

Appendix 1.
Land Use Zoning Matrix

Zoning Matrix

Development Zone	Residential	Community Facilities / Educational	Town Centre	Business and Enterprise	Industrial	Port Use	Open Space / Amenity	Mixed Use
Dwelling	Y	N	O	N	N	N	N	O
Flat	Y	N	Y	N	N	N	N	O
Guesthouse	O	N	Y	O	N	N	N	O
Hotel	O	N	Y	O	N	N	N	O
Retail: Small Shop/Corner Shop	O	O	Y	O	N	N	N	Y
Retail: Large Shops / Supermarket	N	N	Y	N	N	N	N	Y
Retail Warehouse / Warehouse	N	N	N	O	N	N	N	O
Wholesale	N	N	N	Y	O	O	N	N
Take Away	N	N	O	N	N	N	N	O
Pub/Nightclub	N	N	Y	N	N	N	N	O
Restaurant	O	N	Y	N	N	N	N	O
Cinema	N	O	Y	N	N	N	N	O
Open Space/Recreation Facilities	O	Y	O	N	N	O	Y	Y
Sports Facilities / Pitches	O	Y	N	N	N	O	Y	O
Community Facility	O	Y	O	N	N	N	Y	Y
Nursing Home	O	O	O	N	N	N	N	O
Health Centre	O	O	O	O	N	N	N	O
Hospital	N	O	N	O	N	N	N	N
School	O	Y	N	N	N	N	O	Y
Office	N	N	Y	Y	O	O	N	O
Port Related Use and Activity	N	N	N	O	O	Y	N	N
Car repair / Sales	N	N	O	Y	Y	N	N	N
Workshops	N	N	O	O	Y	O	N	N
Industry	N	N	N	O	Y	O	N	N
Petrol Station	N	N	N	O	Y	N	N	O
Garden Centre	O	Y	N	Y	O	N	N	O
Bank	N	N	Y	O	N	N	N	O
Amusement Arcade	N	N	N	N	N	N	N	N
Advertising Panel	N	O	O	O	O	N	N	O
Hair dressing salon	O	N	Y	N	N	N	N	O
Group Housing Permanent Halting & Transient Sites for Travellers	O	N	N	N	N	N	N	O
Office Based Industry	N	N	O	Y	O	N	N	O
Enterprise Centre	N	N	O	Y	O	O	N	O
Car Park	O	O	Y	Y	Y	O	N	O

KEY

Y = Will Normally be Acceptable

A use, which will normally be acceptable, is one, that the Local Authority accepts in principle in the relevant zoning. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O = Are Open for Consideration

A use, which is open for consideration, means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to an objective for a given area.

N = Will Not Normally be Acceptable

Development, which is classified as not normally being acceptable in a particular zoning, is one, which will not be considered acceptable by the Local Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area. The expansion of established and approved uses not conforming to use zoning objectives will be considered on their merits.

Schedule of Zoning Objectives

Residential:

To protect and provide for residential uses and residential amenity with other uses open for consideration.

Community Facilities/Educational:

To provide for the community and educational uses

Town Centre:

To provide for commercial, retail and community services as the primary uses. There will be a presumption in favour of higher order retail rather than convenience retail. Residential uses are open for consideration where they complement the primary function of the Town Centre. The role of the Town Centre as the service centre of the town and its environs will be supported.

Business and Enterprise:

To provide for office based and high technology industry. Such uses will include professional services, software engineering, tele-marketing and various other commercial activities excluding large scale retail.

Industrial:

To provide for general industry. Such uses will involve the large scale processing of goods and raw materials and will generally not be compatible with residential uses.

Port Use:

To protect and provide for commercial and industrial Port-related uses

Open Space/Amenity:

To protect and provide for open space, recreational uses and amenity facilities

Mixed Use:

To provide for a range of uses and activities consistent with the policies and objectives of the designated Action Area Plans and Site Regeneration Areas.