

LAND USE ZONING



DRAFT PLAN FEBRUARY 2022

FINGAL DEVELOPMENT PLAN 2023-2029

13.1 Introduction

The purpose of zoning is to indicate the land use objectives for all the lands within the County. Zoning aspires to promote the orderly development of the County by eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities.

Zoning policy must also have regard to the strategic policies underlying the Development Plan. These include the principles of sustainable development and of consolidation, the integration of land-use and transportation planning, and the maintenance of the quality of life within the County as a whole.

Each land use zoning objective has a supporting vision which elaborates on the zoning objective and sets the context for the type of development which would be acceptable. Uses which are neither "Permitted in Principle" nor "Not Permitted" will be assessed in terms of their contribution towards the achievement of the zoning objective and vision.

The technical guidance notes to be used in the context of the adopted use classes are found in Appendix 7.

Objective ZO1 – Zoning Objectives and Vision

Secure the implementation of the zoning objective and vision applied to each area of the County.

13.2 Transitional Zonal Areas

The Development Plan maps show the boundaries between zones. While the zoning objectives and control standards indicate the different uses 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 that would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas or abutting residential development within predominantly mixed-use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of residential property.

Objective ZO2 – Transitional Zonal Areas

Have regard to development in adjoining zones, in particular, more environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.

13.3 Non-Conforming Uses

Throughout the County there are uses which do not conform to the zoning objective of the area. These are uses which were in existence on 1st October 1964, or which have valid planning permissions, or which are un-authorised but have exceeded the time limit for enforcement proceedings. Reasonable intensification of extensions to and improvement of premises accommodating these uses will generally be permitted subject to normal planning criteria.

Objective ZO3 – Non-Conforming Uses

Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.

13.4 Ancillary Uses

Planning permission sought for developments which are ancillary to the parent use, i.e. they rely on the permitted parent use for their existence and rationale, should be considered on their merits irrespective of what category the ancillary development is listed in the zoning objectives, vision and use classes section of this chapter.

Objective ZO4 – Ancillary Uses

Ensure that developments ancillary to the parent use of a site are considered on their merits.

13.5 Zoning Objectives, Vision and Use Classes

ZONING OBJECTIVE “CI” COMMUNITY INFRASTRUCTURE

Objective

Provide for and protect civic, religious, community, education, health care and social infrastructure.

Vision

Protect and promote an inclusive County, accessible to all members of the community, facilitating the sustainable development of necessary community, health, religious, educational, social and civic infrastructure. A wide range of different community facilities, civic facilities and social services exist within the County ranging from those of regional importance such as education and health facilities, to those of local and neighbourhood importance such as places of worship, community centres and childcare facilities. It is important to facilitate the development and expansion of such services in order to deliver a quality environment whilst improving the quality of life for all.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle

Childcare Facilities	Community Facility	Cultural Facility
Education	Health Centre ¹⁹	Hospital ¹⁹
Open Space	Place of Worship	Residential Care Home/
Retirement Home	Sheltered Accommodation	Utility Installations

Not Permitted

Aparthotel	Abattoir	Aerodrome/Airfield
Agribusiness	Agricultural Buildings	Agricultural Farm Supplies
Agricultural Machinery Sales and/or Maintenance	Agri-Tourism	Air Transport Infrastructure
Amusement Arcade	Bed and Breakfast	Betting Office
Boarding Kennels	Builders Providers/Yard	Car Hire Holding Area

Not Permitted contd.		
Caravan Park – Holiday	Civic Waste Facility	Concrete/Asphalt
Data Centre	Enterprise Centre	Exhibition Centre
Fast Food Outlet/Take-Away	Farm Shop	Food, Drink and Flower Preparation/Processing
Fuel Depot/Fuel Storage	Funeral Home/Mortuary	Garden Centre
General Aviation	Golf Course	Guest House
Heavy Vehicle Park	High Technology Manufacturing	Holiday Home/Apartments
Home-Based Economic Activity	Hostel	Hotel
Industry – Extractive/Quarrying	Industry – General	Industry – Light
Industry – High Impact	Logistics	Office ≤ 100 sqm
Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm	Park and Ride Facilities
Petrol Station	Plant Storage	Public House
Public Transport Station	Remote Work Hub	Research and Development
Residential	Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa
Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Road Transport Depot	Taxi Office	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/Maintenance Garage	Veterinary Clinic
Warehousing	Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)
Wholesale		

¹⁹ For public operators only

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “DA” DUBLIN AIRPORT

Objective

Ensure the efficient and effective operation and development of the airport in accordance with an approved Local Area Plan.

Vision

Facilitate air transport infrastructure and airport related activity/uses only (i.e. those uses that need to be located at or near the airport). All development within the Airport Area should be of a high standard reflecting the status of an international airport and its role as a gateway to the country and region. Minor extensions or alterations to existing properties located within the Airport Area which are not essential to the operational efficiency and amenity of the airport may be permitted, where it can be demonstrated that these works will not result in material intensification of land use.

Air Transport Infrastructure includes: aircraft areas, air traffic control/tower, ancillary health, safety and security uses, aprons, cargo handling, maintenance hangers, meteorology, retail – airside/duty free, runways, taxiways, terminals and piers.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Aerodrome/Airfield	Air Navigation Installations	Air Transport Infrastructure
Car Hire Holding Area	Cargo Yards	Carpark – Non-Ancillary
Childcare Facilities	Food, Drink and Flower Preparation/Processing ²²	Fuel Depot/Fuel Storage
General Aviation	Hotel	Logistics ¹⁸
Office Ancillary to Permitted Use	Office ≤ 100 sqm ¹⁸	Office > 100 sqm and < 1,000 sqm ¹⁸
Office ≥ 1,000 sqm ¹⁸	Open Space	Petrol Station
Place of Worship	Public House	Public Transport Station
Restaurant/Café	Retail – Local < 150 sqm nfa	Retail – Comparison > 500 sqm nfa ¹⁷
Taxi Office	Telecommunications Structures	Training Centre ¹⁵
Utility Installations	Warehousing ¹⁸	

Not Permitted		
Abattoir	Agribusiness	Agricultural Buildings
Agricultural Farm Supplies	Agricultural Machinery Salesand/or Maintenance	Agri-Tourism
Aparthotel	Bed and Breakfast	Boarding Kennels
Builders Provider/Yard	Burial Grounds	Caravan Park – Holiday
Caravan Park – Residential	Casual Trading	Civic Waste Facility
Concrete/Asphalt	Dancehall/Nightclub	Education
Data Centre	Enterprise Centre	Farm Shop
Garden Centre	Golf Course	Guest House
High Technology Manufacturing	Holiday Home/Apartments	Home-Based Economic Activity
Hospital	Hostel	Industry – Extractive/Quarrying
Industry – General	Industry – Light	Industry – High Impact
Park and Ride Facilities	Remote Work Hub	Residential
Residential Care Home/Retirement Home	Residential Institution	Retail – Supermarket ≤ 2,500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Sheltered Accommodation	Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)
Wholesale		

¹⁵ Airport and Air Transport Related Training Only

¹⁷ Air-Side Only

¹⁸ Air Transport Related Only

²² Air Catering Only

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

Note: The extent to which the Dublin Airport LAP relates is set out under the “DA – Dublin Airport” zoning and includes any associated lands identified as part of the designation of airport noise zones, noise contours, airport approach areas, public safety zones or other zones identified as necessary for designation in order to maintain or increase the quality of life of neighbouring communities and foster compatibility between aviation activities and residential areas.

ZONING OBJECTIVE “FP” FOOD PARK

Objective

Provide for and facilitate the development of a Food Industry Park.

Vision

Facilitate the development of a state-of-the-art Food Park incorporating the growing, preparation, processing, ripening, packaging, storing, distribution and logistics relating to food, drink, flowers and related products on lands adjacent to major transport infrastructure, operating at a national and international scale and optimising its strategic value to the regional economy. The Park will be primarily devoted to developing value added opportunities within the food sector.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Exhibition Centre ¹⁶	Farm Shop ¹	Food, Drink and Flower Preparation/Processing
Logistics ¹⁶	Office Ancillary to Permitted Use	Office < 550 sqm ¹⁶
Open Space	Research and Development ¹⁶	Restaurant/Café ⁵
Retail – Local < 150 sqm nfa ⁵	Sustainable Energy Installation ³⁵	Telecommunications Structures
Training Centre ¹⁶	Utility Installations	Warehousing ¹⁶
Wholesale ¹⁶		

Not Permitted		
Aparthotel	Abattoir	Aerodrome/Airfield
Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance	Air Transport Infrastructure
Amusement Arcade	Bed and Breakfast	Betting Office
Boarding Kennels	Builders Provider/Yard	Burial Grounds
Car Hire Holding Area	Caravan Park – Holiday	Caravan Park – Residential
Cargo Yards	Carpark – Non-Ancillary	Casual Trading

Not Permitted contd.		
Civic Waste Facility	Community Facility	Concrete/Asphalt
Conference Centre	Cultural Facility	Dancehall/Nightclub
Data Centre	Education	Fast Food Outlet/Take-Away
Funeral Home/Mortuary	Garden Centre	General Aviation
Golf Course	Guest House	Health Centre
Health Practitioner	Heavy Vehicle Park	High Technology Manufacturing
Holiday Home/Apartments	Home-Based Economic Activity	Hospital
Hostel	Hotel	Industry – Extractive / Quarrying
Industry – General	Industry – Light	Industry – High Impact
Office ≥ 1,000 sqm	Park and Ride Facilities	Petrol Station
Place of Worship	Plant Storage	Public House
Public Transport Station	Recreational/Sports Facility	Remote Work Hub
Residential Care Home/ Retirement Home	Residential Institution	Retail – Convenience ≤ 500 sqm nfa
Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Road Transport Depot	Sheltered Accommodation	Taxi Office
Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Vehicle Servicing/ Maintenance Garage	Veterinary Clinic	Waste Disposal and Recovery Facility (Excluding High Impact)
Waste Disposal and Recovery Facility (High Impact)		

¹ Farm shop of up to 500sq m. Any increase on this size will have to be justified in terms of overall zoning vision for the lands, traffic implications and public transport linkages

⁵ To serve the local working population only

¹⁶ Food Park related only

³⁵ Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “GB” GREENBELT

Objective

Protect and provide for a Greenbelt.

Vision

Create a rural/urban Greenbelt zone that permanently demarcates the boundary (i) between the rural and urban areas, or (ii) between urban and urban areas. The role of the Greenbelt is to check unrestricted sprawl of urban areas, to prevent coalescence of settlements, to prevent countryside encroachment and to protect the setting of towns and/or villages. The Greenbelt is attractive and multifunctional, serves the needs of both the urban and rural communities, and strengthens the links between urban and rural areas in a sustainable manner. The Greenbelt will provide opportunities for countryside access and for recreation, retain attractive landscapes, improve derelict land within and around towns, secure lands with a nature conservation interest, and retain land in agricultural use. The zoning objective will have the consequence of achieving the regeneration of undeveloped town areas by ensuring that urban development is directed towards these areas.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Agricultural Buildings	Agri-Tourism	Bed and Breakfast ³
Boarding Kennels ³	Burial Grounds ²⁹	Childcare Facilities ³
Community Facility	Farm Shop ²⁰	Golf Course
Guest House ³	Health Practitioner ³	Holiday Home/Apartments ⁷
Office Ancillary to Permitted Use	Open Space	Recreational/Sports Facility
Research and Development ¹⁴	Residential ⁴	Restaurant/Café ¹³
Veterinary Clinic ²¹	Campsite ²⁵	
Not Permitted		
Advertising Structures	Aerodrome/Airfield	Agribusiness
Agricultural Farm Supplies	Agricultural Machinery Salesand/or Maintenance	Air Transport Infrastructure
Amusement Arcade	Betting Office	Builders Provider/Yard
Car Hire Holding Area	Caravan Park – Residential	Cargo Yards
Concrete/Asphalt	Conference Centre	Dancehall/Nightclub
Data Centre	Enterprise Centre	Exhibition Centre

Not Permitted contd.		
Fast Food Outlet/Take-Away	Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage
Funeral Home/Mortuary	General Aviation	Health Centre
Heavy Vehicle Park	High Technology Manufacturing	Hospital
Industry – General	Industry – Light	Industry – High Impact
Logistics	Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm
Office ≥ 1,000 sqm	Plant Storage	Public House
Remote Work Hub	Residential Care Home/ Retirement Home	Residential Institution
Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa
Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa
Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre	Retail Warehouse
Retail – Warehouse Club	Retirement Village	Road Transport Depot
Sheltered Accommodation	Taxi Office	Training Centre
Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/ Maintenance Garage
Warehousing	Waste Disposal and Recovery Facility (High Impact)	Wholesale

³ Where the use is ancillary to the use of the dwelling as a main residence ⁴ Subject to compliance with the Rural Settlement Strategy

⁷ Only permitted where the development involves conversion of a protected structure

¹³ Ancillary to tourism uses or conversion of protected or vernacular structures where appropriate ¹⁴ Rural related research and development only

²⁰ Only where the bulk of the produce is produced on the farm

²¹ Only where a demonstrated need to locate in a rural environment because of the nature of the clinic required is established

²⁵ No static mobile homes or permanent structures (unless ancillary to the operation of the campsite) shall be permitted

²⁹ And appropriately scaled ancillary facilities

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “GE” GENERAL EMPLOYMENT

Objective

Provide opportunities for general enterprise and employment.

Vision

Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Builders Provider/Yard	Civic Waste Facility	Enterprise Centre
Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage	High Technology Manufacturing
Industry – General	Industry – Light	Logistics
Office Ancillary to Permitted Use	Open Space	Petrol Station
Research and Development	Restaurant/Café ⁵	Retail – Local < 150 sqm nfa ⁵
Road Transport Depot	Sustainable Energy Installation ³⁵	Telecommunications Structures
Training Centre	Utility Installations	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/Maintenance Garage	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Wholesale	

Not Permitted		
Aparthotel	Abattoir	Aerodrome/Airfield
Agri-Tourism	Air Transport Infrastructure	Amusement Arcade
Bed and Breakfast	Betting Office	Boarding Kennels
Burial Grounds	Caravan Park – Holiday	Caravan Park – Residential
Concrete/Asphalt	Cultural Facility	Dancehall/Nightclub
Education	Exhibition Centre	Farm Shop
General Aviation	Golf Course	Guest House
Health Practitioner	Holiday Home/Apartments	Hospital
Hostel	Hotel	Industry – Extractive / Quarrying
Office ≥ 1,000 sqm	Place of Worship	Public House
Residential ²⁸	Residential Care Home/ Retirement Home	Residential Institution
Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Sheltered Accommodation	Traveller Community Accommodation	Waste Disposal and Recovery Facility (High Impact)

⁵To serve the local working population only

²⁸Except where a person who is an immediate member of a family in the immediate area who has not been granted permission for a dwelling previously, and is considered to have a need to reside adjacent to the family home by reason of that person's exceptional health circumstances

³⁵Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “HA” HIGH AMENITY

Objective

Protect and enhance high amenity areas.

Vision

Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Agri-Tourism	Bed and Breakfast ³	Boarding Kennels ³
Burial Grounds ²⁹	Campsite ²⁵	Childcare Facilities ³
Farm Shop ²⁰	Guest House ³	Health Practitioner ³
Holiday Home/Apartments ⁷	Office Ancillary to Permitted Use	Open Space
Residential ⁴	Restaurant/Café ¹³	
Not Permitted		
Abattoir	Advertising Structures	Aerodrome/Airfield
Agribusiness	Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance
Air Transport Infrastructure	Amusement Arcade	Betting Office
Builders Provider/Yard	Car Hire Holding Area	Caravan Park – Residential
Cargo Yards	Casual Trading	Civic Waste Facility
Concrete/Asphalt	Conference Centre	Dancehall/Nightclub
Data Centre	Enterprise Centre	Exhibition Centre
Fast Food Outlet/Take-Away	Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage
Funeral Home/Mortuary	General Aviation	Health Centre
Heavy Vehicle Park	High Technology Manufacturing	Hospital
Industry – General	Industry – Light	Industry – High Impact
Logistics	Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm

Not Permitted contd.		
Office ≥ 1,000 sqm	Park and Ride Facilities	Petrol Station
Place of Worship	Plant Storage	Public House
Public Transport Station	Remote Work Hub	Research and Development
Residential Care Home/ Retirement Home	Residential Institution	Retail – Local < 150 sqm nfa
Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa
Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa
Retail – Factory Outlet Centre	Retail Warehouse	Retail – Warehouse Club
Retirement Village	Road Transport Depot	Sheltered Accommodation
Taxi Office	Training Centre	Traveller Community Accommodation
Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/ Maintenance Garage
Veterinary Clinic	Warehousing	Waste Disposal and Recovery Facility (Excluding High Impact)
Waste Disposal and Recovery Facility (High Impact)	Wholesale	

³Where the use is ancillary to the use of the dwelling as a main residence ⁴ Subject to compliance with the Rural Settlement Strategy

⁷Only permitted where the development involves conversion of a protected structure

¹³Ancillary to tourism uses or conversion of protected or vernacular structures where appropriate ²⁰ Only where the bulk of the produce is produced on the farm

²⁵No static mobile homes or permanent structures (unless ancillary to the operation of the campsite) shall be permitted

²⁹And appropriately scaled ancillary facilities

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

Nothing in this Development Plan Zoning Matrix (Use Classes related to HA Zoning Objective) shall disallow proposals for:

- i. Future renewal, improvement, redevelopment of the established historic building stock within St. Ita's Hospital complex and demesne at Portrane;
- ii. Appropriate uses including uses which also relate to and are consistent with the historic use of the complex within the demesne established prior to the foundation of the Irish State.

ZONING OBJECTIVE “HI” HEAVY INDUSTRY

Objective

Provide for heavy industry.

Vision

Facilitate opportunities for industrial uses, activities and processes which may give rise to land use conflict if located within other zonings. Such uses, activities and processes would be likely to produce adverse impacts, for example by way of noise, dust or visual impacts. HI areas provide suitable and accessible locations specifically for heavy industry and shall be reserved solely for such uses.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Abattoir	Concrete/Asphalt	Fuel Depot/Fuel Storage
Heavy Vehicle Park	Industry – Extractive / Quarrying	Industry – High Impact
Office Ancillary to Permitted Use	Open Space	Plant Storage
Restaurant/Café ⁵	Retail – Local < 150 sqm nfa ⁵	Sustainable Energy Installation ³⁵
Telecommunications Structures	Utility Installations	Waste Disposal and Recovery Facility (High Impact)
Not Permitted		
Aparthotel	Aerodrome/Airfield	Agricultural Buildings
Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance	Agricultural Machinery Sales and/or Maintenance
Agri-Tourism	Air Transport Infrastructure	Amusement Arcade
Bed and Breakfast	Betting Office	Boarding Kennels
Builders Provider/Yard	Burial Grounds	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Casual Trading	Childcare Facilities
Civic Waste Facility	Community Facility	Conference Centre
Cultural Facility	Dancehall/Nightclub	Education
Enterprise Centre	Exhibition Centre	Fast Food Outlet/Take-Away
Farm Shop	Food, Drink and Flower Preparation/Processing	Funeral Home/Mortuary

Not Permitted contd.		
Garden Centre	General Aviation	Golf Course
Guest House	Health Centre	Health Practitioner
High Technology Manufacturing	Holiday Home/Apartments	Home-Based Economic Activity
Hospital	Hostel	Hotel
Industry – General	Industry – Light	Logistics
Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm
Park and Ride Facilities	Petrol Station	Place of Worship
Public House	Public Transport Station	Recreational/Sports Facility
Remote Work Hub	Residential	Residential Care Home/ Retirement Home
Residential Institution	Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa
Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa
Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre	Retail Warehouse
Retail – Warehouse Club	Retirement Village	Sheltered Accommodation
Taxi Office	Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Veterinary Clinic	Warehousing
Wholesale		

⁵To serve the local working population only

³⁵Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “HT” HIGH TECHNOLOGY

Objective

Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.

Vision

Facilitate opportunities for high technology, high technology and advanced manufacturing, major office and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is aimed at providing a location for high end, high-quality, value added businesses and corporate headquarters. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Enterprise Centre	High Technology Manufacturing	Hospital
Industry – Light	Office Ancillary to Permitted Use	Office ≤ 100 sqm
Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm	Open Space
Research and Development	Restaurant/Café ⁵	Retail – Local < 150 sqm nfa ⁵
Sustainable Energy Installation ³⁵	Telecommunications Structures	Training Centre
Utility Installations		
Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agricultural Farm Supplies	Agricultural Machinery Salesand/or Maintenance
Agri-Tourism	Air Transport Infrastructure	Amusement Arcade
Bed and Breakfast	Betting Office	Boarding Kennels
Builders Provider/Yard	Burial Grounds	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Casual Trading	Civic Waste Facility
Concrete/Asphalt	Dancehall/Nightclub	Data Centre

Not Permitted contd.		
Fast Food Outlet/Take-Away	Farm Shop	Fuel Depot/Fuel Storage
Funeral Home/Mortuary	Garden Centre	General Aviation
Golf Course	Guest House	Health Practitioner ²⁴
Heavy Vehicle Park	Holiday Home/Apartments	Industry – Extractive / Quarrying
Industry – High Impact	Logistics	Park and Ride Facilities
Place of Worship	Plant Storage	Public House
Residential	Residential Care Home/ Retirement Home	Residential Institution
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Road Transport Depot	Sheltered Accommodation	Traveller Community Accommodation
Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/ Maintenance Garage
Veterinary Clinic	Warehousing	Waste Disposal and Recovery Facility (Excluding High Impact)
Waste Disposal and Recovery Facility (High Impact)	Wholesale	

⁵To serve the local working population only

²⁴Unless located within a local centre

³⁵Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “LC” LOCAL CENTRE

Objective

Protect, provide for and/or improve local centre facilities.

Vision

Provide a mix of local community and commercial facilities for the existing and developing communities of the County. The aim is to ensure local centres contain a range of community, recreational and retail facilities, including medical/ dental surgeries and childcare facilities, at a scale to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. The development will strengthen local retail provision in accordance with the County Retail Strategy.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Betting Office	Childcare Facilities	Community Facility
Cultural Facility	Education	Fast Food Outlet/Take-Away
Funeral Home/Mortuary	Guest House	Health Centre
Health Practitioner	Home-Based Economic Activity	Office Ancillary to Permitted Use
Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm ¹⁰	Open Space
Place of Worship	Public House	Public Transport Station
Recreational/Sports Facility	Remote Work Hub	Residential
Residential Care Home/ Retirement Home	Residential Institution	Restaurant/Café
Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa ²⁶
Sheltered Accommodation	Taxi Office	Telecommunications Structures
Traveller Community Accommodation	Utility Installations	Veterinary Clinic

Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agricultural Farm Supplies	Agricultural Machinery Salesand/or Maintenance
Agri-Tourism	Air Transport Infrastructure	Amusement Arcade
Boarding Kennels	Builders Provider/Yard	Burial Grounds
Car Hire Holding Area		
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Civic Waste Facility	Concrete/Asphalt
Conference Centre	Dancehall/Nightclub	Data Centre
Exhibition Centre	Farm Shop	Food, Drink and Flower Preparation/Processing
Fuel Depot/Fuel Storage	General Aviation	Golf Course
Heavy Vehicle Park	High Technology Manufacturing	Hospital
Industry – Extractive/Quarrying	Industry – General	Industry – Light
Industry – High Impact	Logistics	Office ≥ 1,000 sqm
Park and Ride Facilities	Plant Storage	Retail – Comparison > 500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Road Transport Depot	Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Vehicle Servicing/ Maintenance Garage	Warehousing	Waste Disposal and Recovery Facility (Excluding High Impact)
Waste Disposal and Recovery Facility (High Impact)	Wholesale	

¹⁰Of a scale appropriate to a local centre

²⁶Proposals for this use class are only permitted in principle for LC zonings listed in Level 4 of the Fingal Retail Hierarchy, included in Chapter 7.

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “MC” MAJOR TOWN CENTRE

Objective

Protect, provide for and/ or improve major town centre facilities.

Vision

Consolidate the existing Major Towns in the County, (Blanchardstown, Swords and Balbriggan). The aim is to further develop these centres by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic and enhance and develop the existing urban fabric.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Aparthotel	Bed and Breakfast	Betting Office
Carpark – Non-Ancillary	Childcare Facilities	Community Facility
Conference Centre	Cultural Facility	Dancehall/Nightclub
Education	Exhibition Centre	Fast Food Outlet/Take-Away
Funeral Home/Mortuary	Garden Centre	Guest House
Health Centre	Health Practitioner	Holiday Home/Apartments
Home-Based Economic Activity	Hospital	Hostel
Hotel	Office Ancillary to Permitted Use	Office ≤ 100 sqm
Office > 100 sqm and < 1,000sqm	Office ≥ 1,000 sqm	Open Space
Petrol Station	Place of Worship	Public House
Public Transport Station	Recreational /Sports Facility	Remote Work Hub
Research and Development	Residential	Residential Care Home/ Retirement Home
Residential Institution	Restaurant/Café	Retail – Local < 150 sqm nfa
Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa
Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa

Permitted in Principle contd.		
Retail – Factory Outlet Centre	Retail Warehouse	Retirement Village
Sheltered Accommodation	Taxi Office	Telecommunications Structures
Training Centre	Traveller Community Accommodation	Utility Installations
Vehicle Sales Outlet – Small Vehicles	Vehicle Servicing/ Maintenance Garage	Veterinary Clinic
Wholesale		

Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agricultural Machinery Salesand/or Maintenance	Agri-Tourism
Air Transport Infrastructure	Boarding Kennels	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Civic Waste Facility	Concrete/Asphalt	Data Centre
Farm Shop	Fuel Depot/Fuel Storage	General Aviation
Golf Course	Heavy Vehicle Park	Industry-Extractive/ Quarrying
Industry – General	Industry – High Impact	Logistics
Plant Storage	Road Transport Depot	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)	

⁸Excluding Balbriggan

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “ME” METRO ECONOMIC CORRIDOR

Objective

Facilitate opportunities for high-density mixed-use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor.

Vision

Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the MetroLink within a setting of exemplary urban design, public realm streets and places, which are permeable, secure and within a high-quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Aparthotel	Betting Office	Childcare Facilities
Community Facility	Conference Centre	Cultural Facility
Dancehall/Nightclub	Education	Exhibition Centre
Funeral Home/Mortuary	Guest House	Health Centre
Health Practitioner	Home-Based Economic Activity	Hospital
Hostel	Hotel	Office Ancillary to Permitted Use
Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm
Open Space	Place of Worship	Public House
Public Transport Station	Research and Development	Residential
Residential Care Home/ Retirement Home	Residential Institution	Restaurant/Café
Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa
Retail – Supermarket ≤ 2,500 sqm nfa	Sheltered Accommodation	Sustainable Energy Installation ³⁵
Taxi Office	Telecommunications Structures	Training Centre
Traveller Community Accommodation	Utility Installations	Veterinary Clinic

Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agricultural Farm Supplies	Agricultural Machinery Salesand/or Maintenance
Agri-Tourism	Air Transport Infrastructure	Boarding Kennels
Builders Provider/Yard	Burial Grounds	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Civic Waste Facility	Concrete/Asphalt	Data Centre
Farm Shop	Fuel Depot/Fuel Storage	General Aviation
Golf Course	Heavy Vehicle Park	Industry – Extractive /Quarrying
Industry – General	Industry – High Impact	Logistics
Plant Storage	Retail – Comparison > 500 sqm nfa	Retail – Superstore > 2,500 sqm nfa
Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre	Retail Warehouse
Retail – Warehouse Club	Road Transport Depot	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Warehousing	Waste Disposal and Recovery Facility (Excluding High Impact)
Waste Disposal and Recovery Facility (High Impact)		

³⁵Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “NSC” NATIONAL SPORTS CAMPUS

Objective

Provide for and facilitate the development of a National Sports Campus.

Vision

Facilitate the development of a state-of-the-art National Sports Campus incorporating world class indoor and outdoor sporting facilities and recreational amenities for community use, on lands adjacent to major transport infrastructure, operating at a National and International scale and optimising its value as a centre of excellence for sport.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Childcare Facilities ³⁰	Conference Centre	Community Facility
Education ³²	Exhibition Centre ³²	Health Centre ³²
Health Practitioner ³²	Office Ancillary to Permitted Use	Office ≤ 100sq. m. ³¹
Office > 100sq. m. and < 1,000sq. m. ³¹	Office ≥ 1,000 sqm ³¹	Open Space
Public Transportation Station	Recreational/Sports Facility	Research and Development ³²
Residential ³³	Restaurant/Café ³⁰	Sustainable Energy Installation ³⁵
Telecommunications Structures ³⁵	Training Centre ³²	Retail – Convenience ≤ 500 sqm nfa ^{30, 34}
Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance
Agri-Tourism	Air Transport Infrastructure	Amusement Arcade
Bed and Breakfast	Betting Office	Boarding Kennels
Builders Provider/Yard	Burial Grounds	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Casual Trading	Civic Waste Facility
Concrete/Asphalt	Cultural Facility	Dancehall/Nightclub
Data Centre	Enterprise Centre	Fast Food Outlet/Take-Away

Not Permitted contd.		
Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage	Funeral Home/Mortuary
Garden Centre	General Aviation	Guest House
Heavy Vehicle Park	High Technology Manufacturing	Holiday Home/Apartments
Home-Based Economic Activity	Hospital	Industry – Extractive / Quarrying
Industry – General	Industry – Light	Industry – High Impact
Logistics	Park and Ride Facilities	Petrol Station
Plant Storage	Public House	Residential Care Home/ Retirement Home
Residential Institution	Remote Work Hub	Retail – Comparison ≤ 500 sqm nfa
Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa
Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre	Retail Warehouse
Retail – Warehouse Club	Retirement Village	Road Transport Depot
Sheltered Accommodation	Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/ Maintenance Garage	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)	Wholesale

³⁰For sporting/local working population only. ³¹Sports/Recreational related only.

³²Sports related only.

³³Short stay sports training and sporting related events only.

³⁴Any increase on this size will have to be justified in terms of overall zoning vision for the lands, traffic implications and public transport linkages.

³⁵Ancillary to main use and of an appropriate scale.

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “OS” OPEN SPACE

Objective

Preserve and provide for open space and recreational amenities.

Vision

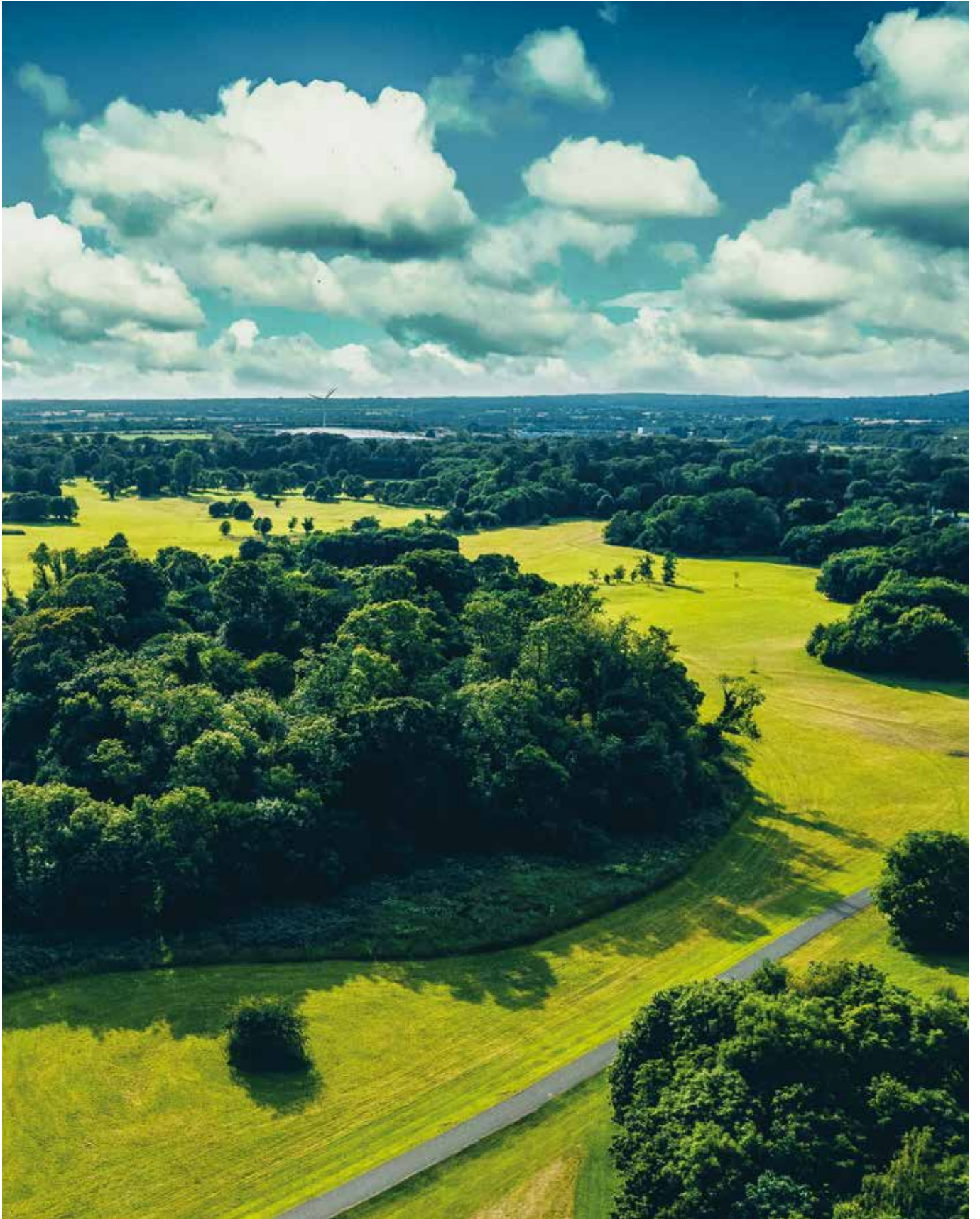
Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Community Facility	Golf Course	Open Space
Recreational/Sports Facility		
Not Permitted		
Aparthotel	Abattoir	Advertising Structures
Aerodrome/Airfield	Agribusiness	Agricultural Buildings
Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance	Agri-Tourism
Air Transport Infrastructure	Amusement Arcade	Bed and Breakfast
Betting Office	Boarding Kennels	Builders Provider/Yard
Car Hire Holding Area	Caravan Park – Holiday	Caravan Park – Residential
Cargo Yards	Carpark – Non-Ancillary	Childcare Facilities
Civic Waste Facility	Concrete/Asphalt	Conference Centre
Dancehall/Nightclub	Data Centre	Education
Enterprise Centre	Exhibition Centre	Fast Food Outlet/Take-Away
Farm Shop	Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage
Funeral Home/Mortuary	Garden Centre	General Aviation
Guest House	Health Centre	Health Practitioner
Heavy Vehicle Park	High Technology Manufacturing	Holiday Home/Apartments
Home-Based Economic Activity	Hospital	Hostel
Hotel	Industry – Extractive/Quarrying	Industry – General
Industry – Light	Industry – High Impact	Logistics

Not Permitted contd.		
Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm
Park and Ride Facilities	Petrol Station	Place of Worship
Plant Storage	Public House	Remote Work Hub
Research and Development	Residential	Residential Care Home/ Retirement Home
Residential Institution	Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa
Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa
Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre	Retail Warehouse
Retail – Warehouse Club	Retirement Village	Road Transport Depot
Sheltered Accommodation	Taxi Office	Training Centre
Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Vehicle Servicing/ Maintenance Garage	Veterinary Clinic	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)	Wholesale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.



ZONING OBJECTIVE “RA” RESIDENTIAL AREA

Objective

Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.

Vision

Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Bed and Breakfast	Childcare Facilities	Community Facility
Education	Funeral Home/Mortuary ⁹	Guest House
Health Centre	Health Practitioner	Hospital
Office Ancillary to Permitted Use	Office ≤ 100 sqm ⁹	Office > 100 sqm and < 1,000 sqm ¹¹
Open Space	Place of Worship	Public House ⁹
Public Transport Station	Recreational/Sports Facility	Residential
Residential Care Home/ Retirement Home	Restaurant/Café ⁹	Retail – Local < 150 sqm nfa
Retail – Convenience ≤ 500 sqm nfa ⁹	Retail – Comparison ≤ 500 sqm nfa ⁹	Retail – Supermarket ≤ 2,500 sqm nfa ⁹
Retirement Village	Sheltered Accommodation	Sustainable Energy Installation ³⁵
Taxi Office	Traveller Community Accommodation	Utility Installations
Veterinary Clinic		

Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance
Agri-Tourism	Air Transport Infrastructure	Boarding Kennels
Betting Office	Builders Provider/Yard	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Casual Trading	Concrete/Asphalt
Conference Centre	Dancehall/Nightclub	Data Centre
Enterprise Centre	Exhibition Centre	Farm Shop
Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage	General Aviation
Golf Course	Heavy Vehicle Park	High Technology Manufacturing
Industry – Extractive / Quarrying	Industry – General	Industry – High Impact
Logistics	Office ≥ 1,000 sqm	Plant Storage
Remote Work Hub	Retail – Comparison > 500 sqm nfa	Retail – Superstore > 2,500 sqm nfa
Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre	Retail Warehouse
Retail – Warehouse Club	Road Transport Depot	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/ Maintenance Garage	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)	Wholesale

⁹In a local centre only

¹¹Only located in a local centre and of a scale appropriate to that centre 35 Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “RB” RURAL BUSINESS

Objective

Provide for and facilitate rural-related business which has a demonstrated need for a rural location.

Vision

Provide a location for the development of business within the rural area which is directly related to the rural location and to the agricultural or horticultural sectors. Such business involves either the processing of produce of which a significant portion is sourced locally or support services for the local agricultural or horticultural sector. Provide a balance between the need for competitiveness and efficiency within the agricultural and horticultural sectors and the need to protect and promote the values of the rural area.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Agribusiness	Agricultural Buildings	Agricultural Farm Supplies
Agricultural Machinery Salesand/or Maintenance	Office Ancillary to Permitted Use	Open Space
Research and Development ¹⁴	Utility Installations	
Not Permitted		
Aparthotel	Aerodrome/Airfield	Air Transport Infrastructure
Amusement Arcade	Bed and Breakfast	Betting Office
Builders Provider/Yard	Burial Grounds	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Civic Waste Facility	Community Facility
Concrete/Asphalt	Conference Centre	Cultural Facility
Dancehall/Nightclub	Data Centre	Education
Exhibition Centre	Fast Food Outlet/Take-Away	Funeral Home/Mortuary
General Aviation	Golf Course	Guest House
Health Centre	Health Practitioner	Heavy Vehicle Park
High Technology Manufacturing	Holiday Home/Apartments	Home-Based Economic Activity
Hospital	Hostel	Hotel
Industry – Extractive/Quarrying	Industry – High Impact	Logistics

Not Permitted contd.		
Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm
Park and Ride Facilities	Petrol Station	Place of Worship
Public House	Public Transport Station	Recreational/Sports Facility
Residential	Residential Care Home/ Retirement Home	Residential Institution
Restaurant/Café	Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa
Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Road Transport Depot	Sheltered Accommodation	Taxi Office
Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Veterinary Clinic	Warehousing	Waste Disposal and Recovery Facility (Excluding High Impact)
Waste Disposal and Recovery Facility (High Impact)	Wholesale	

¹⁴Rural related research and development only.

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “RC” RURAL CLUSTERS

Objective

Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster.

Vision

Provide a viable alternative to settlement in the open countryside, and support small-scale infill development by providing the rural community with an opportunity to choose more rural-style housing than is provided within the Rural Villages, and by facilitating the development of small scale and home-based enterprise among members of the rural community.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Bed and Breakfast ³	Childcare Facilities ³	Guest House ³
Health Practitioner ³	Home-Based Economic Activity	Open Space
Residential ⁴	Utility Installations	Veterinary Clinic ²¹
Not Permitted		
Aparthotel	Abattoir	Advertising Structures
Aerodrome/Airfield	Agribusiness	Agricultural Farm Supplies
Agricultural Machinery Sales and/or Maintenance	Air Transport Infrastructure	Amusement Arcade
Betting Office	Burial Grounds	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Casual Trading	Civic Waste Facility
Concrete/Asphalt	Conference Centre	Dancehall/Nightclub
Data Centre	Enterprise Centre	Exhibition Centre
Fast Food Outlet/Take-Away	Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage
Funeral Home/Mortuary	Garden Centre	General Aviation
Golf Course	Health Centre	Heavy Vehicle Park
High Technology Manufacturing	Holiday Home/Apartments	Hospital
Hostel	Hotel	Industry – Extractive/Quarrying

Not Permitted contd.		
Industry – General	Industry – Light	Industry – High Impact
Logistics	Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm
Office ≥ 1,000 sqm	Park and Ride Facilities	Petrol Station
Plant Storage	Public House	Public Transport Station
Remote Work Hub	Research and Development	Residential Care Home/ Retirement Home
Residential Institution	Restaurant/Café	Retail – Local < 150 sqm nfa
Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa
Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa
Retail – Factory Outlet Centre	Retail – Warehouse	Retail – Warehouse Club
Retirement Village	Road Transport Depot	Sheltered Accommodation
Taxi Office	Training Centre	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/ Maintenance Garage	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (Excluding High Impact)	Wholesale

³Where the use is ancillary to the dwelling as a main residence

⁴Subject to compliance with the Rural Settlement Strategy

²¹Only where a demonstrated need to locate in a rural environment because of the nature of the clinic required is established.

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “RS” RESIDENTIAL

Objective

Provide for residential development and protect and improve residential amenity.

Vision

Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.

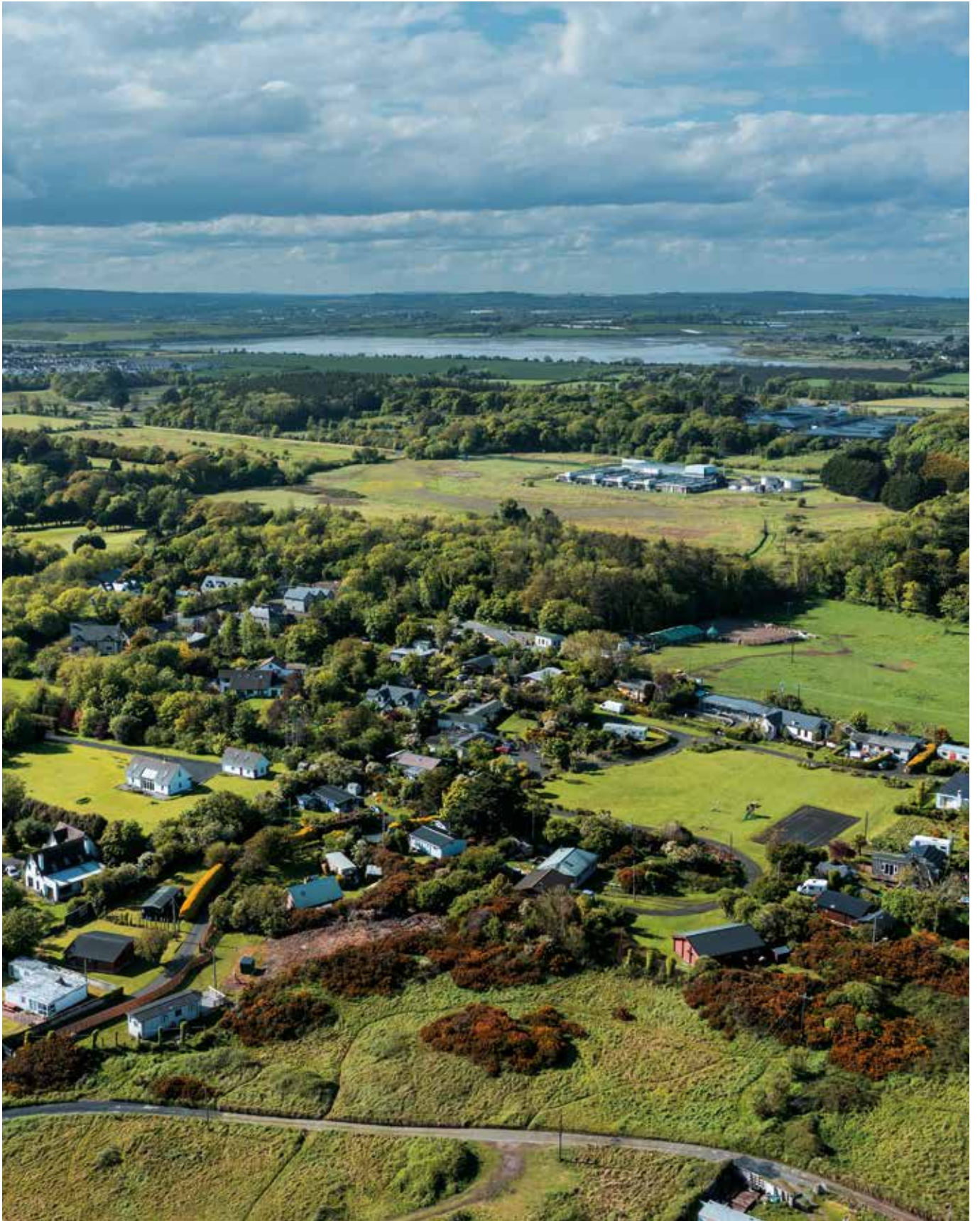
USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Bed and Breakfast	Childcare Facilities	Community Facility
Education	Guest House	Office Ancillary to Permitted Use
Open Space	Residential	Residential Care Home/ Retirement Home
Retirement Village	Sheltered Accommodation	Traveller Community Accommodation
Utility Installations		

Not Permitted		
Abattoir	Advertising Structures	Aerodrome/Airfield
Agribusiness	Agricultural Buildings	Agricultural Farm Supplies
Agricultural Machinery Salesand/or Maintenance	Agri-Tourism	Air Transport Infrastructure
Amusement Arcade	Betting Office	Boarding Kennels
Builders Provider/Yard	Burial Grounds	Car Hire Holding Area
Caravan Park – Holiday	Caravan Park – Residential	Cargo Yards
Carpark – Non-Ancillary	Casual Trading	Civic Waste Facility
Concrete/Asphalt	Conference Centre	Dancehall/Nightclub
Data Centre	Enterprise Centre	Exhibition Centre

Not Permitted contd.		
Fast Food Outlet/Take-Away	Farm Shop	Food, Drink and Flower Preparation/Processing
Fuel Depot/Fuel Storage	Funeral Home/Mortuary	Garden Centre
General Aviation	Golf Course	Heavy Vehicle Park
High Technology Manufacturing	Industry – Extractive/Quarrying	Industry – General
Industry – High Impact	Logistics	Office ≤ 100 sqm
Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm	Park and Ride Facilities
Plant Storage	Public House	Remote Work Hub
Research and Development	Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa
Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa
Retail – Factory Outlet Centre	Retail Warehouse	Retail – Warehouse Club
Road Transport Depot	Taxi Office	Training Centre
Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/Maintenance Garage
Warehousing	Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)
Wholesale		

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.



ZONING OBJECTIVE “RU” RURAL

Objective

Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.

Vision

Protect and promote the value of the rural area of the County. This rural value is based on:

- Agricultural and rural economic resources
- Visual remoteness from significant and distinctive urban influences,
- A high level of natural features.

Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Agricultural Buildings ⁶	Agri-Tourism	Bed and Breakfast ³
Boarding Kennels ³	Burial Grounds ²⁹	Campsite ²⁵
Childcare Facilities ³	Community Facility ²	Farm Shop ²⁰
Golf Course	Guest House ³	Health Practitioner ³
Holiday Home/Apartments ⁷	Industry – Extractive / Quarrying	Office Ancillary to Permitted Use
Open Space	Research and Development ¹⁴	Recreational/Sports Facility ²
Residential ⁴	Restaurant/Café ¹³	Utility Installations
Veterinary Clinic ²¹		

Not Permitted		
Agribusiness	Agricultural Farm Supplies	Agricultural Machinery Salesand/or Maintenance
Air Transport Infrastructure	Amusement Arcade	Betting Office
Builders Provider/Yard	Car Hire Holding Area	Caravan Park – Residential
Cargo Yards	Carpark – Non-Ancillary	Conference Centre
Dancehall/Nightclub	Data Centre	Enterprise Centre

Not Permitted contd.		
Exhibition Centre	Fast Food Outlet/Take-Away	Food, Drink and Flower Preparation/Processing
Fuel Depot/Fuel Storage	Funeral Home/Mortuary	Health Centre
Heavy Vehicle Park	High Technology Manufacturing	Hospital
Industry – General	Industry – Light	Industry – High Impact
Logistics	Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm
Office ≥1,000 sqm	Public House	Remote Work Hub
Residential Care Home/ Retirement Home ¹²	Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa
Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Retirement Village
Road Transport Depot	Sheltered Accommodation	Taxi Office
Training Centre	Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Vehicle Servicing/ Maintenance Garage	Warehousing	Wholesale

²Where it is in proximity to residential settlements and would not generate unacceptable traffic problems

³Where the use is ancillary to the use of the dwelling as a main residence

⁴Subject to compliance with the Rural Settlement Strategy

⁶Including buildings to provide for preparation of produce sourced from the site/farm

⁷Only permitted where the development involves conversion of a protected structure

¹²Except where a demonstrated need to locate in a rural environment because of the nature of the care required is established or where immediately contiguous to a zoning where the use is permitted in principle and meets Development Plan standards in relation to access and infrastructure

¹³Ancillary to tourism uses or conversion of protected or vernacular structures where appropriate

¹⁴Rural related research and development only

²⁰Only where the bulk of the produce is produced on the farm

²¹Only where a demonstrated need to locate in a rural environment because of the nature of the clinic required is established

²⁵No static mobile homes or permanent structures (unless ancillary to the operation of the campsite) shall be permitted

²⁹And appropriately scaled ancillary facilities

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “RV” RURAL VILLAGE

Objective

Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved land use plan, and the availability of physical and community infrastructure.

Vision

Protect and promote established villages within the rural landscape where people can settle and have access to community services, including remote work hubs. The villages are areas within the rural landscape where housing needs can be satisfied with minimal harm to the countryside and surrounding environment.

The villages will serve their rural catchment, provide local services and smaller scale rural enterprises. Levels of growth will be managed through approved land use plans to ensure that a critical mass for local services is encouraged without providing for growth beyond local need and unsustainable commuting patterns.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance	Agri-Tourism
Bed and Breakfast	Betting Office	Burial Grounds ²⁹
Childcare Facilities	Civic Waste Facility	Community Facility
Cultural Facility	Dancehall/Nightclub	Education
Enterprise Centre	Fast Food Outlet/Take-Away	Farm Shop
Food, Drink and Flower Preparation/Processing	Funeral Home/Mortuary	Garden Centre
Guest House	Health Centre	Health Practitioner
Holiday Home/Apartments	Home-Based Economic Activity	Office Ancillary to Permitted Use
Office ≤ 100 sqm	Open Space	Petrol Station
Place of Worship	Public House	Public Transport Station
Recreational /Sports Facility	Remote Work Hub	Research and Development
Residential	Residential Care Home/ Retirement Home	Residential Institution
Restaurant/Café	Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa
Retail – Comparison ≤ 500 sqm nfa	Retail – Supermarket ≤ 2,500 sqm nfa	Retirement Village

Permitted in Principle contd.		
Sheltered Accommodation	Taxi Office	Telecommunications Structures
Training Centre	Traveller Community Accommodation	Utility Installations
Vehicle Servicing/ Maintenance Garage	Veterinary Clinic	

Not Permitted		
Abattoir	Aerodrome/Airfield	Air Transport Infrastructure
Car Hire Holding Area	Caravan Park – Residential	Cargo Yards
Concrete/Asphalt	Data Centre	General Aviation
Heavy Vehicle Park	Industry – Extractive/ Quarrying	Industry – High Impact
Logistics	Office ≥ 1,000 sqm	Retail – Comparison > 500 sqm nfa
Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa	Retail – Factory Outlet Centre
Retail Warehouse	Retail – Warehouse Club	Road Transport Depot
Warehousing	Waste Disposal and Recovery Facility (High Impact)	

²⁹And appropriately scaled ancillary facilities

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “RW” RETAIL WAREHOUSING

Objective

Provide for retail warehousing development.

Vision

Facilitate the sale of bulky goods/goods in bulk within high quality settings and highly accessible locations, with an emphasis on exemplar sustainable design and aesthetic quality.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Offices ancillary to permitted use	Open Space	Restaurant/Cafe ²³
Retail Warehouse	Sustainable Energy Installation ³⁵	Telecommunications Structures
Utility Installations		
Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance
Agri-Tourism	Air Transport Infrastructure	Amusement Arcade
Bed and Breakfast	Betting Office	Boarding Kennels
Burial Grounds	Car Hire Holding Area	Cargo Yards
Caravan Park – Holiday	Caravan Park – Residential	Carpark – Non-Ancillary
Childcare Facilities	Civic Waste Facility	Community Facility
Concrete/Asphalt	Conference Centre	Cultural Facility
Dancehall/Nightclub	Data Centre	Education
Enterprise Centre	Exhibition Centre	Fast Food Outlet/Take-Away
Farm Shop	Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage
Funeral Home/Mortuary	General Aviation	Golf Course
Guest House	Health Centre	Health Practitioner
Heavy Vehicle Park	High Technology Manufacturing	Holiday Home/Apartments

Not Permitted contd.		
Home-Based Economic Activity	Hospital	Industry – Extractive / Quarrying
Industry – General	Industry – Light	Industry – High Impact
Logistics	Office ≤ 100sq. m.	Office > 100sq. m. and < 1,000sq. m.
Offices ≥ 1,000sq. m.	Park and Ride Facilities	Place of Worship
Plant Storage	Public House	Public Transport Station
Recreational/Sports Facility	Remote Work Hub	Research and Development
Research and Development	Residential	Residential Care Home/ Retirement Home
Residential Institution	Retirement Village	Retail – Local < 150 sqm nfa
Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa
Retail – Supermarket ≤ 2500 sqm nfa	Retail – Superstore > 2500 sqm nfa	Retail – Hypermarket > 5000 sqm nfa
Retail – Factory Outlet Centre	Retail – Warehouse Club	Road Transport Depot
Sheltered Accommodation	Taxi Office	Training Centre
Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Vehicle Servicing/ Maintenance Garage	Veterinary Clinic	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)	Wholesale

²³Only where contained within and ancillary to a retail warehouse unit

³⁵Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “TC” TOWN AND DISTRICT CENTRE

Objective

Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.

Vision

Maintain and build on the accessibility, vitality and viability of the existing Urban Centres in the County. Develop and consolidate these Centres with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop the urban fabric of these Centres in accordance with the principles of urban design, conservation and sustainable development. Retail provision will be in accordance with the County Retail Strategy, enhance and develop the existing urban fabric, emphasise urban conservation, and ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic. In order to deliver this vision and to provide a framework for sustainable development.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Aparthotel	Bed and Breakfast	Betting Office
Carpark – Non-Ancillary	Childcare Facilities	Community Facility
Cultural Facility	Dancehall/Nightclub	Education
Exhibition Centre	Fast Food Outlet/Take-Away	Funeral Home/Mortuary
Garden Centre	Guest House	Health Centre
Health Practitioner	Holiday Home/Apartments	Home-Based Economic Activity
Hospital	Hostel	Hotel
Office Ancillary to Permitted Use	Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm
Office ≥ 1,000 sqm	Open Space	Petrol Station
Place of Worship	Public House	Public Transport Station
Recreational/Sports Facility	Remote Work Hub	Research and Development
Residential	Residential Care Home/ Retirement Home	Residential Institution
Restaurant/Café	Retail – Local < 150 sqm nfa	Retail – Convenience ≤ 500 sqm nfa
Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa ²⁷	Retail – Supermarket ≤ 2,500 sqm nfa

Permitted in Principle contd.		
Retirement Village	Sheltered Accommodation	Taxi Office
Telecommunications Structures	Training Centre	Traveller Community Accommodation
Vehicle Sales Outlet – Small Vehicles	Vehicle Servicing/ Maintenance Garage	Veterinary Clinic

Not Permitted		
Abattoir	Aerodrome/Airfield	Agribusiness
Agricultural Buildings	Agri-Tourism	Air Transport Infrastructure
Boarding Kennels	Car Hire Holding Area	Caravan Park – Holiday
Caravan Park – Residential	Cargo Yards	Civic Waste Facility
Concrete/Asphalt	Data Centre	Farm Shop
Fuel Depot/Fuel Storage	General Aviation	Golf Course
Heavy Vehicle Park	Industry – Extractive/ Quarrying	Industry – General
Industry – High Impact	Logistics	Plant Storage
Retail – Hypermarket > 5,000 sqm nfa	Road Transport Depot	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)	

²⁷Proposals for this use class are only permitted in principle for TC zonings listed in Level 3 of the Fingal Retail Hierarchy, included in Chapter 7.

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

ZONING OBJECTIVE “WD” WAREHOUSING AND DISTRIBUTION

Objective

Provide for distribution, warehouse, storage and logistics facilities which require good access to a major road network within a good quality environment.

Vision

Facilitate logistics and warehouse type activity including storage, distribution and associated re-packaging of goods and products. Distribution and storage uses have specific transportation requirements as they can generate considerable traffic volumes and hence benefit from being located within a purpose built, well designated environment which is well connected to the strategic road network and allows for the efficient movement of goods.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Cargo Yards	Fuel Depot/Fuel Storage	Heavy Vehicle Park
Logistics	Office Ancillary to Permitted Use	Open Space
Plant Storage	Restaurant/Café ⁵	Retail – Local < 150 sqm nfa ⁵
Road Transport Depot	Sustainable Energy Installation ³⁵	Telecommunications Structures
Utility Installations	Vehicle Servicing/Maintenance Garage	Warehousing
Wholesale		
Not Permitted		
Aparthotel	Abattoir	Aerodrome/Airfield
Agribusiness	Agri-Tourism	Air Transport Infrastructure
Amusement Arcade	Bed and Breakfast	Betting Office
Boarding Kennels	Burial Grounds	Caravan Park – Holiday
Caravan Park – Residential	Casual Trading	Community Facility
Concrete/Asphalt	Conference Centre	Cultural Facility
Dancehall/Nightclub	Data Centre	Education
Enterprise Centre	Exhibition Centre	Fast Food Outlet/Take-Away
Farm Shop	Food, Drink and Flower Preparation/Processing	Funeral Home/Mortuary

Not Permitted contd.		
Garden Centre	General Aviation	Golf Course
Guest House	Health Centre	Health Practitioner
High Technology Manufacturing	Holiday Home/Apartments	Home-Based Economic Activity
Hospital	Hostel	Hotel
Industry – Extractive/Quarrying	Industry – General	Industry – Light
Industry – High Impact	Office ≤ 100 sqm	Office > 100 sqm and < 1,000 sqm
Office ≥ 1,000 sqm	Place of Worship	Public House
Recreational/Sports Facility	Remote Work Hub	Research and Development
Residential	Residential Care Home/Retirement Home	Residential Institution
Retail – Convenience ≤ 500 sqm nfa	Retail – Comparison ≤ 500 sqm nfa	Retail – Comparison > 500 sqm nfa
Retail – Supermarket ≤ 2,500 sqm nfa	Retail – Superstore > 2,500 sqm nfa	Retail – Hypermarket > 5,000 sqm nfa
Retail – Factory Outlet Centre	Retail Warehouse	Retail – Warehouse Club
Retirement Village	Sheltered Accommodation	Taxi Office
Traveller Community Accommodation	Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Veterinary Clinic	Waste Disposal and Recovery Facility (High Impact)	

⁵To serve the local working population only

³⁵Ancillary to main use and of an appropriate scale

Note: Uses which are neither “Permitted in Principle” nor “Not Permitted” will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.