

**Supporting information in respect of amended plans.**

**Proposed amendments**

- The glass dining area has been reduced internally to incorporate a tropical plant sales area.
- A small outdoor terrace on the south of the dining area has been removed
- The proposed doors from the dining area to the outdoor terrace have been removed and windows will be installed.

The application does not seek to increase dining numbers from the existing restrictions placed on a previous application.

**Application 3/2018/0396**

**Condition 9**

*Unless otherwise agreed in writing with the Local Planning Authority, the C3 use (café/restaurant) of the site, including both internal and external facilities, shall be restricted to a total of 140 covers of which only 100 shall be internal covers.*

The majority of the glass area proposed has already been approved as the application referred to above. The inclusion of the tropical plant area coupled with the removal of existing outdoor dining will result in an overall reduction in dining space.

The overflow car park for 40 cars has been approved since application 3/2018/0396 was approved and consequently parking capacity is significantly increased with no increase in dining space.

The application will not intensify use. The aim is to use the nursery more efficiently with home grown plants being the focus through the Back to Roots project.