)(a) of the Planning and Development Regulations 2001, as amended. I am satisfied that the development description of the proposal as reflected in the public notices is acceptable. It does not appear that any party was excluded from participation in the process arising from site notices.

Notwithstanding the foregoing, in relation to the suggested lack of detail on the plans and lack of clarity regarding the identification of all chemicals, pesticides, herbicides and fungicides, I would note that the development does not provide for the use of chemicals and proposes to serve as irrigation for the golf course and not as a potable water supply.

- 9.1.5. Volume of Abstraction

- 9.1.6. The appellant notes that there are currently 5 different water supplies to Nenagh Golf Club and questions the need for another source.

- 9.1.7. As previously noted, the red line of the application site does not include the entire golf club lands, just the area in which the proposed development would be located, although the wider golf club lands are outlined in blue.

- 9.1.8. As part of my assessment, I have had regard to the Planning and Development Regulations 2001, as amended in addition to the Water Environment (Abstractions

and Associated Impoundments) Regulations 2024 and document entitled Principles of Water Abstractions and Associated Impoundments, EPA, 2025.

9.1.9. I refer to the requirements of Part 2 Class 10 (I) of the Planning and Development Regulations 2001 which sets out the thresholds for water abstraction (volume exceeding two million cubic metres per annum) as it relates to the impact upon the environment and the subsequent need for EIAR.

9.1.10. I note that the EPA is the competent authority for licensing water abstractions. Any abstraction equal to or greater than 2,000 m³/day will require an abstraction licence. Any abstraction between 25 m³/day and <2,000 m³/day will be assessed by the EPA to determine if it is a significant abstraction. If an abstraction is deemed to be significant, an abstraction licence will be required.

9.1.11. The site overlies a locally important aquifer which is moderately productive only in local zones and is of high vulnerability. The enclosed documents set out that the total water intake for the purposes of irrigation on the Golf Course taken from a bored well and from the Nenagh River amounts to 2,650 cubic metres per annum. Considering the above assessments and notwithstanding the presence of other water sources within the wider golf club lands, I am satisfied that the proposed development would not be a significant abstraction and would not be likely to negatively impact on water resources in the surrounding area. There are separate obligations under the Water Environment (Abstractions and Associated Impoundments) Regulations 2024 on persons carrying out abstractions and in the event the abstraction level was significant the applicant is bound by other obligations including maintenance of records of abstraction.

9.1.12. Other Matters

Impact to Visual and Residential Amenities

9.1.13. Having visited the site, I am satisfied that the proposed development by reason of the modest nature of the structures, the location within the site together with the substantial tree cover would ensure no undue impact to the visual or residential amenities of the area.

9.1.14. Having regard to the above assessment, I would concur with the decision of the Planning Authority and submit that the proposed development by virtue of the nature of the development being ancillary and subservient in scale to the established use on the site would be consistent with the proper planning and sustainable development of the area.

9.1.15. Traffic Safety

9.1.16. The nature of the proposed development would not give rise to any substantive traffic generation over existing and will utilise the existing entrance.

10.0 AA Screening

10.1. I have considered the proposed development in light of the requirements of S177U of the Planning and Development Act 2000 as amended.

10.2. The subject site is located within an established rural area, separated from the following protected sites; c.16.2km North west of the Special Area of Conservation for Kilduff, Devilsbit Mountain (000934), c.8.9km south west of the Special Area of Conservations for Scohaboy (Sopwell) Bog (002206) and c.15.4km from Sharavogue Bog (000585), c. 9.5km south east of the Special Area of Conservation for Lough Derg, north east shore (002241) and c.9.8km from Special Protection Area for Lough Derg, (Shannon) (004058), c.13km north of the Special Protection Area for Slievefelim to Silvermines Mountains (004165), c.15km north of the Special Areas of Conservation for Silvermines Mountains West (002258), Silvermines Mountains (000939) and c. 14.2km from Bolingbrook Hill (002124).

10.3. No further nature conservation concerns were raised in the planning appeal.

10.4. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

10.5. The reason for this conclusion is as follows

- The nature of the works
- The distance from the nearest European site and the lack of connections.

- 10.6. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects.
- 10.7. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000, as amended) is not required.

11.0 Water Framework Directive

- 11.1. The subject site is located at Nenagh Golf Club, Graigue, Nenagh, Co. Tipperary, the subject site is c.1.06km to the north of the Gortadalaun Stream which runs along the southern boundary of the main Golf Club lands (not the red line of this application site).
- 11.2. The Ardcroney Stream is located c.1.8km to the north west of the application site.
- 11.3. The site overlies a Locally Important Aquifer of high vulnerability which is moderately productive only in Local Zones.
- 11.4. The proposed development comprises permission for installing a water storage tank with a concrete base adjacent to existing maintenance yard along with private well, pumphouse and all ancillary site works.
- 11.5. No water deterioration concerns were raised in the planning appeal. Concerns were raised regarding water contamination however this appears to relate to wider issues within the golf club site. The proposed well is not a potable water supply and is for irrigation of the established golf course. Furthermore, I would note that as the proposed abstraction is for irrigation of the golf course lands it will not be transferred off site. By virtue of the intended use, the water once used for irrigation will infiltrate the golf course lands and recharge appropriately without undue impact to the groundwater supplies.
- 11.6. I have assessed the development seeking permission and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no

conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

11.7. The reason for this conclusion is as follows:

- Nature of works e.g. small scale and nature of the development
- Location-distance from nearest surface Water bodies and/or lack of hydrological connections.

11.8. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

12.0 Recommendation

12.1. I recommend that planning permission be granted for the proposed development subject to the conditions set out below.

13.0 Reasons and Considerations

13.1. Having regard to the location of the site on lands adjacent to and subservient to the established Golf Club together with the policies and objectives of the Tipperary County Council Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would integrate appropriately within the established rural setting without undue impact to the visual and residential amenities in the area, and would not impact negatively on the water quality or resources of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

14.0 Conditions

1.	The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be
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	<p>otherwise required by the following conditions.</p> <p>Reason: To clarify the plans and particulars for which permission is granted.</p>
2.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.</p> <p>Reason: To prevent flooding and in the interests of sustainable drainage.</p>
3.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
4.	<p>All necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>
5.	<p>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</p>

	<p>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.</p> <p>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.</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Carol Hurley
Planning Inspector

16th September 2025

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-322741-25		
Proposed Development Summary	Installing a Water Storage Tank with a concrete base adjacent to existing maintenance yard along with private well, pumphouse and all ancillary site works.		
Development Address	Nenagh Golf Club, Graigue, Nenagh, Co. Tipperary.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? <small>(that is involving construction works, demolition, or interventions in the natural surroundings)</small>		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes	X	Part 2 Class 10 I	Proceed to Q3.
No			
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			EIA Mandatory EIAR required
No	X		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	X	Class 10 (I) Groundwater abstraction and artificial groundwater recharge schemes not included in Part 1 of this Schedule where the average annual volume of water abstracted or recharged would exceed 2 million cubic metres.	Preliminary examination required (Form 2)

5. Has Schedule 7A information been submitted?		
No	X	Screening determination remains as above (Q1 to Q4)
Yes		Screening Determination required

Inspector: _____ Date: _____

Appendix 2 - Form 2

Form 2 - EIA Preliminary Examination

Case Reference	ABP-322741-25
Proposed Development Summary	Installing a water storage tank with a concrete base adjacent to existing maintenance yard along with private well, pumphouse and all ancillary site works.
Development Address	Nenagh Golf Club, Graigue, Nenagh, Co. Tipperary.
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<p>The proposed development consists of the installation of a water storage tank with a concrete base adjacent to the existing maintenance yard along with private well, pumphouse and all ancillary site works.</p> <p>The proposed development would be ancillary to the wider use of the golf course lands. There would be an obligation on the developer to adhere to the Water Environment (Abstractions and Associated Impoundments) Regulations 2024 which would ensure that impact would not be significant.</p>
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).	<p>The subject site is located within an established golf course. The site overlies a locally important aquifer capable of sustaining a well. The water proposed to be abstracted from the ground would be for use for irrigation of the lands and as such will infiltrate back to ground and recharge as appropriate.</p>
Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary,	<p>Having regard to the characteristics of the development and the sensitivity of its location, it is not considered that significant effects upon the environment would arise.</p>

intensity and complexity, duration, cumulative effects and opportunities for mitigation).	
Conclusion	
Likelihood of Significant Effects	Conclusion in respect of EIA
There is no real likelihood of significant effects on the environment.	EIA is not required.
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	
There is a real likelihood of significant effects on the environment.	

Inspector: _____ Date: _____

DP/ADP: _____ Date: _____

(only where Schedule 7A information or EIAR required)

Appendix 3 WFD Impact Assessment

WFD IMPACT ASSESSMENT STAGE 1: SCREENING			
Step 1: Nature of the Project, the Site and Locality			
An Bord Pleanála ref. no.	ABP-322741-25	Townland, address	Nenagh Golf Club, Graigue, Nenagh, Co. Tipperary
Description of project		Installing a water storage tank with a concrete base adjacent to existing maintenance yard along with private well, pumphouse and all ancillary site works.	
Brief site description, relevant to WFD Screening,		Site is located within an area of little to no elevation with well drained soils, located in a rural location. The subsoil on the site is identified as a till type. Till is a sediment deposited by or from glacier ice. The site is surrounded by golf club lands to the east; the site itself is not in use as grass associated with the golf course. There is a watercourse located c.1.8km to the north and c. 1.06km to the south of the site. The overall golf course lands straddle two river sub basins (Ardcrony Stream to the north and Gortadalaun Stream to the south).	
Proposed surface water details		Surface waters can drain to soakpits.	
Proposed water supply source & available capacity		Proposed well.	
Proposed wastewater treatment system & available capacity, other issues		Not applicable	
Others?		Not applicable	
Step 2: Identification of relevant water bodies and Step 3: S-P-R connection			

Identified water body	Distance to (m)	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)
River Waterbody	1.8km (to the northwest)	Ardcrony Stream_010 IE_SH_25A060500	Moderate	At risk	Hydromorphology, Agriculture, Mines and Quarries	Not hydrologically connected to surface watercourse.
River Waterbody	1.06km (to the south)	Gortadalaun Stream_010 IE_SH_25G200100	Poor	Review		Not hydrologically connected to surface watercourse.
Groundwater waterbody	Underlying site	Nenagh IE_SH-G_178	Good	Not at risk		Direct connection via well, Free draining soil conditions.

Step 4: Detailed description of any component of the development or activity that may cause a risk of not achieving the WFD Objectives having regard to the S-P-R linkage.

CONSTRUCTION PHASE

No.	Component	Water body receptor (EPA Code)	Pathway (existing and new)	Potential for impact/ what is the possible impact	Screening Stage Mitigation Measure*	Residual Risk (yes/no) Detail	Determination** to proceed to Stage 2. Is there a risk to the water environment? (if 'screened' in or 'uncertain' proceed to Stage 2.

1.	Site Clearance and Construction	Gortadalaun Stream_010	None	None	None	No	Screened out
2.	Site Clearance and construction	Ardcrony Stream_010	None	None	None	No	Screened out
3.	Site clearance and construction	Nenagh IE_SH_G_178	Drainage	Seepage to ground water	Standard Construction Measures / Conditions	No	Screened out
OPERATIONAL PHASE							
3.	Surface	Gortadalaun Stream_010	None	None	None	No	Screened out
	Surface	Ardcrony Stream_010	None	None	None	No	Screened out
4.	Ground	Nenagh IE_SH-G_178	None	Rate of abstraction	Adherence to Water Environment (Abstractions and Associated Impoundments) Regulations 2024. Potential to recharge to aquifer.	No	Screened out
DECOMMISSIONING PHASE							
5.	NA						

