



Comhairle Contae
an Chabháin
Cavan
County Council

Chapter 14

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.

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.

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.

Land Uses and Flooding Development Objective

It is a Development Objective of Cavan County Council to:

CLU 01 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	Dance Hall associated with Hotel	Motor Sales Outlet/Showroom
Amusement Arcade	Dance Hall/Disco/Nightclub	Multi-Storey car park
Bank/Financial Service	Doctor	Off License
Betting Office	Education	Offices <100m2
Bring bank	Enterprise Centre	Offices >1,000m2
Builders Providers/Equipment Hire	Exhibition/Arts space	Offices 100m2- 1,000m2
Business/Technology Park	Factory Outlet	Open Space/Park
Call Center	Fire/Ambulance Station	Park and Ride
Car Sales	Funeral Home	Place of Worship
Casual Trading/Farmers Markets/Markets	Garden Centre	Playground
Cinema/Theatre	Guest House	Public House
Commercial Car Park	Halting Site/Traveller Community Accommodation	Public Transport Station/Depot
Community Hall	Health Centre	Research and Development
Conference Facility	Hospital	Residential
Creche/Nursery	Hotel	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	Funeral Home	Research and Development
Bank/Financial Service	Garden Centre	Residential
Betting Office	Guest House	Residential Institution/Retirement Home
Bring bank	Halting Site/Traveller Community Accommodation	Restaurant/Café
Builders Providers/Equipment Hire	Health Centre	Retail Comparison
Car Sales	Hotel	Retail Shops -local
Casual Trading/Farmers Markets/Markets	Motor Sales Outlet/Showroom	Retail Shops- major Sports Facility
Community Hall	Off License	Take-Away/Fast Food
Creche/Nursery	Offices <100m2	Taxi Office
Dance Hall associated with Hotel	Offices 100m2- 1,000m2	Telecommunications
Doctor	Open Space/Park	Tourism-Recreational Complex
Education	Park and Ride	Training Centre
Exhibition/Arts space	Place of Worship	Veterinary Surgery
Fire/Ambulance Station	Playground	Wholesale Outlet
	Public House	

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

14.5.4 Not Permitted:

Abattoir	Caravan Park/Glamping/Camping or similar	General Industry
Agri- Business		Heavy Goods Vehicle Park/Transport Depot
Agri-Tourism	Casual Trading/Farmers Markets/Markets	Heavy Industry
Amusement Arcade		Hotel
Bank/Financial Service	Cemetery	Light Industry
Betting Office	Cinema/Theatre	Motor Sales Outlet/Showroom
Bring bank	Commercial Car Park	Multi-Storey car park
Builders Providers/Equipment Hire	Conference Facility	Off License
Business/Technology Park	Dance Hall associated with Hotel	Offices >1,000m2
Call Center	Dance Hall/Disco/Nightclub	Petrol Filling Station
Car Sales	End of Life Vehicles	Public House
Car Wash	Enterprise Centre	Public Transport Station/Depot
	Factory Outlet	
	Fuel Depot/Distributor	

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

14.6.4 Not Permitted:

Abattoir	Call Center	Factory Outlet
Agri- Business	Car Sales	Fuel Depot/Distributor
Agri-Tourism	Casual Trading/Farmers Markets/Markets	General Industry
Amusement Arcade	Cemetery	Heavy Goods Vehicle Park/Transport Depot
Bank/Financial Service	Cinema/Theatre	Heavy Industry
Betting Office	Commercial Car Park	Light Industry
Bring bank	Conference Facility	Motor Sales Outlet/Showroom
Builders Providers/Equipment Hire	Dance Hall/Disco/Nightclub	Multi-Storey car park
Business/Technology Park	End of Life Vehicles	

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

14.7.4 Not Permitted

Abattoir	Caravan Park/Glamping/Camping or similar	General Industry
Agri- Business		Health Centre
Agri-Tourism	Casual Trading/Farmers Markets/Markets	Heavy Goods Vehicle Park/Transport Depot
Amusement Arcade		Heavy Industry
Bank/Financial Service	Cemetery	Hospital
Betting Office	Cinema/Theatre	Light Industry
Bring bank	Commercial Car Park	Motor Sales Outlet/Showroom
Builders Providers/Equipment Hire	Conference Facility	Multi-Storey car park
Business/Technology Park	Dance Hall/Disco/Nightclub	Off License
Call Center	End of Life Vehicles	Offices >1,000m ²
Car Sales	Enterprise Centre	Petrol Filling Station
Car Wash	Factory Outlet	
	Fuel Depot/Distributor	

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

14.8.4 Not Permitted:

Abattoir	Factory Outlet	Public House
Amusement Arcade	Fuel Depot/Distributor	Research and Development
Bank/Financial Service	General Industry	Restaurant/Café
Betting Office	Health Centre	Retail Comparison
Builders Providers/Equipment Hire	Heavy Goods Vehicle Park/Transport Depot	Retail Shops -local
Business/Technology Park	Heavy Industry	Retail Shops- major
Call Center	Light Industry	Retail Warehouse
Car Sales	Motor Sales Outlet/Showroom	Take-Away/Fast Food
Cinema/Theatre	Multi-Storey car park	Taxi Office
Commercial Car Park	Off License	Training Centre
Conference Facility	Offices <100m2	Vehicle Servicing and Repairs
Dance Hall/Disco/Nightclub	Offices >1,000m2	Warehouse
End of Life Vehicles	Offices 100m2- 1,000m2	Waste Transfer Site
Enterprise Centre		Wholesale Outle

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 be permitted.

14.9.3 Permitted in Principle:

Agri- Business	Fire/Ambulance Station	Playground
Agri-Tourism	Funeral Home	Public House
Bank/Financial Service	Garden Centre	Research and Development
Bring bank	General Industry	Residential
Builders Providers/Equipment Hire	Guest House	Residential Institution/Retirement Home
Business/Technology Park	Halting Site/Traveller Community Accommodation	Restaurant/Café
Call Center	Health Centre	Retail Shops -local
Car Sales	Hospital	Retail Warehouse
Cinema/Theatre	Hotel	Sports Facility
Conference Facility	Light Industry	Take-Away/Fast Food
Creche/Nursery	Motor Sales Outlet/Showroom	Taxi Office
Dance Hall/Disco/Nightclub	Off License	Telecommunications
Doctor	Offices <100m2	Tourism-Recreational Complex
Education	Offices >1,000m2	Training Centre
Enterprise Centre	Offices 100m2- 1,000m2	Veterinary Surgery
Exhibition/Arts space	Open Space/Park	Wholesale Outlet
Factory Outlet	Park and Ride	

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	Funeral Home	Place of Worship
Bring bank	Garden Centre	Playground
Builders Providers/Equipment Hire	General Industry	Public Transport Station/Depot
Business/Technology Park	Golf Course/Pitch and Putt	Research and Development
Call Center	Guest House	Residential
Car Sales	Halting Site/Traveller Community Accommodation	Residential Institution/Retirement Home
Car Wash	Health Centre	Sports Facility
Casual Trading/Farmers Markets/Markets	Hospital	Telecommunications
Cemetery	Hotel	Tourism-Recreational Complex
Cinema/Theatre	Light Industry	Training Centre
Community Hall	Motor Sales Outlet/Showroom	Vehicle Servicing and Repairs
Creche/Nursery	Multi-Storey car park	Veterinary Surgery
Doctor	Offices <100m2	Warehouse
Education	Offices >1,000m2	Wholesale Outlet
Enterprise Centre	Offices 100m2- 1,000m2	
Exhibition/Arts space	Open Space/Park	
Factory Outlet	Park and Ride	
Fire/Ambulance Station	Petrol Filling Station	

14.10.4 Not Permitted:

Abattoir	End of Life Vehicles
Betting Office	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	Golf Course/Pitch and Putt	Sports Facility
Caravan Park/Glamping/Camping or similar	Hotel	Telecommunications
Exhibition/Arts space	Open Space/Park	Tourism-Recreational Complex
	Playground	

14.11.4 Not Permitted:

Abattoir	Dance Hall/Disco/Nightclub	Light Industry
Agri- Business	Doctor	Motor Sales Outlet/Showroom
Amusement Arcade	Education	Multi-Storey car park
Bank/Financial Service	End of Life Vehicles	Off License
Betting Office	Enterprise Centre	Offices >1,000m2
Builders Providers/Equipment Hire	Factory Outlet	Park and Ride
Business/Technology Park	Fire/Ambulance Station	Petrol Filling Station
Call Center	Fuel Depot/Distributor	Place of Worship
Car Sales	Funeral Home	Public Transport Station/Depot
Car Wash	General Industry	Research and Development
Cemetery	Halting Site/Traveller Community Accommodation	Residential
Cinema/Theatre	Heavy Goods Vehicle Park/Transport Depot	Residential Institution/Retirement Home
Commercial Car Park	Heavy Industry	Retail Comparison
Creche/Nursery	Hospital	

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

14.12.4 Not Permitted:

Abattoir	Caravan Park/Glamping/Camping or similar	Garden Centre
Agri- Business	Cinema/Theatre	General Industry
Agri-Tourism	Commercial Car Park	Guest House
Amusement Arcade	Conference Facility	Heavy Goods Vehicle Park/Transport Depot
Bank/Financial Service	Dance Hall associated with Hotel	Heavy Industry
Betting Office	Dance Hall/Disco/Nightclub	Hotel
Builders Providers/Equipment Hire	End of Life Vehicles	Light Industry
Business/Technology Park	Enterprise Centre	Motor Sales Outlet/Showroom
Call Center	Factory Outlet	Multi-Storey car park
Car Sales	Fuel Depot/Distributor	Off License
Car Wash		

Offices >1,000m2

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
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14.13.4 Not Permitted:

Abattoir	Commercial Car Park	Guest House
Agri- Business	Community Hall	Halting Site/Traveller Community Accommodation
Agri-Tourism	Conference Facility	Health Centre
Amusement Arcade	Creche/Nursery	Heavy Goods Vehicle Park/Transport Depot
Bank/Financial Service	Dance Hall associated with Hotel	Heavy Industry
Betting Office	Dance Hall/Disco/Nightclub	Hospital
Bring bank	Doctor	Hotel
Builders Providers/Equipment Hire	Education	Light Industry
Business/Technology Park	End of Life Vehicles	Motor Sales Outlet/Showroom
Call Center	Enterprise Centre	Multi-Storey car park
Car Sales	Exhibition/Arts space	Off License
Car Wash	Factory Outlet	Offices <100m2
Caravan Park/Glamping/Camping or similar	Fire/Ambulance Station	Offices >1,000m2
Casual Trading/Famers Markets/Markets	Fuel Depot/Distributor	Offices 100m2- 1,000m2
Cemetery	Funeral Home	Park and Ride
Cinema/Theatre	Garden Centre	Petrol Filling Station
	General Industry	

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

14.14.4 Not Permitted:

Abattoir	Commercial Car Park	Halting Site/Traveller Community Accommodation
Agri- Business	Conference Facility	Heavy Goods Vehicle Park/Transport Depot
Agri-Tourism	Dance Hall associated with Hotel	Heavy Industry
Amusement Arcade	Dance Hall/Disco/Nightclub	Hospital
Bank/Financial Service	Doctor	Light Industry
Betting Office	End of Life Vehicles	Motor Sales Outlet/Showroom
Builders Providers/Equipment Hire	Enterprise Centre	Multi-Storey car park
Business/Technology Park	Factory Outlet	Off License
Call Center	Fire/Ambulance Station	Offices <100m2
Car Sales	Fuel Depot/Distributor	Offices >1,000m2
Car Wash	Funeral Home	Offices 100m2- 1,000m2
Casual Trading/Famers Markets/Markets	Garden Centre	Park and Ride
Cemetery	General Industry	Petrol Filling Station
Cinema/Theatre	Guest House	

Place of Worship	Residential	Vehicle Servicing and Repairs
Public House	Institution/Retirement Home	
Public Transport Station/Depot	Retail Comparison	Veterinary Surgery
Research and Development	Retail Shops- major	Warehouse
Residential	Retail Warehouse	Waste Transfer Site
	Taxi Office	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		Public Transport Station/Depot
Bring bank	Garden Centre	Research and Development
Builders Providers/Equipment Hire	General Industry	Taxi Office
Business/Technology Park	Heavy Goods Vehicle Park/Transport Depot	Telecommunications
Call Center	Heavy Industry	Training Centre
Car Sales	Light Industry	Vehicle Servicing and Repairs
End of Life Vehicles	Motor Sales Outlet/Showroom	Veterinary Surgery
Enterprise Centre	Offices >1,000m ²	Warehouse
Fire/Ambulance Station	Park and Ride	Waste Transfer Site
Fuel Depot/Distributor	Petrol Filling Station	Wholesale Outlet

14.15.4 Not Permitted:

Abattoir	Cemetery	Exhibition/Arts space
Agri-Tourism	Cinema/Theatre	Factory Outlet
Allotments	Commercial Car Park	Golf Course/Pitch and Putt
Amusement Arcade	Community Hall	Guest House
Betting Office	Dance Hall/Disco/Nightclub	Halting Site/Traveller Community Accommodation
Caravan Park/Glamping/Camping or similar	Doctor	Hospital
	Education	

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

14.16.4 Not Permitted:

Abattoir	Education	
Agri-Tourism	End of Life Vehicles	Playground
Allotments	Exhibition/Arts space	Public House
Amusement Arcade	Factory Outlet	Public Transport Station/Depot
Betting Office	Fire/Ambulance Station	Research and Development
Caravan Park/Glamping/Camping or similar	Funeral Home Golf Course/Pitch and Putt	Residential
Cemetery	Guest House	Residential Institution/Retirement Home
Commercial Car Park	Halting Site/Traveller Community Accommodation	Restaurant/Café
Community Hall	Hospital	Retail Comparison
Dance Hall associated with Hotel	Hotel	Retail Shops -local
Dance Hall/Disco/Nightclub	Offices <100m2	Retail Shops- major
Doctor	Place of Worship	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	Heavy Industry	
Bring bank	Light Industry	Telecommunications
End of Life Vehicles	Public Transport Station/Depot	Vehicle Servicing and Repairs
Fuel Depot/Distributor	Research and Development	Waste Transfer Site
General Industry	Renewable Energy Installations	
Heavy Goods Vehicle Park/Transport Depot		

14.17.4 Not Permitted:

Agri-Tourism	Commercial Car Park	Factory Outlet
Allotments	Community Hall	Funeral Home
Amusement Arcade	Conference Facility	Golf Course/Pitch and Putt
Bank/Financial Service	Creche/Nursery	Guest House
Betting Office	Dance Hall associated with Hotel	Health Centre
Caravan Park/Glamping/Camping or similar	Dance Hall/Disco/Nightclub	Hospital
Cemetery	Doctor	Hotel
Cinema/Theatre	Education	Multi-Storey car park
	Exhibition/Arts space	Off License

Offices <100m2	Public House	Retail Warehouse
Offices >1,000m2	Residential	Sports Facility
Offices 100m2- 1,000m2	Residential Institution/Retirement Home	Take-Away/Fast Food
Park and Ride	Restaurant/Café	Taxi Office
Petrol Filling Station	Retail Comparison	Tourism-Recreational Complex
Place of Worship	Retail Shops -local	Wholesale Outlet
Playground	Retail Shops- major	

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	Education	Offices <100m ²
Agri-Tourism	End of Life Vehicles	Offices >1,000m ²
Allotments	Enterprise Centre	Offices 100m ² - 1,000m ²
Amusement Arcade	Exhibition/Arts space	Place of Worship
Bank/Financial Service	Factory Outlet	Playground
Betting Office	Fuel Depot/Distributor	Public House
Builders Providers/Equipment Hire	Funeral Home	Research and Development
Business/Technology Park	General Industry	Residential
Call Center	Golf Course/Pitch and Putt	Residential Institution/Retirement Home
Car Sales	Guest House	Restaurant/Café
Car Wash	Halting Site/Traveller Community Accommodation	Retail Comparison
Caravan Park/Glamping/Camping or similar	Health Centre	Retail Shops -local
Cemetery	Heavy Goods Vehicle Park/Transport Depot	Retail Shops- major
Cinema/Theatre	Heavy Industry	Retail Warehouse
Commercial Car Park	Hospital	Sports Facility
Community Hall	Hotel	Take-Away/Fast Food
Conference Facility	Hotel	Taxi Office
Dance Hall associated with Hotel	Light Industry	Tourism-Recreational Complex
Dance Hall/Disco/Nightclub	Motor Sales Outlet/Showroom	Training Centre
Doctor	Multi-Storey car park	Vehicle Servicing and Repairs
	Off License	

Veterinary Surgery

Warehouse

Waste Transfer Site

Wholesale Outlet

