

Aileen McGarry

From: Oonagh Given <info@givenplanning.com>
Sent: 23 February 2024 14:42
To: Planning; Denise Dickson
Cc: gmca68
Subject: Planning Committee item 5.2
Attachments: aerial GAA grounds.png

Dear Denise,

Planning Committee 28th February Item: 5.2 LA01/2020/1390/F, Objection Item, Approx. 50m NE of 1 Gortaclee Road, Cushendall Proposed distillery, function room, bar, restaurant.

I have submitted a number of objections to the above planning application on behalf of local residents. We wish to bring to your attention matters which we consider have not been fully accounted for in the development management officer's report. We would appreciate if the issues below could be considered and accounted for prior to the application going before the Planning Committee.

The case officer has confirmed that the above development requires a total of 58 car parking spaces but that the site is shown to accommodate only 23. The applicant has made a case that the shortfall can be provided by using the facilities at the local Gaelic athletic club (Ruairi og), and a condition has been recommended to that effect.

In addition to the outdoor playing pitches, the Gaelic club also has a newly opened gym which is used for various classes unrelated to the activities which take place on the playing fields.

The DMOR makes no reference to the presence of the gym or indeed the parking provisions required for *it in addition to* the playing fields and club rooms.

The DMOR does not state the number of parking spaces available at Ruairi Og (inside area outlined in blue on the application) and nor the number of spaces required for the existing activities at that property. Without that information, it is not possible to know if the shortfall can be met though the GAA club.

Attached is an aerial photograph with a couple of buildings/ structures outlined in red. These buildings have not been shown on the lands outlined for overspill parking on the site layout plan - with the result that the layout plan gives the impression that there is more space for car parking than what there actually is.

In acknowledging the necessity for the standard amount of car parking required for the proposal, the DMOR has put on a condition No. 8 as follows:

The development hereby approved shall not be occupied or operated until additional parking provision is made available at Ruairi Og CLG, in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and such areas shall remain free of obstruction for such use at all times. Reason: To ensure adequate car parking for vehicles associated with the site.

Considering that Ruairi Og CLG is a separate planning unit; under separate ownership; and, with its own use rights, we would like to know how such a condition can be enforced and how it is considered reasonable? If there is no prospect of ensuring the provision of adequate car parking

for the proposal through a planning condition that meets all of the six legal tests, then the application must be refused.

I also bring to your attention Condition 10, which says:

The restaurant, bar and function areas shall solely be operated for patrons in conjunction with the primary distillery use and shall not be used for separate events, functions or hire. Reason: To control the nature of the use of the premises in the interests of neighbouring residential amenity

This condition is vague and imprecise. Does it mean that the bar, restaurant, and function room, may only be used by people who have either visited the distillery or who work at the distillery? And, if the bar, restaurant and function room were to be used within the scope of the condition (whatever that might be), how would that be more protective of residential amenity than if the same facilities were to be used by patrons who had no connection to the distillery? The condition only confirms that the bar, restaurant, and function room by their nature would have an impact on residential amenity and this cannot be corrected by a condition.

Kind regards,
Oonagh

Oonagh Given M.R.T.P.I.
Chartered Town Planner


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Ruain Og CLG