

## **Enniscrone Local Area Plan 2004-2010**

### **Progress Report**

15 January 2010

The Enniscrone Local Area Plan (LAP) is the main public statement of planning policies for the Key Support Town of Enniscrone. It is used in the assessment of all development proposals for the area. The Plan was adopted by Sligo County Council on the 1<sup>st</sup> of March 2004, with an envisaged life of six years.

The aim of the LAP was to facilitate and encourage planned, co-ordinated and sustainable development throughout the town while protecting its sensitive setting and heritage.

This report examines progress achieved in securing the objectives of the plan and the extent of development that has occurred to date.

While acknowledging the fact that a number of objectives have been achieved, it is noted that the majority of policies and objectives continue to remain relevant and should not be changed at this stage.

Therefore it is considered that Enniscrone should continue to develop within the agreed framework of the current LAP.

The Enniscrone LAP is subordinated to the County Development Plan 2005-2011, which is currently under review. Following the adoption of the CDP 2011-2017, the LAP needs to be examined for consistency with the new CDP and revised accordingly.

## LAP Section 1. Strategic Context

The preparation of the 2004-2010 Enniscrone LAP was guided by a number of policy documents. These documents contained provisions that had a bearing on the scale, shape and type of development in Enniscrone.

This report will examine whether development has occurred in accordance with these policies or if any significant change in these policies requires a change to the Enniscrone LAP.

These policy documents included the following:

- National Spatial Strategy
- National Development Plan
- Sligo County Development Plan 1999-2004
- Sligo County Council/Sligo Borough Council Housing Strategy 2001-2007
- Sligo County Development Board Integrated Strategy 2002-2012
- the Pilot Tax Relief Seaside Resort Scheme
- planning guidelines

The relevant policy documents which have changed since the adoption of the LAP are as follows:

- Sligo County Development Plan 2005-2011 – currently under review
- Sligo County Council/Sligo Borough Housing Strategy 2010-2017
- Regional Planning Guidelines (currently under review)
- other national policies and guidelines

**Recommendation:** It is considered that, while planning policy changes have taken place at national level, these changes do not, by themselves, warrant a full review of Enniscrone Local Area Plan.

However, changes at regional and local level (RPGs and CDP) will make it necessary to review the LAP after the new RPGs and CDP are adopted in 2011.

## LAP Section 2. Local Context

Enniscrone is identified as being a traditional coastal tourist town, having a unique blend of landscapes and scenic views with the Ox Mountains to the South East and the Atlantic Ocean to the west, rich archaeological resources and valuable natural heritage sites.

Section 2.1. Setting and Existing Urban Form and Section 2.2 Existing Conditions and Trends list a number of key issues which impact on the development of the area. These provide the framework for objectives set out in Section 3 of the LAP.

The village landscape is characterised as a coastal plain consisting of low-lying, gently rolling green fields divided by stone walls and native hedgerows. The Plan took into account community

aspirations, land use patterns, traditional streetscapes, circulation patterns, landscape and archaeological features, national and European environmental designations.

The features, conditions and trends which have an impact on the development of the area are outlined in the LAP as follows:

- demographic profile
- tourism profile
- occupational profile
- educational profile
- household structure, population and household projections
- existing land use, residential developments
- natural environment, open space and recreation
- community, educational and healthcare facilities.

Section 2.2.3 of the chapter deals with existing economic development and highlights tourist accommodation, commercial development and industrial and office base activity. It states that tourism is regarded as being the most significant industry in Enniscrone and the plan must continue to encourage the tourism industry and provide sufficient accommodation within the town. The plan also emphasises the need to encourage other type of employment and industry through the provision of enterprise units etc.

Section 2.2.4 relates to the infrastructure in the town, such as the road network, car-parking, pedestrian and cycle facilities, water supply and wastewater services. It was and still is considered important to create increased vehicular and pedestrian access in and around the town, in order to relieve pressure on the roads, which are prone to congestion and could potentially have a negative impact on the tourism industry.

While there were no objectives or policies in this LAP section, the local context and headings of the remain relevant. While it is acknowledged that there have been some changes to the demographics, economy and transport infrastructure in the town, this does not warrant change to this section.

### **LAP Section 3. Shaping future Development**

Section 3 of the LAP outlines that one of the main attractions of Enniscrone is its natural environment and its unique landscape setting. This landscape and the existing infrastructure assist in determining the future of planning in Enniscrone, as they form constraints to development.

Section 3.1 sets out constraints to development posed by environmental parameters such as:

- topography and landscape
- environmental designations
- coastal zone
- archaeological features

Section 3.2 indicates that the capacity for future land uses is determined by infrastructural considerations such as:

- road network/ traffic/circulation
- car parking
- wastewater services

There are no policies or objectives in this chapter. The considerations continue to remain relevant.

## LAP Section 4. Policies and Objectives

Section 4 of the LAP states that the overall goal of the plan is to facilitate the further development of Enniscrone in a manner which will improve facilities for residents and visitors alike.

### Housing

Section 4.11 outlines the development concept and the policies and objectives for the Plan area. In 2008, Sligo County Council and Sligo Borough Council commissioned consultants to prepare a review and update of the Sligo County and Borough Councils' Housing Strategy 2005-2011. The new Housing Strategy will inform the preparation of the Sligo County Development Plan 2011-2017.

Following the adoption of the County Development Plan 2011-2017, the Enniscrone LAP should be examined to ensure consistency with the new CDP, the Housing Strategy 2011-2017, and should be revised accordingly.

### Tourism policies and objectives

The Enniscrone area has shown significant potential over the years for tourism growth. It is the policy of Sligo County Council to encourage the expansion of this industry without affecting the social connectiveness and quality of life of the full-time residents. Section 4.1.2.1 of the chapter sets out the policies and Section 4.1.2.2 sets out the objectives of the Council in relation to tourism. These are summarised as follows:

- visual improvement of entrance to the Atlantic Caravan Park;
- redevelopment of backlands in the Hollow for use by water-based activities;
- provision of maritime facilities;
- exploration of the possible provision of a heritage trail.

Responsibility for implementing these objectives is spread across many council departments and also depends on external bodies. Implementation of these objectives is still ongoing as many have not been fully achieved.

**Recommendation:** While the policies continue to remain relevant, the objectives have not been fully realised to date. Support for their realisation should be maintained in the Plan.

### Natural Environment and Recreational Open Spaces

Section 4.1.3.outlines that recreational open spaces are understood to mean areas of formal and/or informal landscaping, incorporating a mixture of private and /or public space within designated urban boundaries.

Section 4.1.3.1 outlines objectives relating to the conservation of designated areas, management of development along the scenic route along the R297, scenic views within the LAP area, development near sensitive areas and public amenities.

Section 4.1.3.2.1 and 4.1.3.2.2 outline the policies and objectives to protect and establish open space networks to encourage movement and circulation incorporating key landscape features and identify the following areas:

- the beach and Hollow area
- the Promenade along Pier Street
- civic square at the pier
- archaeological Sites of interest
- a linear park incorporating a cliff walk from the pier to Cahirmore Promontory Fort
- castlefield park and archaeological sites
- Bellawaddy River corridor linear park.

While some parts of these areas have been developed and a strategy has been prepared for Castle Field Park, the overall objective of establishing these areas of quality networks has not been achieved.

**Recommendation:** These objectives continue to ensure the safeguarding of valuable features of this area. As these objectives have not been fully realised to date, it is recommended to retain them in the plan without any change.

### Archaeological Features

Section 4.1.4 includes objectives seeking the promotion, restoration, protection and maintenance of sites of archaeological value within Enniscrone.

**Recommendation:** These objectives continue to ensure the safeguarding of this area and shall remain unchanged.

### Architectural Heritage

Section 4.1.5 includes policies and objectives on architectural heritage. Objective AH1 lists a number of structures proposed for inclusion in the Record of Protected Structure (RPS) 2005-2011. While not all of the structures were included, they may still be considered for inclusion in the next record of protected structures as part of the review of the CDP.

Objective AH2 in relation to changing the use of the disused church (Star of the Sea Roman Catholic Church) has also not been realised to date.

**Recommendation:** These objectives continue to ensure the safeguarding of these structures and shall remain unchanged.

## Commercial Development

The Plan outlines that the Main Street of the town accommodates the commercial core of Enniscrone. The tourism industry greatly supports these commercial services during the tourist season, while the needs of the local community must also be met out of season. Policies support and promote commercial development in the town and along the main street, which has the zoning objective “mixed infill development”.

Some development has taken place along the Main Street. A number of permissions have been granted, but development has not commenced. The development and consolidation of the village centre as was envisaged by the LAP has not been realised to date.

<p><b>Recommendation:</b> As there is sufficient land zoned for <i>mixed infill development</i> and not yet developed, it is premature to consider the zoning of additional lands at this time or to alter the corresponding policies and objectives.</p>
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## Industry

The Council’s policy, as outlined in Section 4.2.7 of the LAP, is to support the establishment of local businesses through the zoning of sufficient lands with good accessibility for industrial and office use. It is also an objective to screen industrial development so that it integrates into the landscape.

<p><b>Recommendation:</b> No change is recommended to these objectives.</p>
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## Infrastructure

Section 4.1.8 of the LAP relates to infrastructure. It is acknowledged that to continue attracting tourists and people to live within the area, consideration must be given to traffic and pedestrian circulation around the town. Essential services such as electricity, water and wastewater need to be monitored in order to secure a sufficient quantity and quality of service.

Policies and objectives for infrastructure in the LAP are set out under the following headings:

- Traffic/circulation
- Pedestrian/cyclist facilities
- Wastewater services
- Water supply
- Waste management, recycling and re-use
- Litter control
- Fire services
- Public utilities
- Telecommunications

While aiming for the improvement and management of services and infrastructure in the town and the environment, these policies and objectives also facilitate the protection and enhancement of the built and natural heritage and public amenities.

**Recommendation:** While some of these objectives have been achieved, such as the provision of some footpaths, they should continue to ensure the provision and maintenance of facilities in Enniscrone and should therefore remain unchanged.

### Key Development Projects

Section 4.2 of the LAP identifies prominent areas within the town which require redevelopment in order to maximise their potential and usage. These are:

#### Castle Field

This is a much utilised area and the LAP has set out a number of objectives to safeguard the space and to allow development of the space for suitable uses.

#### The Hollow

A number of applications have been granted for further development. However, a large area of land is still available for further expansion. Some development has taken place on this space with the construction of the Oceans Sands Hotel. However, many of the objectives have yet to be realised and the vacant amusement arcade is still not used.

#### The Pier

A 1-km walk has been constructed, but the policy relating to this shall remain in place as it is still the intention of the Council to improve linkages in the area. The remaining objectives are still outstanding.

**Recommendation:** The policies and objectives continue to ensure the development of the Castle Field, The Hollow and The Pier areas and shall remain unchanged.

### Designing the town - An urban Design Framework

Section 4.3 of Chapter 4 includes recommendations on urban design issues relating to:

- building line
- infill developments
- building materials
- building condition
- quality entrance points to the town
- overhead wires
- lighting
- street furniture
- public art
- commercial signage

Section 4.3.12 and Section 4.3.13 outline the policies and objectives that are specifically applied to sites throughout the Plan area. They include objectives on establishment of building lines, stonework on buildings, landscaping, development limits, improvement of beech entrance points, improve linkages to The Hollow, sign posts, provision of sign posts, and promotion of public art.

These objectives are continually considered for all applications throughout the plan area and should remain in the plan. It is considered that this type of design guidance is very helpful to applicants .

<b>Recommendation:</b> No change is recommended to these objectives.
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### **Development on zoned lands**

In total, 135 hectares were zoned in the LAP, of which circa 65 were already developed before the adoption of the Plan.

Only 13.25 ha of zoned residential lands have been developed for residential uses since 2004, with no other types of development to date, other than the new hotel.

Approximately 60 hectares remain undeveloped, although planning permissions have been granted for sites totalling 14.6 ha.

Therefore, it is not considered necessary to zone additional land or to review the zoning at this stage.

### **Conclusions and recommendations**

Given the level of development that has taken place within the Enniscrone Local Area Plan limit from 2004 to date, it is considered that the key development proposals have not yet been achieved in full.

Some of the objectives have been only partially realised, with much land yet to be developed. Many proposed developments on key sites, which would go some way in achieving the LAP's goals, have obtained planning permission but remain undeveloped. Also, there are many key sites for which no development proposals have been submitted.

Therefore it is considered that Enniscrone should continue to develop within the agreed framework of the LAP. The LAP should be re-examined after the County Development Plan review, to ensure consistency with the new CDP.

**It is hereby recommended that the Enniscrone Local Area Plan remain as adopted in 2004 and its life extended by a further three years to 2013.**

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## Appendix 1.

### Significant permissions granted within the Enniscrone LAP between 2004-2009

File no.	Applicant name	Development description and Location	Comments
04/364	Castlepark Community Playgroup	Permission to retain existing partly constructed road, pavement and walls accessing onto public road, to construct a single storey crèche with drop off point, car parking , connection to existing services and associated site development works	Development Complete
03/377	Clydebay Holdings Ltd	The construction of a new hotel development comprising a 60 bedroom hotel building and 50 holiday houses in 5 unit types; the proposed 2 and 3 storey hotel building will incorporate a lounge bar, restaurant, conference/function room, leisure centre and swimming pool; the 50 proposed holiday house units incorporate 5 typologies - 19 type A - single storey 3-bedroom, 5 type B - single storey 3-bedroom, 5 type C - 2 storey 3-bedroom, 16 type D - 2 storey 3-bedroom, 5 type E - 2 storey 3-bedroom; the hotel development is to include the provision of 132 car parking spaces with 2 curtilage car parking spaces provided per holiday house; the application is a revision to an approved permission register reference PL 97/376	Development complete
04/531	Moymart Development Ltd	Permission for construction of 13no. Single storey dwellings comprising of the following: 2no. Type A dwellings; 1no. Type B dwellings; 5no. Type C dwellings; 2no. Type D dwellings; 2no. Type E dwellings; demolition of existing single storey dwelling and agricultural shed and for the construction of 1 no. Type F dwelling and domestic shed (floor area 40msq). The provision of 2no. car look out bays a new public access road onto existing public road together with all associated site works	Development Complete
04/615	Kilcullen Edward	Permission for construction of holiday homes, together with all associated site works and to connect into existing services. Further information/revised plans has been submitted in accordance with Article 35 of the Planning & Development Regulations 2001 in relation to this application. (current planning application reference number PI 04/615) The revisions include the following: the total number of houses has been increased from 38 to 39, the proposed storm water system has been re-routed and the proposed site layout has been revised.	Development Complete
04/1351	Kilcullen Edward	Permission for construction of 38 holiday homes together with all associated site works and to connect into existing services	Under construction
04/1501	Canal Court Developments Ltd.	Permission for development will consist of the following: Demolition of existing bedrooms and apartment to the rear, along with the previously extended bar under the flat roof to the west and the existing conference room And restaurant to the east of the main hotel structure along with Front Porch along the main St. (Lower road "The Hollows") ( Block A.)Construction comprising of a three storey building of two retail outlets, three number two bedroom holiday apartments, Internal enclosed car parking and bin storage area to the Level 0. And ten number three bedroom holiday apartments to the Level 1&2.Block B " North East Side of Site" Construction comprising of a three storey building of Six number two bedroom holiday apartments to level 1&2 along with an open landscaped garden area to level 1 which encloses the car park underneath on level 0.Block C "Main Hotel Block Facing the main Street". Construction of a new 4-storey building, extension and renovation of existing hotel 2 stories over a basement. Construction of a four storey building comprising of, Car park on level 0, Three number two bedroom holiday apartments, Swimming pool, Changing Rooms, Toilets, Gymnasium, Three number storage rooms, renovation and extension of kitchen and stairwell area to level 1. Level 2 (Main St, Level.)Renovation of existing bar, stairwells and construction of new restaurant, lift shaft, stairwells, Four Number One Bedroom holiday apartments & Two Number. Two Bedroom Apartments. Level 3.Construction of Seven number hotel bedrooms, Four Number One Bedroom Holiday apartments, three number two bedroom apartments and renovation of three existing hotel bedrooms. Installation of foul water holding tanks and pumping station, Rising foul main and connection to the public sewer along the main street. Installation of storm water preparatory stormcell system Along with any other ancillary works at the above site	Development Complete
05/188	Maughan Pat	The erection of 8 no. storey and a half dwellinghouses, consisting of 4 no. detached type A house at 154.94sq.m (including attached garage), 2 no. semi-detached type B house at 119.82sq.m., 2 no. semi-detached type C house at 96.38sq.m. and connection to public utilities together with all associated site works	Under construction

File no.	Applicant name	Development description and Location	Comments
05/309	Tuffy Seamus	The construction of phase 2 of the building granted planning permission under PL03/1055 consisting of 3 No. Retail units (retail unit No. 01, 55.99sq.m retail unit No2, 72.64sq.m. and retail unit No.3, 73.33sq.m.)stairwells and ESB room to ground floor level, (2 No. two bedroom apartments and 1 No. one bedroom apartment), construction of car parking area to the rear, connect to services and carry out ancillary site works	Development Complete
05/814	Sonas Property Holdings Ltd.	The construction of 10 single storey housing units to be run in conjunction with existing Ard na Greine nursing home. Units to comprise 5 no. 2 bed and 5 no. 1 bed units in 2 separate blocks, parking, with a communal social centre and associated works	Development Complete
05/1119	Sonas Property Holdings Ltd.,	The construction of 16, single storey housing units to be run in conjunction with existing Ard-Na-Greine nursing home. Units to comprise 16 - 2 bed units in 2 separate blocks, parking with a communal social centre and associated works	Development Complete CHECK
06/57	Hannan Family The	A residential development on a site of 9.51 hectares (23.5 acres). The development consists of 211 no. residential units (comprising a total floor area of 21,969 sq.m. 3 no. retail units (2 of 110 sq.m. and 1 of 147 sq.m. ) and a creche facility (486 sq.m.) with a total gross floor space of 22,822 sq.m. The residential element consists of 74 no. 3 bed semi-detached units, 5 no. 4 bed detached units, 66 no.3 bed terrace units, 64 no. 2 bed apartments and 2 no.1 bed apartments. The proposed development is intended to be accessed from a new road through Castle Fields from the R297 adjacent to the fire station with internal vehicular and pedestrian circulation routes. The proposed development incorporates car-parking provision for a total of 424 no. cars, public open spaces, the retention and refurbishment of existing farm buildings bounding a hard landscaped civic space, landscaping and associated ancillary site works. Significant further information in relation to current planning application PD 06/57 has been submitted incorporating a reduction in the number of residential units on site from 211 no. units to 207 no. units, elevation changes to apartment blocks, water supply modelling revised foul sewerage details, revised surface water disposal details, revised levels on site, a construction traffic impact assessment, details relating to car parking provision, alteration to the site layout to increase distances from a number of units to the site boundary, the temporary closure of 2 no proposed access points to vehicular traffic unit such time as the CR122 is upgraded, the inclusion of traffic calming measures, increased detail relating to road safety regarding pedestrian access, public lighting and a new right turn lane from the R297, details related to the proposed pond to the north west of the site, a new site survey and a survey of existing trees and hedgerows	Development not commenced
06/583	Flynn Eamon	Permission for (1) demolition of existing former B&B, (2) construction of 2 No. buildings. (a) Building No. 1 (total floor area 358.08sq.m) consisting of 2 No. retail units (floor area 81.05 per unit) at ground floor & 2 No. two bedroom apartments at first floor & (b) building No. 2 (total floor area 211.46sq.m) consisting of 2 No. two bedroom apartments. (3) Connection to services and to carry out ancillary site works. Significant further information has been submitted to the Planning Authority under planning ref. No. PL 06/583. The development has been revised to provide one building of total floor area 535.91sq.m. consisting of 2 No. retail units (floor area per retail unit 81.04sq.m.) and 4 No. apartments (the development has been revised from proposing 2 No. buildings to proposed 1 No. building, the car parking layout and access road have been also revised)	Development not commenced
07/125	Hannon Stephen	Permission for (1)demolition of existing former doctor's surgery with first floor living accommodation (2)construction of a building(total floor area 591.77sqm)consisting of 2 no. retail units(retail unit 1 floor area 89.8sqm and retail unit 2 floor area 89.8sqm)and 4 no. apartments(3)connection to services and to carry out ancillary site works	Development not commenced
07/152	Tuffy Seamus	Permission for (1)relocation of proposed car parking area as granted planning permission under PL05/309 (2)construction of 7 no. apartments (3)construction of 59 dwelling houses(consisting of 5 no. detached houses, 50 no. semi-detached houses and 1 terrace block of 4 no. houses (4)connection to services and (5)carrying out of ancillary site works	Development not commenced
07/569	McKeon P	Permission for construction of a two-storey plus attic level development in four detached blocks consisting of four 12 no. two bedroom apartments, 16. no. four bedroom duplex apartments, 4 no. retail/service/marine units, 45 no. car parking spaces with new site entrance to south, refuse store and associated site development and landscaping works and demolition of the existing boathouse	Development not commenced
07/751	Reape John	Permission for the construction of 2 no. buildings (floor area per building 799.4sq.m.) with each building consisting of 7 no. apartments (14 no. apartments in total), to connect to services and to carry out ancillary site works	Development not commenced

File no.	Applicant name	Development description and Location	Comments
07/993	The Enniscrone Improvement Society	The renovation and extension of existing pavilion to provide:(1)entrance lobby (2)meeting room (3)office (4)activity hall (5)toilets (6)store, all at ground floor level (7)tea room (8)lobby (9)preparation/storage (10)toilets (11)store (12)open terrace, all at first floor level, also construction of outdoor stepped seating area and steps to front of pavilion and all associated site development works and services	Development not commenced
07/1055	Graham Damien	The demolition of the existing Castle Arms Hotel and the construction of a 2-3 storey U shaped block accommodating a total of 16 residential units, 151.5sqm of office space, 156.1sqm of retail space, 201.4sqm café/bar, a central parking courtyard and associated public and private open spaces, also works to a single storey structure proposed for Record of Protected Structures recognition identified as AH1G in Appendix F of the Enniscrone Local Area Plan. The breakdown of accommodation in the new U shaped block consists of : ground Floor a 201.4 sqm cafe/bar, a 91.1sqm retail unit and a 65sqm retail unit fronting onto the Main Street with 4 no. 2 bedroom apartments and 2 no. 1 bedroom apartments to the rear. First floor - 3 no. 2 bedroom duplex apartments(first and second floors) a 151.5sqm office unit, 5 no. 2 bedroom apartments and 2 no. 1 bedroom apartments. The works to the proposed protected structure include the reinstatement of the rear elevation and gable end wall and conversion from current use as WC's to a 19.3sqm store. Permission is also sought for a new entrance onto the Main Street, 21 associated car parking spaces and all ancillary site development works.	Development not commenced
07/1059	Michael O'Dowd	Permission for mixed use development on a 0.1035 hectare site consisting of the demolition of an existing store and construction of a 2-3 storey block accommodating a total of 7 residential units, 288.1sqm of retail space, 80.5sqm of storage space, a central parking courtyard and associated public and private open spaces. The breakdown of accommodation in the new block consists of : Ground Floor, shop unit 1 = 81.7sqm; shop unit 2 = 61sqm; shop unit 3 = 63.5sqm; shop unit 4 = 82sqm and a store = 80.5sqm retail unit fronting onto Pier Road with storage and car parking to the rear. First floor, 5 no. one bedroom apartments, lift/stair enclosure and open terrace amenity space. Second floor, 1 no. two bedroom apartment, 1 no. one bedroom apartment, lift/stair enclosure and private open terrace space. Permission is also sought for 15 associated car parking spaces (using modified existing carpark entrance from Pier Road) and all ancillary site development works	Under construction
08/355	Aaron Fox	The construction of 18 no. semi-detached dwelling houses, connection to and construction of extension to services and carrying out of ancillary site works	Under construction
09/468	Margaret O'Connor	Permission for (1)demolition of rear portion of existing two-storey bed & breakfast and front porch of same (total floor area of demolition = 209.60sqm) (2)construction of new two-storey structure to rear of remaining building (total floor area of new build = 237sqm) with the total building to contain 4 no. two-bedroom apartments (total floor area of structure to be 377sqm) (3)alterations to elevations and all associated site works	Current application
04/477	Kelly John	Permission for (1) to retain fill on site of circ.0.27Hectares;(2) to retain 5no. Chalets;(3) to retain 70no. mobile homes on 70no. hard standing areas; (4) to retain connections to services	
08/341	Tuffy Padraic	The construction of a mixed use development on a 0.5038 hectare site. The development consists of the demolition of an existing garage and stores and the addition of a new (3rd) vehicle entrance and the construction of two buildings. Building A is a two storey building to accommodate a total 277sqm retail in units of 195sqm and 82 sqm at ground floor and a total 278sqm of office in units of 196sqm and 82sqm at first floor. Building B is a single storey building to accommodate 294sqm of retail space and 12sqm coffee dock with 20sqm of ancillary/WC accommodation associated with a twin island five pump vehicle filling station with canopy and car wash. All associated landscaping, signage, car parking for 28 cars and ancillary site works.	Development not commenced