

Chapter 8 Development Management & Zoning Objectives

8.0 Introduction

The Council, using its statutory powers granted under the Planning and Development Act 2000 (as amended) guides new development by ensuring that all development proposals are consistent with the aims and objectives of this Development Plan.

Chapter 10 of the Waterford County Development Plan 2011-2017 (included in Appendix D) sets out the minimum standards to which new development must comply to qualify for planning permission or exempted development. Therefore, any development proposal for Lismore must be informed by the development management standards of the County Development Plan in place at the time of the receipt of the planning application.

8.1 Zoning Objectives

8.1.1 Use Zoning

The general objectives of the use zoning in the Plan are to serve as a guideline for the control of development so as to achieve the goals set out in the Plan. Where no specific use zoning is indicated, the primary use can be assumed to be that already existing in the area and it is likely to be either Primarily Agricultural or Primarily General Rural Development. All lands outside of the designated settlements and land zoning maps is regarded to be zoned as Agriculture (A).

The land use zoning objectives are set out in Table 8.1. This should be read in conjunction with the Land Use Zoning Matrix (Table 8.2) which specifies which development types are generally permissible (I), open to consideration (O) and not permitted (X) on each land use zone. Uses in a zone that are in conflict with the use zoning objectives shall be regarded as non-conforming uses.

8.1.2 Non-Conforming Use

Existing minority (pre-existing, non-conforming) uses within any land-use zone, shall be supported except where such use is incompatible with the major user in the area. In such event the minority use will be encouraged to relocate. In the same light, the expansion of existing minority Tourism/ Commercial/ Industrial uses will be allowed where such use conforms to sustainability principles and good planning practice and contributes to the economic and social well-being of the area as a whole.

While the policy will be to secure conformity of use through discouragement of a continuation of non-conforming uses, it is recognised that from time to time, it may be necessary to allow minor building extensions and alterations within a non-conforming use area to allow for continuity of use, provided that the continued use does not prejudice the proper planning and development of the area and the preservation and improvement of amenities thereof.

Where commercial/employment/industrial enterprises exist as non-conforming but long established uses, it is the policy of the Council to facilitate their continued operation where appropriate. Where such uses have ceased, the Council will generally only consider redevelopment for new uses that conform with the land use zoning for the area or on unzoned lands, shall conform to the predominant use in the area.












8.1.3 Small Scale Business in Residential Area

There has been a growth in the number of applications for small scale business from people working in their own homes. The scale and nature of operations will be taken into account. Uses such as the repair of vehicles will not be permitted in a residential area. The level of customers/callers will be taken into account. The Planning Authority will permit these in cases where:

- The use of the house for business purposes is secondary to its use as a dwelling and the floor area of the business should reflect this;
- The business serves a local need;
- Adequate parking requirements are met; and
- There is no significant loss of residential amenity to adjoining residences in terms of general disturbance, noise, traffic generation etc.

Permission will be subject to normal environmental and planning criteria. Any subsequent change or proposed expansion of the business will need to be reconsidered by the Planning Authority to assess whether the premises are still acceptable.

Table 8.1 Land Use Zoning Objectives

	GB	Green Belt	To provide for a green belt area as a clear physical demarcation to the adjoining urban area, to provide for the development of agriculture and to protect and improve rural amenity and to restrict residential development to the provision of permanent dwellings for existing landowners* and their immediate family members.
	ER	Existing Residential	To protect the amenity of existing residential development and to provide for new residential development at medium density.
	NR	New Residential	To protect the amenity of existing residential development and to provide for new residential development at medium density.
	SR	Strategic Residential Reserve	To reserve land for future sustainable residential development (2020-2026).
	TC	Town Centre	To provide for an integrated mix of residential, commercial, community and social uses within the town or village centre.
	CS	Community Services	To provide for Institutional, Educational, Social, Cultural, Economic and Community development uses.
	OS	Open Space	To preserve and enhance Open Space areas and Amenity Areas for passive and active recreational uses, including the preservation of grass verges, hedgerows and tree stands.
	I	Industry	To provide for Industry, enterprise and offices.
	RR	Road Reservation	To reserve a route for future road development/realignment.
	U	Utility	To provide for public utilities, public infrastructure and services.
	MP	Masterplan Zone	Master Plan zone to enable redundant disused sites or underutilised sites to be developed in a sustainable and orderly manner.

*Landowners are considered to be persons who have owned the land prior to the 04th March 2004.

Table 8.2 Land Use Matrix

TYPE	GB	R	TC	CS	OS	I	T	U	MP
Agricultural Machinery Outlet	X	X	X	X	X	I	X	X	X
Agricultural Structures	O	X	X	X	X	X	X	X	X
Amusement Centre	X	X	O	X	X	X	O	X	X
Bed & Breakfast/ Guesthouse	O	O	O	X	X	X	I	X	O
Boarding Kennels	O	X	X	X	X	X	X	X	X
Café/ Tea Shop	X	O	I	X	X	X	I	X	O
Caravan Parks/ Camping/ Tenting	O	X	X	X	X	X	O	X	X
Cash & Carry	X	X	O	X	X	I	X	X	X
Casual Trading	X	X	O	X	X	O	X	X	X
Cemetery	O	X	X	O	X	X	X	X	X
Cinema/ Dance Hall/ Disco	X	X	I	X	X	X	O	X	O
Civic Amenity	O	X	I	O	X	O	O	X	X
Coach Parking Bays and Bus Shelters	O	O	O	O	O	O	O	O	O
Community Facility	O	O	I	I	O	X	O	X	O
Crèche/Playschool/playgroup	O	O	I	I	X	X	O	X	O
Cultural/ Heritage Building	O	O	I	O	X	X	O	X	O
Dwelling	O	I	I	X	X	X	O	X	O
Education	X	O	O	I	X	X	X	X	I
Enterprise Centre/units	X	X	X	O	X	I	X	X	O
Funeral Home	X	X	O	O	X	O	X	X	O
Garden Centre	O	X	X	X	X	X	X	X	X
Golf Course	O	X	X	X	O	X	O	X	X
Halting Site	O	X	X	X	X	X	X	X	X
Health Centre/ Clinic	X	O	I	O	X	X	X	X	X
Hospital	X	X	O	O	X	X	X	X	O
Hostel	X	X	I	X	X	X	I	X	O
Hotel / Tourist Accommodation	X	O	I	X	X	X	I	X	O
Industry – Light	X	X	X	X	X	I	X	X	O
Industry - Other	X	X	X	X	X	O	X	X	X
Major Playing Fields/ Sports Club	O	X	X	X	O	X	X	X	X
Motor - Repair Garage	X	X	X	X	X	I	X	X	X
Motor Sales	X	X	X	X	X	O	X	X	X
Nursing Home	O	I	O	I	X	X	X	X	O
Off – Licence	X	X	O	X	X	X	X	X	X
Office (other than ancillary to main user)	X	X	I	O	X	O	X	X	O
Park & Ride Facility (including car parking)	O	X	X	X	O	X	O	O	X
Park/ Playground	X	I	O	O	O	X	O	X	X
Petrol Station	X	X	O	X	X	O	X	X	X
Place of Worship	X	O	O	I	X	X	X	X	O
Public House	X	X	I	X	X	X	O	X	X
Public Waste Water Treatment Plant	O	O	X	X	X	O	O	I	X
Restaurant (except as ancillary to major permitted use)	X	X	I	X	X	X	I	X	O

TYPE	GB	R	TC	CS	OS	I	T	U	MP
Retail Comparison Goods	X	X	I	X	X	O	X	X	O
Retail Conv. (corner/ neighbourhood shop; petrol outlet)	X	O	I	X	X	X	O	X	O
Retail Food Discount Store	X	X	O	X	X	O	X	X	X
Retail Warehousing	X	X	O	X	X	O	X	X	X
Social Housing	X	I	I	O	X	X	X	X	X
Storage Depot/ Warehouse	X	X	X	X	X	I	X	X	X
Supermarket/ Shopping Mall	X	X	I	X	X	X	X	X	X
Take-Away	X	X	O	X	X	X	O	X	X
Transport & Bus Depot	X	X	X	X	X	O	O	X	X
Tourism related craft & design retail outlet	X	X	I	X	X	O	O	X	O
Veterinary Surgery	X	X	O	X	X	X	X	X	O
Waste Management Site (public & private)	O	X	X	X	X	O	X	O	X
Wholesale Outlets	X	X	X	X	X	I	X	X	X

Notes

1. R relates to ER, NR and SR zones.
2. TC relates to Town Centre and Village Centre zoning
3. Retail Definitions:

Retail Comparison goods refers to the sale of durable goods including carpets, furniture, and household goods.

Retail Shop (Convenience) generally refers to small-scale convenience goods shopping (goods purchased on a very frequent basis), essentially local or neighbourhood shop.

Retail Discount Store refers to a single level, self service store whose primary merchandise is foodstuff, but which also sells a limited range of bulky and non-bulky goods on a once off basis

4. Uses not covered in the Land Use Matrix above may be allowed in accordance with the written provisions of the County Development Plan.