



An
Bord
Pleanála

Inspector's Addendum Report

ABP-322134A-25

Development

Retention: Demolition of corridors, side extension and front projections. Permission for the completion of alterations to increase room numbers from 102 to 107, together with all associated site works.

Location

The Former Great Southern Hotel, Ballygillane Little, Saint Helens, Rosslare, Co. Wexford.

Planning Authority

Wexford County Council

Planning Authority Reg. Ref.

20240253

Applicant(s)

Aidan Gallagher

Type of Application

Permission

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

Verona Murphy TD

Observer(s)

None

Date of Inspection

26th June 2025

Inspector

Catherine Dillon

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1.0 Introduction

1.1. This addendum report should be read in conjunction with the Inspector's report on file dated 30th June 2025. Both reports relate to a third party appeal against a notification of decision to grant permission issued by Wexford County Council for the retention of demolition of existing corridors, two storey side extension and front projections. Retention of external and internal alterations to existing building which includes replacement windows and windowsills, removal of rear façade panels to the west and eastern wings and decorative detail at parapet level, repair of roof and external rendering of western wing of the building and omission of existing doors on the southern elevation of the building. The proposed development also included retention and permission for the completion of alterations to the building including internal and external alterations resulting in the increase of room numbers from 102 to 107, together with all associated works at the Former Great Southern Hotel, Ballygillane Little, Saint Helens, Rosslare, Co.Wexford.

1.2. The Commission's Direction CD-020327-25 dated 30th July 2025, contains the Commission's direction in relation to this addendum report. It stated as follows:

Having regard to the planning history of the site, the two Section 5 referrals determined by ACP on 25th February 2025 (ABP 318455-23 & ABP 318709-23) which placed the future use of the buildings/properties/structures on site solely within the parameters of the nursing home permission under P.A Reg. Ref 20220711 and P.A Reg. Ref 20210283, and the provisions of Article 18(1)(d)(ii) of the Planning and Development Regulations 2001, as amended, the Commission is of the opinion that the public notice does not comply with the statutory requirements. The Commission further noted a discrepancy between the proposed number of bedrooms on the drawings submitted and the number of bedrooms in the statutory notice. Having regard to Section 142 (4) of the Planning and Development Act 2000, as amended, the Commission decided to defer consideration of this case and to issue a Section 132 notice to the applicant. The applicant is therefore required to provide the following:

A revised statutory notice which clearly and accurately describes the nature and extent of the development, and which should include details of the current permitted use, the proposed use, and the proposed number of bedrooms.

- 1.3. The revised newspaper notice was submitted to the Commission by the applicant and was advertised in the Irish Examiner dated 10/9/2025. A copy of the revised site notice dated 10/9/2025 was also submitted to the Commission. Both notices contain a revised description of the proposed development. The revised description is outlined in Section 3 of this report.
- 1.4. The Commission in the interest of natural justice invited submissions from the third party.

2.0 Planning Policy

- 2.1. Since the original report was assessed Variation No. 2 of the Wexford County Development Plan 2022-2028 (Rosslare Harbour Kilrane & Bunclody Settlement Plans) is currently on public display from 22nd July to 20th August 2026 (inclusive). The purpose of the variation is to align the Wexford County Development Plan 2022-2028 with the Housing Targets in the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended), which were issued to give effect to the National Planning Framework First Revision (2025). Proposed Variation No. 2 includes the introduction of Land Use Zoning and Objectives for Rosslare Harbour/Kilrane and Bunclody Town and associated text and mapping objectives. The proposed variation also includes other updated, amended and new objectives and text.
- 2.2. The subject site is indicted as being zoned 'village centre/regeneration lands' within Variation No.2. It is zoned 'village centre' in the current plan.

3.0 Applicant's Response to the Commission's Direction

- 3.1. The applicant's revised site and newspaper notice stated the following:
(sic) The proposed development seeks retention permission¹ for works which include

¹ The underlining throughout the description is my emphasis, to highlight the various retention & proposed works contained within the description

1. The demolition of existing link corridors, two storey side extension and front projections.
2. External and internal alterations to existing building which includes replacement windows and windowsills, removal of rear façade panels to the west and eastern wings and decorative detail at parapet level.
3. The repair of roof and external rendering of western wing of the building, and omission of existing doors on the southern elevation of the building, and
4. The Boundary wall.

These works were carried out pursuant to Wexford County Council Application Reference Number 20210283, a permission for change of use of former hotel to 90 bedroom nursing home including dayrooms, offices, meeting rooms, mortuary, laundry, kitchen, dining room, and ancillary accommodation, 24 one bedroom assisted living apartments and 1 studio apartment (total 25 apartments), 2nd floor extension to existing north and west wings, single story extensions at south and east of existing building, 2 storey extensions at south and west of existing building, 3 storey extensions to south and west of existing building, alterations to all elevations, external steps and ramps, front boundary wall with railing and gates at Saint Martin's Road, walled service area, new boundary fencing with gate to northern boundary, ancillary site works and car parking for 77 cars, and Wexford County Council application reference number 20220711, a permission for alterations to the 90 bedroom nursing home scheme permitted by Wexford County Council (Ref:2021/0283). The proposed works include:

1. The demolition of part of the rear of the hotel building, including the existing ESB substation;
2. Modifications to the internal layout of the building;
3. Modifications to the elevations, including changes to openings and facade materials, and the construction of rooftop plant rooms;
4. The construction of a plant room and waste management enclosure;
5. All associated car parking, landscaping and site development works. Access to the nursing home will be provided via Saint Martin's Road, located to the South.

Works which commenced pursuant to Wexford County Council Application Reference number 20210283 and Wexford County Council Application Reference number 20220711, which were not completed and for retention permission is sought in addition to permission for completion of the works include

5. External and internal alterations to east bedroom wing,
6. Substation,
7. Waste management enclosure,
8. Internal access roads and car parking.

The permissions, Wexford County Council Application Reference number 20210283 and Wexford County Council Application Reference number 20220711, pursuant to which works were carried out are for a change of use of the hotel to a 90 bedroom nursing home which will not be completed.

Retention permission: Retention permission for completion of works and existing and established hotel use on the site and the increase of bedroom numbers from 102 to 111.

- 3.2. The applicant submitted in their response to the Commission's direction, that works commenced at the existing hotel pursuant to the nursing home permission, but that these works did not change the use of the existing building. It was during the initial phase of the work for the nursing home permission, that the owner considered the nursing home was not viable. The applicant is now seeking to regularise the work completed on site which they state will form part of the hotel and facilitate the continued use of the hotel and increase the number of bedrooms from 102 to 111.
- 3.3. The submission is also accompanied by a solicitor's letter which states inter alia, that substantial works have not been carried out in relation to the nursing home permissions, and no certificate of completion has been submitted.
- 3.4. The applicant acknowledges that the original public notice for the current development referred to an increase in bedroom numbers from 102 to 107, and that 4 no. additional bedrooms were erroneously not labelled on the submitted first floor plan in the northern wing of the building.
- 3.5. They have detailed in the interest of clarity the number of existing and proposed bedrooms in the building.

No. of bedrooms in existing and proposed accommodation in building

	Existing Accommodation	Proposed Accommodation
Ground floor		
West wing	28 no. bedrooms & 2no.service/stair cores	22 no.ensuite bedrooms & associated resident amenities/services including laundry room, dining room, social space, hot desk room, office/meeting room, kitchen pods and staircore
East wing	23 no. bedrooms & 2no. service/stair cores	23 no. ensuite bedrooms & associated resident amenities/services including dining room, social space, hot desk room, kitchen pods and laundry room and staircore
North wing	None	11 no. ensuite bedrooms & associated resident amenities/services including kitchen/dining, laundry, social space, reception and security/storage area
First floor		
West wing	28 no. bedrooms & 2no. service/stair cores	22 no. ensuite bedrooms & associated resident amenities/services including laundry room, dining room, social space, hot desk room, office/meeting room, kitchen pods and staircore
East wing	23 no. bedrooms & 2 no. service/stair cores	23 no. ensuite bedrooms & associated resident amenities/services including dining room, social space, hot desk room, office/meeting room, kitchen pods, laundry room and staircore
North wing	None	10 no. ensuite bedrooms & associated resident amenities/services including kitchen/dining, laundry, social space, reception and security/storage area
Total no. of bedrooms	102 no. of bedrooms	111 ensuite bedrooms & associated amenities on all floors.

4.0 Third Party response to the Commission's Direction

4.1. A submission was received from Verona Murphy TD. This submission refers to the previous decisions by the Commission on the Section 5 referrals and that the current permitted use is that of a nursing home. These aspects of this submission have been assessed in my original report. However new issues raised in this submission relating to the direction are summarised as follows:

- Commission accepted a core ground of her appeal in that the public notices failed to comply with the relevant statutory requirements.
- Commission considered the hotel use had been extinguished, current use on the site is a nursing home.
- Public notices are legally flawed and are not in compliance with Articles 18, 19, 22 & 26 of the Regulations and is invalid.
- Proposed development as described in the revised public notices is seeking to conjoin elements of the nursing home permissions with the current application.
- High Court has held that a planning permission is indivisible and 'authorises the carrying out of the totality of the works for which approval has been granted, and not some of them only.'
- The Court has held that a 'developer cannot operate mutually inconsistent planning permissions at the same time'.
- Without prejudice the layout of the development is more indicative of a facility for transient occupation such as a hostel and not typical of a modern day hotel.
- Commission has no legal authority to grant the application as the public notices are not accurate or adequate.

5.0 Assessment

5.1. I consider the main issues to be assessed relate to the revised development description and whether it complies with the statutory requirements of Article 18 (1) (d) (ii) of the Planning and Development Regulations 2001, as amended, and as

specified in the Commission's direction. The third party considers the revised public notices fail to comply with the Commission's requirements and is invalid.

- 5.2. I discussed the validity of the planning application in my main report, however, I will address the development description with regards to Articles 18 -22 of the Planning & Development Regulations as referenced in the third party submission to the Commission's direction.

Article 18 of the Planning & Development Regulations 2001

- 5.3. Article 18(1)(d)(ii) of the aforementioned Regulations specifies

Art. 18. (1) - A notice published in accordance with article 17(1)(a) shall be published in a newspaper approved for this purpose in accordance with sub article (2), shall contain as a heading the name of the planning authority to which the planning application will be made and shall state-

18 (d) - a brief description of the nature and extent of the development, including –
(ii) 'where the application relates to the retention of a structure, the nature of the proposed use of the structure and, where appropriate, the period for which it is proposed to retain the structure',

Revised Description of the development

- 5.4. I consider the revised notice was published in accordance with Article 18 (1) outlined above.
- 5.5. Article 18 (1) (d) requires a brief description of the nature and extent of a development. Whilst I consider the revised description of the development is extensive, compared to the original description, I am satisfied it identifies the structures/works to be retained, works proposed, and the nature of the use of the overall building. It further clarifies the nursing home granted in P.A Ref: 2021/0283 and further revised by P.A Ref: 2022/0711 will not be completed.
- 5.6. The retention works (Nos.1-4) outlined in section 3 above in the revised notice are described as being carried out before the Planning Authority granted planning permission Ref: 20210283 for the change of use of the former hotel to a 90 bedroom nursing home and 25 apartments and permission for alterations to this development granted in P.A Ref: 2022/0711.

- 5.7. Retention permission is also being sought for further works (No.5-8) outlined above which commenced pursuant to the nursing home permissions being granted but were not completed. Included within the description permission is being sought for new works to facilitate the continuation of the existing and established hotel use on the site and increase the number of bedrooms from 102 to 111.
- 5.8. Although the description of the development is not brief, and in my opinion could have been simplified to clearly highlight the proposed nature of the structures on site were to be used as an hotel. Nevertheless, I am satisfied that the description includes the structures on site are to revert back to a hotel use. I consider from the third party's submission to the revised description, that there is no ambiguity in this regard.

Article 19 (1)(a) of the Planning & Development Regulations 2001, as amended

- 5.9. The third party refers to the new site notice failing to comply with Article 19 (1)(a) of the Planning and Development Regulations. This article relates to a site notice being in a form as set out in Form No.1 of Schedule 3. This form is specific to a site notice relating to a planning application made to a planning authority. The site notice as revised clearly specifies it was erected at the request of the Commission.

Article 22 of the Planning & Development Regulations 2001, as amended

- 5.10. The third party considers the development does not comply with Article 22 of the Regulations. Article 22 of the Regulations concerns primarily to the content of planning applications generally, with regards to newspaper notice, location map, structure to which the application relates and red boundary, wayleaves, position of site notice and documents and plans. As stated in my previous report the matter of the validation of a planning file rests with the planning authority. Nevertheless, I am satisfied that the details as submitted in the original appeal and clarified by way of the applicant's response to the Commission's direction, that the existing structures/buildings on the site are to be used as an hotel.

Article 26 (3) of the Planning & Development Regulations 2001

- 5.11. This article relates to the procedure on receipt of a planning application by the planning authority and states as follows:

Art 26 (3) 'Where, following consideration of an application under sub-article (1), a planning authority considers that- (a) any of the requirements of articles 18, 19(1)(a) or 22 and, as may be appropriate, of article 15J, 24 or 25 has not been complied with, or (b) the notice in the newspaper or the site notice, because of its content or for any other reason, is misleading or inadequate for the information of the public, the planning application shall be invalid'. I consider the documentation satisfies the regulations and does not prejudice third parties.

- 5.12. The planning authority were satisfied that the application was valid. The Commission in issuing its direction were seeking further clarity on the overall description and intended use of the structures. As outlined in the proceeding paragraphs I am satisfied the content of the newspaper notice is not misleading or inadequate as information for the public. Based on the submitted documentation by the applicant the structures and buildings on site are to be used as an hotel. I therefore consider the applicant through this planning application is seeking retention for the works carried out, works commenced but not completed, and seeking permission for proposed works.

Sections 34 & 37 of the Planning & Development Act 2000 as amended

- 5.13. The third party refers to both Sections 34 and 37 of the Planning & Development Act 2000, as amended, and that the Commission can determine a planning application as if it was made to it in the first instance, and in accordance with Section 34 of the Act. Section 37 enables the Commission to consider a planning application with regards to the proper planning and sustainable development of the area, and as such make a 'de novo' decision in this regard, but neither Section 34 or 37 of the Act refer to the Commission invalidating a planning application previously validated by the planning authority.
- 5.14. I note the first party refers to a high court decision in which it was held that a planning permission is indivisible and that a developer cannot operate mutually inconsistent planning permissions at the same time. The development in the third party's view as described in the revised public notices is seeking to adjoin elements of the nursing home permissions with the current application, which is legally impermissible.

- 5.15. The applicant in their description of the development is stating that the works which were carried out and in which they are seeking to retain were carried out before the nursing home permission was granted. This matter has been considered in previous planning history connected with the site, and it was the Commission's view based on commencement notices associated with the nursing home permission, that works associated with the nursing home had been implemented.
- 5.16. I note the third party's view that the hotel use has been extinguished, and as works were commenced on the nursing home, that the nursing home is the current permitted use, and as such as such any use other than a nursing home, would be inconsistent with the relevant permissions granted for the nursing home. The applicants state the nursing home use was not a viable use, and from the revised notice it is clear that it is intended to use the structures/buildings as an hotel.
- 5.17. Whilst I acknowledge the works associated with the nursing home were started but not completed, the applicant is now seeking retention and completion for works carried out to the structures/building. I consider the building currently on the site detracts from the overall visual amenity of this area, and it is in the interest of the proper planning and development of the area, that the building is completed to an acceptable standard. I have therefore recommended in condition 3 that the development shall be carried out within 3 years of the order as granted, unless otherwise agreed by the planning authority.
- 5.18. Section 34 (12) of the Planning and Development Act 2000, as amended permits an application for development of land in accordance with the permission, regulations may be made for the retention of unauthorised development and this section applies to this appeal, subject to any necessary modifications.

Conclusion

- 5.19. I consider the development meets the criteria of Article 18 of the Planning and Development regulations as specified in the Commission's Direction. The applicant is seeking retention and completion for the works which have been carried out to the building, and further proposed works to use the building as an hotel.
- 5.20. I note from the thirds party's submission and from my site inspection of the premises and as referred to in my original report, the layout of the rooms with associated resident amenities/services including laundry room, dining room, social space, hot

desk room, office/meeting room on each floor is reflective of a hostel rather than a hotel. The Commission have the option in view of the explicit intended use of the applicant to use the structures/buildings as an hotel, that notwithstanding the exempted provisions of the Planning and Development Regulations, 2001, as amended, that the use is restricted to a hotel use as outlined in condition 2 of my original report.

6.0 Recommendation

My recommendation remains unchanged from that contained in my original report dated 30th June 2025. I have however amended condition 2 in this report from 107 bedrooms to 111 bedrooms to reflect the amended description.

I recommend a grant of permission for the development based on the following reasons and considerations and subject to the attached conditions.

7.0 Reasons and Considerations

Having regard to the land use zoning of the subject site, the provision of the Wexford County Development Plan 2022-2028 and the Rosslare Harbour and Kilrane Settlement Plan, and objectives within both plans which seek to prioritise the development of vacant and under-utilised brownfield sites, it is considered that subject to compliance with the conditions set out below, the proposed hotel use would provide for an appropriate form of development within the village centre and would not adversely impact the residential amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area

8.0 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 received by the planning authority on 30th day of January 2025, 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 interest of clarity

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended and any statutory provision amending or replacing them, the use of the building shall be restricted to a hotel (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission. The number of rooms shall be 111 bedrooms as specified in the proposed revised description.

Reason: In the interest of clarity and to protect the amenities of property in the vicinity.

3. Unless otherwise agreed in writing by the planning authority the period during which the development hereby permitted may be carried out shall be 3 years from the date of this Order.

Reason: Having regard to the nature of the development and the length of time the building has been in a vacant condition, the Board considers it appropriate to specify a period of validity of this permission less than five years.

4. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. The construction of the development shall be managed in accordance with the Construction Waste and Demolition Plan as amended by the further plans and particulars received by the planning authority on 30th day of January 2025.

Reason: In the interest of amenities, public health and safety and environmental protection

6. 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.

Reason: In the interests of sustainable drainage.

7. (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

8. The first floor of the central wing of the hotel shall not be used as a garden/open space area, unless otherwise agreed in writing by the Planning Authority. No amplified music or other specific entertainment noise emissions shall be permitted within this area.

Reason: To protect the residential amenities of property in the vicinity.

9. (a) Amplified music or other specific entertainment noise emissions from the premises shall not exceed the background noise level by more than 3 dB(A) during the period 0800 to 2200 hours and by more than 1 dB(A) at any other time, when measured at any external position adjoining an occupied dwelling in the vicinity. The background noise level shall be taken as L90 15 mins and the specific noise shall be measured at LAeq.T 15min.
(b) Between the hours of 2200 and 0600 the octave band centre frequencies of noise emissions at 63 32 Hz and at 125 Hz measured using the LAeq, 5min metric shall not exceed the equivalent representative L90 Octave Band levels and shall be subject to the same locational and decibel exceedance criteria in relation to background noise levels as set out in (a) above. The background noise levels shall be measured at LAeqT.

(c) The background noise levels shall be measured in the absence of the specific noise, on days and at times when the specific noise source would normally be operating; either

(i) during a temporary shutdown of the specific noise source, or

(ii) during and immediately before or after the specific noise source operates.

(d) When measuring the specific noise, the time (T) shall be any five 15 minute period during which the sound emission from the premises is at its maximum level.

(e) Any measuring instrument shall be precision grade.

Detailed plans and particulars indicating sound-proofing or other measures to ensure compliance with this condition shall be submitted to, and agreed in writing with, the planning authority prior to the use of the premises. An acoustical analysis shall be included with this submission to the planning authority. The agreed sound proofing shall be installed before the commencement of development.

Reason: In order to protect the amenities of residential property in the vicinity having particular regard to the nuisance potential of low frequency sound emissions during night-time hours.

10. (a) All entrance doors in the external envelope shall be tightly fitting and self-closing.

(b) All windows and roof lights shall be double-glazed and tightly fitting.

(c) Noise attenuators shall be fitted to any openings required for ventilation or air conditioning purposes.

Details indicating the proposed methods of compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity.

11. Details of materials, colours and textures of all external finishes shall be submitted and agreed with the Planning Authority before the commencement of the development.

Reason: In the interest of visual amenity.

12. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-

(a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;

(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;

(c) details of proposed street furniture, including bollards, lighting fixtures and seating;

(d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

13. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

14. Site development and building works shall be carried out between the hours of 08.00 hrs to 18.00 hrs Mondays to Fridays inclusive, between 08.00 hrs to 14.00 hrs on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

15. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

16. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and amenity.

17. Levels of illumination on site and external light sources shall be designed so as to minimise overall light emission from the site and to prevent glare or dazzle on the adjoining access road, public road or adjoining properties.

Reason: In the interest of residential amenity.

18. A minimum of 20% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electrical connection points to allow for the future fit out of charging points.

Reason: In accordance with the County Development Plan Development Management Manual standards.

19. The opes to the substation shall be on the western elevation of the building. During the operational phase of the proposed development the noise level from the substation shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times , as measured at the nearest noise sensitive location. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site

20. Prior to commencement applicant to submit details for the written agreement of the P.A precise details for the provision and management of the link to the coastal path.

Reason: In the interests of connectivity and safety.

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.

Catherine Dillon
Planning Inspector

14th August 2026