



# PORTSALON 2030 DEVELOPMENT PLAN



**BE PART OF THE EXPERIENCE**

## FOREWORD

This project has been undertaken by the Council of Portsalon Golf Club to address a number of issues that have arisen over recent years. The most important issue is the health and safety aspect of the 18th hole which must be addressed and we feel that a calculated and considered approach now is better than reacting when we have no choice. Paul McGinley design has been engaged to help solve this issue whilst making improvement to the quality of the course.

Many aspects of our clubhouse facilities need attention including rewiring to current standards for our annual licence renewal obligations, sewerage treatment plant upgrading, car park resurfacing and general updating internal areas.

Council appointed a dedicated development group to come up with a plan to address the issues over the coming years. The development group established in May 2023 felt that the priority was to find out what improvements member would like to see. A survey was sent to members in August 2023 which almost 200 members participated in.

The overwhelming response from the survey were three main issues, car park, practice facilities and clubhouse facilities being out of date and inadequate.

We feel that we have addressed all of the issues raised in a prudent manner that will future proof Portsalon Golf Club for the next generation and beyond.



**MCGINLEY**  
Golf Course Architecture & Design



**PORTSALON**  
**2030**  
**DEVELOPMENT PLAN**



## PROGRESS TO DATE

Portsalon GC has engaged with Paul McGinley Golf Course Design to come up with a strategy for course improvement that allows and work alongside the planned upgrades to the clubhouse and all secondary facilities, such as car parking.

The planned clubhouse redevelopment has been fine-tuned by MH Associates in line with the 2023 Members Survey.

In November 2024, these plans were passed unanimously by Council and they are now being proposed for member approval.

## AREAS TO ADDRESS

### HEALTH & SAFETY

The current 18th hole, with its proximity to the public car park and main road, is a health and safety concern. There have been multiple incidents where members of the public/cars have been struck by golf balls. The club is potentially one accident away from a major insurance claim.

### CLUBHOUSE

The clubhouse requires modernisation in order to meet modern safety requirements and standards, as well as improving energy efficiency. Increased disabled access, a sewerage system upgrade and re-wiring are also needed.

The planned redevelopment will encompass these requirements, whilst also modernising the Clubhouse for the future upgrading what it offers to members and visitors alike.



# CLUBHOUSE PLANS

EXISTING



PROPOSED



**CLUBHOUSE PLANS**

**EXISTING**



**PROPOSED**



# CLUBHOUSE PLANS



**SOUTH EAST ELEVATION**  
Scale 1:100



**NORTH WEST ELEVATION**  
Scale 1:100



**NORTH EAST ELEVATION**  
Scale 1:100



**SOUTH WEST ELEVATION**  
Scale 1:100





## COURSE CHANGES

The health & safety concerns on the 18th hole mean the club is potentially hostage to having the hole closed down as it stands today. To alleviate this worry, it is planned to eliminate this hole.

As a consequence, a new short game practice area to include chipping, bunker play and putting will be created for members on what is currently the 18th fairway.

A new Par 3 will be created, to the left of the current 3rd hole and will be played as the 4th hole.

New tee complex will be created for the existing 4th hole.

In order to maintain the course par at 72, the current 12th hole will become a Par 4 and will play as a dogleg from behind the existing 11th green. This Par 4 will become the 13th hole.

The current 17th will become the last hole and will be a Par 5 but to a new green complex closer to the right of way.

The existing 5th hole which will play as the 6th will be shortened and the green complex softened.



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# COURSE CHANGES

## 4TH HOLE

**COMPLETE  
NEW PAR3**

**WHITE 148M  
YELLOW 136M  
GREEN 124M  
RED 115M**



## 6TH HOLE

**WHITE 172M  
YELLOW 156M  
GREEN 141M  
RED 128M**



**PRESENT 5TH TO BECOME 6TH HOLE. NEW TEE COMPLEX TO  
SHORTEN THE HOLE PLAYED TO A REDESIGNED GREEN COMPLEX**

## 13TH HOLE

**PAR 4**

**WHITE 357M  
YELLOW 340M  
GREEN 308M  
RED 296M**



**PRESENT 12TH HOLE TO BECOME 13TH HOLE, PAR 4, NEW TEE  
COMPLEX AT BACK OF EXISTING 11TH GREEN, DOGLEG RIGHT TO  
REDESIGNED GREEN AT THE SITE OF THE PRESENT 12TH GREEN**

## COURSE CHANGES

### 18TH HOLE



PAR 5

WHITE 492M  
YELLOW 478M  
GREEN 431M  
RED 408M

PRESENT 17TH HOLE TO BE PLAYED TO A NEW GREEN COMPLEX CLOSER TO THE CLUBHOUSE.

### PRACTICE/SHORTGAME AREA



Area between the right of way and clubhouse is to become a short games practice area to consist of 2 greens with bunkers and a putting green along with warm up practice net.



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COURSE MAP



# NEW COURSE SCORE CARD

## FRONT 9

HOLE	PAR	WHITE	YELLOW	GREEN	RED
1	4	325	320	308	267
2	4	396	389	333	327
3	4	327	323	258	258
4	3	148	136	124	115
5	5	470	465	446	378
6	3	172	156	141	128
7	4	408	406	369	305
8	4	343	336	297	247
9	5	480	467	436	416
	36	3096	2998	2692	2441

## BACK 9

HOLE	PAR	WHITE	YELLOW	GREEN	RED
10	4	413	407	365	339
11	3	154	143	132	127
12	5	497	492	449	431
13	4	357	340	308	296
14	4	321	318	265	225
15	4	397	387	324	311
16	3	140	131	121	121
17	4	354	348	307	233
18	5	492	478	431	408
	36	3125	3044	2702	2491

**PAR 72**

**WHITE 6194 METERS**

**YELLOW 6042 METERS**

**GREEN 5394 METERS**

**RED 4932 METERS**

## FINANCIAL STRUCTURE

Based on current costing, the total project is estimated to cost approximately €2.2million. It is planned to fund this by a mix of bank finance and working capital. The project will be completed on a phased basis over a number of years.

Bank finance will be maintained at a level that can be comfortably serviced without putting the club under undue financial stress.

There are designated pause-points after each phase of work that will allow the Council to assess the financial outlook and, if needed, potentially place work on hold in case of economic downturn or other such factors.

Full details on the financial planning and mechanisms to protect the club will be given at the EGM and members' questions answered.



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