

13

Land Use Zoning Objectives





Clay Farm, Leopardstown, Credit: Park Development Group and OMP Architects.

13.1 Land Use Zoning Objectives

13.1.1 Purpose of Use Zoning Objectives

The purpose of land use zoning is to indicate the development management objectives of the Council for all lands in its administrative area. Nineteen 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 Tables Nos.13.1.1–13.1.19. In addition to land use zones being indicated, the accompanying maps detail various other considerations including, but not limited to, environmental, heritage, and locational specific considerations. An objective is also outlined for the Cherrywood Strategic Development Zone.

Table Nos. 13.1.1– 13.1.19 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, environmental considerations, flooding 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 and targeted policy objectives and development management standards are detailed across Chapters 2-12 and 14.

Table Nos. 13.1.1– 13.1.19. list the land use activities most commonly encountered in the County and each is defined in Section 13.2 at the end of this chapter. They are intended as a general guideline and the uses listed are not exhaustive. An applicant is advised to consult with the Planning Authority prior to submitting an application for development in order to ascertain any specific considerations relating to the subject site (see Chapter 12, Development Management, Section 12.1.1.1).

13.1.2 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.

13.1.3 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.

13.1.4 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.

13.1.5 Not Permitted / Other Uses

Uses which are not indicated as 'Permitted in Principle' or 'Open for Consideration' will not be permitted. There may, however, be other uses not specifically mentioned throughout the Use Tables that may be considered on a case-by-case basis in relation to the general policies of the Plan and to the zoning objectives for the area in question.

13.1.6 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.

13.1.7 Non-Conforming Uses

Throughout the County there are uses which do not conform to the zoning objective for the area. All such uses, where legally established (the appointed day being 1 October 1964) or were in existence longer than 7 years, shall not be subject to proceedings under the Act in respect of continuing use. When extensions to, or improvements of, premises accommodating such uses are proposed, each shall be considered on their merits, and permission may be granted where the proposed development does not adversely affect the amenities of premises in the vicinity and does not prejudice the proper planning and sustainable development of the area.

13.1.8 Sandyford Urban Framework Plan (SUF)

The Sandyford Urban Framework Plan was adopted by way of a variation to the County Development Plan 2010 – 2016 in September 2011. The Plan was prepared in response to the fact that development in Sandyford had occurred at an unprecedented pace and in a piecemeal fashion (Refer also to Appendix 17).

Within the Sandyford Business District there are uses that do not conform to the Zoning Objectives of the

area. The Council will support the expansion and / or improvement of existing non-conforming uses that are not considered likely to impact negatively on the development potential of adjoining sites or the overall objectives of the underlying zoning in accordance with the policies and objectives as set out in the Sandyford Urban Framework Plan (SUFP).

13.1.9 Cherrywood SDZ Planning

The Cherrywood SDZ Planning Scheme was approved by An Bord Pleanála in April 2014.

Within the Planning Scheme boundary there are lands that do not have a defined land use objective shown on Map 2.1 of the Scheme. These lands are included in the Scheme to provide necessary infrastructure to serve the area. Following on from the provision of this necessary infrastructure the remainder of these undefined lands as identified in the Planning Scheme are zoned as follows:

- Portion fronting the N11 – Land Use Zoning - Objective A - ‘To provide residential development and/or protect and improve residential amenity.’
- Area to south of the M50 and north of Bridesglen Stream – Land Use Zoning Objective G – ‘To protect and improve high amenity areas.’

- Area to the south of the M50 from the Bridesglen Stream to the Ballycorus Road – Land Use Zoning Objective B- ‘To protect and improve rural amenity and to provide for the development of agriculture.’

13.1.10 Appropriate Assessment

The Council will ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of Article 6(3) and 6(4) of the EU Habitats Directive.

Table 13.1.1 Development Plan Zoning Objectives

Zone	Objective
A	To provide residential development and/or protect and improve residential amenity.
A1	To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans.
SNI	To protect, improve and encourage the provision of sustainable neighbourhood infrastructure.
B	To protect and improve rural amenity and to provide for the development of agriculture.
G	To protect and improve high amenity areas.
GB	To protect and enhance the open nature of lands between urban areas.
F	To preserve and provide for open space with ancillary active recreational amenities.
TLI	To facilitate, support and enhance the development of third level education institutions.
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.
NC	To protect, provide for and/or improve mixed-use neighbourhood centre facilities.
E	To provide for economic development and employment.
SDZ	Refer to Planning Scheme for Details (Strategic Development Zone).
W	To provide for waterfront development and harbour related uses.
SUFP Specific Land Use Zoning Objectives	
A2	To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity.
LIW	To improve and provide for low density warehousing/light industrial warehousing uses.
MIC	To consolidate and complete the development of the mixed use inner core to enhance and reinforce sustainable development.
MOC	To provide for a mix of uses which complements the mixed use inner core, but with less retail and more emphasis on employment and services.
OE	To provide for office and enterprise development.

Table 13.1.2

ZONING OBJECTIVE 'A'
'To provide residential development and/or protect and improve residential amenity'.
Permitted in Principle
Assisted Living Accommodation, Community Facility ^a , Childcare Service ^a , Doctor/Dentist etc. ^a , Education ^a , Health Centre/ Healthcare Facility ^a , Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.
Open For Consideration
Allotments, Aparthotel, Bring Banks/Bring Centres, Build to Rent, Carpark, Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/ Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry ^b , Offices less than 200sq.m. ^a , Petrol Station, Place of Public Worship, Public House, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery.
a: Where the use will not have adverse effects on the 'A' zoning objective, 'to provide residential development and/or protect and improve residential amenity'.
b: less than 200sq.m.

Table 13.1.3

ZONING OBJECTIVE 'A1'
'To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans'.
Permitted In Principle
Assisted Living Accommodation, Carpark, Caravan Park-Residential, Community Facility, Craft Centre/ Craft Shop, Childcare Service, Cultural Use, Doctor/ Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility, Industry-Light, Off-License, Offices less than 600sq.m, Open Space, Petrol Station, Place of Public Worship, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shop-Specialist, Shop-Neighbourhood, Shop District, Sports Facility, Tea Room/Café, Travellers Accommodation, Veterinary Surgery.
Open For Consideration
Allotments, Advertisement and Advertising Structures, Agricultural Buildings, Aparthotel, Betting Office, Build to Rent, Caravan/Camping Park-Holiday, Cash and Carry/Wholesale Outlet, Cemetery, Heavy Vehicle Park, Home Based Economic Activities, Hospital, Hotel/ Motel, Household Fuel Depot, Industry-General, Motor Sales Outlet, Nightclub, Office Based Industry, Offices, Refuse Transfer Station, Student Accommodation, Rural Industry-Cottage, Rural Industry-Food, Science and Technology Based Industry, Shared Living, Shop-Major Convenience.

Table 13.1.4

ZONING OBJECTIVE 'B'
'To protect and improve rural amenity and to provide for the development of agriculture'.
Permitted In Principle
Allotments, Agricultural Buildings, Boarding Kennels, Caravan/Camping 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, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Garden Centre/Plant Nursery, Guest House ^b , Heavy Vehicle Park, Hospital, Hotel/ Motel, Refuse Transfer Station, Residential ^a , Restaurant ^b , Science and Technology Based Industry, Shop-Neighbourhood, Sports Facility, Tea Room/Café, Transport Depot, Utility Scale Photovoltaic (Solar farm), Veterinary Surgery.
a: In accordance with Council policy for residential development in rural areas.
b: In existing premises.

Table 13.1.5

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

Table 13.1.6

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
Allotments, Agricultural Buildings, Boarding Kennels, Carpark, Caravan/Camping Park-Holiday, Cultural Use ^a , Doctor/Dentist ^a , Garden Centre/Plant Nursery, Guest House ^a , Home Based Economic Activities ^a , Hospital, Hotel/Motel, Public Services, Residential, Restaurant ^a , Rural Industry-Cottage, Rural Industry-Food, Shop-Neighbourhood, Sports Facility, Tea Room ^a , Utility Scale Photovoltaic (Solar farm), Veterinary Surgery ^a .
a: In existing premises

Table 13.1.7

ZONING OBJECTIVE 'SNI'
'To protect, improve and encourage the provision of sustainable neighbourhood infrastructure'.
Permitted in Principle
Assisted Living Accommodation, Car Park ^a , Community Facility, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Health Centre/ Healthcare Facility, Hospital, Open Space, Place of Public Worship, Sports Facility, Public Services, Transitional / Step-Down Medical / Rehabilitation Services, Veterinary Surgery.
Open For Consideration
Allotments, Bring Banks/Bring Centres, Caravan/Camping Park-Holiday, Cemetery, Civic Facility, Conference Facilities ^a Craft Centre/Craft Shop ^b , Incubator Unit ^c , Office ^a , Office-Based Industry ^c , Leisure Facility, Shop Neighbourhood ^b , Residential, Residential Institution, Tea Room/Café ^b , Travellers Accommodation.
a: Only as an ancillary component of and directly connected to the primary use.
b: As a component part of sustainable neighbourhood infrastructure.
c: Only as an ancillary component of and directly connected to the primary use where the primary use is as a Hospital or a Further Education Institution.

Table 13.1.8

ZONING OBJECTIVE 'TLI'
'To facilitate, support and enhance the development of third level education institutions'.
Permitted In Principle
Carpark, Community Facility, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Enterprise Centre, Health Centre / Healthcare Facility, Office less than 1000 sq.m., Open Space, Public House, Public Services, Restaurant, Science and Technology Based Industry, Shop Neighbourhood, Sports Facility, Student Accommodation.
Open For Consideration
Conference Facilities, Hotel/Motel, Refuse Transfer Station, Transport Depot, Travellers Accommodation, Offices, Shop District.

Table 13.1.9

ZONING OBJECTIVE 'F'
'To preserve and provide for open space with ancillary active recreational amenities'.
Permitted In Principle
Community Facility ^a , Cultural Use ^a , Open Space ^a , Sports Facility ^a , Travellers Accommodation ^c .
Open For Consideration
Allotments, Carpark ^a , Cemetery, Craft Centre/Craft Shop ^b , Childcare Service ^b , Crematorium ^a , Education ^a , Garden Centre/Plant Nursery ^a , Golf Facility ^a , Guest House ^b , Place of Public Worship ^a , Public Services, Tea Room/Café ^a .
a: 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.
b: In existing premises
c: In accordance with the approved Traveller Accommodation Programme 2019-2024 (or as amended).

Table 13.1.10

ZONING OBJECTIVE 'DC'
'To protect, provide for and/or improve mixed-use district centre facilities'.
Permitted In Principle
Advertisements and Advertising Structures, Aparthotel, Assisted Living Accommodation, Betting Office, Build to Rent, Carpark, Craft Centre/Craft Shop, Childcare Service, Civic Use, Community Facility, Cultural Use, Doctor/ Dentist etc., Education, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility, Home Based Economic Activities, Hospital, Hotel/Motel, Household Fuel Depot, Industry-Light, Leisure Facility, Motor Sales Outlet, Nightclub, Off-License, Office Based Industry, Offices less than 1000sq.m., Open Space, Petrol Station, Public House, Place of Public Worship, Public Services, Residential, Residential Institution, Student Accommodation, Restaurant, Service Garage, Shop-Major Convenience, Shop-Specialist, Shop- Neighbourhood, Shop-District, Sports Facility, Tea Room/Café, Veterinary Surgery.
Open For Consideration
Cash and Carry/Wholesale Outlet, Industry-General, Offices over 1,000 sq.m., Refuse Transfer Station, Shop-Major Comparison, Shared Accommodation, Science and Technology Based Industry, Transport Depot, Travellers Accommodation, Warehousing.

Table 13.1.11

ZONING OBJECTIVE 'MTC'
'To protect, provide for and/or improve major town centre facilities'.
Permitted In Principle
Advertisements and Advertising Structures, Aparthotel, Assisted Living Accommodation, Betting Office, Build to Rent, Carpark, Cash and Carry/Wholesale Outlet, Craft Centre/Craft Shop, Childcare Service, Civic Use, Community Facility, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre/ Healthcare Facility, Home Based Economic Activities, Hospital, Hotel/Motel, Industry-Light, Leisure Facility, Nightclub, Off-License, Office Based Industry, Offices, Open Space, Petrol Station, Place of Public Worship, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shared Accommodation, Shop-Specialist, Shop-Neighbourhood, Shop-District, Shop-Major Convenience, Shop-Major Comparison, Student Accommodation, 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 13.1.12

ZONING OBJECTIVE 'NC'
'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'.
Permitted In Principle
Advertisements and Advertising Structures, Assisted Living Accommodation, Betting Office, Carpark, Community Facility, Craft Centre/Craft Shop, Childcare Service, Civic Use Cultural Use, Doctor/ Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility, Offices less than 300 sq.m., Open Space, Petrol Station, Public House, Public Services, Residential, Residential Institution, Restaurant, Service Garage, Shop-Neighbourhood, Sports Facility, Tea Room/ Café, Veterinary Surgery.
Open For Consideration
Aparthotel, Build to Rent ^a , Cash and Carry/Wholesale Outlet, Home Based Economic Activities, Hotel/ Motel, Household Fuel Depot, Motor Sales Outlet, Nightclub, Off-License, Office Based Industry, Offices over 300 sq.m, Place of Public Worship, Shop-Specialist, Shop District, Student Accommodation ^a , Travellers Accommodation.
a: Subject to retaining an appropriate mix of uses.

Table 13.1.13

ZONING OBJECTIVE 'E'
'To provide for economic development and employment'.
Permitted In Principle
Advertisements and Advertising Structures, Carpark, Cash and Carry/Wholesale Outlet, Craft Centre/Craft Shop, Childcare Service, 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, Rural Industry- Food, Science and Technology Based Industry, Scrap Yard, Service Garage, Tea Room/Café, Transport Depot, Travellers Accommodation, Warehousing.
Open For Consideration
Abattoir, Aparthotel, Assisted Living Accommodation, Boarding Kennels, Community Facility, Cultural Use, Doctor/ Dentist etc., Education, Funeral Home, Garden Centre/Plant Nursery, Health Centre / Healthcare Facility, Home Based Economic Activities, Hotel/ Motel, Industry-Extractive, Leisure Facility ^a , Nightclub, Off-License, Place of Public Worship, Public House, Refuse Landfill/Tip, Residential ^b , Retail Warehouse, Restaurant, Rural Industry-Cottage, Shop Specialist, Shop-Neighbourhood, Shop- District, Sports Facility, Veterinary Surgery.
a: Only applies to 'E' zoned lands subject to a Specific Local Objective for a 'Neighbourhood Centre'.
b: In accordance with Policy Objective E15: Securing Employment Growth.

Table 13.1.14

ZONING OBJECTIVE 'W'
'To provide for waterfront development and/or harbour related uses'.
Permitted In Principle
Carpark, Community Facility, Cultural Use, Industry- Light, Offices less than 200 sq.m., Marine Leisure Facility, Open Space, Public Services, Restaurant, Transport Depot.
Open For Consideration
Advertisements and Advertising Structures, Aparthotel ^a , Assisted Living Accommodation, Craft Centre/ Craft Shop, Childcare Service, Civic Use, Doctor/Dentist, Education, Enterprise Centre ^a , Hotel/Motel ^a , Office Based Industry, Offices ^a , Off-License ^a , Place of Public Worship, Public House ^a , Sports Facility, Residential, Residential Institution, Science and Technology Based Industry ^a , Shop-Specialist, Shop Neighbourhood, Tea Room/Café, Travellers Accommodation.
a: Uses Open for Consideration in Dún Laoghaire Harbour area only.
Note 1: 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.
Note 2: Any development in the coastal area should have regard to the findings of the Dún Laoghaire- Rathdown County Council Coastal Defence Strategy Study, (2010).

Sandyford Urban Framework Plan Specific Land Use Zoning Objectives:

Table 13.1.15

Zoning Objective 'A2'
'To provide for the creation of sustainable residential neighbourhoods and preserve and protect residential amenity'.
Permitted in Principle
Assisted Living Accommodation, Community Facility, Childcare Service, Education, Open Space, Public Services, Residential, Residential Institution
Open For Consideration
Bring Banks/Bring Centres, Build to Rent, Carpark (ancillary), Cultural use, Doctor/Dentist etc., Home Based Economic Activities.

Table 13.1.16

Zoning Objective 'LIW'
'To improve and provide for low density warehousing/light industrial warehousing uses'.
Permitted In Principle
Advertisements and Advertising Structures, Cash and Carry/Wholesale Outlet, Craft Centre/Craft Shop, Childcare Service, Enterprise Centre, Heavy Vehicle Park, Household Fuel Depot, Incubator Units, Industry-General, Industry-Light, Motor Sales Outlet, Offices (Ancillary only), Open Space, Petrol Station, Public Services, Refuse Transfer Station, Retail Warehouse, Scrap Yard, Service Garage, Tea Room/Café, Transport Depot, Travellers Accommodation, Warehousing.
Open For Consideration
Abattoir, Boarding Kennels, Community Facility, Cultural Use, Carpark, Science and Technology Based Industry, Education, Funeral Home, Garden Centre/Plant Nursery, Place of Public Worship, Sports Facility, Veterinary Surgery.

Table 13.1.17

Zoning Objective 'MIC'
'To consolidate and complete the development of the mixed use Inner Core to enhance and reinforce sustainable development'.
Permitted In Principle
Advertisements and Advertising Structures, Aparthotel, Betting Office, Craft Centre/Craft Shop, Community Facility, Childcare Service, Civic Use, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Guest House, Health Centre / Healthcare Facility, Home Based Economic Activities, Hotel/Motel, Leisure Facility, Off-License, Offices*1, Nightclub, Open Space, Place of Public Worship, Public House, Public Services, Restaurant, Shop-Specialist, Tea Room/Café, Veterinary Surgery, Convenience (including supermarkets) and Comparison Shops*2.
Open For Consideration
Industry-Light, Office Based Industry, Retail Warehouse, Carpark.
*1 Any office development shall accord with the policy for office-based employment in Mixed Use Core Areas as outlined in the Sandyford Urban Framework Plan.
*2 Any retail development shall accord with the policy for retail within Mixed Use Core Areas as outlined in the Sandyford Urban Framework Plan.

Table 13.1.18

Zoning Objective 'MOC'
'To provide for a mix of uses which complements the Mixed Use Inner Core, but with less retail and more emphasis on employment and services.'
Permitted in Principle
Advertisements and Advertising Structures, Aparthotel, Betting Office, Community Facility, Childcare Service, Cultural Use, Doctor/Dentist etc., Education, Embassy, Enterprise Centre, Guest House, Health Centre / Healthcare Facility, Hotel/Motel, Leisure Facility, Off License, Offices*1, Nightclub, Open Space, Place of Public Worship, Public House, Public Services, Restaurant, Shop-Specialist, Local Shop*2, Sports Facility, Tea Room/Café.
Open For Consideration
Craft Centre/Craft Shop, Garden Centre/Plant Nursery, Home Based Economic Activities, Motor Sales Outlet, Office Based Industry, Residential Institution, Carpark.
*1 Any office development shall accord with the policy for office-based employment in Mixed Use Core Areas as outlined in the Sandyford Urban Framework Plan.
*2 Local shops and services primarily serving the local/walk in community with basic day to day needs. Typically these comprise convenience stores and services such as newsagents, butchers, vegetable shop, hairdresser, beauty salon and other similar basic retail services.

Table 13.1.19

Zoning Objective OE
'To provide for office and enterprise development'.
Permitted In Principle
Advertisements and Advertising Structures, Craft Centre/Craft Shop, Childcare Service, Education, Enterprise Centre, Office Based Industry, Offices, Open Space, Petrol Station, Public Services, Science and Technology Based Industry, Tea Room/Café, Transport Depot, Travellers Accommodation.
Open For Consideration
Aparthotel, Carpark, Cash and Carry/Wholesale Outlet, Community Facility, Cultural Use, Doctor/Dentist etc., Funeral Home, Garden Centre/Plant Nursery, Health Centre, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Place of Public Worship, Public House, Restaurant, Retail Warehouse, Rural Industry-Cottage, Small scale convenience shop (<300sq.m.), Sports Facility, Veterinary Surgery.

13.2 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 word, letter, model, balloon, inflatable structure, 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 or any attachment to a building or structure used for advertising purposes.

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 (as amended).

Allotments

An area of land comprising not more than 1,000 square metres let or available for letting to and cultivation by one or more than one person who is a member of the local community and lives adjacent or near to the allotment, for the purposes of the production of vegetables or fruit mainly for consumption by the person or a member of his or her family.

Aparthotel

A building, or part thereof, containing a minimum of eight self-serviced short-term (for a period no greater than 60 days) accommodation units that share a reception area and which is professionally managed in the same manner as a hotel, where accommodation is provided in the form of apartments or suites within a fully serviced building.

Assisted Living Accommodation / Retirement Homes

For those that require assisted living in specifically designed units in which dining, recreation, hygiene and health care facilities can be shared on a communal basis.

Betting Office

Premises for the time being registered in the Register of Bookmaking Offices kept by the Revenue Commissioners under the Betting Act, 1931 (as amended).

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/Camping Park – Holiday

The use of land for the accommodation of vehicle caravans, temporary chalets (includes "glamping" pods) and or touring tent pitches 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. Car parks are to be taken also as multi-storey and underground structures. Car park can also include Park and Ride for public Transport users.

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 or the sale of goods by wholesalers to traders only. Processing and manufacturing of such goods is excluded.

Cemetery

Land used as a burial ground.

Childcare Services

Early childcare Care and Education and School Age Childcare services that include:

(i) Sessional Services

‘Sessional pre-school services’ means a pre-school service offering a planned programme to pre-school children for a total of not more than 3.5 hours per session.

Services covered by the above definition may include pre-schools, playgroups, creches, Montessori preschool, naionraí, registered childminders or similar services which generally cater for pre-school children in the 0 – 6 age bracket.

(ii) Part Time day care

‘Part time day care’ means pre-school service offering a structured day care service for pre-school children for a total of more than 3.5 hours and less than 5 hours per day and which may include a sessional pre-school service for pre-school children not attending the part time day care service.

(iii) Full Day Care Services

‘Full Day Care Service’ means a pre-school service offering a structured day care service for pre-school children of more than 5 hours per day; and which may include a sessional pre-school service for pre-school children not attending the full day care service.

(iv) Childminding Service

‘Childminding Service’ means a pre-school service which may include an overnight service offered by a person who single-handedly take care of pre-school children, including the childminder’s own children, in the childminder’s hours for a total of more than 2 hours per day, except where the exemptions provided in section 58 of the Childcare Act 1991 apply.

(v) Pre-school Service in a drop in centre and in a temporary drop in centre.

‘Pre-school service in a drop in centre’ means a pre-school service offering day care, which is used exclusively on an intermittent basis. ‘Pre-school in a temporary drop in centre’ means a pre-school service offering a day care exclusively on a temporary basis.’

(vi) Overnight pre-school service

‘Overnight pre-schools service’ means a service in which pre-school children are taken care of for a total of more than 2 hours between the hours of 7pm and 6am except where the exemptions provided in Section 58 of the Childcare Act 1991 apply.

Civic Use

Public administration offices for county council / other public services, citizen information, tourist information.

Columbarium

A columbarium is a wall, room, or building used to store urns holding the ashes of people who have died and been cremated.

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 and includes Community meeting space, parish centres, youth clubs, scouts’ dens, clubhouses, family resource centres.

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 or purposes to which the public may be admitted on payment of a charge or free of charge and includes an art gallery, museum, public library or public reading room, theatre, public hall, exhibition hall.

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 / Healthcare Facility

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, primary care centres, mental health and wellbeing facilities and other complementary medical services. (The above relates to out-patient services only - see Hospital for in-patient services)

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.

Incubator Unit

Small scale unit(s) with links to support from a bigger organisation/third level institution for new start up/early stage companies especially ones involved with advanced technology.

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.

Marine 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 leisure facility related to the marine environment or to marine heritage.

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 playgrounds, skateboard parks and outdoor basketball hoops.
- Green corridors.
- Natural Areas.
- Community gardens.
- 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 and their net floorspace shall not exceed 100 sq.m. (net) irrespective of location.

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, a roadway or land used for the provision of 'Public Services'. 'Public Services' include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, data transmission, water, drainage and other statutory undertakers; it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities, etc.

'Public Services' do not include commercial data centres.

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, apartments, flats, bed sitters, etc., designed for human habitation. See separate definition for Build-to-Rent and Shared Accommodation

(i) Build to Rent Accommodation

Purpose-built residential accommodation and associated amenities built specifically for long-term rental that is managed and serviced in an institutional manner by an institutional landlord. (Definition taken from section 5.2 of the DHPLG Section 28 Guidelines, Sustainable Urban Housing: Design Standards for new Apartment's" (2018)

(i) Shared Accommodation

Professionally managed rental accommodation, where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities. (Definition taken from section 5.13 of the DHPLG Section 28 Guidelines, Sustainable Urban Housing: Design Standards for new Apartment's" (2018)

(ii) Student Accommodation

A building or part thereof used or to be used to accommodate students whether or not provided

by a relevant provider (within the meaning of Qualifications and Quality Assurance (Education and Training) Act 2012), and that is not for use (i) as permanent residential accommodation, or (ii) subject to (b), as a hotel, hostel, apart-hotel or similar type accommodation, and (b) includes residential accommodation that is used as tourist or visitor accommodation but only if it is so used outside of academic term times. (from Planning and Development (Housing) and Residential Tenancies Act 2016).

Residential Institution

A building or part thereof or land used as a residential institution and includes a monastery, convent, hostel, 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.

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 and 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, golf club, swimming pool, sport pitch, athletic track, skate park, health studio, sport clubhouses, racecourse.

Tea Room/Café

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

Transitional / Step-Down Medical / Rehabilitation Services.

A building or part thereof or land used for post-acute hospital care or 'step down'/transitional medical and rehabilitation services usually with associated on-site, short-stay accommodation.

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.

Traveller Accommodation

The use of a building or land for the temporary and/or permanent residential facilities specifically provided by the Council for occupation by members of the Travelling Community including group housing schemes, halting sites, residential caravan parks, and standard housing.

Utility Scale Photovoltaic Facility (Solar Farm)

A solar facility which generates solar power and feeds it into the grid, supplying a utility with energy. A solar farm is a large array of solar panels, installed in fields or other large spaces, feeding all of the generated power to the electricity grid. (SEAI)

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.

13.2.1 Use Class definitions specific to Sandyford Urban Framework Plan

Local Shop

Local shop and services primarily serving the local/walk in community with basic day to day needs. Typically these comprise convenience stores and services such as newsagents, butchers, vegetable shop, hairdresser, beauty salon and other similar basic retail services.

Small scale convenience shop (less than 300 sq.m.)

A shop of less than 300 sq.m. selling convenience goods. Convenience goods would include: food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods.