**Chapter 11 – Land Use Zoning Objectives**



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| CHAPTER 11Proposed Amendment CH 11.1  |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.3 – Masterplans  | 344 |

Insert new text at end of paragraph 1:

Masterplans will be subject to a public consultation process and presentation to the Elected Members of the Planning Authority for agreement

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| CHAPTER 11Proposed Amendment CH 11.2  |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.3 – Masterplans  | 344 |

Insert new text at end of paragraph 2:

These plans are subsidiary to their parent plan (i.e. Local Area Plan, County Development Plan) and their associated zoning strategies and objectives.

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| CHAPTER 11Proposed Amendment CH 11.3 |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.5 - Non-Conforming Uses  | 344 |

Amend Section 11.5:

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 unauthorized 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 ~~within the existing curtilage of the development and~~ subject to normal planning criteria.

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| CHAPTER 11Proposed Amendment CE 11.4  |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11  | 345 |

Insert new section after 11.6:

* 1. **Vacant Land Levy – Residential and Regeneration Lands**

The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to:

* Lands zoned primarily for residential purposes
* Lands in need of regeneration

The following lands zoned for residential or primarily residential purposes are included for the purposes as set out in the Urban Regeneration and Housing Act 2015 in relation to the vacant land levy.

RS and RA zoned lands as they have capacity to provide residential accommodation.

The following zoned lands are included as lands with the objective of development and renewal of areas in need of regeneration:

LC & TC mixed use zonings as they offer great potential for the significant supply of housing and employment space, as set out in their Zoning Objectives. Furthermore, the local and town centre zoned lands are included given their critical role for sustainable neighbourhoods and wider communities.

MC zoned lands are included as there are significant vacant lands in this zone which provide an opportunity for the County and given the Zoning Objective: “protect, provide for and/or improve major town centre facilities.”

GE zoned lands are included because the Objective is “provide opportunities for the general enterprise and employment." The primary objective is to facilitate long-term economic development in the region.

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| CHAPTER 11Proposed Amendment CH 11.5 |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objective DA | 348/349  |

Insert new note in relation to the ‘DA’ Dublin Airport zoning objective:

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.

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| CHAPTER 11Proposed Amendment CH 11.6 |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objective GE | 354  |

Insert caveat for Residential within the ‘Not Permitted’ category within the GE-General Employment zoning objective:

28 Except 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.

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| CHAPTER 11Proposed Amendment CH 11.7 |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objective RU  | 376/377 |

Amend caveat no. 21 attached to the RU-Rural zoning objective:

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

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| CHAPTER 11Proposed Amendment CH 11.8 |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objective RW |  380 |

Amend Retail Warehouse Zoning 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.

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| CHAPTER 11Proposed Amendment CH 11.9  |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objective RW | 380 |

Delete the use ‘Retail Warehouse Club’ from the ‘Not Permitted’ category within the RW - Retail Warehouse zoning objective.

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| CHAPTER 11Proposed Amendment CH 11.10  |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objective RW | 380 |

Delete the uses Retail-Hypermarket > 5000-sqm and Retail – Factory Outlet Centre from the ‘Not Permitted’ category within the RW - Retail Warehouse zoning objective.

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|  CHAPTER 11Proposed Amendment CH 11.11 |
|  | Section | Page |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objective RW | 380 |

Delete Hotel from the ‘Not Permitted’ category within the RW- Retail Warehousing zoning objective.

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| CHAPTER 11Proposed Amendment CH 11.12 |
|  | Section | Pages |
| Draft CDP 2017 – 2023  | 11.7–Zoning Objectives  | 352,355,376,378 |

Insert new caveat to Burial Grounds within the ‘Permitted in Principle’ category within zoning objectives GB, HA, RU and RV:

29. And appropriately scaled ancillary facilities.

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| CHAPTER 11Proposed Amendment CH 11.13 |
|  | Section | Pages |
| Draft CDP 2017 – 2023  | 11.7-Zoning Objectives | 346, 361, 363, 365, 369, 375, 378, 382, 348, 350, 352, 354, 355, 357, 359, 367, 371, 373, 376, 380, 384.  |

Insert new land use class ‘Sheltered Accommodation’ within the ‘Permitted in Principle’ category within zoning objectives CI, LC, MC, ME, RA, RS, RV, TC.

Insert new land use class ‘Sheltered Accommodation’ within the ‘Not Permitted’ category within zoning objectives DA, FP, GB, GE, HA, HI, HT, OS, RB, RC, RU, RW, WD.