

## ZONING CLARIFICATION NOTE

### For Information:

(a) 'Neighbourhood Centre' and 'Retail Warehousing' have been omitted in error from the draft Bray Municipal District Local Area plan 2017 zoning table as published. Please see table below for information on these uses.

(b) The stated 'Village Centre' area within Action Area 1: Fassaroe, is the area zoned "NC Neighbourhood Centre". Please see objective BT4 of the draft LAP for more information and Action Area 1: Fassaroe of the Written Statement.

These matters will formally dealt with at the proposed amendments stage of the plan making process.

ZONING	OBJECTIVE	DESCRIPTION	Note
<b>NC: Neighbourhood Centre</b>	To protect, provide for, and improve a mix of neighbourhood centre services and facilities, which provide for the day-to-day needs of the local community.	To provide for small scale mixed use commercial / community / retail developments that serve only an immediate catchment or planned new areas of significant residential expansion.	<i>Locations: Boghall Road / Ballywaltrim, Vevay Road, Dargle Road, Dublin Road – Little Bray, Albert Road and walk, Fassaroe and Bray Southern Cross Road</i>
<b>E3: Retail Warehousing</b>	To provide for enterprise and employment development in the form of retail warehousing development.	To facilitate the sale of bulky goods within high quality settings and highly accessible locations, with an emphasis on exemplar sustainable design and aesthetic quality	<i>Location: Southern Cross Retail Park</i>
<b>VC: Village Centre</b>	To provide for the development and improvement of appropriate village centre uses in the identified area, including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.	To develop and consolidate the village centre area in an appropriate manner and to an appropriate scale given its role as a secondary or subsidiary area to the main town centre.	

Uses generally appropriate for **Neighbourhood Centre** include retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, residential development, commercial, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

Uses generally appropriate for **Retail Warehousing** zoned areas includes Car Park, Cash and Carry Outlet, Education, Garden Centre, Motor Sales Outlet, Public Services, Restaurant, Retail Warehouse, Wholesale Outlet and ancillary development and other appropriate employment uses in accordance with the CDP.