

Darren Westmacott

From: Jim Grant
Sent: 14 January 2016 16:34
To: Paul Nevin; Darren Westmacott
Cc: Chris Tuke
Subject: Kinloss Garage

Paul/ Darren – see below for the LRB

With regard to the request from the LRB to consider conditions to control traffic movements to make the application acceptable I can confirm that after considering the physical layout of the land controlled by the applicant it would not be possible to apply an enforceable condition to achieve the aims of the LRB. However on reviewing the application and reasons for refusal associated with the intensification of traffic and the poor visibility splay, if the LRB were minded to allow the appeal the impact on highway safety could be negated by controlling the intensification of traffic.

The applicant had suggested that the development did not result in an intensification of traffic as the additional bays would be used for restoration of vehicles that would have previously been restored outside. Based on the information submitted by the applicant we can assume that this would be no more than 12 vehicles a year. In order to control the use and therefore prevent any intensification of traffic the following conditions could be used to make the application acceptable.

1. The two repair bays hereby granted consent shall be used for restoration purposes only and for no more than 12 vehicles in one calendar year.

Reason: In order to facilitate the monitoring of the conditions seeking to protect highway safety.

2. Pursuant to condition 1 above, the applicant shall maintain a car restoration log book (to include registration details and dates of entry and exit of each vehicle), and this shall be submitted every 12 months to the Planning Authority to check for compliance purposes, as well as being maintained and available for inspection during business hours at the premises.

Reason: In order that the Planning Authority may retain control over the use of the site and to ensure that highway safety is protected.