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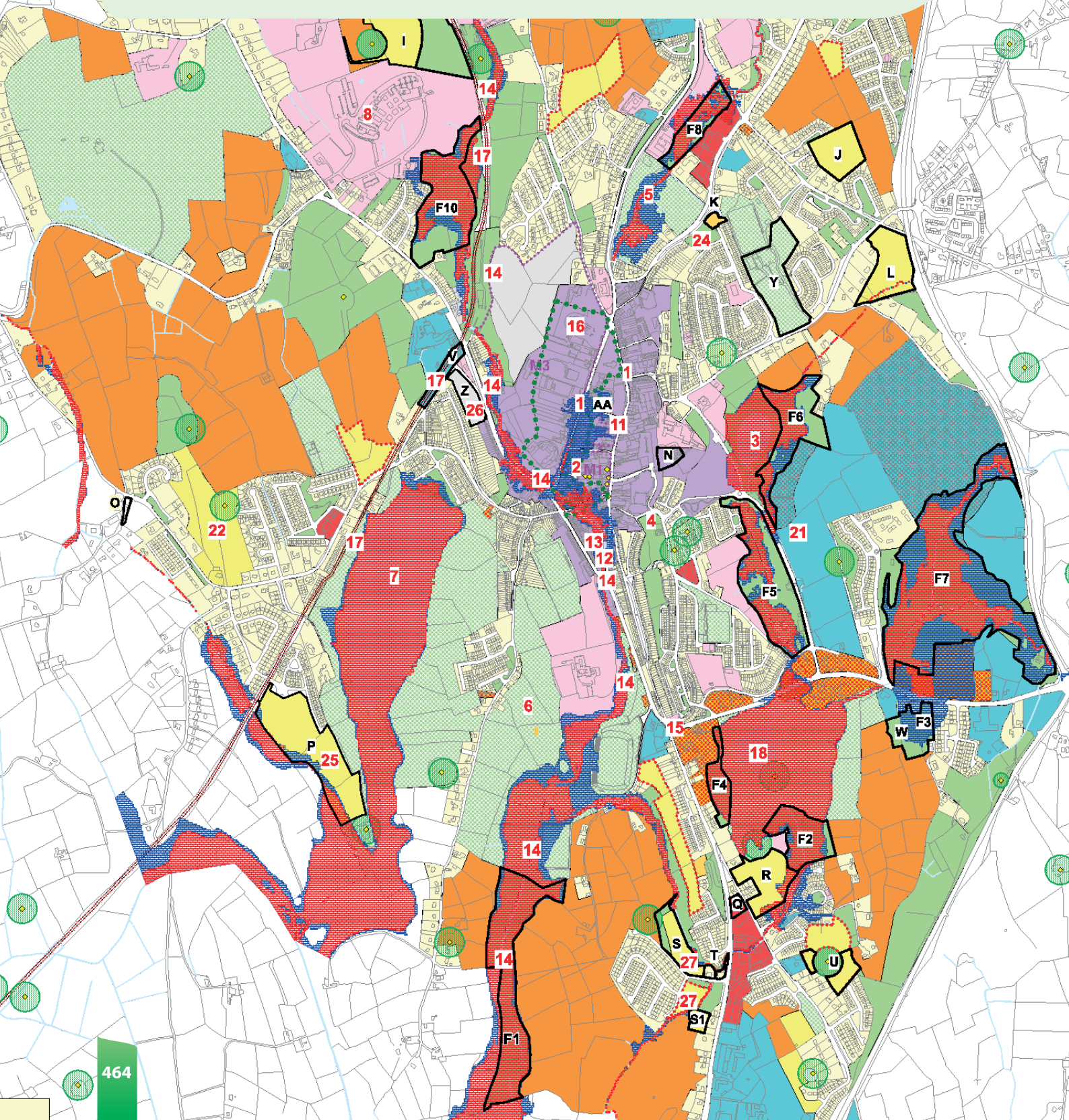
Land Use



14.1 Land Use Zonings

14.1.1 Permitted in Principle:

“Permitted in Principle” means that the proposed use is generally acceptable subject to the normal planning process and compliance with the relevant policies, objectives, standards and requirements as set out in the County Development Plan, in accordance with the proper planning and sustainable development of the area. If a proposal is indicated to be “Permitted in Principle” in the zoning matrix, this does not imply that planning permission will automatically be granted as other factors must be considered and each proposal will be considered on its individual merits.



14.1.2 Not Permitted:

Not Permitted means the proposed use will not normally be favourably considered by the local authority, except in exceptional circumstances, and in such instances, the development may represent a material contravention of the Plan.

14.1.3 Uses not listed in either category

Proposed land-uses which are not listed in the indicative land-use zoning matrix will be considered on their merits having regard to the overall vision and objective of the zoning, the most appropriate use of a similar nature indicated in the matrix, the proper planning and sustainable development of the area and compliance with the relevant policies and objectives, standards set out in both this Plan and relevant Section 28 Guidelines.

14.1.4 Non-conforming Uses

“Non-conforming uses” are established uses that do not confirm to the primary zoning objectives of the Plan. These include instances where such uses; were in existence on 1st October 1964 (i.e. prior to planning legislation), have valid permission or are unauthorised but have exceeded the time limit for enforcement proceedings. Any proposals for the expansion, improvement, or alteration of such uses will be considered on their individual merits. Development proposals that relate to the intensification of non-conforming uses, will be permitted only where the proposed development would not be detrimental to the amenities of the surrounding area and is consistent with the proper planning and sustainable development of the area.

Proposals shall only be considered favourably where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations and be in accordance with the proper planning and sustainable development of the area. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Proposals seeking to change the use of existing buildings from a less vulnerable use to a more vulnerable use to the effects of flooding will not normally be considered acceptable to the Planning Authority whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small scale extensions to such buildings will be considered on their individual merits but are acceptable in principle.

An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within a designated constrained land use area.

14.2 Flooding

14.2.1 Land Uses and Flooding

Flood Zones A and B have been identified by the Strategic Flood Risk Assessment. These zones generally limit new development, but facilitate existing development uses that may require small scale development such as small extensions. Development proposals within these zones shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development.

Land Uses and Flooding Development Objective
It is a development objective of Cavan County Council to:



Facilitate the appropriate management and sustainable use of Flood Zones A and B identified by the Strategic Flood Risk Assessment.

14.3 Town/Village Core:

14.3.1 Objective:

Protect and enhance the special physical and social character of the town and village core while providing and/or improving town/village centre facilities.

14.3.2 Vision:

Maintain and build on accessibility, vitality and viability of the existing town and village centres in the County. Develop and consolidate these town/village cores with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop their urban fabric in accordance with the principles of urban design, conservation and sustainable development. Refurbishment, renewal, reuse and regeneration of existing buildings and derelict sites will be encouraged. Retail provision will be in accordance with County Retail Strategy. All Town Core zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for regeneration and residential purposes where appropriate.

14.3.3 Permitted in Principle:

Agri- Business
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Casual Trading/Famers Markets/Markets
Cinema/Theatre
Commercial Car Park
Community Hall
Conference Facility
Creche/Nursery
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
Enterprise Centre
Exhibition/Arts space
Factory Outlet

Fire/Ambulance Station
Funeral Home
Garden Centre
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Hospital
Hotel
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Open Space/Park
Park and Ride
Place of Worship
Playground
Public House
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Telecommunications
Tourism-Recreational Complex
Training Centre
Veterinary Surgery
Wholesale Outlet

14.3.4 Not Permitted:

Abattoir
End of Life Vehicles
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Waste Transfer Site



14.4 Neighbourhood Centre

14.4.1 Objective:

Protect, provide for and/or improve local centre facilities.

14.4.2 Vision:

Provide a mix of local community and commercial facilities for the existing and developing communities of the county. The vision is to ensure local centres contain a range of community, recreational and retail facilities, including medical/dental surgeries and childcare facilities, at a scale to cater for both existing residential development and zoned undeveloped lands, as appropriate, at locations which minimise the need for use of the private car and encourage pedestrians, cyclists and the use of public transport. The development will strengthen local retail provision in accordance with the County Retail Strategy.

14.4.3 Permitted in Principle:

Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Car Sales
Casual Trading/Farmers Markets/Markets
Community Hall
Creche/Nursery
Dance Hall associated with Hotel
Doctor
Education
Exhibition/Arts space
Fire/Ambulance Station
Funeral Home
Garden Centre
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Hotel
Motor Sales Outlet/Showroom
Off License
Offices <100m ²
Offices 100m ² - 1,000m ²
Open Space/Park
Park and Ride

Place of Worship
Playground
Public House
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Sports Facility
Take-Away/Fast Food
Taxi Office
Telecommunications
Tourism-Recreational Complex
Training Centre
Veterinary Surgery
Wholesale Outlet

14.4.4 Not Permitted:

Abattoir
Caravan Park/Glamping/Camping or similar
End of Life Vehicles
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Retail Warehouse
Waste Transfer Site

14.5 Existing Residential:

14.5.1 Objective:

Protect and enhance the amenity of developed residential communities.

14.5.2 Vision:

Ensure that any new development does not adversely impact upon the amenity of existing residential properties. New housing and infill developments should be in keeping within the character of the area. Seek to enhance associated open space and community uses and improve the quality of existing residential areas.

14.5.3 Permitted in Principle:

Allotments
Creche/Nursery
Guest House
Halting Site/Traveller Community Accommodation
Open Space/Park
Playground
Residential
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.5.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Casual Trading/Farmers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park

Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m ²
Petrol Filling Station
Public House
Public Transport Station/Depot
Research and Development
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet



14.6 Proposed Residential:

14.6.1 Objective:

Provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.

14.6.2 Vision:

Ensure the provision of high quality new residential environments with good layout and design, high energy efficiency rating, sustainable transport links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities. All Proposed Residential zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for residential purposes where appropriate. Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

14.6.3 Permitted in Principle:

Allotments
Creche/Nursery
Guest House
Halting Site/Traveller Community Accommodation
Hotel
Open Space/Park
Playground
Residential
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.6.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park

Call Center
Car Sales
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall/Disco/Nightclub
End of Life Vehicles
Factory Outlet
Fuel Depot/Distributor
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Offices >1,000m2
Petrol Filling Station
Public House
Public Transport Station/Depot
Research and Development
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet

14.7 Low Density Residential

14.7.1 Objective:

Facilitate serviced low density residential development in a structured and coordinated manner.

14.7.2 Vision:

Ensure the provision of high quality low density residential environments with good layout and design. All Low Density Residential zoned lands within the plan is subject to the provisions of the Urban Regeneration and Housing Act 2015 with respect to the application of the Vacant Site Levy for residential purposes where appropriate. Where appropriate, development design proposals shall provide for further access to adjacent zones of residential lands in order to facilitate their future access and development.

14.7.3 Permitted in Principle:

Allotments
Creche/Nursery
Guest House
Open Space/Park
Playground
Residential
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.7.4 Not Permitted

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Casual Trading/Famers Markets/Markets

Cemetery
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
General Industry
Health Centre
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m2
Petrol Filling Station
Place of Worship
Public House
Public Transport Station/Depot
Research and Development
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet



14.8 Strategic Residential Reserve:

14.8.1 Objective:

Provide for and protect the future housing requirements of the town.

14.8.2 Vision

Only single residential development that would not compromise the development of the remainder of the lands will be considered. Consideration will be given to alternative uses on these lands only in exceptional circumstances i.e. where it has been demonstrated that the alternative use better facilitates sustainable development and would not prejudice the principle use of these lands for urban residential expansion in the future.

14.8.3 Permitted in Principle:

Allotments
Open Space/Park
Park and Ride
Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.8.4 Not Permitted:

Abattoir
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
General Industry
Health Centre
Heavy Goods Vehicle Park/Transport Depot

Heavy Industry
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Public House
Research and Development
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Take-Away/Fast Food
Taxi Office
Training Centre
Vehicle Servicing and Repairs
Warehouse
Waste Transfer Site
Wholesale Outlet

14.9 Mixed Use:

14.9.1 Objective:

Provide for residential and appropriate mixed-use development.

14.9.2 Vision:

Provide for a mix of residential development and other uses which would allow for both an expansion of the residential, employment and economic development of the town without detracting from the town core. Mixed use sites are strategically located and new development shall ensure the provision of high quality development with good layout design do not conflict with the possible future development of the town. Piecemeal development should not be permitted.

14.9.3 Permitted in Principle:

Agri- Business
Agri-Tourism
Bank/Financial Service
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Cinema/Theatre
Conference Facility
Creche/Nursery
Dance Hall/Disco/Nightclub
Doctor
Education
Enterprise Centre
Exhibition/Arts space
Factory Outlet
Fire/Ambulance Station
Funeral Home
Garden Centre
General Industry
Guest House
Halting Site/Traveller Community Accommodation
Health Centre
Hospital
Hotel
Light Industry
Motor Sales Outlet/Showroom

Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Open Space/Park
Park and Ride
Playground
Public House
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Shops -local
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Telecommunications
Tourism-Recreational Complex
Training Centre
Veterinary Surgery
Wholesale Outlet

14.9.4 Not Permitted:

Abattoir
Amusement Arcade
Betting Office
Cemetery
End of Life Vehicles
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Public Transport Station/Depot
Waste Transfer Site



14.10 White Lands:

14.10.1 Objective:

Provide for appropriate mixed-use development within the development envelopes of small towns and villages of the county. With respect to lands within Flood Zones A and B, permissible Uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone, (please refer to the accompanying Strategic Flood Risk Assessment and Plan Section 13.7.2).

14.10.2 Vision:

This zone is for mixed use development outside of the small town and village town cores. This zone is to cater for the continued growth and development of the small towns and villages whilst recognising their main function which is to support and provide services for local population. It provides for self-sustaining development. It is envisaged that their population will remain stable and limited growth will be encouraged as well as additional services such as employment, educational, leisure or similar. There shall be a strong emphasis on the creation and maintenance of a sense of identity and local character in the proposed development of these areas. Residential development should be of a high quality and appropriate density and accompanied by sufficient detail to justify its requirement. Applications for residential development shall be assessed in the context of the overall population allocation in the core strategy and shall not be permitted where this allocation is significantly exceeded. Individual applications which would exceed the existing population by more than 10% shall not be permitted. Small-scale residential development which will alleviate the pressures for one-off housing in the open countryside will be permitted in these areas. It is acknowledged that existing amenity, sports and recreational areas have been zoned as Whitelands and the importance of these facilities to these towns and villages is paramount to the proper planning and sustainable development of the area. These facilities are protected from any inappropriate or non conforming use.

14.10.3 Permitted in Principle:

Agri- Business

Bring bank

Builders Providers/Equipment Hire

Business/Technology Park

Call Center

Car Sales

Car Wash

Casual Trading/Famers Markets/Markets

Cemetery

Cinema/Theatre

Community Hall

Creche/Nursery

Doctor

Education

Enterprise Centre

Exhibition/Arts space

Factory Outlet

Fire/Ambulance Station

Funeral Home

Garden Centre

General Industry

Golf Course/Pitch and Putt

Guest House

Halting Site/Traveller Community

Accommodation

Health Centre

Hospital

Hotel

Light Industry

Motor Sales Outlet/Showroom

Multi-Storey car park

Offices <100m2

Offices >1,000m2

Offices 100m2- 1,000m2

Open Space/Park

Park and Ride

Petrol Filling Station

Place of Worship

Playground

Public Transport Station/Depot

Research and Development

Residential

Residential Institution/Retirement Home

Sports Facility

Telecommunications

Tourism-Recreational Complex

Training Centre

Vehicle Servicing and Repairs

Veterinary Surgery

Warehouse

Wholesale Outlet

14.10.4 Not Permitted:

Abattoir

Betting Office

End of Life Vehicles

Retail Warehouse

14.11 Tourism:

14.11.1 Objective:

Provide for tourism and related infrastructure.

14.11.2 Vision:

Provide for the continued expansion of the tourism sector, with a focus on creating strong visitor towns and sufficient high-quality visitor services and the continued development and enhancement of visitor attractions and activities to provide memorable, immersive visitor experiences, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations.

14.11.3 Permitted in Principle:

Agri-Tourism
Caravan Park/Glamping/Camping or similar
Exhibition/Arts space
Golf Course/Pitch and Putt
Hotel
Open Space/Park
Playground
Sports Facility
Telecommunications
Tourism-Recreational Complex

14.11.4 Not Permitted:

Abattoir
Agri- Business
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Cemetery
Cinema/Theatre
Commercial Car Park
Creche/Nursery
Dance Hall/Disco/Nightclub
Doctor
Education
End of Life Vehicles

Enterprise Centre
Factory Outlet
Fire/Ambulance Station
Fuel Depot/Distributor
Funeral Home
General Industry
Halting Site/Traveller Community Accommodation
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m ²
Park and Ride
Petrol Filling Station
Place of Worship
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Retail Comparison
Retail Shops- major
Retail Warehouse
Taxi Office
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet



14.12 Public and Community:

14.12.1 Objective:

Provide for and protect civic, religious, community, education, health care and social infrastructure.

14.12.2 Vision:

Protect and provide for an inclusive county, accessible to all members of the community, facilitating the sustainable development of necessary community, health, religious, educational, social and civic infrastructure. The community zoning is important in maintaining viable and stable communities within towns.

14.12.3 Permitted in Principle:

Allotments
Cemetery
Community Hall
Creche/Nursery
Education
Exhibition/Arts space
Fire/Ambulance Station
Halting Site/Traveller Community Accommodation
Health Centre
Hospital
Open Space/Park
Place of Worship
Playground
Residential Institution/Retirement Home
Sports Facility
Telecommunications
Tourism-Recreational Complex
Training Centre

14.12.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales

Car Wash
Caravan Park/Glamping/Camping or similar
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
End of Life Vehicles
Enterprise Centre
Factory Outlet
Fuel Depot/Distributor
Garden Centre
General Industry
Guest House
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices >1,000m ²
Petrol Filling Station
Public Transport Station/Depot
Research and Development
Residential
Retail Comparison
Retail Shops- major
Retail Warehouse
Taxi Office
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.13 Amenity and Open Space:

14.13.1 Objective:

Protect and provide for amenity and open space areas.

14.13.2 Vision:

Provide for amenity and open space facilities in the county. Only passive amenity and open space type facilities will be considered.

14.13.3 Permitted in Principle:

Allotments

Open Space/Park

Playground

14.13.4 Not Permitted:

Abattoir

Agri- Business

Agri-Tourism

Amusement Arcade

Bank/Financial Service

Betting Office

Bring bank

Builders Providers/Equipment Hire

Business/Technology Park

Call Center

Car Sales

Car Wash

Caravan Park/Glamping/Camping or similar

Casual Trading/Famers Markets/Markets

Cemetery

Cinema/Theatre

Commercial Car Park

Community Hall

Conference Facility

Creche/Nursery

Dance Hall associated with Hotel

Dance Hall/Disco/Nightclub

Doctor

Education

End of Life Vehicles

Enterprise Centre

Exhibition/Arts space

Factory Outlet

Fire/Ambulance Station

Fuel Depot/Distributor

Funeral Home

Garden Centre

General Industry

Guest House

Halting Site/Traveller Community

Accommodation

Health Centre

Heavy Goods Vehicle Park/Transport Depot

Heavy Industry

Hospital

Hotel

Light Industry

Motor Sales Outlet/Showroom

Multi-Storey car park

Off License

Offices <100m2

Offices >1,000m2

Offices 100m2- 1,000m2

Park and Ride

Petrol Filling Station

Place of Worship

Public House

Public Transport Station/Depot

Research and Development

Residential

Residential Institution/Retirement Home

Restaurant/Café

Retail Comparison

Retail Shops -local

Retail Shops- major

Retail Warehouse

Take-Away/Fast Food

Taxi Office

Training Centre

Vehicle Servicing and Repairs

Veterinary Surgery

Warehouse

Waste Transfer Site

Wholesale Outlet



14.14 Sport and Recreation

14.14.1 Objective:

Protect and provide for sporting and recreational areas.

14.14.2 Vision:

Provide for sporting and recreational facilities in the county. Only sporting and recreational type facilities will be considered. The primary uses in these areas include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas. They are often closely related to residential areas and town centres. High standards of accessibility are essential.

14.14.3 Permitted in Principle:

Allotments
Golf Course/Pitch and Putt
Open Space/Park
Playground
Sports Facility
Tourism-Recreational Complex

14.14.4 Not Permitted:

Abattoir
Agri- Business
Agri-Tourism
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Casual Trading/Famers Markets/Markets
Cemetery
Cinema/Theatre
Commercial Car Park
Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
End of Life Vehicles
Enterprise Centre
Factory Outlet

Fire/Ambulance Station
Fuel Depot/Distributor
Funeral Home
Garden Centre
General Industry
Guest House
Halting Site/Traveller Community Accommodation
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Park and Ride
Petrol Filling Station
Place of Worship
Public House
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Retail Comparison
Retail Shops- major
Retail Warehouse
Taxi Office
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.15 General Enterprise and Employment:

14.15.1 Objective:

Provide for and improve general enterprise and employment generating uses.

14.15.2 Vision:

Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Enterprise and Employment areas should be highly accessible, well designed, permeable and legible.

14.15.3 Permitted in Principle:

Agri- Business
Bring bank
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
End of Life Vehicles
Enterprise Centre
Fire/Ambulance Station
Fuel Depot/Distributor
Garden Centre
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Light Industry
Motor Sales Outlet/Showroom
Offices >1,000m2
Park and Ride
Petrol Filling Station
Public Transport Station/Depot
Research and Development
Taxi Office
Telecommunications
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

14.15.4 Not Permitted:

Abattoir
Agri-Tourism
Allotments
Amusement Arcade
Betting Office
Caravan Park/Glamping/Camping or similar
Cemetery
Cinema/Theatre
Commercial Car Park
Community Hall
Dance Hall/Disco/Nightclub
Doctor
Education
Exhibition/Arts space
Factory Outlet
Golf Course/Pitch and Putt
Guest House
Halting Site/Traveller Community Accommodation
Hospital
Off License
Place of Worship
Playground
Public House
Residential
Residential Institution/Retirement Home
Retail Comparison
Retail Shops- major
Retail Shops - Local
Retail Warehousing



14.16 Retail Warehousing

14.16.1 Objective:

Provide for retail warehousing development.

14.16.2 Vision:

Facilitate the sale of bulky goods/goods in bulk within high quality settings and highly accessible locations, with an emphasis on exemplar sustainable design and aesthetic quality.

14.16.3 Permitted in Principle:

Agri- Business
Bring bank
Builders Providers/Equipment Hire
Car Sales
Garden Centre
Park and Ride
Retail Warehouse
Telecommunications
Warehouse
Wholesale Outlet

14.16.4 Not Permitted:

Abattoir
Agri-Tourism
Allotments
Amusement Arcade
Betting Office
Caravan Park/Glamping/Camping or similar
Cemetery
Commercial Car Park
Community Hall
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
End of Life Vehicles
Exhibition/Arts space
Factory Outlet
Fire/Ambulance Station
Funeral Home
Golf Course/Pitch and Putt
Guest House
Halting Site/Traveller Community Accommodation

Hospital
Hotel
Offices <100m2
Place of Worship
Playground
Public House
Public Transport Station/Depot
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Waste Transfer Site

14.17 Integrated Waste Management Facility/Heavy Industry

14.17.1 Objective:

Promote the development of heavy industry, infilling and integrated waste management facilities with complementary activities and uses.

14.17.2 Vision:

Seek to create and enhance heavy industry, infilling and integrated waste management facilities with a full range of complementary uses within a well-designed setting that would supply employment opportunities for the county using the best available technical and environmental practises. Non-industrial uses are limited to prevent land use conflicts and to preserve land for industry and waste management uses. The development of inappropriate uses will be strongly discouraged.

14.17.3 Permitted in Principle:

Abattoir
Bring bank
End of Life Vehicles
Fuel Depot/Distributor
General Industry
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Light Industry
Public Transport Station/Depot
Research and Development
Renewable Energy Installations
Telecommunications
Vehicle Servicing and Repairs
Waste Transfer Site

14.17.4 Not Permitted:

Agri-Tourism
Allotments
Amusement Arcade
Bank/Financial Service
Betting Office
Caravan Park/Glamping/Camping or similar
Cemetery
Cinema/Theatre
Commercial Car Park

Community Hall
Conference Facility
Creche/Nursery
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
Exhibition/Arts space
Factory Outlet
Funeral Home
Golf Course/Pitch and Putt
Guest House
Health Centre
Hospital
Hotel
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Park and Ride
Petrol Filling Station
Place of Worship
Playground
Public House
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Tourism-Recreational Complex
Wholesale Outlet



14.18 General Enterprise and Employment Strategic Reserve

14.18.1 Objective:

Provide for and protect the future economic requirements of the town.

14.18.2 Vision:

Protect lands for future economic development. Consideration will be given to suitable uses on these lands only where it has been demonstrated that the use facilitates sustainable development and would not prejudice the principle use of these lands for economic expansion in the future.

14.18.3 Not Permitted:

Abattoir
Agri-Tourism
Allotments
Amusement Arcade
Bank/Financial Service
Betting Office
Builders Providers/Equipment Hire
Business/Technology Park
Call Center
Car Sales
Car Wash
Caravan Park/Glamping/Camping or similar
Cemetery
Cinema/Theatre
Commercial Car Park
Community Hall
Conference Facility
Dance Hall associated with Hotel
Dance Hall/Disco/Nightclub
Doctor
Education
End of Life Vehicles
Enterprise Centre
Exhibition/Arts space
Factory Outlet
Fuel Depot/Distributor
Funeral Home
General Industry
Golf Course/Pitch and Putt
Guest House

Halting Site/Traveller Community Accommodation
Health Centre
Heavy Goods Vehicle Park/Transport Depot
Heavy Industry
Hospital
Hotel
Light Industry
Motor Sales Outlet/Showroom
Multi-Storey car park
Off License
Offices <100m2
Offices >1,000m2
Offices 100m2- 1,000m2
Place of Worship
Playground
Public House
Research and Development
Residential
Residential Institution/Retirement Home
Restaurant/Café
Retail Comparison
Retail Shops -local
Retail Shops- major
Retail Warehouse
Sports Facility
Take-Away/Fast Food
Taxi Office
Tourism-Recreational Complex
Training Centre
Vehicle Servicing and Repairs
Veterinary Surgery
Warehouse
Waste Transfer Site
Wholesale Outlet

