

LAND USE
ZONING OBJECTIVES

15

15.1 Purpose Of Use Zoning Objectives

The purpose of land use zoning is to indicate the planning control objectives of the Council for all lands in its administrative area. Thirteen such zones are indicated in this Plan. They are identified by letter on the zoning matrix and by letter and colour on the Development Plan Maps. The land use zones used and the various objectives for these areas are detailed in Table Nos. 15.1 to 15.15.

Tables Nos. 15.2 to 15.15 inclusive are intended as guidelines in assessing development proposals. However, they relate only to land use. Factors, such as making the most efficient use of land, density, height, massing, traffic generation, public health regulations, design criteria, visual amenity and potential nuisance by way of noise, odour or air pollution, are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area. General guidelines are set out in subsequent paragraphs of this part of the Written Statement.

The tables and matrix (Tables Nos. 15.2 to 15.15) list the land use activities most commonly encountered in the County and each is defined in Section 15.8 at the end of this Chapter. They are intended as a general guideline and the uses listed are not exhaustive.

15.2 Transitional Zonal Areas

The maps of the County Development Plan show the boundaries between zones. While the zoning objectives and control standards indicate the different uses and densities, etc., permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas or abutting residential development within mixed use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

15.3 Permitted In Principle

Land uses designated under each zoning objective as "Permitted in Principle" are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in this Plan.

15.4 Open For Consideration

Uses shown as "Open for Consideration" are uses which may be permitted where the Planning Authority is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects and would otherwise be consistent with the proper planning and sustainable development of the area. Uses which are temporary are open for consideration in all zones.

15.5 Not Permitted

Uses which are not indicated as "Permitted in Principle" or "Open for Consideration" will not be permitted.

15.6 Other Uses

Other uses not mentioned throughout the use tables will be considered in relation to the general policies of the Plan and to the zoning objectives for the area in question.

Table No. 15.1

Development Plan Zoning Objectives

Zone	Objective
A	To protect and/or improve residential amenity.
A1	To provide for new residential communities in accordance with approved Local Area Plans.
A2	To provide for a special development area.
B	To protect and improve rural amenity and to provide for the development of agriculture.
NC	To protect, provide for and/or improve neighbourhood centre facilities.
DC	To protect, provide for and/or improve district centre facilities.
MTC	To protect, provide for and/or improve major town centre facilities.
E	To provide for economic development and employment.
F	To preserve and provide for open space and recreational amenities.
G	To protect and improve high amenity areas.
GB	To protect and enhance the open nature of lands between urban areas.
W	To provide for waterfront development and harbour related uses.
J	To protect and improve coastal amenities.

Table No. 15.2**ZONING OBJECTIVE 'A'**

"To protect and/or improve residential amenity"

Permitted in Principle *

Open Space, Public Services, Residential, Residential Institution, Retirement Home, Travellers Accommodation.

Open for Consideration

Bed & Breakfast, Betting Office, Caravan Park-Holiday, Caravan Park-Residential, Carpark, Cemetery, Church, Community Facility, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-Light, Office Based Industry^h, Offices less than 200sq.m^j, Petrol Station, Public House, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Refuse Transfer Station, Restaurant, Service Garage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.

h: less than 200sq.m.

j: Where the office use will not have adverse effects on the "A" zoning objective, "to protect and/or improve residential amenity".

***Local Objectives**

Subject to compliance with the relevant policies, local objectives, standards and requirements set out in this Plan, office development is 'permitted in principle' under Zoning Objective 'A' within those areas covered by the designation 'Specific Local Objectives' as shown on Development Plan Map 3 (Specific Local Objectives 3, 7 and 9 respectively) and set out in Chapter 14 of the Written Statement under the heading 'Specific Local Objectives' (Map 3, numbers 3, 7 and 9 respectively). Group medical practices are also 'permitted in principle' under the terms of Local Objective 9, Map 3.

Table No. 15.3**ZONING OBJECTIVE 'A1'**

"To provide for new residential communities in accordance with approved local area plans"

Permitted in Principle

Caravan Park-Residential, Carpark, Community Facility, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Industry-Light, Offices less than 200sq.m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop Local, Shop-Neighbourhood, Shop-Specialist, Travellers Accommodation, Veterinary Surgery.

Open for Consideration

Advertisement and Advertising Structures, Agricultural Buildings, Bed & Breakfast, Betting Office, Caravan Park-Holiday, Cash & Carry/Wholesale Outlet, Cemetery, Church, Discotheque/Nightclub, Heavy Vehicle Park, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Office Based Industry, Offices 200sq.m - 1,000sq.m, Refuse Transfer Station, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Industry.

Table No. 15.4

ZONING OBJECTIVE 'A2'

"To provide for a special development area"

Permitted in Principle

Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Caravan Park-Residential, Carpark, Cash & Carry/Wholesale Outlet, Church, Community Facility, Crèche/Nursery School, Cultural Use, Discotheque/Nightclub, Discount Food Store, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Light, Office Based Industry, Offices less than 200sq.m, Offices 200sq.m - 1,000sq.m, Offices over 1,000sq.m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Science and Technology Based Industry, Service Garage, Shop-Local, Shops-Major Sales Outlet (Convenience and Comparison goods), Shop-Neighbourhood, Shop-Specialist, Travellers Accommodation, Veterinary Surgery.

Open for Consideration

Agricultural Buildings, Caravan Park-Holiday, Cemetery, Heavy Vehicle Park, Household Fuel Depot, Industry-General, Motor Sales Outlet, Refuse Transfer Station, Retail Warehouse, Transport Depot, Warehousing.

Table No. 15.5

ZONING OBJECTIVE 'B'

"To protect and improve rural amenity and to provide for the development of agriculture"

Permitted in Principle

Agricultural Buildings, Boarding Kennels, Caravan Park-Holiday, Cemetery, Church, Community Facility, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Home Based Economic Activities, Industry-Extractive, Open Space, Public Services, Rural Industry-Cottage, Rural Industry-Food, Travellers Accommodation.

Open for Consideration

Abattoir, Bed & Breakfast, Betting Office^b, Carpark, Cash & Carry/Wholesale Outlet^b, Crèche/Nursery School, Cultural Use, Discotheque/Nightclub^b, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home^b, Garden Centre, Guest House, Health Centre^b, Heavy Vehicle Park, Hospital, Hotel/Motel, Household Fuel Depot^b, Industry-General^b, Industry-Light^b, Industry Special, Motor Sales Outlet^b, Office Based Industry^b, Offices less than 200sq.m^b, Petrol Station^b, Public House^b, Recreational Buildings (Commercial)^b, Recreational Facility/Sports Club, Refuse Landfill/Tip, Refuse Transfer Station, Residential^c, Residential Institution, Restaurant, Retirement Home^c, Science and Technology Based Industry, Service Garage^b, Shop-Local^b, Shop-Neighbourhood^b, Transport Depot, Veterinary Surgery.

b: In villages to serve local needs.

c: In accordance with Council policy for residential development in rural areas.

Table No. 15.6**ZONING OBJECTIVE 'NC'**

"To protect, provide for and/or improve neighbourhood centre facilities"

Permitted in Principle

Advertisements & Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Community Facility, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Offices less than 100sq.m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.

Open for Consideration

Boarding Kennels, Cash & Carry/Wholesale Outlet, Church, Discotheque/Nightclub, Discount Food Store, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Office Based Industry, Offices 100sq.m - 250sq.m, Rural Industry-Cottage, Shop-Specialist, Travellers Accommodation.

Table No. 15.7**ZONING OBJECTIVE 'DC'**

"To protect, provide for and/or improve district centre facilities"

Permitted in Principle

Advertisements & Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Church, Community Facility, Crèche/Nursery School, Cultural Use, Discotheque/Nightclub^f, Discount Food Store, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot^f, Industry-Light, Motor Sales Outlet, Office Based Industry, Offices less than 200sq.m, Offices 200sq.m - 1,000sq.m^f, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Local, Shops-Major Sales Outlet (Convenience and Comparison goods), Shop-Neighbourhood, Shop-Specialist, Veterinary Surgery.

Open for Consideration

Boarding Kennels, Cash & Carry/Wholesale Outlet, Heavy Vehicle Park, Industry-General, Offices over 1,000sq.m^g, Refuse Transfer Station, Rural Industry-Cottage, Science and Technology Based Industry, Transport Depot, Travellers Accommodation, Warehousing.

f: Within Dalkey district centre this use is 'Open for Consideration'.

g: Not permitted within Dalkey district centre zone.

Table No. 15.8

ZONING OBJECTIVE 'MTC'

"To protect, provide for and/or improve major town centre facilities"

Permitted in Principle

Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Carpark, Cash & Carry/Wholesale Outlet, Church, Community Facility, Crèche/Nursery School, Cultural Use, Discotheque/Nightclub, Discount Food Store, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Light, Office Based Industry, Offices less than 200sq.m, Offices 200sq.m - 1,000sq.m, Offices over 1,000sq.m, Open Space, Petrol Station, Public House, Public Services, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Local, Shop-Neighbourhood, Shops-Major Sales Outlet (Convenience and Comparison goods), Shop-Neighbourhood, Shop-Specialist, Veterinary Surgery.

Open for Consideration

Heavy Vehicle Park, Household Fuel Depot, Industry-General, Motor Sales Outlet, Refuse Transfer Station, Retail Warehouse, Science and Technology Based Industry, Transport Depot, Travellers Accommodation, Warehousing.

Table No. 15.9

ZONING OBJECTIVE 'E'

"To provide for economic development and employment"

Permitted in Principle

Abattoir, Advertisements and Advertising Structures, Carpark, Cash & Carry/Wholesale Outlet, Crèche/Nursery School, Enterprise Centre, Heavy Vehicle Park, Hospital, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office Based Industry, Offices less than 200sq.m, Offices 200sq.m - 1,000sq.m, Offices over 1,000sq.m, Open Space, Petrol Station, Public Services, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Industry, Scrap Yard, Service Garage, Transport Depot, Travellers Accommodation, Warehousing.

Open for Consideration

Agricultural Buildings, Bed & Breakfast, Boarding Kennels, Church, Community Facility, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Cultural Use, Discotheque/Nightclub, Discount Food Store^k, Doctor/Dentist etc., Education, Funeral Home, Garden Centre, Health Centre, Home Based Economic Activities, Hotel/Motel, Industry-Extractive, Public House, Recreational Buildings (Commercial), Recreational Facility/Sports Club, Refuse Landfill/Tip, Residential^l, Restaurant, Rural Industry-Cottage, Shop-Local, Shop-Neighbourhood, Veterinary Surgery.

k: On brownfield sites where the industrial use has become redundant.

l: In certain circumstances residential use may be acceptable where the primary use of the zone for employment creation is not jeopardised and which complies with Section 7.1.8, Policy E8: Enhanced Working Environment.

Table No. 15.10**ZONING OBJECTIVE 'F'**

"To preserve and provide for open space and recreational amenities"

Permitted in Principle

Community Facility, Cultural Use, Open Space, Recreational Facilities/Sports Club, Travellers Accommodation.

Open for Consideration

Agricultural Buildings, Bed & Breakfast, Boarding Kennels, Caravan Park-Holiday, Carpark, Cemetery, Church, Creche/Nursery School, Education, Garden Centre, Guest House^a, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Public Services, Recreational Buildings (Commercial), Refuse Landfill/Tip, Residential, Restaurant, Shop-Local.

a: In existing premises

Table No. 15.11**ZONING OBJECTIVE 'G'**

"To protect and improve high amenity areas"

Permitted in Principle

Open Space, Travellers Accommodation.

Open for Consideration

Agricultural Buildings, Bed & Breakfast, Boarding Kennels, Caravan Park-Holiday, Carpark, Cemetery, Church, Community Facility, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Cultural Use, Doctor/Dentist^a etc., Education, Garden Centre, Guest House^a, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Public Services, Recreational Facility/Sports Club, Refuse Landfill/Tip, Residential^c, Residential Institution^a, Restaurant, Rural Industry-Cottage, Rural Industry-Food, Shop-Local, Veterinary Surgery^a.

a: In existing premises.

c: In accordance with Council policy for development in rural areas.

Table No. 15.12

ZONING OBJECTIVE 'GB'

"To protect and enhance the open nature of lands between urban areas"

Permitted in Principle

Cemetery, Church, Open Space, Travellers Accommodation.

Open for Consideration

Agricultural Buildings, Bed & Breakfast^a, Boarding Kennels, Caravan Park-Holiday, Carpark, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Cultural Use^a, Doctor/Dentist^a etc., Education, Garden Centre, Guest House^a, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Extractive, Public Services, Recreational Facility/Sports Club, Refuse Landfill/Tip, Residential, Residential Institution^a, Restaurant^a, Rural Industry-Cottage, Rural Industry-Food, Veterinary Surgery^a.

a: In existing premises.

Table No. 15.13

ZONING OBJECTIVE 'W'

"To provide for waterfront development and harbour related uses"

Permitted in Principle

Carpark, Community Facility, Cultural Use, Industry-Light^d, Offices less than 200sq.m^d, Open Space, Public Services, Recreational Facility/Sports Club, Restaurant, Transport Depot^d.

Open for Consideration

Advertisements and Advertising Structures^d, Church, Crèche/Nursery School, Discotheque/Nightclub, Doctor/Dentist, Education, Enterprise Centre^d, Hotel/Motel, Office Based Industry^d, Offices 200sq.m to 1,000sq.m^d, Offices over 1,000sq.m^d, Public House, Recreational Buildings (Commercial), Residential, Residential Institution, Retirement Home, Science and Technology Based Industry^d, Shop-Local, Shop-Neighbourhood, Shop-Specialist, Travellers Accommodation.

d: Development related to marine activities.

Table No. 15.14**ZONING OBJECTIVE 'J'**

"To improve coastal amenities"

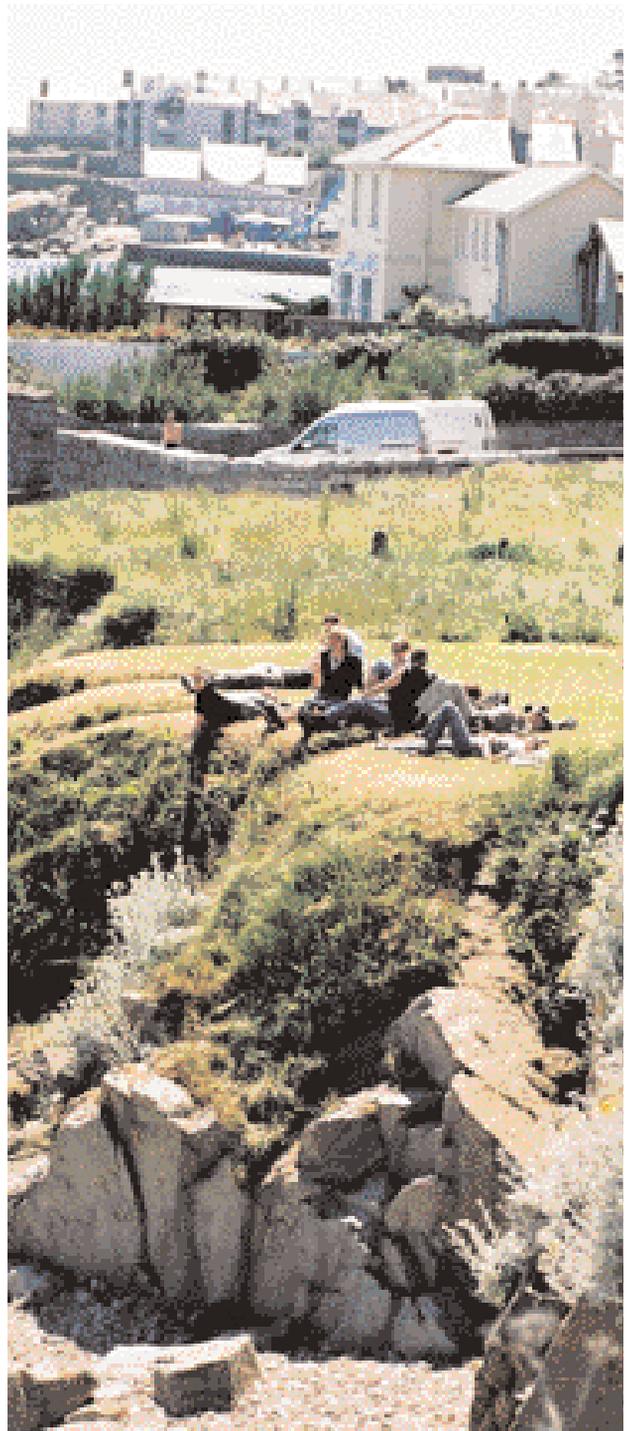
Permitted in Principle

Open Space, Recreational Facility/Sports Club^e.

Open for Consideration

Cultural Use, Public Services.

e: Recreational use of the coast; Recreational buildings including restaurant use



15.7 Zoning Objectives Matrix

The matrix illustrated below lists the land use activities referred to under each zoning objective (Tables 15.2 - 15.14). It indicates the acceptability or otherwise (in principle) of the specified land uses in each zone.

Table No. 15.15 Use classes related to use zones

Use Classes	A	A1	A2	B	NC	DC	MTC	E	F	G	GB	W	J
Abattoir	-	-	-	0	-	-	-	/	-	-	-	-	-
Advertisements and Advertising Structures	-	0	/	-	/	/	/	/	-	-	-	0 ^d	-
Agricultural Buildings	-	0	0	/	-	-	-	0	0	0	0	-	-
Bed and Breakfast	0	0	/	0	/	/	/	0	0 ^a	0 ^a	0 ^a	-	-
Betting Office	0	0	/	0 ^b	/	/	/	-	-	-	-	-	-
Boarding Kennels	-	-	-	/	0	0	-	0	0	0	0	-	-
Caravan Park-Holiday	0	0	0	/	-	-	-	-	0	0	0	-	-
Caravan Park-Residential	0	/	/	-	-	-	-	-	-	-	-	-	-
Carpark	0	/	/	0	/	/	/	/	0	0	0	/	-
Cash & Carry/ Wholesale Outlet	-	0	/	0 ^b	0	0	/	/	-	-	-	-	-
Cemetery	0	0	0	/	-	-	-	-	0	0	/	-	-
Church	0	0	/	/	0	/	/	0	0	0	/	0	-
Community Facility	0	/	/	/	/	/	/	0	/	0	-	/	-
Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry	-	-	-	/	-	-	-	0	-	0	0	-	-
Crèche/Nursery School	0	/	/	0	/	/	/	/	0	-	-	0	-
Cultural Use	0	/	/	0	/	/	/	0	/	0	0 ^a	/	0

Use Classes	A	A1	A2	B	NC	DC	MTC	E	F	G	GB	W	J
Discotheque/Nightclub	-	0	/	0 ^b	0	/ ^f	/	0	-	-	-	0	-
Doctor/Dentist etc.	0	/	/	0	/	/	/	0	-	0 ^a	0 ^a	0	-
Discount Food Store	-	-	/	-	0	/	/	0 ^k	-	-	-	-	-
Education	0	/	/	0	/	/	/	0	0	0	0	0	-
Enterprise Centre	0	/	/	0	/	/	/	/	-	-	-	0 ^a	-
Funeral Home	0	/	/	0 ^b	/	/	/	0	-	-	-	-	-
Garden Centre	0	/	/	0	/	/	/	0	0	0	0	-	-
Guest House	0	/	/	0	/	/	/	-	0 ^a	0 ^a	0 ^a	-	-
Health Centre	0	/	/	0 ^b	/	/	/	0	-	-	-	-	-
Heavy Vehicle Park	-	0	0	0	-	0	0	/	-	-	-	-	-
Home Based Economic Activities	0	0	/	/	0	/	/	0	0	0	0	-	-
Hospital	0	0	/	0	-	/	/	/	0	0	0	-	-
Hotel/Motel	0	0	/	0	0	/	/	0	0	0	0	0	-
Household Fuel Depot	0	0	0	0 ^b	0	/ ^f	0	/	-	-	-	-	-
Industry-Extractive	-	-	-	/	-	-	-	0	0	0	0	-	-
Industry-General	-	0	0	0 ^b	-	0	0	/	-	-	-	-	-
Industry-Light	0	/	/	0 ^b	-	/	/	/	-	-	-	/ ^d	-
Industry-Special	-	-	-	0	-	-	-	/	-	-	-	-	-
Motor Sales Outlet	-	0	0	0 ^b	0	/	0	/	-	-	-	-	-
Office-Based Industry	0 ^h	0	/	0 ^b	0	/	/	/	-	-	-	0 ^d	-
*Offices less than 200sq.m	0 ^j	/	/	0 ^b	m	/	/	/	-	-	-	/ ^d	-
*Offices 200sq.m to 1,000sq.m	-	0	/	-	m	/ ^f	/	/	-	-	-	0 ^d	-

Use Classes	A	A1	A2	B	NC	DC	MTC	E	F	G	GB	W	J
*Offices over 1,000sq.m	-	-	/	-	-	0 ^g	/	/	-	-	-	0 ^d	-
Open Space	/	/	/	/	/	/	/	/	/	/	/	/	/
Petrol Station	0	/	/	0 ^b	/	/	/	/	-	-	-	-	-
Public House	0	/	/	0 ^b	/	/	/	0	-	-	-	0	-
Public Services	/	/	/	/	/	/	/	/	0	0	0	/	0
Recreational Buildings (Commercial)	0	/	/	0 ^b	/	/	/	0	0	-	-	0	-
Recreational Facility/Sports Club	0	/	/	0	/	/	/	0	/	0	0	/	/ ^e
Refuse Landfill/Tip	-	-	-	0	-	-	-	0	0	0	0	-	-
Refuse Transfer Station	0	0	0	0	-	0	0	/	-	-	-	-	-
Residential	/	/	/	0 ^c	/	/	/	0 ^l	0	0 ^c	0	0	-
Residential Institution	/	/	/	0	/	/	/	-	-	0 ^a	0 ^a	0	-
Restaurant	0	/	/	0	/	/	/	0	0	0	0 ^a	/	-
Retail Warehouse	-	-	0	-	-	-	0	/	-	-	-	-	-
Retirement Home	/	/	/	0 ^c	/	/	/	-	-	-	-	0	-
Rural Industry-Cottage	-	0	-	/	0	0	-	0	-	0	0	-	-
Rural Industry-Food	-	0	-	/	-	-	-	/	-	0	0	-	-
Science & Technology Based Industry	-	0	/	0	-	0	0	/	-	-	-	0 ^d	-
Scrap Yard	-	-	-	-	-	-	-	/	-	-	-	-	-
Service Garage	0	/	/	0 ^b	/	/	/	/	-	-	-	-	-
Shop-Local	0	/	/	0 ^b	/	/	/	0	0	0	-	0	-
Shops-Major Sales Outlet Convenience goods	-	-	/	-	-	/	/	-	-	-	-	-	-
Shops-Major Sales Outlet Comparison goods	-	-	/	-	-	/	/	-	-	-	-	-	-
Shop-Neighbourhood	0	/	/	0 ^b	/	/	/	0	-	-	-	0	-

Use Classes	A	A1	A2	B	NC	DC	MTC	E	F	G	GB	W	J
Shop-Specialist	-	/	/	-	0	/	/	-	-	-	-	0	-
Transport Depot	-	-	0	0	-	0	0	/	-	-	-	/ ^d	-
Travellers Accommodation	/	/	/	/	0	0	0	/	/	/	/	0	-
Veterinary Surgery	0	/	/	0	/	/	/	0	-	0 ^a	0 ^a	-	-
Warehousing	-	-	0	-	-	0	0	/	-	-	-	-	-

Key :

- / Permitted in Principle
- 0 Open for Consideration

Notes:

1: In relation to zoning objective A1 it should be noted that "Permitted in Principle" relates to uses included or likely to be included in the Local Area Plan for that area. Following adoption of the Local Area Plan or when development has taken place proposals within these zones will then be regarded as falling within the zoning objective 'A'.

- a In existing premises
- b In villages to serve local needs
- c In accordance with Council policy for development in rural areas
- d Development related to marine activities
- e Recreational use of the coast; recreational buildings including restaurant use
- f Within Dalkey district centre zone this use is 'Open for Consideration'
- g Not permitted in Dalkey district centre zone
- h Less than 200sq.m.
- j Where the office use will not have adverse effects on the "A" zoning objective, "to protect and/or improve residential amenity".
- k On brownfield sites where the industrial use has become redundant.
- l In certain circumstances residential use may be acceptable where the primary use of the zone for employment creation is not jeopardised and which complies with Section 7.1.8, Policy E8: Enhanced Working Environment.
- m In the neighbourhood centre zoning objective, Offices less than 100sq.m are permitted in principle and Offices 100sq.m – 250sq.m are open for consideration.

* See also note to Table 15.2, Zoning Objective A.

15.8 Definition of Use Classes

Abattoir

A building or part thereof or land used as a slaughter house. This includes facilities for meat processing and storage and also lairage.

Advertisements and Advertisement Structures

Any work, letter, model, balloon, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement, or direction and any structure such as a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements.

Agriculture

Use of land or buildings for the purposes set out in Section 2 (1) "agriculture" of the Planning and Development Act, 2000.

Bed and Breakfast

A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public and breakfast may be provided as part of the service but not other meals.

Betting Office/Turf Accountant

Premises for the time being registered in the Register of Bookmaking Offices kept by the Revenue Commissioners under the Betting Act, 1931 (No. 27 of 1931).

Boarding Kennels

A building or part thereof or land used for the temporary accommodation of dogs/cats for reward.

Caravan Park - Holiday

The use of land for the accommodation of vehicle caravans or temporary chalets during the period from 1st March to 31st October each year.

Caravan Park - Residential

The use of land for the accommodation of caravans designed specifically for year round human habitation.

Carpark

A building or part thereof or land (not being part of a public road) used for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles.

Cash and Carry Outlet

A building or part thereof or land used for the sale of goods in bulk to traders on a cash-and-carry basis.

Cemetery

Land used as a burial ground.



Childcare

“Childcare” is taken to mean full day care and sessional facilities and services for pre-school and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus services such as pre-schools, day care services, crèches, playgroups, childminding and after school groups are included, but schools (primary, secondary and special) and residential centres for children are excluded.

Church

Any structure habitually used as a place of public worship or for religious instruction. Where a building or part of a building, on the same site as a place of public worship or on an adjoining site, is used in connection with that place of public worship, such a use shall be deemed to be a related use.

Commercial Recreational Undertaking

A building, part thereof or land used for recreational purposes on a commercial basis.

Community Facility

A building or part thereof used for (community) activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge.

Concrete/Asphalt Plant etc.

A structure or land used for the purpose of manufacturing concrete, asphalt, etc., and related products in or adjacent to a quarry or mine.

Crèche or Nursery School

Use of a building or part of a building for the provision of day care facilities for the minding and training of children below primary school entry age.

Sessional: The provision of a service which offers a planned programme to pre-school children for between 2 and 3.5 hours per day on two or more occasions per week by trained personnel. Sessional services include playschools and Montessori schools.

Full Day Care: The provision of a structured day care service for children for more than 3.5 hours per day, supervised by trained personnel. This would include playschools, Montessori schools, crèche nurses and after school care.

Cultural Use

Use of a building or part thereof or land for cultural purposes to which the public may be admitted on payment of a charge or free of charge.

Discotheque or Nightclub

A building or part thereof where the primary function is the provision of dancing facilities.

Discount Food Store

Single level, self service store normally between 1,000 –1,500 sq. m. of gross floorspace selling a limited range of goods at competitive prices.

Doctor/Dentist, etc.

Use of part of the dwelling house in which the practitioner resides for the provision of medical or professional services. Group practices are excluded from this definition.

Education

The use of a building or part thereof or land as a school, college, technical institute, academy, lecture hall or other educational centre. Where a building or part of a building on the same site as an educational building or on an adjoining site is designed for use or used as a residence for the staff or the pupils of that educational building such a use shall be deemed to be educational.

Enterprise Centre

Use of a building or part of a building or land for small scale ('starter-type') industries and/or services usually sharing grouped service facilities.

Funeral Home

A building or part of a building used for the storage, preparation and laying of human remains, the holding of burial services and the assembling of funerals. An undertakers premises where the functions of a funeral home are not carried out is regarded as a shop.

Garden Centre

The use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment.

Guest House

A building or part thereof where sleeping accommodation and meal services are generally available to residents only.

Health Centre

A building or part thereof or land used for the provision of local medical, dental, prophylactic or social assistance services for the local community and including group practices and clinics.

Heavy Vehicle Park

A building or part thereof or land (not being part of a public road) used for the parking of heavy goods vehicles.

Home Based Economic Activity

Service type activities carried on for profit by the occupier of a dwelling, such use being subordinate to the use of the dwelling as a residence.

Hospital

A building or part thereof or land used for general medical treatment. This includes specialised hospitals and nursing homes.

Hotel/Motel

A building or part thereof where sleeping accommodation, meal services and other refreshments are available to residents and non-residents. Function rooms may also be incorporated as part of the use.

Household Fuel Depot

Use of a structure or land for the storage of solid fuel or bottled gas for retail sale.

Industry: Extractive

The winning of all minerals and substances in or under land of a kind ordinarily worked by underground or opencast mining.

Industry: Light

The use of a building or part thereof or land for industry (not being a special industry) in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and may include a service garage but not a petrol station.

Industry: General

The use of a building or part thereof or land for any industry other than a light industry or a special industry and includes a service garage but not a petrol station.

Industry: Special

The use of a building or part thereof or land for any industry which requires special assessment due to its potential for detrimental environmental effects.

Landscape

The term landscape refers to the appearance of the land, including its shape, texture and colour. It also reflects the way in which these various components combine to create specific patterns and pictures that are distinctive to particular localities.

Landscape Character Assessment

Landscape assessment can be defined as:

“A systematic means for describing and clarifying landscapes that takes into account subjective and qualitative aspects as well as physical, cultural and historical ones”, Countryside Commission (UK), August 1993.

Motor Sales Outlet

A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and implements.

Office-Based Industry

Office-based activities concerned with the output of a specified product or service, including: data processing, software development, information technology, technical consultancy, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing. Other related uses not specified above may be included in the future at the discretion of the Planning Authority.

Office

A building in which the sole or principal use is the undertaking of professional, administrative, financial,

marketing or clerical work, including services provided principally to visiting members of the public.

Offices - Local

An office providing a business and residential service function to the surrounding population which can be accommodated in a local centre and generally not exceeding 200 sq. m. area in total.

Offices - District

An office having district business and residential service functions which can be accommodated in a district centre and generally having a total area of between 200 sq. m. and 1,000 sq. m.

Offices - Other

An office not being a local or district office and serving more than a district or local population and having a total floor area in excess of 1,000 sq. m.

Open Space

Any land, whether enclosed or not, on which there are no buildings or of which not more than one-twentieth is covered with buildings and the whole of the remainder of which is laid out as a garden or is used for purposes of recreation or lies waste and unoccupied.

Petrol Station

A structure or land used for the purpose of the selling by retail of petrol, fuel oils, lubricating oils and liquefied petroleum gas generally for use in motor vehicles. It does not include a service garage or motor sales outlet. Petrol filling stations can provide a wide range of retail goods in an associated shop. In general these shops should remain secondary to the use as a petrol filling station.

Private Club

A building or part thereof and/or land used by a club primarily for its members and not ordinarily open to the public.

Private Garage

A building or part thereof or land used for the storage of private cars where no sales or services are provided.

Public House

A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises.

Public Services

A building or part thereof or land used for the provision of 'Public Services'. 'Public Services' include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers; it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities, etc.

Recreational Building (Commercial)

A building or part thereof which is available for use by the public on payment of a charge.

Recreational Facility/Sports Club

A building or part of a building which may be available to the public on payment of a charge or free of charge in the use of which no excessive noise is produced and which may contain a theatre, a cinema, an art gallery or exhibition hall (other than for trading purposes), an assembly hall, a social centre, a community centre, a swimming pool, a bowling alley or a squash centre but may or shall exclude dance halls, band halls, discotheques or similar uses. It may also include facilities for other physical activities in the form of structured

games or play for the purpose of recreation or amusement.

Refuse Landfill/Tip

The use of land for the disposal of solid wastes or refuse generally of a non-toxic chemical nature by landfill.

Refuse Transfer Station

A structure or land usually enclosed and screened and which is used for the temporary storage of refuse and waste materials pending transfer to a final disposal facility, or for re-use. The definition includes a baling station, recycling facility, civic amenity facility, materials recovery facility, and materials recycling facility.

Residential

The use of a building or part thereof including houses, flats, bedsitters, residential caravans, etc., designed for human habitation.

Residential Institution

A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, old peoples' home/nursing home and isolation hospital.

Restaurant

A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises.

Retail Parks

A single development of at least three retail warehouses with associated car parking.

Retail Warehouse

A large single-level store specialising in bulky household goods such as carpets, furniture, electrical goods, and bulky DIY items, catering mainly for car-borne customers.

Retirement Home

Housing accommodation specially designed for elderly people in which dining, recreation, hygiene and health care facilities are shared on a communal basis.

Rural Industry - Cottage

Small scale industrial undertakings related directly to the residence of the principal industrial undertaker.

Rural Industry - Food

The use of a building or part thereof or structure or land for the purpose of the intensive or large scale production or processing of food and related activities. This includes piggeries, hen batteries, mushroom farms, creameries, etc.

Science & Technology Based Industry

Knowledge based processes and industrial activities (including ancillary offices) in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

Scrap Yard

Land used for the reception, dismantling, packing and storing of waste, used materials and goods before transport for processing and recycling elsewhere.

Service Garage

A building or part thereof or land used for the maintenance and repair of motor vehicles.

Local Shops

Local shops located in neighbourhood centres or district centres perform an important function in urban areas. They can provide a valued service, catering particularly for the casual daily needs of nearby residents or for those passing by. Local shops encompassing both foodstores and important non-food outlets such as pharmacies have significant social and economic functions; they offer a particularly important service for those less mobile, especially elderly and disabled people, families with small children and those without access to a car.

Shops - Neighbourhood

This category includes smaller shops giving a localised service in a range of retail trades or businesses such as sweets, groceries, tobacconist, newspapers, hairdresser, undertaker, ticket agency, dry cleaning and laundry depots and mini markets and designed to cater for normal neighbourhood requirements.

Shops - Major Convenience Sales Outlets

Shops, which are larger in scale than neighbourhood shops or are very specialised and therefore serve a wider area including district centres, and Major Town Centre.

Convenience Goods

Examples of which are; food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods.

Shops - Major Comparison Sales Outlets

Shops (excluding retail warehouses) which are larger in scale than neighbourhood/local or district centre shops, or are very specialised and therefore serve a wider area including Major Town Centre.

Comparison Goods

Examples of which are; clothing and footwear, furniture, furnishings and household equipment (excluding non-

durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreation equipment and accessories.

Shops – Specialist

A single retail unit which sells specialised merchandise.

Transport Depot

Use of a building or land as a depot associated with the operation of a transport business to include parking and servicing of vehicles, particularly H.G.Vs.

Travellers' Accommodation

An area with ancillary structures provided by the Council as a residential caravan park for occupation by members of the Travelling Community with their caravans and motor vehicles but excluding horses.

Veterinary Surgery

Use of a building or part thereof or land as a clinic or surgery for the treatment and care of animals. Animals may be housed on the premises for short periods for treatment purposes but not as part of a boarding kennel operation.

Warehousing

A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function.

Wholesale Outlet

A building or part thereof or land used for the sale of goods by wholesale to traders only. Processing and manufacturing of such goods is excluded.



