

Land Use	Mixed Use	Primarily Residential	Residential Reserve Support	Commercial Town Expansion	Enterprise & Employment	Open Space & Amenity	Riverside Development	Social & Community	Riverside Navigation
Dwelling	y	y	n ⁱ	o	n	n	n	o	n
Guest house/hotel/hostel	y	y	y	o	o	n	n	o	n
Restaurant	y	o	o	y	o	n	o	o	n
Pub	y	o	o	y	o	n	o	o	n
Shop (convenience)	y	y	y	y	o	n	n	n	n
Shop (comparison)	y	n	n	y	n	n	n	n	n
Retail warehouse	n	n	n	y	o	n	n	n	n
School	y	o	o	y	o	n	n	y	n
Medical and Related Consultant	y	y	y	y	o	n	n	y	n
Health centre	y	o	o	y	o	n	n	y	n
Nursing home	y	y	y	o	n	n	n	y	n
Community hall & Sports halls	y	o	o	y	o	o	o	y	n
Recreational buildings/marina	y	o	o	y	o	o	y	y	o
Cultural uses, library	y	y	y	y	o	o	o	y	n
Offices	y	o	o	y	y	n	n	o	n
Garages, panel beating and car repairs	n	n	n	y	y	n	n	n	n
Petrol station	o	n	n	y	y	n	n	n	n
Motor sales	o	n	n	y	y	n	n	n	n
Car parks	y	y	y	y	y	o	y*	o	n
Heavy commercial vehicle parks	n	n	n	o	y	n	n	n	n
Cinema, dancehall, disco	y	n	n	y	o	n	n	o	n
Warehouse (wholesale)	n	n	n	o	y	n	n	n	n
Repository, store, depot	o	n	n	o	y	n	n	n	n
Industry	n	n	n	n	y	n	n	n	n
Industry (light)	n	o	o	y	y	n	n	n	n
Workshops	o	y	y	y	y	n	o ii	o	n
Playing fields	o	y	y	y	y	y	y	y	n
Place of worship	y	y	y	y	o	o	n	y	n
Park/playground	y	y	y	y	o	y	y	y	n
Tourist camping site	n	o	o	y	o	o	o	n	n
Tourist caravan park	n	o	o	y	o	o	n	n	n
Halting site	n	y	y	y	y	o	n	y	n
Cattleshed/slatted unit	n	n	n	n	n	n	n	n	n
Broiler house	n	n	n	o	n	n	n	n	n
Stable yard	n	n	n	o	n	o	n	n	n
Amusement Arcade	o	n	n	o	n	n	n	n	n
Hot food take-away	o	n	n	o	o	n	n	n	n
Utility structures	y	y	y	y	y	y	y	y	y
Funeral homes	o	o	o	y	o	n	n	n	n
Crèche/playschool	y	y	y	y	o	o	n	y	n

Table 2.1 Land Use Zoning Matrix

y = acceptable in principle, o = open for consideration, n = not acceptable * = car parking ancillary to permitted uses only, located within this zone

Note:

Where zoning for Mixed Use occurs beside zoning for Riverside Development, the Planning Authority will curtail the types of developments in these areas to those that will enhance the riverside development.

With regard to determining the suitability of retail developments, applications will be assessed having due regard to the current County Retail Strategy and the Retail Planning Guidelines for Planning Authorities.

In the case of lands at risk of flooding, the types of uses mentioned above may be further constrained having regard to the policies, objectives and guidelines of this Plan and in particular the guidelines outlined in the document: “ The Planning System and Flood Risk Management - Guidelines for Planning Authorities” Nov. 2009.

ⁱ For exceptions refer to Section 2.01.03 Residential Reserve/Support

ⁱⁱ Riverine related only