

Chapter 11 Land-Use Zoning

11.1 Introduction

The purpose of land-use zoning is two-fold:

It indicates the objectives of the Council for all lands within Arklow Town and Environs, including the uses that are acceptable or unacceptable in a particular area, and it reduces the potential for conflict between uses in particular areas.

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control guidelines and standards outlined in this plan.

11.2 Land Use Zones

There are 15 land-use zones indicated in this Draft Plan as listed in Table 11.1 below. All zoning objectives are identified by letter on the zoning matrix below (Table 11.2), and by letter and colour on the Zoning Map (Map 11.01).

The zoning matrix (Table 11.2 lists the land use activities most commonly encountered in Arklow and each is defined later in the chapter. They are intended as a general guideline and the uses listed are not exhaustive.

Table 11.1: Zoning Objectives

| | |
|-----------------------|--|
| RE | Existing Residential: To protect and preserve existing residential uses and provide for infill residential development. To protect, provide and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located. |
| R1 | New residential: To provide for new residential development. |
| NS | Neighbourhood Shops and Services: To provide for retail and non retail services such as grocery shops, newsagents hairdressers, dry cleaners etc and local professional services. |
| TC | Town Centre: To preserve, improve and provide for town centre uses. |
| E1 | Enterprise & Employment: To provide for appropriate office, R+D, etc industrial, light industrial, transport, distribution, warehouse or retail warehouse development of good architectural design, layout and landscaping. The provision of retail facilities will not be at the expense of facilities in the town centre. |
| E2 | Large scale employment: To provide for a single undivided employment unit, either a microchip or similar manufacturing plant or for a business, office, science or technology park. |
| CE | Community/Educational/Institutional: To provide for and improve community, educational and institutional facilities. |
| WZ | Water- front Zone: To promote and provide for mix-use development |
| T | Tourism: To provide for tourism related uses including tourist accommodation. |
| AG | Agriculture: To provide for continued agricultural development and associated uses and to provide a clear break between urban land uses and the rural area. |
| AOS | Active Open Space: To preserve, improve and provide for recreational public and private open space. |
| CZ | Conservation Zone: : To protect the proposed Natural Heritage Areas and lands which are integral to the management of this zone from inappropriate development and to retain existing public access. |
| AM | Amenity: To preserve, provide, and improve recreational Amenity and open space. |
| AA 1,2 & 3 | Action Areas: To provide mixed used development in accordance with Action Area 1,2 & 3. |
| EX | Extractive Industry: To provide for extraction / quarrying and associated activities including processing of extracted materials and land restoration. |

Permitted in Principle(P)

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

Not Normally Permitted(N)

Land uses designated as “Not Normally Permitted” are uses that are not considered accepted in principle but may be considered acceptable 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.

Not Permitted(X)

Uses that are not indicated, as either “Permitted in Principle” or “Not Normally Permitted” will not be permitted.

Other Uses

Uses that are not included in the zoning matrix will be considered in relation to the general policies of the Plan and the zoning objectives for the area in question.

Non-Conforming Uses

In Arklow there are uses that do not conform to the zoning objective for the area. All such uses that were authorised or where in existence longer than seven years shall not be the subject of proceeding in respect of continuing use. When extensions to and / or improvements to premises accommodating such uses are proposed, each shall be considered on its merits, and permission may be granted where the proposed development does not adversely affect the amenities of premises/uses in the vicinity, does not prejudice the proper planning and sustainable development of the area, and does not conflict with the policies and objectives of the Town and Environs Development Plan.

Transitional Zonal Areas

The Zoning Map (Map 11.1) shows the boundaries between various land use zones. While the zoning objectives and control standards in this Development Plan 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 that would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting “residential areas”, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

Table 11.2 Zoning Matrix

| Use | RE | R1 | TC | NS | E1 | E2 ²⁰ | CE | WZ | T | AG | AOS | AM | EX |
|--|-----------|-----------|-----------|-----------|-----------|------------------|-----------|-----------|----------|-----------|------------|-----------|-----------|
| Abattoir | X | X | X | X | N | X | X | X | X | X | X | X | N |
| Aerodrome / airfield | X | X | X | X | N | N | X | X | X | N | X | X | N |
| Advertisements/ Advertising Structures | N | N | P | P | P | N | N | P | N | P | N | N | N |
| Agricultural Buildings | X | X | X | X | X | N ²¹ | X | X | X | P | X | X | N |
| Bed & Breakfast | P | P | P | X | X | X | X | N | P | X | X | X | X |
| Betting Shop | X | X | N | N | X | X | X | X | X | X | X | X | X |
| Car Park (including park- n-ride facilities) | N | N | P | N | P | P | P | P | P | N | N | N | P |
| Caravan Park | X | X | X | X | X | X | X | X | N | X | X | X | X |
| Cash & Carry Outlet | X | X | P | P | P | X | X | X | X | X | X | X | X |
| Cemetery | X | X | N | X | N | X | P | X | X | N | X | X | X |
| Church/ Religious Building | P | P | P | P | N | X | P | N | N | X | X | X | X |
| Cinema | X | X | P | N | N | X | X | N | N | X | X | X | X |
| Community Facility | P | P | P | P | P | X | P | P | P | X | P | P | P |
| Crèche/ Childcare Facility | P | P | P | P | P | N | N | P | P | X | X | X | X |
| Cultural Use | N | N | P | P | P | X | P | P | P | X | X | X | X |
| Disco/Nightclub | X | X | P | X | X | X | X | N | N | X | X | X | X |
| Discount Food Store | X | X | P | X | N | X | X | X | X | X | X | X | X |
| Doctor/Dentist etc. | P | P | P | P | N | X | N | N | N | X | X | X | X |
| Education | P | P | P | N | N | N | P | N | P | X | X | X | X |
| Extractive Industry | X | X | X | X | X | X | X | X | X | X | X | X | P |
| Enterprise Centre | N | N | P | N | P | N | N | N | P | X | X | X | X |
| Funeral Home | X | X | P | P | N | X | N | N | X | X | X | X | X |
| Garda Station | N | N | P | P | N | X | N | N | X | X | X | X | X |
| Use | RE | R1 | TC | NS | E1 | E2 | CE | WZ | T | AG | AOS | AM | EX |

²⁰ Any uses indicated as 'N' in the E2 zone would be evaluated strictly on the basis of their consistency with the overriding zoning objectives for this land as set out in table 11.1.

²¹ The construction of an agricultural building shall relate to an existing farm holding-no new construction of agricultural buildings will be permitted where there is not an established farm enterprise.

| Use | RE | R1 | TC | NS | E1 | E2 | CE | WZ | T | AG | AOS | AM | EX |
|------------------------------------|-----------|-----------|-----------|-----------|-----------------|-----------------|-----------|-----------|----------|-----------|------------|-----------|-----------|
| Garden Centre | X | X | P | N | P | X | X | X | X | X | X | X | N |
| Golf courses | X | X | X | X | X | X | X | X | P | N | X | X | P |
| Guesthouse | N | N | P | X | X | X | N | P | P | X | X | X | X |
| Health Centre | N | N | P | P | N | X | N | P | X | X | X | X | X |
| Heavy Vehicle Park | X | X | X | X | P | X | X | X | X | X | X | X | P |
| Holiday homes | N | N | N | X | X | X | X | X | P | X | X | X | X |
| Home Based Economic Activity | P | P | P | X | X | X | X | N | X | N | X | X | X |
| Hospital / Nursing Home | N | N | P | X | N | X | P | P | N | X | X | X | X |
| Hotel/ Motel | X | X | N | X | N | X | X | P | P | X | X | X | N |
| Industry (General) | X | X | N | X | P | P | X | X | X | X | X | X | P |
| Industry (Light) | X | X | N | X | P | P | X | X | X | X | X | X | P |
| Laboratory | X | X | N | X | P | P | X | X | X | X | X | X | P |
| Motor Sales Outlet | X | X | N | X | P | X | X | X | X | X | X | X | X |
| Offices | N | N | P | N | P | P | P | P | X | X | X | X | X |
| Open Space | P | P | P | N | N | N | P | P | N | P | P | P | X |
| Petrol Station | X | X | P | N | P | X | X | X | X | X | X | X | X |
| Playground | P | P | N | P | N | N | P | P | N | X | P | N | X |
| Public House | X | X | P | X | X | X | X | P | N | X | X | X | X |
| Public Services | N | N | P | N | P | P | P | P | P | X | X | X | X |
| Recreational Buildings | P | P | P | N | P | N | P | P | P | X | N | X | X |
| Recreational Facility/ Sports Club | X | X | P | N | X | N | N | P | N | N | P | X | X |
| Recycling centre | X | X | N | N | P | X | P | X | X | X | X | X | P |
| Residential | P | P | P | X | X | X | X | P | X | X | X | X | X |
| Residential Institution | P | P | P | X | X | X | N | X | X | X | X | X | X |
| Restaurant | N | N | P | N | N ²² | N ²² | X | P | N | X | X | X | X |
| Use | RE | R1 | TC | NS | E1 | E2 | CE | WZ | T | AG | AOS | AM | EX |

²² This refers strictly only to small restaurant facilities serving only the needs of those employed in the zone

| Use | RE | R1 | TC | NS | E1 | E2 | CE | WZ | T | AG | AOS | AM | EX |
|--------------------------|-----------|-----------|-----------|-----------|-----------------|-----------------|-----------|-----------|----------|-----------|------------|-----------|-----------|
| Retail Warehouse | X | X | N | N | P | X | X | X | X | X | X | X | X |
| Scrap Yard | X | X | X | X | N | X | X | X | X | X | X | X | N |
| Service Garage | X | X | P | P | P | X | X | X | X | X | X | X | X |
| Shop-Local | N | N | P | P | N ²³ | N ²³ | X | P | N | X | X | X | X |
| Shops-Other | N | N | P | N | N | X | X | N | X | X | X | X | X |
| Take Away | X | X | P | N | X | X | X | N | X | X | X | X | X |
| Theatre | N | N | P | X | N | X | N | N | N | X | X | X | X |
| Travellers Accommodation | N | N | X | X | X | X | N | X | X | X | X | X | X |
| Warehouse | X | X | N | X | P | N | X | X | X | X | X | X | N |
| Wholesale outlet | X | X | N | X | P | X | X | X | X | X | X | X | N |
| Use | RE | R1 | TC | NS | E1 | E2 | CE | WZ | T | AG | AOS | AM | EX |

²³ This refers strictly only to small scale convenience retail facilities serving only the needs of those employed in the zone

11.3 Definition of Use Classes

Abattoir

Includes all buildings, kraals, pens, sites and open spaces situated within the boundaries of the premises provided for the slaughtering of any bovine, calf, sheep, lamb, goat, pig or any other animal or bird intended for human consumption

Aerodrome / airfield

A defined area on land, ice, or water (including any buildings, installations or equipment) intended to be used either wholly or partially for the arrival, departure, movement, or servicing of aircraft

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.

Agricultural Buildings

A building or part thereof used for the purpose of agriculture as set out in the Planning Acts.

Betting Shop

A building / premises or part thereof registered in the register of bookmaking offices under the Betting Act, 1931.

Bed & Breakfast

A building or part thereof where sleeping accommodation and breakfast are available on a commercial basis.

Car Park

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.

Caravan Park

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

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.

Church / Religious Building

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.

Cinema

A venue that hosts film screenings

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.

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.

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.

Disco 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 1000 –1500 square metres 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.

Extractive Industry

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

Funeral Home

A building or part of a building used for the storage, preparation and layout 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.

Garda Station

A building which serves as the headquarters of a police force or unit which serves a specific district. These buildings contain offices and accommodation for the personnel and their vehicles and often contain a temporary jail facility.

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.

Holiday Homes

A holiday home is any dwelling, which is not used by its owner as their main residence.

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 / Nursing home

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.

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 (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.

Laboratory

Any building or part of a building used, or intended to be used, for scientific or technical work which may be hazardous, including research, quality control, testing, teaching or analysis.

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.

Open Space

Means any land, whether enclosed or not, on which there are no buildings or of which not more than one-twentieth part 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.

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 that 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.

Residential

The use of a building or part thereof including houses, flats, bed-sitters, 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 Warehouse

A large single-level store specialising in bulky household goods such as carpets, furniture, and electrical goods, and bulky DIY items catering mainly for car-borne customers. Food and other convenience goods are not considered suitable in a retail warehouse.

Scrap Yard

Land used for the reception, dismantling, packing and storing of scrap metal before transport for processing and recycling elsewhere.

Service Garage

A building or part thereof or land used for the maintenance and repair of mechanically propelled vehicles, excluding heavy commercial vehicles.

Shop - Local

This refers to 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 immediate catchment only.

Shop Other

This relates to all retail formats other than local shops as defined above and includes supermarkets discount food stores, shops serving a wider catchment

Take Away

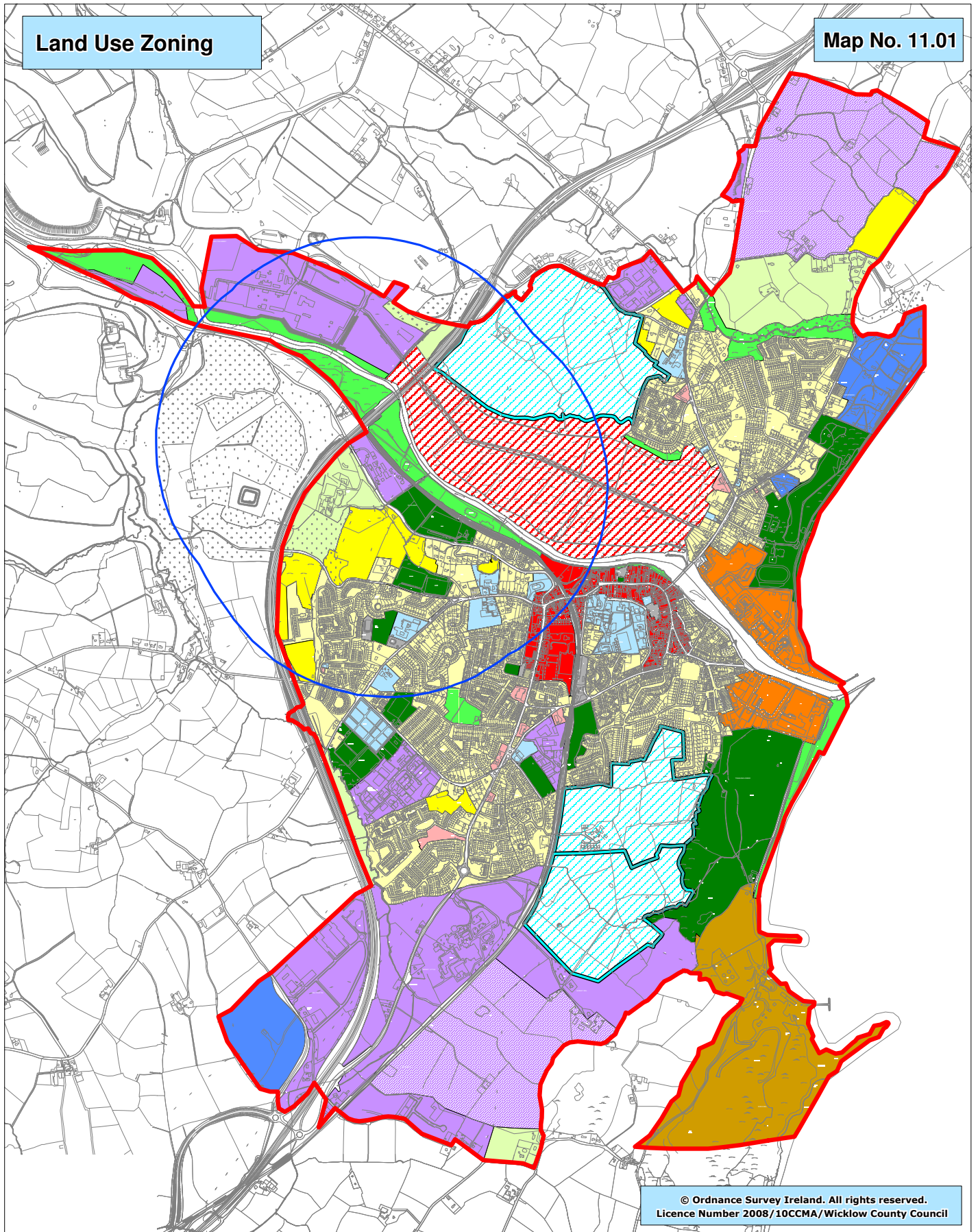
The use of a building or part thereof for the sale of hot food for consumption off the premises.

Travellers Accommodation


















All accommodation specifically provided by the Council for occupation by members of the Travelling Community including group housing schemes, halting sites and residential caravan parks.

Warehouse

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.



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| | | | | | |
|---|-------------------------------|---|---|---|--|
|  | Employment (E2) |  | Tourism |  | Agriculture |
|  | Existing Residential |  | New Residential |  | Utilities |
|  | Amenity |  | Community/Education /Institutional |  | Quarry |
|  | Waterfront Zone |  | Employment (E1) |  | Action Area |
|  | Active Open Space |  | Town Centre |  | 1,000 Metres Consultation Distance from SEVESO site |
|  | Neighbourhood Services |  | Conservation Zone | | |

