



17 Specific Local Objectives

17 Specific Local Objectives

This chapter sets out the Council’s Specific Local Objectives (SLO) which detail the works that the Council intends to initiate generally within the six-year period from the date of adoption of the plan at specific locations. Given that the objectives listed below are location specific these are highlighted on the Development Plan Maps Nos. 1-14 by means of a red hexagonal icon with the relevant SLO number marked inside.

Map 1

Clonskeagh/Dundrum

It is an objective of the Council:

1	To facilitate, support and enhance the development of University College Dublin including all associated and supporting facilities. A range of uses will be facilitated on Belfield campus lands to encourage and foster strong links between education, community and the business sector in the County.
2	To prepare a Local Area Plan for Goatstown to guide the future development of the area.
3	To upgrade Dundrum Town Centre by preparing and implementing an environmental improvement scheme for Dundrum Main Street.
4	To encourage the retention and development of the Airfield Estate for educational, recreational and cultural uses.
6	To consider potential additional future uses of the Dublin Eastern Bypass reservation corridor, including public transport provision generally and Bus Rapid Transit services specifically, pending a decision from the National Roads Authority/Central Government in relation to the future status of the Bypass.
8o	To facilitate, support and enhance educational facilities in the County, in particular the activities of Dundrum VEC that will foster strong links between education, community and the business sector in the County.
92	To refurbish/redevelop the flats at Rosemount Court.

Map 2

Boosterstown/Blackrock/Stillorgan

It is an objective of the Council:

1	To facilitate, support and enhance the development of University College Dublin including all associated and supporting facilities. A range of uses will be facilitated on Belfield campus lands to encourage and foster strong links between education, community and the business sector in the County.
5	The Council will support and facilitate the development of a “Gateway” scheme at the N11 entrance to the UCD campus which will provide for a range of uses normally associated with a major international university. These facilities should encourage a greater interaction with the neighbouring community and the wider public and should include, inter alia, cultural, community and neighbourhood-scale retail facilities, swimming pool, theatre, a significant commercial office component, incubator units, hotel and student accommodation and transport facilities. The “Gateway” shall be of a high architectural standard and embody the principles of sustainability and energy efficiency. The open spaces and sylvan setting of the University campus shall be protected from development in accordance with the University College Dublin Campus Development Plan 2005- 2010 -2015.

6	To consider potential additional future uses of the Dublin Eastern Bypass reservation corridor, including public transport provision generally and Bus Rapid Transit services specifically, pending a decision from the National Roads Authority/Central Government in relation to the future status of the Bypass.
7	To develop Blackrock Park in accordance with an approved plan.
8	To improve pedestrian permeability from Rock Road to the DART Station and to improve pedestrian/cycle way provision in the corridor between Blackrock Park and the DART Station. A high grade pedestrian/cycle link shall be provided across the Blackrock Bypass (N31) between the Blackrock and Frascati Shopping Centres, which shall include consideration of readily accessible grade separated options to segregate these modes from traffic.
9	To encourage the redevelopment of the area encompassing Blackrock Baths, Bath Place and Blackrock DART Station, including the provision of improved pedestrian/cycle access to Blackrock Park. Any redevelopment of the Blackrock Baths shall include a substantial swimming pool(s) for public use.
10	To prepare a Local Area Plan for Blackrock to guide future development of the area.
11	To support and enhance the third level education and associated facilities at University College Dublin.
12	To develop Stillorgan in accordance with the adopted Local Area Plan.
69	To investigate the feasibility of providing a contra-flow cycle path along Newtown Avenue from Blackrock Main Street to Seapoint Avenue.
72	The line of the Eastern Bypass between the N11 and Dublin Bay is not fixed. The route will be determined following appropriate environmental assessment – including a process of public consultation.
81	To facilitate, support and enhance educational facilities in the County, in particular the activities of Blackrock VEC that will foster strong links between education, community and the business sector in the County.
84	To protect and conserve South Dublin Bay and proposed candidate Special Area of Conservation.
93	To promote the development of the Sutton to Sandycove (S2S) Promenade and Cycleway. (It should be noted the alignment shown on Maps 2, 3 and 4 is not absolute but indicative only). The necessary EIS will commence during the term of this Plan.
98	That public access be maintained for Community Uses at the former Blackrock Town Hall and Blackrock Library.

Map 3

Monkstown/Dún Laoghaire

It is an objective of the Council:

13	To facilitate the continued development of the Harbour in accordance with a Harbour Masterplan to be prepared by Dún Laoghaire Harbour Board in close conjunction with the Planning Authority. Any approved Masterplan must adhere to the overall zonings, policies and objectives of the Development Plan.
14	To encourage the redevelopment of 'The Gut' adjacent to the West Pier to include improved access to the area.
15	Coal Quay Bridge. To improve/upgrade access to Dún Laoghaire Harbour and lands adjacent to the West Pier.
16	To retain the Carlisle Pier structure and to encourage redevelopment on it that will incorporate uses that will bring significant cultural, social, recreational and economic benefits to Dún Laoghaire-Rathdown and must provide for a high degree of public accessibility and permeability, with walkways, viewing areas and public spaces throughout. The redevelopment should integrate with the immediate built environment, should provide improved accessibility between the development and Dún Laoghaire town centre and should commemorate the unique heritage and history of the Pier as a gateway for the Irish Diaspora.
17	To manage and enhance the Metals from Marine Road to Dalkey giving due regard to its historic importance while encouraging its use as a walking route between Dún Laoghaire and Dalkey.
18	To provide for a library and cultural amenities at Moran Park.
19	To promote and encourage development, within the Major Town Centre zoning, along the laneways to the southwest of George's Street. This will include the comprehensive upgrading of the laneways to include resurfacing, lighting and traffic calming measures.
20	Dún Laoghaire: To allow for office development, excluding that to which the public has frequent access, providing it respects the character and form of the existing built fabric, specifically the existing streetscape and/or the envelope of the building including railing and forecourt area, and that not less than one third of the gross floor area of each building be retained in residential use, and to encourage the retention of residential uses by seeking to enhance amenities and by refusing all non-compatible uses.
21	To develop an enhancement scheme for the area between the East Pier and Sandycove. This scheme will include proposals for the upgrading and development of the Dún Laoghaire Baths site and facilitate improved pedestrian linkage to the East Pier in accordance with the recommendations of the Dún Laoghaire Baths Sub-Committee (see Section 4.3.2). This objective will require any scheme to also provide adequate sea defences and take into consideration that the area between the East Pier and Sandycove is a pNHA.
22	Bullock Harbour: That any residential development shall form part of a mixed-use scheme which will include commercial marine-based activity and public water-based recreational uses and shall have regard to the special nature of the area in terms of the height, scale, architecture and density of built form.
28	To prepare a Local Area Plan for Deansgrange to cover the area within a half kilometre radius from the Deansgrange crossroads.
29	To facilitate, support and enhance the development of the Dún Laoghaire Institute of Art, Design and Technology including all associated and supporting facilities. A range of uses will be facilitated on the campus lands to encourage and foster strong links between education, community and the business sector in the County.
62	Dún Laoghaire: To allow for office development and group medical practices, providing such developments respect the character and form of the existing built fabric, specifically the existing streetscape and/or the envelope of the building including railing and forecourt area.
64	Improve pedestrian and cycle permeability to and from the former Dún Laoghaire Golf course lands.
68	To seek the renewal of the obsolete area at George's Place and the Fire Station.

73	To retain the existing hospital uses at St. Michael's and to develop and upgrade the hospital and Boylan Centre site in accordance with the objectives of the Dún Laoghaire Urban Framework Plan (chapter 4).
77	To prepare a Local Area Plan for Dún Laoghaire.
83	To facilitate, support and enhance educational facilities in the County, in particular the activities of Dún Laoghaire VEC that will foster strong links between education, community and the business sector in the County.
84	To protect and conserve South Dublin Bay and proposed candidate Special Area of Conservation.
93	To promote the development of the Sutton to Sandycove (S2S) Promenade and Cycleway. (It should be noted the alignment shown on Maps 2, 3 and 4 is not absolute but indicative only). The necessary EIS will commence during the term of this Plan.
94	To provide a Youth and Community Centre for Dún Laoghaire.
95	To promote Water Leisure Facilities for public use at the coastal fringe of the Gut and rear of the West Pier, subject to the appropriate environmental assessments including any assessment required under the Habitats Directive in co-operation with the relevant agencies.
96	To protect, preserve, maintain and occasionally replace, where necessary, the existing street trees on either side of the coast road from the West Pier to Dún Laoghaire Baths.
106	To improve the Streetscape/Public Realm of Monkstown Village.
107	That Dún Laoghaire Carnegie Library be retained for public and community use.

Map 4

Sandycove/Dalkey

It is an objective of the Council:

22	Bullock Harbour: That any residential development shall form part of a mixed-use scheme which will include commercial marine-based activity and public water-based recreational uses and shall have regard to the special nature of the area in height, scale, architecture and density of built form.
77	To prepare a Local Area Plan for Dún Laoghaire.
78	To prepare a Special Amenity Area Order for Killiney Hill, Dalkey Hill and Roches/Mullins Hill.
93	To promote the development of the Sutton to Sandycove (S2S) Promenade and Cycleway. (It should be noted the alignment shown on Maps 2, 3 and 4 is not absolute but indicative only). The necessary EIS will commence during the term of this Plan.

Map 5

Dundrum/Ballinteer

It is an objective of the Council:

3	To upgrade Dundrum Town Centre by preparing and implementing an environmental improvement scheme for Dundrum Main Street.
4	To encourage the retention and development of the Airfield Estate for educational, recreational and cultural uses.
6	To consider potential additional future uses of the Dublin Eastern Bypass reservation corridor, including public transport provision generally and Bus Rapid Transit services specifically, pending a decision from the National Roads Authority/Central Government in relation to the future status of the Bypass.
23	To progress the Masterplan for Marlay Demesne with a focus on the conservation of the heritage of Marlay Park, the provision of quality recreational facilities, maintaining the highest standard of horticultural and landscape presentation and increasing accessibility of the Park, Marlay House and its amenities.
74	To facilitate, support and enhance the development of the Irish Management Institute including all associated and supporting facilities.
97	To provide for a Retirement Village comprising independent living and assisted living accommodation for an elderly community together with associated facilities including Stroke Rehabilitation Clinic, Day Care Respite Care, Convalescent Care, Medical related Facilities, Ancillary Residential, Recreational Facilities, Licensed Restaurant, Retail, Pharmacy and Chapel.
99	To facilitate and support the development of a Secondary School on the west side of Enniskerry Road on the site known as the Balgarra and Grasslands site.

Map 6

Sandyford/Foxrock

It is an objective of the Council:

6	To consider potential additional future uses of the Dublin Eastern Bypass reservation corridor, including public transport provision generally and Bus Rapid Transit services specifically, pending a decision from the National Roads Authority/Central Government in relation to the future status of the Bypass.
24	To encourage the further development and consolidation of Sandyford Business Estate and Central Park with an appropriate mix of development in a coherent urban form, while respecting the fact that employment remains the primary land use objective. Consideration will only be given to residential development and associated services where it is demonstrated that such development will make a positive contribution to the overall development of the area; that recreational, social and educational needs of the future residents can be adequately catered for; that the development does not undermine the primary land use objective; that it respects and is not injurious to existing adjacent residential amenity and that it complies with the provisions of the Development Plan.
25	To prepare a Village Plan for Foxrock - to help guide future development of the area - that has regard to the Design Framework for Foxrock Village (July 2008).
26	To support the status of and continued viability of Leopardstown Racecourse as one of Europe's premier racetracks and a major leisure facility in the County by encouraging its future development and facilitating the development of supporting facilities.
27	To ensure the provision of a combined pedestrian footpath/cycleway (greenway) connection between Aiken's Village and Sandyford Hall to improve overall local permeability and to facilitate direct access from new residential communities to the Luas Line B1 public transport corridor.
28	To prepare a Local Area Plan for Deansgrange to cover the area within a half kilometre radius from the Deansgrange crossroads.
67	To support the ongoing development of the Sandyford Business Estate, Central Park and the South County Business Park area as a major employment centre with supporting facilities such as crèches, public restaurants/cafes and amenity areas for employees and visitors.
87	To provide a car park to link in with Foxrock Village.
100	To provide a civic square in Sandyford Business Estate to serve as an amenity for the whole county.
101	To investigate, in consultation with the Department of Education and Science, the reservation of an alternative site for St. Brigid's Boys' School, Mart Lane, in the area.
102	To progress the implementation of the Village Improvement Scheme for Cornelscourt Village.

Map 7

Cabinteely/Killiney

It is an objective of the Council:

28	To prepare a Local Area Plan for Deansgrange to cover the area within a half kilometre radius from the Deansgrange crossroads.
29	To facilitate, support and enhance the development of the Dún Laoghaire Institute of Art, Design and Technology including all associated and supporting facilities. A range of uses will be facilitated on the campus lands to encourage and foster strong links between education, community and the business sector in the County.
30	To prepare a Local Area Plan for Sallynoggin.
31	To develop the lands at the National Rehabilitation Hospital in accordance with a Masterplan to be agreed with the Planning Authority. The redevelopment of the hospital lands shall provide for an appropriate level of publicly accessible sports grounds/recreational facilities.
32	Sallyglen Road – To provide a new road crossing at the junction of Sallyglen Road and Park Close.
33	To upgrade and improve Cabinteely House and Park in accordance with an approved Masterplan.
34	To upgrade and improve Kilbogget Park in accordance with an approved Masterplan.
41	To seek the designation of Cherrywood as a Strategic Development Zone and to prepare a Planning Scheme for the area.
46	To create a linear park along the Loughlinstown river incorporating a pedestrian route and cycleway (greenway), which will link Cabinteely Park to the sea at Rathsalagh.
52	To implement and develop the lands at Cherrywood in accordance with an approved Strategic Development Zone Planning Scheme.
64	To Improve pedestrian and cycle permeability to and from the former Dún Laoghaire Golf course lands.
78	To prepare a Special Amenity Area Order for Killiney Hill, Dalkey Hill and Roches/Mullins Hill.
102	To progress the implementation of the Village Improvement Scheme for Cornelscourt Village.

Map 8

Kilmashogue/Ticknock

It is an objective of the Council:

36	To preserve trees, woodlands and amenity gardens at Fernhill.
49	To protect and conserve the Wicklow Mountains National Park and proposed candidate Special Area of Conservation.
99	To facilitate and support the development of a Secondary School on the west side of Enniskerry Road on the site known as the Balgarra and Grasslands site.

Map 9

Stepaside

It is an objective of the Council:

36	To preserve trees, woodlands and amenity gardens at Fernhill.
37	To provide a multi-purpose Community/Sports/Recreation Facility (“Samuel Beckett Civic Campus”) to include a regional library, swimming pool plus other community/sports facilities on Council Lands at Ballyogan Road.
38	To complete the comprehensive remediation of the former Ballyogan Landfill and to prepare a Masterplan for the proposed Jamestown Park to provide for a possible sculpture park and recreation in association with the developing areas of Stepaside and Kiltiernan.
39	To develop a sports facility at the site known as the “8-acre field” that will incorporate a new pavilion for golf, indoor hall and changing rooms in association with an all weather pitch, tennis courts and a bowling green.
40	To develop the Kiltiernan/Glenamuck area in accordance with the policies and objectives of the adopted Local Area Plan.
41	To seek the designation of Cherrywood as a Strategic Development Zone and to prepare a Planning Scheme for the area.
52	To implement and develop the lands at Cherrywood in accordance with an approved Strategic Development Zone Planning Scheme.
65	To seek the development of a multi-purpose, multi-functional community centre south of Enniskerry Road proximate to the Stepaside Village Neighbourhood Centre.
70	To ensure the provision of a combined pedestrian footpath/cycleway connection between Belarmine and Kilgobbin Road to improve overall local permeability and to facilitate direct access from new residential communities to the Luas Line B1 public transport corridor.
86	To provide a 350 space Park and Ride facility at Carrickmines.

Map 10

Laughanstown/Shankill

It is an objective of the Council:

41	To seek the designation of Cherrywood as a Strategic Development Zone and to prepare a Planning Scheme for the area.
42	To prepare and implement a design for the grade separation of Loughlinstown Roundabout as a Long Term Roads Objective.
43	To retain the famine grave on the site adjacent to St. Columcille's Hospital.
44	To provide for a proposed Luas Stop at St. Columcille's Hospital, and to facilitate access thereto via the Parknasilla Estate and/or St. Columcille's Hospital.
45	To conserve the Bride's Glen as a public amenity.
47	To provide for a proposed Luas Stop at Stonebridge Road.
48	To prepare a Local Area Plan for Rathmichael/Ferndale Road.
52	To implement and develop the lands at Cherrywood in accordance with an approved Strategic Development Zone Planning Scheme.
54	To develop Woodbrook and Shanganagh in accordance with the policies and objectives of the adopted Local Area Plan.
46	To create a linear park along the Loughlinstown river incorporating a pedestrian route and cycleway (greenway), which will link Cabinteely Park to the sea at Rathasallagh.
71	That no insensitive or large scale development will take place above the 90-metre contour line at Rathmichael, from Old Connaught Golf Course to Pucks Castle Lane – Maps 10-14. Any proposal for development, other than development directly related to agriculture, forestry, recreation or the promotion of other bona fide rural enterprise or employment activity, shall be domestic in scale, appearance and function.
88	To provide for playing fields and recreational facilities to the west of the M50 in conjunction with the development of Cherrywood Town Centre. The lands within the SDZ boundary west of the motorway corridor and within the townlands of Laughanstown and Ticknick are to be used solely for the purpose of the provision of outdoor active and passive recreational uses directly related to the wider SDZ planning scheme.
91	To include in the plan for Cherrywood a road scheme that provides for linking this future development area with adjoining areas of the County so as to provide for ease of local movement between communities.
103	To promote the current Science and Technology Park and develop a new Research & Development Hub at Cherrywood.
104	To redevelop the old Shankill Shopping Centre site incorporating local retail units and other useful local services catering for the community. The height of any new development should be appropriate to the surroundings.

Map 11 and Insets

Glendoo/Boranaraltry

It is an objective of the Council:

35	Through the Council's membership of the Dublin Mountains Partnership (DMP), to improve the recreation potential of the public lands in the Dublin Mountains, including the provision of a Dublin Mountains Interpretive Centre.
49	To protect and conserve the Wicklow Mountains National Park and proposed candidate Special Area of Conservation.

Map 12

Glencullen/Boranaraltry

It is an objective of the Council:

49	To protect and conserve the Wicklow Mountains National Park and proposed candidate Special Area of Conservation.
50	To develop the Glencullen area in accordance with the policies and objectives of the adopted Local Area Plan.

Map 13

Glencullen/Ballycorus

It is an objective of the Council:

40	To develop the Kiltiernan/Glenamuck area in accordance with the policies and objectives of the adopted Local Area Plan.
50	To develop the Glencullen area in accordance with the policies and objectives of the adopted Local Area Plan.
51	To protect and conserve the Knocksink Wood proposed candidate Special Area of Conservation.
48	To prepare a Local Area Plan for Rathmichael/Ferndale Road.
79	To investigate and consider the feasibility of designating the Carrickgollogan Hill area, to the north of Murphy's Lane and including the Lead Mine complex, as an area for a Special Amenity Area Order.
85	To protect and conserve Ballyman Glen and proposed candidate Special Area of Conservation.

Map 14

Rathmichael/Old Connaught

It is an objective of the Council:

48	To prepare a Local Area Plan for Rathmichael/Ferndale Road.
53	To provide for a proposed Luas Stop at Crinken.
54	To develop Woodbrook and Shanganagh in accordance with the policies and objectives of the adopted Local Area Plan.
55	To provide for a proposed Luas Stop at Allies River Road.
56	To upgrade the Wilford Interchange in order to provide connectivity to lands west of the M11 and Old Conna Village.
57	To provide for a proposed Luas Stop at Old Conna.
58	To provide for a proposed Luas Stop at Corke Abbey.
59	To prepare a Local Area Plan for Old Conna.
60	To provide for a proposed Luas Stop at Thornhill.
61	To undertake a study into the feasibility of establishing a crematorium at Shanganagh Cemetery.
63	To co-operate with the Railway Procurement Agency and Wicklow County Council in the establishment of a combined road/Luas bridge across the County Brook Valley to provide connections between the proposed new development areas of Old Conna and Fassaroe (Wicklow).
66	Allies River Road: to provide access from east to west of the M11 and vice a versa.
71	That no insensitive or large scale development will take place above the 90-metre contour line at Rathmichael, from Old Connaught Golf Course to Pucks Castle Lane – Maps 10-14. Any proposal for development, other than development directly related to agriculture, forestry, recreation or the promotion of other bona fide rural enterprise or employment activity, shall be domestic in scale, appearance and function.
76	To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park.
79	To investigate and consider the feasibility of designating the Carrickgollogan Hill area, to the north of Murphy's Lane, as an area for a Special Amenity Area Order.
82	To upgrade and enhance the linear park at Woodbrook Glen/Corke Abbey.
85	To protect and conserve Ballyman Glen and proposed candidate Special Area of Conservation.
105	To investigate, in consultation with the Department of Education and Science, the reservation of a single site for a Post-Primary School to serve the growth nodes of Woodbrook/Old Connaught areas. Note: The locations of SLO symbol 105 on Map 14 are notional only and not a geographic identification of specific sites.

18 Land Use Zoning Objectives



18 Land Use Zoning Objectives

18.1 Purpose Of Use Zoning Objectives

The purpose of land use zoning is to indicate the planning control objectives of the Council for all lands in its administrative area. Thirteen such zones are indicated in this Plan. They are identified by letter and colour on the Development Plan Maps. The land use zones used and the various objectives for these areas are detailed in Table Nos. 18.1 to 18.14.

Table Nos. 18.2 to 18.14 inclusive are intended as guidelines in assessing development proposals. However, they relate only to land use. Factors such as making the most efficient use of land, density, height, massing, traffic generation, public health regulations, design criteria, visual amenity and potential nuisance by way of noise, odour or 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. General guidelines are set out in subsequent paragraphs of this part of the Written Statement.

Table Nos. 18.2 to 18.14 list the land use activities most commonly encountered in the County and each is defined in Section 18.8 at the end of this chapter. They are intended as a general guideline and the uses listed are not exhaustive.

18.2 Transitional Zonal Areas

The maps of the County Development Plan show the boundaries between zones. While the zoning objectives and development management standards 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 which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting "residential areas" or abutting residential development within mixed-use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

Note that proposals for existing 'non-conforming' uses will be considered on a case-by-case basis.

18.3 Permitted In Principle

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

18.4 Open For Consideration

Uses shown as "Open for Consideration" are uses which may be permitted 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.

18.5 Not Permitted

Uses which are not indicated as "Permitted in Principle" or "Open for Consideration" will not be permitted.

18.6 Conditioned Open Space

Irrespective of zoning, if land is conditioned open space, no development shall be permitted, except where it enhances the recreational amenity of the area.

18.7 Other Uses

Other Uses not specifically mentioned throughout the Use Tables will be considered in relation to the general policies of the Plan and to the zoning objectives for the area in question.

TABLE NO. 18.1 DEVELOPMENT PLAN ZONING OBJECTIVES

Zone	Objective
A	To protect and/or improve residential amenity.
A1	To provide for new residential communities in accordance with approved Local Area Plans.
B	To protect and improve rural amenity and to provide for the development of agriculture.
NC	To protect, provide for and/or improve mixed-use neighbourhood centre facilities.
DC	To protect, provide for and/or improve mixed-use district centre facilities.
MTC	To protect, provide for and/or improve major town centre facilities.
E	To provide for economic development and employment.
F	To preserve and provide for open space with ancillary active recreational amenities.
G	To protect and improve high amenity areas.
GB	To protect and enhance the open nature of lands between urban areas.
W	To provide for waterfront development and harbour related uses.
TLI	To facilitate, support and enhance the development of third level education institutions.

TABLE NO. 18.2 ZONING OBJECTIVE 'A'

"To protect and/or improve residential amenity".

Permitted in Principle *

Open Space, Public Services, Residential, Residential Institution, Retirement Home, Travellers Accommodation.

Open For Consideration

Bring Banks/Bring Centres, Carpark, Caravan Park-Holiday, Caravan Park-Residential, Cemetery, Community Facility, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry^a, Offices less than 200sqm.^b, Petrol Station, Place of Public Worship, Public House, Restaurant, Service Garage, Shop Neighbourhood, Sports Facility, Tea Room/Café, Veterinary Surgery.

a: less than 200sqm.

b: Where the use will not have adverse effects on the "A" zoning objective, "to protect and/or improve residential amenity".

***Specific Local Objectives**

Subject to compliance with the relevant policies, local objectives, standards and requirements set out in this Plan, office development is 'permitted in principle' under Zoning Objective 'A' within those areas covered by the designation 'Specific Local Objectives' as shown on Development Plan Map 3 (Specific Local Objectives 20 and 62 respectively) and set out in Chapter 17 of the Written Statement. Group medical practices are also 'permitted in principle' under the terms of Specific Local Objective 62, Map 3.

TABLE NO. 18.3 ZONING OBJECTIVE 'A1'
"To provide for new residential communities in accordance with approved local area plans".
Permitted In Principle
Carpark, Caravan Park-Residential, Community Facility, Craft Centre/Craft Shop, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre, Industry-Light, Off-License, Offices less than 600sqm., Open Space, Petrol Station, Place of Public Worship, Public House, Public Services, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Specialist, Shop-Neighbourhood, Shop District, Sports Facility, Tea Room/Café, Travellers Accommodation, Veterinary Surgery.
Open For Consideration
Advertisement and Advertising Structures, Agricultural Buildings, Betting Office, Caravan Park-Holiday, Cash & Carry/Wholesale Outlet, Cemetery, Nightclub, Discount Foodstore, Heavy Vehicle Park, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Office Based Industry, Offices, Refuse Transfer Station, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Industry, Shop-Major Convenience.

TABLE NO. 18.4 ZONING OBJECTIVE 'B'
"To protect and improve rural amenity and to provide for the development of agriculture".
Permitted In Principle
Agricultural Buildings, Boarding Kennels, Caravan Park-Holiday, Cemetery, Community Facility, Concrete/Asphalt (etc.) plant in or adjacent to a Quarry, Home Based Economic Activities, Industry-Extractive, Open Space, Place of Public Worship, Public Services, Rural Industry-Cottage, Rural Industry-Food, Travellers Accommodation.
Open For Consideration
Abattoir, Carpark, Craft Centre/Craft Shop, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Garden Centre/Plant Nursery, Guest House ^d , Heavy Vehicle Park, Hospital, Hotel/Motel, Refuse Landfill/Tip, Refuse Transfer Station, Residential ^c , Residential Institution, Restaurant ^d , Science and Technology Based Industry, Shop-Neighbourhood, Sports Facility, Tea Room/Café, Transport Depot, Veterinary Surgery.
c: In accordance with Council policy for residential development in rural areas.
d: In existing premises.

TABLE NO. 18.5 ZONING OBJECTIVE 'NC'

"To protect, provide for and/or improve mixed-use neighbourhood centre facilities".

Permitted In Principle

Advertisements & Advertising Structures, Betting Office, Carpark, Community Facility, Craft Centre/ Craft Shop, Crèche/Nursery School, Cultural Use, Discount Food Store, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre, Offices less than 300sqm., Open Space, Petrol Station, Public House, Public Services, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Neighbourhood, Sports Facility, Tea Room/Café, Veterinary Surgery.

Open For Consideration

Cash & Carry/Wholesale Outlet, Nightclub, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Off-License, Office Based Industry, Offices less than 600sqm., Place of Public Worship, Shop-Specialist, Shop District, Travellers Accommodation.

TABLE NO. 18.6 ZONING OBJECTIVE 'DC'

"To protect, provide for and/or improve mixed-use district centre facilities".

Permitted In Principle

Advertisements & Advertising Structures, Betting Office, Carpark, Community Facility, Craft Centre/ Craft Shop, Crèche/Nursery School, Cultural Use, Nightclub, Discount Food Store, Doctor/Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-Light, Leisure Facility, Motor Sales Outlet, Off-License, Office Based Industry, Offices less than 1000sqm., Open Space, Petrol Station, Public House, Place of Public Worship, Public Services, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Major Convenience, Shop-Specialist, Shop-Neighbourhood, Shop-District, Sports Facility, Tea Room/Café, Veterinary Surgery.

Open For Consideration

Cash & Carry/Wholesale Outlet, Industry-General, Offices over 1,000sqm., Refuse Transfer Station, Shop-Major Comparison, Science and Technology Based Industry, Transport Depot, Travellers Accommodation, Warehousing.

TABLE NO. 18.7 ZONING OBJECTIVE 'MTC'
"To protect, provide for and/or improve major town centre facilities".
Permitted In Principle
Advertisements and Advertising Structures, Betting Office, Carpark, Cash & Carry/Wholesale Outlet, Craft Centre/Craft Shop, Community Facility, Crèche/Nursery School, Cultural Use, Nightclub, Discount Food Store, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Light, Leisure Facility, Off-License, Office Based Industry, Offices, Open Space, Petrol Station, Place of Public Worship, Public House, Public Services, Residential, Residential Institution, Restaurant, Retirement Home, Service Garage, Shop-Specialist, Shop-Neighbourhood, Shop-District, Shop-Major Convenience, Shop-Major Comparison, Sports Facility, Tea Room/Café, Veterinary Surgery.
Open For Consideration
Heavy Vehicle Park, Household Fuel Depot, Industry-General, Motor Sales Outlet, Refuse Transfer Station, Retail Warehouse, Science and Technology Based Industry, Transport Depot, Travellers Accommodation, Warehousing

TABLE NO. 18.8 ZONING OBJECTIVE 'E'
"To provide for economic development and employment".
Permitted In Principle
Advertisements and Advertising Structures, Carpark, Cash & Carry/Wholesale Outlet, Craft Centre/Craft Shop, Crèche/Nursery School, Enterprise Centre, Heavy Vehicle Park, Hospital, Household Fuel Depot, Industry-General, Industry-Light, Industry-Special, Motor Sales Outlet, Office Based Industry, Offices, Open Space, Petrol Station, Public Services, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Industry, Scrap Yard, Service Garage, Tea Room/Café, Transport Depot, Travellers Accommodation, Warehousing.
Open For Consideration
Abattoir, Boarding Kennels, Community Facility, Cultural Use, Nightclub, Doctor/Dentist etc., Education, Funeral Home, Garden Centre/Plant Nursery, Health Centre, Home Based Economic Activities, Hotel/Motel, Industry-Extractive, Off-License, Place of Public Worship, Public House, Refuse Landfill/Tip, Residential ^e , Restaurant, Rural Industry-Cottage, Shop Specialist, Shop-Neighbourhood, Shop-District, Sports Facility, Veterinary Surgery.
e: In certain circumstances residential use may be acceptable provided that the employment element on site in terms of floor space be no less than that on site prior to redevelopment and that the employment element on site in terms of overall floor space continue to be the primary land use (i.e. never less than 50% of the overall floor area)

TABLE NO. 18.9 ZONING OBJECTIVE 'F'

"To preserve and provide for open space with ancillary active recreational amenities".
Permitted In Principle
Community Facility ^g , Cultural Use ^g , Open Space ^g , Sports Facility ^g , Travellers Accommodation.
Open For Consideration
Carpark ^g , Cemetery, Craft Centre/Craft Shop ^f , Crèche ^f , Crematorium ^g , Education ^g , Garden Centre/Plant Nursery ^g , Golf facility ^g , Guest House ^f , Place of Public Worship ^g , Public Services, Tea Room/Café ^g .
f : In existing premises
g : Where lands zoned F are to be developed then:
Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use.

TABLE NO. 18.10 ZONING OBJECTIVE 'G'

"To protect and improve high amenity areas".
Permitted In Principle
Open Space, Travellers Accommodation.
Open For Consideration
Agricultural Buildings, Boarding Kennels, Carpark, Cemetery, Craft Centre/Craft Shop ^h , Crèche/Nursery School, Community Facility, Concrete/Asphalt (etc.) Plant in or adjacent to a Quarry, Cultural Use, Doctor/Dentist ^h , Education, Garden Centre/Plant Nursery, Guest House ^h , Home Based Economic Activities ^h , Hospital, Hotel/Motel, Industry-Extractive, Place of Public Worship, Public Services, Residential ⁱ , Residential Institution ^h , Restaurant ^h , Rural Industry-Cottage, Rural Industry-Food, Shop-Neighbourhood, Sports Facility, Tea Room/Café ^h , Veterinary Surgery ^h .
h: In existing premises.
i: In accordance with Council Policy for Development in Rural Areas.

TABLE NO. 18.11 ZONING OBJECTIVE 'GB'
"To protect and enhance the open nature of lands between urban areas".
Permitted In Principle
Cemetery, Open Space, Place of Public Worship, Travellers Accommodation, Education.
Open For Consideration
Agricultural Buildings, Boarding Kennels, Carpark, Caravan Park-Holiday, Cultural Use ^e , Doctor/Dentist ^j , Garden Centre/Plant Nursery, Guest House ^e , Home Based Economic Activities, Hospital, Hotel/Motel, Public Services, Refuse Landfill/Tip, Residential, Residential Institution ^j , Restaurant ⁱ , Rural Industry-Cottage, Rural Industry-Food, Shop-Neighbourhood, Sports Facility, Tea Room ⁱ , Veterinary Surgery ^j .
j: In existing premises.

TABLE NO. 18.12
ZONING OBJECTIVE 'W'
"To provide for waterfront development and harbour related uses".
Permitted In Principle
Carpark, Community Facility, Cultural Use, Industry-Light, Offices less than 200sqm., Open Space, Public Services, Restaurant, Transport Depot.
Open For Consideration
Advertisements and Advertising Structures, Craft Centre/Craft Shop, Crèche/Nursery School, Doctor/Dentist, Education, Enterprise Centre, Hotel/Motel ^k , Office Based Industry, Offices, Off-License ^k , Place of Public Worship, Public House ^k , Sports Facility, Residential, Residential Institution, Retirement Home, Science and Technology Based Industry, Shop-Specialist Shop Neighbourhood, Tea Room/Café, Travellers Accommodation.
K: Uses Open for Consideration in Dún Laoghaire Harbour area only.
Note:
An objective of this Plan is to protect the harbour/marine entity of Dún Laoghaire Harbour by facilitating harbour-related uses, but not to confine permitted uses in the harbour to a degree that exclusively attracts those with an interest in active maritime recreation. Any development proposal should seek to ensure public accessibility to the harbour and shorefront.

TABLE NO. 18.13 ZONING OBJECTIVE 'TL1'

"To facilitate, support and enhance the development of third level education institutions".

Permitted In Principle

Carpark, Community Facility, Crèche/Nursery School, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Health Centre, Office less than 1000sqm., Open Space, Public House, Public Services, Residential (Student)^m, Restaurant, Science and Technology Based Industry, Shop Neighbourhood, Sports Facility.

Open For Consideration

Conference Facilities, Discount Food Store, Hotel/Motel Refuse Transfer Station, Transport Depot, Travellers Accommodation, Offices, Shop District.

l: Except at the UCD 'Gateway' Area at the N11 entrance to the campus, where office proposals in excess of 1000sqm. may be considered subject to normal planning considerations.

m: Student rental accommodation only.

18.8 Definition of Use Classes

Abattoir

A building or part thereof or land used as a slaughterhouse. This includes facilities for meat processing and storage and also lairage.

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.

Agriculture/Agricultural Buildings

Use of land or buildings for the purposes set out in Section 2 (1) "agriculture" of the Planning and Development Act, 2000.

Betting Office

Premises for the time being registered in the Register of Bookmaking Offices kept by the Revenue Commissioners under the Betting Act, 1931 (No. 27 of 1931).

Boarding Kennels

A building or part thereof or land used for the temporary accommodation of dogs/cats for reward.

Bring Banks/Bring Centres

A facility to which materials such as glass, cans, paper, textiles and plastics, which often cannot be put in the household green bin collection, can be brought for sorting, storage and subsequent recycling.

Caravan Park - Holiday

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

Caravan Park - Residential

The use of land for the accommodation of caravans designed specifically for year round human habitation.

Carpark

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.

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.

Childcare: Crèche/Nursery School

“Childcare” is taken to mean full day care and sessional facilities and services for pre-school and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus services such as pre-schools, day care services, crèches, playgroups, childminding and after school groups are included, but schools (primary, secondary and special) and residential centres for children are excluded.

“Crèche/Nursing 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.

Sessional: The provision of a service which offers a planned programme to pre-school children for between 2 and 3.5 hours per day on two or more occasions per week by trained personnel. Sessional services include playschools and Montessori schools.

Full Day Care: The provision of a structured day care service for children for more than 3.5 hours per day, supervised by trained personnel. This would include playschools, Montessori schools, crèche, nursery and after school care.

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.

Concrete/Asphalt Plant etc.

A structure or land used for the purpose of manufacturing concrete, asphalt, etc., and related products in or adjacent to a quarry or mine.

Conference Facility

A building or part thereof used to host conferences, exhibitions, large meetings, seminars, training sessions, etc. A conference centre often also provides office facilities, and a range of leisure activities.

Craft Centre/Craft Shop

A building or part thereof typically having one or more workshops, an exhibition gallery and a shop.

Crematorium

A structure housing a furnace for burning dead bodies to ashes.

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.

Discount Food Store

Single level, self service store normally between 1000 –2500 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.

Embassy

A building, or part thereof, or land used by a foreign government for diplomatic purposes. The use may include a residential content for the staff of the embassy which is ancillary to the embassy activities. The use does not include a foreign trade delegation or trade office.

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.

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.

Garden Centre/Plant Nursery

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.

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

A building or part thereof or land used for general medical treatment. This includes specialised hospitals.

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.

Household Fuel Depot

Use of a structure or land for the storage of solid fuel or bottled gas for retail sale.

Industry: Extractive

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

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.

Industry: Special

The use of a building or part thereof or land for any industry which requires special assessment due to its potential for detrimental environmental effects.

Leisure Facility

A building or part thereof or land which may be available to the public on payment of a charge or free of charge and which may contain a theatre, cinema, concert hall/music hall, conference centre, bingo hall, bowling alley, skating rink, or children's/teenager's games centre.

Motor Sales Outlet

A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and implements.

Nightclub

A building or part thereof where the primary function is the provision of dancing facilities.

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.

Off-License

A building which is licensed and used for the sale of intoxicating liquor for consumption off the premises, including wines, beers and spirits.

Part Off-License

A building where the main use is the sale of convenience retail goods to members of the public and contains a subsidiary area of the premises which is licensed and used for the display and sale of intoxicating liquor, including wines, beers and spirits, for consumption off the premises.

Open Space

Open space is a parcel of land in a predominantly open and undeveloped condition that is suitable for the following:

- > Outdoor and indoor sports facilities and cultural use - owned publicly or privately, and with natural or artificial surfaces including tennis courts, bowling greens, sports pitches, golf courses, athletic tracks and playing fields.
- > Amenity green space - often around housing - including formal recreational spaces.
- > Provision for community play areas including skateboard parks and outdoor basketball hoops.
- > Green corridors.
- > Natural Areas.
- > Wildlife and native plant habitats.

Open space should be taken to mean all open space of public value, including not just land but also areas for water such as rivers, canals, beaches, lakes and reservoirs, which offer important opportunities for sport and recreation and can also act as a visual amenity.

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.

Place of Public Worship

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.

Private Club

A building or part thereof and/or land used by a club primarily for its members and not ordinarily open to the public.

Private Garage/Car Storage

A building or part thereof or land used for the storage of private cars where no sales or services are provided.

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.

Refuse Landfill/Tip

The use of land for the disposal of solid wastes or refuse generally of a non-toxic chemical nature by landfill.

Refuse Transfer Station

A structure or land usually enclosed and screened and which is used for the temporary storage of refuse and waste materials pending transfer to a final disposal facility, or for re-use. The definition includes a baling station, Bring Banks/Bring Centres recycling facility, civic amenity facility, materials recovery facility, and materials recycling facility.

Residential

The use of a building or part thereof including houses, flats, bed sitters, residential caravans, etc., designed for human habitation.

Residential (Student)

The use of a building or part thereof including houses, flats, bed sitters, residential caravans, etc., designed for human habitation, and specifically designed for short-term rental accommodation for students and operated in accordance with the Department of Education and Science Guidelines on Residential Development for Third Level Students.

Residential Institution

A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, home for older persons/nursing home.

Restaurant

A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises.

Retail Parks

A single development of at least three retail warehouses with associated car parking.

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.

Retirement Home

Housing accommodation specially designed for elderly people in which dining, recreation, hygiene and health care facilities are shared on a communal basis.

Rural Industry - Cottage

Small scale industrial undertakings related directly to the residence of the principal industrial undertaker.

Rural Industry - Food

The use of a building or part thereof or structure or land for the purpose of the intensive or large scale production or processing of food and related activities. This includes piggeries, hen batteries, mushroom farms, creameries, etc.

Science & Technology Based Industry

Knowledge based processes and industrial activities (including ancillary offices) in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

Scrap Yard

Land used for the reception, dismantling, packing and storing of waste and used materials and goods before transport for processing and recycling elsewhere.

Service Garage

A building or part thereof or land used for the maintenance and repair of motor vehicles.

Shop – Neighbourhood

A neighbourhood shop is one which primarily serves a local community and does not generally attract business from outside that community. They will primarily serve a “walk-in” population and will typically have limited carparking.

Shop - District

A shop (excluding retail warehousing) which is larger in scale and more varied in what it may sell than a neighbourhood shop, and therefore serves a wider area, including the district centres.

Shop - Major Convenience

Shops, which are larger in scale than neighbourhood shops or are very specialised and therefore serve a wider area including District Centres, and Major Town Centre.

Convenience goods would include: food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods.

Shop - Major Comparison

Shops (excluding retail warehouses) which are larger in scale than neighbourhood/local or district centre shops, or are very specialised and therefore serve a wider area including Major Town Centre.

Comparison goods would include clothing and footwear, furniture, furnishings and household equipment (excluding non-durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreation equipment and accessories.

Shop – Specialist

A single retail unit which sells specialised merchandise.

Sports Facility

A building or part thereof or land used for organised and competitive activity that aims to promote physical activity and well being, e.g. sports hall, gym, squash centre, tennis club, swimming pool, sport pitch, athletic track, skate park, health studio, meeting or activity rooms within clubhouses, racecourse.

Tea Room/Café

A building or part thereof used as a small café serving tea and light refreshments.

Transport Depot

Use of a building or land as a depot associated with the operation of transport business to include parking and servicing of vehicles, particularly HGVs.

Travellers Accommodation

An area with ancillary structures provided by the Council as a residential caravan park for occupation by members of the Travelling Community with their caravans and motor vehicles but excluding horses.

Veterinary Surgery

Use of a building or part thereof or land as a clinic or surgery for the treatment and care of animals. Animals may be housed on the premises for short periods for treatment purposes but not as part of a boarding kennel operation.

Warehousing

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.

Wholesale Outlet

A building or part thereof or land used for the sale of goods by wholesale to traders only. Processing and manufacturing of such goods is excluded.

