



11.0 LAND USE ZONING OBJECTIVES

11.1 Introduction

11.2 Land-Use Zones

11.3 Land-Use Zoning Matrix

MAP C

11.0 LAND-USE ZONING OBJECTIVES

11.1 INTRODUCTION

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

- It indicates the objectives of Council for all lands within the Greystones/Delgany area, 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 the County Development Plan and this Local Area Plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

11.2 LAND USE ZONES

There are 23 land-use zones indicated in this Local Area Plan as listed below. All zoning objectives are identified by letter on the zoning matrix below (Table 11.2) and by letter and colour on the Land-use Zoning Objectives Map. (Map B)

TABLE 11.2 ZONING MATRIX

Zoning	Objective
A	To provide for agricultural uses
C1	To provide for community and/or educational uses
C2	To provide for a cemetery
E1	To provide for IDA Ireland supported employment uses
E2	<p>To provide, within an Action Area Plan/Masterplan, which shall be prepared by the Applicant and submitted as part of any application for permission, an integrated employment, community and residential development. These lands must be developed on the basis of comprehensive development proposals that allow for their sustainable and managed development during the plan period and beyond.</p> <p>This Action Plan/Masterplan shall provide for the following development, on lands identified with hatching within the objective E2 lands, as indicated on Map C:</p> <ul style="list-style-type: none"> • A high quality standard of architectural design, building materials, finishes, colours, layouts and landscaping • For a working population of c.3,000 persons • A wide mix of uses within the zone • An Enterprise Centre of c.8,000sqm, which shall include a start up facility of c.2800sqm which shall be handed over to Greystones CEB or other appropriate agency • A site reserved for a Garda Station • A site reserved for a Primary School in accordance with Dept. of Education standards, which shall be located on the north side of the GSAR, adjacent to the existing Charlesland retail/community area. • A site reserved for a Recycling Centre • Residential development of 168 family units incorporating a range of dwelling sizes and types, with average floor areas up to 220sqm, in addition to 20% Part V Social and Affordable housing to be provided on site. • A district level shopping centre of not more than circa 20,000sqm net sales area • Retail Warehousing of not more than circa 16,000sqm net sales area • Retail and Car Showrooms • Commercial Offices • Industrial Units <p>The proposed Enterprise Centre together with the sites for the Garda station, Primary School and Recycling Centre shall be provided in the first phase of development.</p>
GB	To protect rural amenities and character and provide for greenbelt development.
OS	To preserve and enhance public open space
POS	To preserve and enhance private open space
PU	To provide for the development of public utilities and services
ROS	To preserve and enhance residential open space
R1	To preserve and improve residential amenity, max. 22.2 residential units per hectare (see Chapter 4.0)
R2	To preserve and improve residential amenity, max. 17.3 residential units per hectare (see Chapter 4.0)
R3	To preserve and improve residential amenity, max. 10 residential units per hectare (see Chapter 4.0)
R4	To preserve and improve residential amenity, max. 5 residential units per hectare (see Chapter 4.0)
R5	To preserve and improve residential amenity, max. 2.5 residential units per hectare (see Chapter 4.0)
RE	To preserve and improve residential amenity, infill housing development shall reflect the prevailing density and character of its immediate surroundings (see Chapter 4.0)

T1	To provide for town centre uses
T2	To provide for village centre uses
Z1	To provide for an integrated harbour/marina mixed development. Mixes shall provide leisure, recreational, open space and marine facilities which will provide for and facilitate a mixed form of residential, commercial, social and civic amenities and will accord with the Greystones Harbour and North beach Action Plan Z1(see section 9.1)
Z2	To provide for residential, open space, community and recreational facilities in accordance with an Action Plan (see section 9.2)
Z3	To provide for mixed use development of: retail, office, public buildings and residential uses in accordance with an Action Plan (see section 9.3)
Z4	To provide for a mixed use development of: hotel with leisure and conference facilities, community, business and residential uses in the event of St. David's secondary school relocating to another site within the settlement (see section 9.4)
Z5	To provide for high quality mixed residential, open space, educational and infrastructure development, in accordance with an action area plan, which shall be agreed with the Planning Authority prior to the consideration of any application for permission. These lands must be developed on the basis of comprehensive development proposals that allow for the sustainable, phased and managed development during the plan period and beyond (see section 9.5)

TABLE 11.2.1 OBJECTIVE E2 LAND - USE MATRIX

Category	Permitted in Principle	Open for Consideration
Employment	Light Industrial Offices / Service Industry Enterprise Units / Centre Starter Units IT Activities Research or Technology Park Warehouse Laboratory	
Community	Primary School Secondary School Garda Station Training Facility Third Level Education Employment Services Community Facilities Public Services Recreational Building Sports Club Church / Religious Facilities Recycling Centre Childcare Gym/Leisure	Art Gallery Cultural Use e.g. Theatre, Cinema Dance Studio Embassy Health Centre Hospital Nursing Home Doctor / Dentist Crèche / Nursery Playground Traveller Accomodation Open Space
Retail Retail uses will only be considered where it can be shown that; (a) <i>The provision of retail units will not undermine the vitality and viability of the existing core retail area of Greystones</i> (b) <i>The provision of retail units will help to counteract the leakage of retail expenditure from the Greystones area in particular and the County in general</i> (c) <i>The provision of retail facilities will be in accordance with the Retail Planning Strategy for the GDA and the Draft Wicklow County Retail Strategy as set out in the Wicklow County Development Plan.</i> (d) <i>Such development will provide for high levels of employment.</i>	District Level Shopping Centre Shops (Local) Shops (Other) Supermarket Retail Warehousing Retail and Car Showrooms Restaurant Cafe Take-away facility	Discount Retail Cash and carry / Wholesale Outlet Garden Centre
Residential	210 units	
Services	Petrol Station Service Garage Car Parks Transport Hub Taxi Rank Take-away Restaurant/Cafe Advertising Private garage	Heavy Vehicles Park Private club Scrap Yard

11.3 LAND-USE ZONING MATRIX

Table 11.1 below indicates the classes of land-use permitted under the constituent land-use zoning objectives of the Local Area Plan.

Y Permitted

"Permitted" indicates that a use is acceptable in principle, subject to compliance with the policies and objectives of the Local Area Plan and the normal planning procedures.

O Open for consideration

"Open for Consideration" indicates that a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the proposed use will not conflict with the general objectives for the zone and can be permitted without undesirable consequences for the permitted uses.

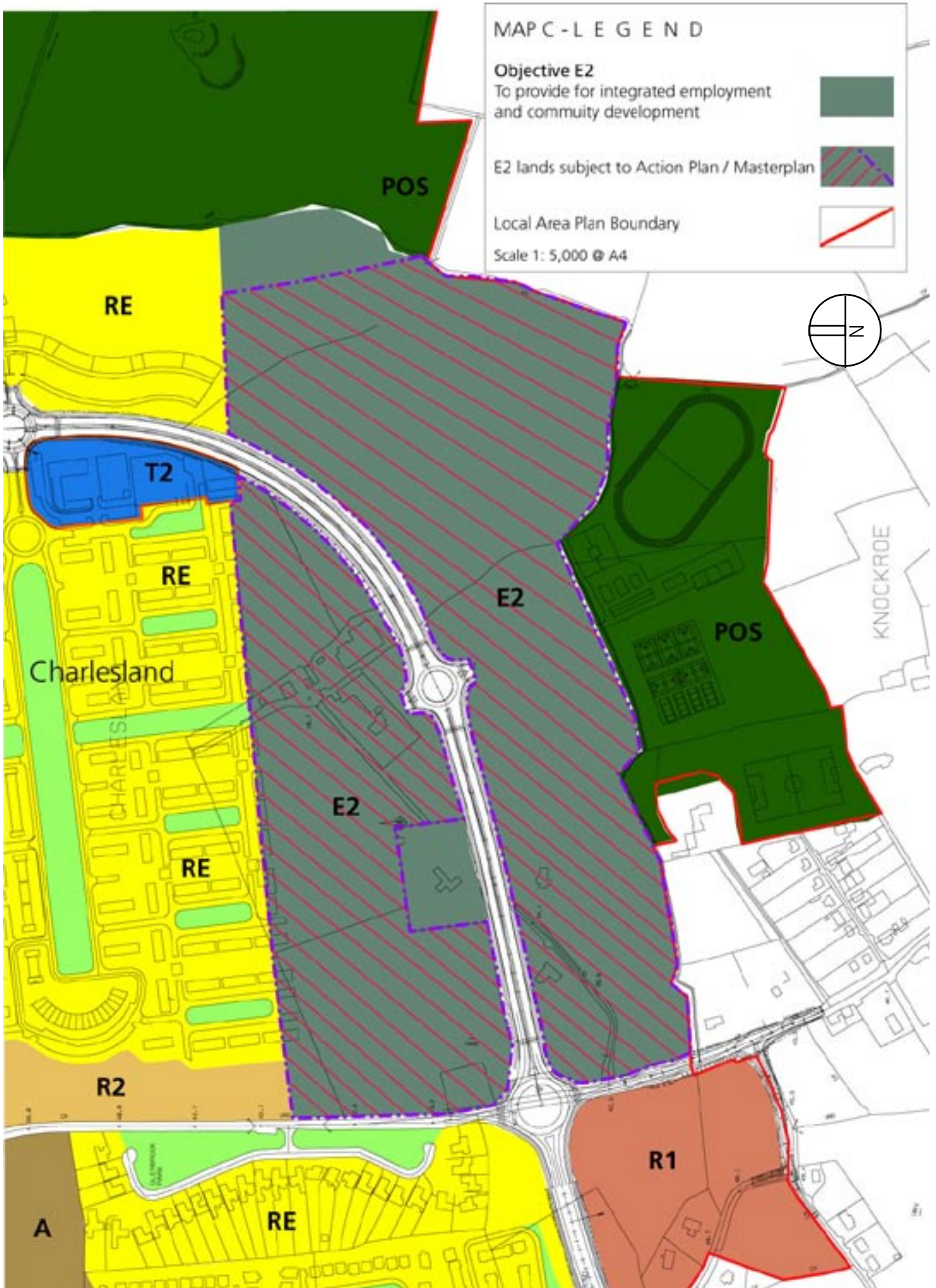
X Not permitted

"Not permitted" indicates that a use is not acceptable except under exceptional circumstances.

Table 11.3 Land use	Land-use Zoning Objectives											
	C1	C2	E1	E2	GB/ A	OS	ROS	POS	R*	T1	T2	PU
Abattoir	x	x	x	x	x	x	x	x	x	x	x	x
Aerodrome/Airfield	x	x	x	x	x	x	x	x	x	x	x	x
Advertising	x	x	y	y	x	x	x	x	o	y	y	x
Bed and Breakfast	x	x	x	o	x	x	x	x	o	o	o	x
Boarding Kennels	x	x	x	x	x	x	x	x	o	o	o	x
Car Parks	o	o	y	y	o	o	o	o	y	y	y	o
Caravan Park (holiday)	x	x	x	x	x	x	x	o	x	x	x	x
Caravan Park (residential)	x	x	x	x	x	x	x	x	x	x	x	x
Cash and Carry Outlet	x	x	x	o	x	x	x	x	x	o	o	x
Cemetery	x	y	x	x	y	X	x	x	x	x	x	x
Church	y	y	o	y	x	x	x	x	o	y	y	x
Cinema	x	x	x	o	x	x	x	x	x	y	0	x
Commercial	x	x	y	o	x	x	x	o	o	y	y	x
Community Facility	y	y	y	y	x	y	y	y	y	y	y	o
Concrete Asphalt etc. Plant	x	x	x	x	x	x	x	x	x	x	x	x
Childcare facility	y	o	y	y	x	o	o	o	y	y	y	x
Cultural Use	o	o	o	o	x	o	o	o	o	y	y	o
Dance Hall/Discotheque	x	x	x	x	x	x	x	x	x	y	y	x
Doctor/Dentist etc.	y	o	o	o	x	x	x	x	o	y	y	x
Education	y	o	x	y	x	o	x	o	o	y	y	x
Embassy	x	x	x	o	x	x	x	x	o	y	y	x
Extractive Industry	x	x	x	x	x	x	x	x	x	x	x	x
Garden Centre	x	x	x	o	x	x	x	o	x	o	y	x
Guest House	x	x	x	x	x	x	x	o	o	y	y	x
Gym/leisure centre	y	x	o	y	x	x	x	o	o	y	y	x
Health Centre	y	o	o	o	x	o	x	x	o	y	y	x
Heavy Vehicle Park	x	x	x	o	x	x	x	x	x	x	x	o
Homebased Economic Activity	x	x	x	o	o	x	x	x	y	y	y	x
Hospital Nursing Home	y	x	x	o	x	o	x	x	o	y	y	x
Hotel	x	x	o	x	x	x	x	o	o	y	y	x
Industry- General	x	x	y	x	x	x	x	x	x	o	o	o
Industry- Light	x	x	y	y	x	x	x	x	x	o	o	o
Laboratory	x	x	y	y	x	x	x	x	x	y	y	x
Offices	x	x	y	y	x	x	x	x	o	y	y	o
Open Space	y	y	y	o	y	y	y	y	y	y	y	y
Petrol Station	x	x	x	y	x	x	x	x	x	o	o	y
Private Club	o	o	o	o	x	x	x	x	o	y	y	x
Private Garage	x	x	o	y	x	x	x	y	o	y	y	y
Private Tip	x	x	x	x	x	x	x	x	x	x	x	o
Public House	x	x	y	o	x	x	x	o	x	y	y	x
Public Services	o	o	o	y	o	o	o	o	o	o	o	y
Recreational Building	y	o	y	y	x	o	o	y	y	y	y	o
Residential	x	x	x	y	x	x	x	o	y	y	y	x
¹ Residential (SS. 9)	x	x	x	x	o	x	x	x	x	x	x	x
Residential Institution	x	x	x	x	x	x	x	x	y	y	y	x
Restaurant	o	x	y	y	x	o	x	o	o	y	y	x
Scrap Yard	x	x	x	o	x	x	x	x	x	x	x	x
Service Garage	x	x	o	y	x	x	x	x	x	y	y	o
Shops (Local)	o	x	o	y	x	o	x	x	o	y	y	x
Shops (Other)	x	x	x	y	x	x	x	x	x	y	y	x
Sports Club	y	x	o	y	o	y	y	y	y	y	y	o
Theatre	x	x	x	o	x	x	x	x	o	y	y	x
² Traveller Accommodation	o	o	x	o	o	o	x	o	y	x	x	x
Warehouse	x	x	o	y	x	x	x	x	x	o	o	o
Wholesale Outlet	x	x	x	o	x	x	x	x	x	y	y	o

¹ Residential (SS.9): reference to Chapter 10, Policy SS.9 (5) & (6) of the County Wicklow Development Plan 2004-2010.

² GB1: 'Traveller accommodation in greenbelts will be in the form of Halting Sites only'.



Map C: E2 lands subject to Area Action Plan/Masterplan

