



An  
Bord  
Pleanála

## Inspector's Report PL11.247593.

---

<b>Development</b>	Change of use of existing bowling alley internally and externally, toilets, landscaping, wheelchair ramp, external signage and 6 flagpoles
<b>Location</b>	The Clubhouse, The Heritage Resort, Killenard, County Laois.
<b>Planning Authority</b>	Laois County Council.
<b>Planning Authority Reg. Ref.</b>	15/437.
<b>Applicant</b>	Billy Byrne National Children's Charity Ltd.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Permission with conditions.
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	<ol style="list-style-type: none"><li>1. Michelle Byrne and Paul Gallagher.</li><li>2. Killenard Heritage Group Ltd.</li><li>3. The Heritage Golf Club Killenard.</li></ol>
<b>Observer(s)</b>	<ol style="list-style-type: none"><li>1. Sa Nic an tSionnaigh.</li></ol>

2. Brian Byrne.
3. Gerry Ryan.

**Date of Site Inspection**

27<sup>th</sup> February 2017.

**Inspector**

Derek Daly.

## 1.0 Site Location and Description

- 1.1. The proposed site is located in the Heritage Resort, which is located immediately to the west of the village of Killenard and 3 kilometres to the southeast of Portarlinton in County Laois. It is also in proximity to the M7 Dublin Portlaoise Motorway located approximately 4 kilometres to the south of the village. The resort is a mixed development incorporating a golf course, hotel, restaurants other sporting facilities including a golf academy and also includes a mix of residential development
- 1.2. The building, which is the subject of this appeal is a modern sports building was constructed for use as a bowling alley and is located immediately to the south of the club house. To the north of the club house there is a spa facility and to the north of the spa is the hotel. The golf course is to the west of these facilities.
- 1.3. The building is of a modern design and construction approximately 6.7 metres in height with a pitched roof on all elevations. The external elevations in particular the southwestern and northwestern elevations incorporate a high level of glazing on the elevations.
- 1.4. To the north east of the building is a communal car parking area which serves the bowling alley building and club house and other facilities. To the southeast of the building is a passageway leading to a walking route within the overall resort complex. On the other side of the passageway is a wall which is the rear boundary of a number of residential units. To the southwest of the building is a flat surfaced open area constructed as a bowling green. The site to the west overlooks a lake and the golf course.
- 1.5. The site is irregular in configuration incorporating not only the bowling alley building but a section of the car park incorporating parking bays and 2 disabled parking bays, and the open area to the rear of the building. The site has a stated area of 0.674 hectares. Existing buildings on the site is stated as having a floor area 2,320m<sup>2</sup>.

## 2.0 Proposed Development

- 2.1. The proposal as submitted to the planning authority on the 19<sup>th</sup> of October 2015 was for the following;

- The change of use of a bowling area internally to be fitted as an “all ability ecoplay sensory experience” with upgraded toilets and café.
- The change of use of the bowling green to a new sensory garden including the provision of two garden rooms with an overall floor area of 63.25m<sup>2</sup> and a separate building providing toilet facilities. The buildings are flat roofed with external finishes of vertical timber cladding with large glazed openings. The area also includes an all abilities playground and landscaping.
- Additional works include landscaping, a wheelchair ramp, new external sign and six flagpoles the latter three on or adjoining the northeast elevation.

2.2. Further information was submitted on the 13<sup>th</sup> of September 2016.

2.2.1. A planning report was submitted which outlined the proposal and its components, the history of the site and relationship to existing adjoining uses.

- The report refers to a change of use of an existing permitted recreational facility.
- The previous bowling alley had an approved 22 parking spaces.
- The parking area is part of an overall parking area for all the facilities including the golf club and hotel where uses have varying times of usage and demand.
- Reference is made to the history of the site and in particular parking provision.
- Fluid movement between car parking areas and the different land uses has been relied upon in the development.
- Planning policy is supportive of the development.
- Reference is made to the ownership of land and that the hotel and spa is in separate ownership to the golf club and other facilities (fig 16).
- The hours of the facility are outlined and the maximum numbers like to attend the proposed development are outlined (page 17).
- The site was chosen as it is an existing recreational facility and readily accessible.
- The development will have dedicated parking spaces.

- The hotel and spa car parking areas are under separate ownership and will not be used by the applicant.
- Reference is made to parking usage and demand for the golf club.
- The proposed facility can cater for a maximum of 14 families per session and there will be a maximum of 4 daily sessions.
- Estimates are outlined in relation to anticipated parking demand including staff parking.
- A revised parking layout is indicated with 31 spaces of which 8 are disabled spaces. (In this regard I would refer to drawing no:15-35PP05).
- The report refers to refer also to a total of other spaces which remain allocated to the golf club in this layout (4 officer spaces, 2 disabled spaces and 1 other).
- There is provision for a minibus drop off/collection and it is anticipated that many families will be dropped off by minibus but it is anticipated that 14 spaces are the maximum parking demand at any one session.
- The net loss of parking for the golf club is 24 is spaces but the loss will be offset by the use of the overflow parking in a pub/restaurant.
- Many users of the golf club reside in the resort or are guests in the hotel.
- The facility will be in use 9am to 9pm Monday to Sunday with 4 daily sessions of 3 hours.
- The report refers to the submissions received but it is noted that the parking area was not for the exclusive use of the golf club and 22 were reserved for the bowling club; parking demand varies; the families attending the facility pre-book and traffic can, therefore, be managed; the open space at the rear will be a quiet space and will function as a passive area and is not a playground and there will be no floodlighting used in this area. The development is not a commercial enterprise. Access to the golf club will be blocked off. In relation to stray golf balls entering the area, it is unlikely and the area is already a recreational area and netting can be erected. No works

are proposed at the golf academy and the status quo remains in relation to the walking track.

- The site is appropriate given the history of the site and well accessed.

There is also a report relating to water services.

- In relation to wastewater the existing wastewater drainage system will be used which discharges into a public system and pumped to the Portarlington WWTP.
- The capacity of the public system is a matter for the local authority.
- The estimated hydraulic holding of the proposed facility is outlined and the pumping is the responsibility of the management of the overall complex and not the applicant. The hydraulic loading is estimated as a population equivalent of 24.
- Clarification is indicated in relation to water and surface water.

Drawings relating to the details refer to in relation to layout, buildings and services are also submitted.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The decision of the planning authority was to grant planning permission subject to 9 conditions.

Condition no.1 limits the use and hours of operation

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

The planning report dated the 4<sup>th</sup> of December 2015 refers to;

- Planning history.
- Submissions received.
- Provisions of the county development plan.

- Reports from other departments including an F/I request from Road Design.
- The development accords with the zoning for the site.
- The development complies with the core aim of providing social and recreational infrastructure to all sectors and ages.
- No new piped services connections are required.
- Further information is required in relation to parking.
- Further information was recommended in relation to parking and the hours of operation of the facility.

### 3.2.2. Other Technical Reports

The HSE in a submission received by the planning authority on the 19<sup>th</sup> of November 2015 indicates no objections to the development.

Irish Water in a submission refers to connection agreements.

### 3.3. **Third Party Observations**

A number of third party submissions were received outlining objection in relation to

- traffic management and parking,
- issues in relation to water services,
- clarification in relation to boundaries and use of areas,
- the development would impact on residential amenities,
- that the site is inappropriate for the use proposed in the context of existing uses and facilities and is incompatible with current uses,
- noise and disturbance,
- a greenfield site would be more appropriate.

The planning report dated the 24<sup>th</sup> of October 2016 refers to;

- the further information submitted.
- The development conforms to zoning.

- The development also assists in meeting policy in relation to social inclusion in the development plan.
- There is no objection in relation to parking.
- Permission was recommended.

## 4.0 Planning History

P.A. Ref 03/298

Permission granted for a bowling alley and outdoor bowling area.

## 5.0 Policy Context

### 5.1. Development Plan

- 5.1.1. The operative plan is the Laois County Development Plan 2011-2017.
- 5.1.2. Killenard is a listed village in the settlement and retail hierarchy of the county.
- 5.1.3. The site is zoned as tourism in the plan and a recreational building (community) is a permissible use.
- 5.1.4. Section 4.2 relates to social inclusion, as indicated in policy HS4/ P02, it is a policy to;
- Facilitate and encouraging balanced economic development in a range of appropriate locations, through providing and promoting a variety of housing options, support services, Community Facilities and improvements to Recreational Amenities.
- 5.1.5. Chapter 8 relates to tourism and it is a core aim to build on the tourism opportunities of County Laois in a balanced and sustainable manner. In relation to objectives and policies the following are relevant;
- TM8/009 “To work with relevant and interested parties to implement specific tourism and leisure”.
  - TM8/P03 “Identify the principal tourism hubs and nodes within the County, and the primary transport linkages between them. Encourage clustering of



tourism products and services within identified hubs and nodes to increase linkages within and reduce leakage from, the local economy projects”.

- 5.1.6. Chapter 6 relates to Recreation and Amenity and in this regard I refer to policy RA6/P03 which is a policy to;
- 5.1.7. “Cater for the sporting and recreational needs of all sectors and ages of the community and promote the integration of those with special needs into the sporting and recreational environment”.
- 5.1.8. In volume 2 of the plan relating to settlement strategy there are plans for various settlements in the county and there is a Killenard Village Plan.
- 5.1.9. Reference is made to an extensive leisure resource based at The Heritage Golf and Country Club including a Championship and Par 3 Golf Course, International Bowls Arena, Leisure Centre, Health Spa and private walking track.
- 5.1.10. In relation to sewerage services it is indicated that effluent from Killenard is pumped, via a rising main, to the treatment works in Portarlinton.
- 5.1.11. The site is zoned tourism in the plan.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

- 6.1.1. Michelle Byrne and Paul Gallagher in the grounds of appeal refer to;
- The main concern relates to sewerage serving the overall development.
  - There was a blockage in the sewer between the sewer on the resort and the public sewer which resulted in the leakage of raw sewage on the patio behind their home. No cause was identified and no satisfactory resolution of the matter.
  - Their concerns in this regard have been ignored.
  - Other concerns relating to traffic management, parking and water services have also been ignored.
- 6.1.2. Killenard Heritage Group Ltd c/o Tom Phillips and Associates in the grounds of appeal refer to:

- The appellant fully supports the development of recreational facilities for children of all abilities but the site is not suitable for this development.
- There are many operational restrictions in relation to the site.
- In relation to Killenard its function is to serve a local service base and not to facilitate uses with a regional and potentially national catchment draw. The proposed development is better suited to a larger centre as similar locations have located in such centres.
- Zoning alone is not a justification to grant permission.
- The development has little in common or in relation to complementarity with adjoining permitted uses and is a standalone facility.
- Condition no.1 is not enforceable and the development management guidelines refer to this necessity.
- The development was in the further information retrofitted to meet the requirements of further information.
- There are many assumptions made in relation to parking and any exceedance of the parking demand has the potential for detrimental impact on the operation of adjoining commercial uses and residential amenities of adjoining dwellings.
- There is no clear assessment in relation to parking demand for the various uses which will use the parking area.
- The site was initially developed by a single owner which is now not the case. the appellant as the owner of the hotel has concerns in relation to the car parking in particular at peak demands at the hotel.
- There is no detailed evaluation of the parking issue by the roads department.
- There is no detailed assessment of the further information response.
- The consent of the appellant has not been received in relation to water supply.
- The water sources for the overall development are located on the appellant's property.

6.1.3. The Heritage Golf Club in the grounds of appeal refers to;

- The issues were set out in submissions to Laois County Council.
- Reference is made to parking and the problems in relation to parking requirements and management.
- The issue relating to water supply is not addressed and there are problems in relation to the operation of the sewerage system.
- There are health and safety issues in relation to straying golf balls entering the proposed facility.
- Issues arise in relation to the drawings.
- The overall rationale and operation of the proposed facility is raised.

## 6.2. Applicant Response

The applicant c/o David Mulcahy Planning Consultants in response refers to;

6.2.1. In response to the grounds of appeal of Michelle Byrne and Paul Gallagher,

- There is a recreational use in situ with the benefit of a planning permission. The proposal is to seek to change one form of recreational use to another recreational use.
- Issues relating to the sewerage system are addressed but it is operation of the sewerage system is a matter for Laois County Council.

6.2.2. In response to the grounds of appeal of the Heritage Golf Club Killenard.

- The issues of parking are addressed, the position in relation to staff parking are entirely reasonable and the additional parking has to be seen as positive as arguably additional parking was not necessarily needed to be provided. Any congestion of at the end/start of a session will only be for a brief period.
- There are, however, 8 additional spaces provided for this turnover period.
- There is no evidence provided to indicate the parking at the overflow area is superfluous. It is an underused car park.
- Water supply will continue to be supplied as present.

- In relation to health and safety concerns the recreational use is already present on the site and netting can be provided if necessary to address any concerns.
- Drawings and maps were altered as agreed with the planning authority.
- The intention is to encourage families to stay in the resort and book sessions in the proposed development during stay.

#### 6.2.3. In response to the grounds of appeal of the Killenard Heritage Group Ltd.

- The appellant fails to understand why it is considered an inappropriate location.
- Killenard is very different to any other village in County Laois on account of the Heritage Resort which is a large scale purpose built tourist and leisure facility and the proposal must be considered in this context.
- The use is compatible with other uses and enables families to make use of other facilities in the complex.
- There are limited uses that the existing building could be used for and for this reason the building has remained vacant for so long.
- The planning authority can assess if the facility is operated other than the conditions of the permission in particular if operated as a commercial facility.
- It was never the intention to operate as a commercial facility.
- The development is as applied for and the applicant is aware of the position if the building were to be used for conferences.
- The parking area and the basis of the parking as proposed is clearly outlined in the further information response. 32 spaces are proposed. Reference is made to table 1 and figure 2 of the submission.
- The current water supply arrangements in relation to water supply will remain and a confirmation of this arrangement is submitted

#### 6.3. **Planning Authority Response**

No response.

## 6.4. Observations

6.4.1. Sa Nic an tSionnaigh in the submission refers to;

- The submitted documentation in relation to the application and the assessment was wholly inadequate.
- The nature of the application appears to have changed to suit the situation as they appear.
- There has been a blatant disregard for the planning process.
- A miss-mash of parking layouts have been submitted.
- The overflow parking is unsuitable and unsafe and is a parking area for a busy restaurant.
- There are a lot of assumptions in relation existing and proposed parking usage on the site.
- There are problems of parking on the site in the absence of the bowling centre being used and the use of the site will have implications for parking and there is confusion in relation which is the actual parking layout the proposed floor plan or the site layout map.
- If the car parks are full where do families park when they arrive and the suggestion of the use of a buggy service from the overflow parking is dangerous and a farce.
- The use is not compatible with a golf course, pub, bar and fast food outlet.
- It is not a local or community facility and not highly accessible to the motorway network.
- There are traffic problems in Killenard.
- There are well documented problems in relation to wastewater treatment on the overall site.
- There appears to a shortfall in disabled toilets within the complex.
- The fencing detail at 1500mm is not high enough to obstruct either noise or movement issues in relation to residents or golfers.

6.4.2. Brian Byrne in the submission refers to;

- The development is not compatible with the proposed location.
- There are many deficiencies in relation to the proposal in the initial submission and subsequent submission.
- Many drawings contradict and are incomplete so how can the development be complied in accordance with the drawings as submitted.
- Conditions are largely unenforceable.
- The issues of parking and the use of the overflow parking are referred to.

6.4.3. Gerry Ryan in the submission refers to;

- There are issues in relation to traffic management, parking and traffic related safety.
- There is no roads report.
- The overflow parking provision and how it can properly operate is referred to.
- There are issues in relation to mixing vehicular and pedestrian traffic in this case children.

## 7.0 **Assessment**

7.1. The main issues relating to this appeal are I consider the following:

- Principle of the development.
- Transportation and parking.
- Services.
- Residential amenities.
- Other matters.

7.2. Principle of the development.

7.2.1. The appropriateness and compatibility of the development has been raised in many of the third party submissions prior to the planning authority's decision and in the grounds of appeal.

- 7.2.2. The site forms part of a larger tourism resort in which there is a golf club, hotel and spa. The current building was a bowling alley with an outside bowling green which is no longer in operation. This area of the resort is part of a wider area which includes a bar and restaurant, coffee shop and residential units. The overall resort although adjoining the established village of Killenard is a distinct entity and appendage to the village. It, therefore, does not conform to the traditional form of village and Killenard is, therefore, very distinct in that regard with a large scale purpose built tourism facility on its fringe part of but distinct from the village fabric. It is in context the current proposal must, therefore, be considered.
- 7.2.3. In relation to the building under consideration it was an integral part of a larger leisure complex. It immediately adjoins the golf club house and it shares the car parking area as there is no distinctive parking zones for each facility. Parking may in previous permissions on the site been determined for each facility but other than dedicated parking bays for the officers of the golf club bays appear to have open use and there is no restriction in movement and circulation within the overall parking area.
- 7.2.4. In relation to the site it is located within an area zoned Tourism with the objective “to provide for and improve tourist amenities in the County”. It is also indicated that “the areas included in this zoning objective are intended to meet with the needs of the tourist in the County. Uses such as accommodation of all types and ancillary services such as food and beverage establishments will be encouraged within the use zone”. In relation to land use matrix Sport/Leisure Complex is permitted use.
- 7.2.5. The nature of the change of use proposed is a relatively new form of facility affording families who have a member who is disabled to avail of leisure and recreational facilities and activities in a manner in which all family members can actively participate. The principle of the use would appear, I consider, to be acceptable to the zoning of the site.
- 7.2.6. In relation to whether this is a use incompatible with other current uses as suggested by parties to this appeal, many of the reasons for considering this are the proximity to the golf course, residential properties and the proximity to licenced premises and also that a location near a large urban centre would be more appropriate. There is probably no ideal location for such a facility but it is located in a leisure resort where

families can avail of a wide range of facilities including other sports, a hotel and spa. There is guest accommodation and locations to dine. It is also readily accessible to a motorway network and the towns of Portlaoise and Portarlington are in relative close proximity. It is contended that such a facility is not suited to a village of the scale of Killenard but Killenard as indicated is unusual given that the large scale Heritage Resort is a major aspect of the village.

7.2.7. I would therefore have no objections to the principle of the use of the site for this development.

7.3. Transportation and parking.

7.3.1. In the course of the application revised proposals were submitted in relation to the provision of parking. For the purposes of this assessment I will focus on the further information which was submitted on the 13<sup>th</sup> of September 2016.

7.3.2. As already indicated the site forms part of a larger site with a parking area which serves all of the uses with a common and fluid internal circulation road network and free movement within the parking area.

7.3.3. It would appear that although there is no clear demarcation, the bowling alley section of the development had an approved 22 parking spaces.

7.3.4. The revised parking layout as indicated provides 31 spaces of which 8 are disabled spaces and in this regard I would refer to drawing no:15-35PP05. The golf club will retain use of the other spaces/bays which include spaces for officers of the golf club and 2 disabled spaces.

7.3.5. It is indicated that there is provision for a minibus drop off/collection and it is anticipated that many families will be dropped off by minibus. As a maximum of 14 families will attend the facility per session, the applicant indicates that it is anticipated that 14 spaces are the maximum parking demand at any one session. It is reasonable, however, to assume that as one session immediately follows another it is possible that families attending both sessions will require to use the parking area with an overlap of families attending or being located at the facility.

7.3.6. The increase arising in dedicated spaces for the facility will result in a net loss of parking for the golf club and this is not in dispute.



- 7.3.7. It is difficult to estimate/anticipate the level of parking the development will generate and therefore an assessment will be based on assumptions.
- 7.3.8. In this regard, it is conceivable that people attending the facility may or may not attend the facility in single cars, there may be shared arrangements, that a number given the nature of the development will arrive by bus in an organised group and others may attend the site and avail of the other facilities in the resort and park in that area of the resort. There will be, therefore, no uniformity and demand for parking will therefore not be uniform and consistent during the hours of operation.
- 7.3.9. The level of peak usage of the other facilities will also vary depending on the time of day and year, whether there are competitions and society outings using the golf course and peak usage may occur at the period of maximum usage of the proposed development.
- 7.3.10. It is, however, not unusual that peak demands and flows are accommodated by the use of the overflow parking, which the applicant indicates can be provided at a pub/restaurant. It is also conceivable that the previous bowling facility would have had on some occasions peak usage that would have exceeded the 22 spaces allocation. It is also reasonable to consider that such overflows can be anticipated and managed.
- 7.3.11. The issue of pedestrians crossing the road network does raise issues of pedestrian/vehicle conflict but the site is within a relatively controlled area in relation to traffic movement with low traffic speed.
- 7.3.12. The provision of parking is, I consider, reasonable as it is largely defined by the maximum usage that the facility can accommodate with provision for overlap of usage and parking demand between sessions. The flexibility of an open parking area with free movement does permit one facility at peak usage to avail of spaces not used by other activities.
- 7.3.13. In terms of traffic management internally within the site I would have no objection as there is no manifest change in the current position. Outside of the site the village of Killenard can be accessed from different routes. The maximum 14/28 movements occurring every three hours will not impact on the road network or the village and in stating this the bowling facility generated traffic and any increase arising can be offset from the current permitted use.

7.3.14. I would have no objection to the proposal in relation to transportation.

#### 7.4. Services

7.4.1. References are made by third parties to issues of problems and issues in relation to piped services in particular blockages and overflows in the sewers.

7.4.2. The proposed development is not looking for a new connection in relation to services and will avail of the services which were available to the bowling facility.

7.4.3. The development will use an existing sewerage system which served the bowling facility and applicant has submitted details relating to the anticipated hydraulic load of the proposed development and the hydraulic loading is estimated as a population equivalent of 24 and this figure is not necessarily an overall level of increase as the previous use also discharged to the system.

7.4.4. There is nothing to indicate that the existing system as presented proposed cannot take any increase which the development will generate. The effluent is discharged into a common system which is pumped off the site to the public system and is then pumped to the Portarlinton WWTP. I accept that blockages have occurred as stated and this is a management issue to resolve, internally within the site by the site ownership/management and externally in the public system by the local authority. The local authority has not, it is noted, presented any issue in relation to services.

7.4.5. The issue of water supply was raised but the response of the applicant indicates that a connection is available and if this not the case there are other remedies in this regard.

#### 7.5. Residential amenities.

7.5.1. The impact of the development in relation to adversely impacting on residential amenities is raised in third party submissions.

7.5.2. There are residential units in relative close proximity and the rear boundaries of these properties adjoin the walkway which also forms a boundary for the appeal site. The use of the open area in a manner which is different to the previous use as an outdoor bowling area/green will I anticipate give rise to some degree of additional noise but I do not consider that the level could be considered material or significant as the area has an established outdoor recreational use.

#### 7.6. Other matters

7.6.1. The compatibility of the use with the operations and usage of the golf club is raised in particular people straying onto the course and dangers from errant golf shots potentially injuring people attending the facility. In this regard the applicant has indicated that such hazards become apparent safety netting can be erected and there is boundary fencing. I would have no issues with such a proposal in this regard.

## 8.0 Recommendation

8.1. In view of the above assessment permission is recommended.

## 9.0 Reasons and Considerations

Having regard to the nature of the proposed development; its location within an overall leisure related resort complex; the uses within the resort and the current permitted uses and the provisions of the current Laois County Development Plan 2011-2017, it is considered that subject to it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 10.0 Conditions

1. The 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 submitted on the 19<sup>th</sup> of October, 2015, the 13<sup>th</sup> of September 2016 and the 30<sup>th</sup> of September 2016, 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 interests of clarity

2. The use of the development shall be as stated in the plans and particulars received. The usage of the facility shall cater for a maximum of 14 families per session and access to the facility shall be via a pre-arranged booking system. No change of use of the site shall occur without a prior grant of planning permission.

**Reason:** In the interests of clarity

- .3. The hours of operation of the proposed development shall be restricted to between 0900 hours and 2200 hours in relation to the use of the internal area and between 0900 hours and 2100 hours in relation to the use of the external garden area.

**Reason:** In the interests of the amenities of residential property in the vicinity and of clarity.

- .4 Prior to the commencement of the use of the facility the applicant shall implement the provision of the set down area for buses and the demarcation of the parking bays in particular the provision of disabled bays as indicated on the revised parking layout as indicated on drawing no:15-35PP05 received by the planning authority on the 13<sup>th</sup> of September 2016.

**Reason:** In the interests of the traffic safety and the management of vehicular movements attending the proposed development.

- .5 Other than the signs and flag poles indicated on the submitted drawings no additional signs or advertising material shall be erected on the building without a prior grant of planning permission.

**Reason:** In the interests of visual amenity and of clarity.

- .6 Within 6 months of the date of this order the applicant shall submit to and agree with the planning authority details relating to the external lighting of

the rear garden area.

. **Reason:** In the interests of the amenities of residential property in the vicinity.

. .

---

. Derek Daly  
Planning Inspector

14<sup>th</sup> March 2017