

Chapter 15 Land Use and Zoning

15.0 Aim

Provide guidance in identifying particular landuses at the most appropriate locations for possible new development.

15.1 Context

Part II of the Planning and Development Acts 2000-2009 requires that Development Plans comprise objectives for the zoning of land for particular purposes, in the interests of proper planning and sustainable development.

The land use zoning objectives and the zoning matrix;

- Lists the land use activities referred to under each zoning objective.
- Indicates the acceptability or otherwise in principle of the specified land uses in each zone.

Note: This section should be consulted in conjunction with Chapter 14, Development Standards.

15.2 Strategy

15.2.1 Zoning Principles

In accordance with the overall strategy of the plan, the zoning strategy is based on 3 important principles, in particular:

- Sufficient zoned lands should be provided at appropriate locations throughout the plan area to facilitate the envisaged land use requirements for the period 2010-2016.
- Encourage sustainable development and the use/redevelopment of brownfield sites within the established settlement of Tullamore.
- Landuse zoning objectives are set out in order to assist individuals in accessing the most appropriate locations for new development. Not all needs can be anticipated and therefore some flexibility is required, having regard to all other principles, policies and objectives.

15.2.2 Zoning Matrix¹

The land use zoning matrix (Table 15.9) details the most common forms of development land uses in accordance with the plan's zoning objectives. This matrix classifies them under three categories as to whether a proposed use is generally permitted in principle, open for consideration or not normally permitted.

15.2.3 'Permitted in Principle'

Proposed use is generally accepted subject to the normal planning process, site suitability and compliance with the relevant policies and objectives, standards and requirements as set out in the Tullamore Town and Environs Development Plan, and by other Government bodies/sections, in accordance with the proper planning and sustainable development of the area. [Note: A proposal which is indicated as being 'Permitted in Principle' within the zoning matrix **does not imply automatic approval** as each proposal for development is considered on its individual merits].

15.2.4 'Open for Consideration'

Proposed use may be permitted where the Local Authorities are satisfied that it is in compliance with the zoning objective, other relevant policies and objectives, standards and requirements as set out in the Tullamore Town and Environs Development Plan, and by other government bodies/sections, and will not conflict with the permitted, existing or adjoining land uses, in accordance with the proper planning and sustainable development of the area.

15.2.5 'Not Normally Permitted'

Proposed use will not be favourably considered by the Local Authorities, except in exceptional circumstances and in such instances, the development may represent a material contravention to this plan. This may be due to envisaged negative

¹ Note: Zoning Matrix is for general guidance only and each application will be accessed on its individual merit.

impact on existing and permitted uses, incompatibility with policies and objectives contained in the Tullamore Town and Environs Development Plan or that it may be contrary to the proper planning and sustainable development of the area.

15.3 Zoning Objectives

The following are the zoning objectives of the plan and they apply to the land use zoning contained in the plan and shown on the attached map.

15.3.1 Business/Employment Zoning Objective

The use of land as 'Business/Employment' shall be taken to include the use of land for primarily business and commercial use, including light industry/warehousing and the facilitation of enterprise park/office park type use, as appropriate. By their nature, proposals for these areas involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles.

It is important to reserve these lands for possible business/commercial uses and therefore, to re-direct other uses where it is considered that such uses would be more appropriately sited within other land zoning categories for example 'town centre', 'mixed' and 'industry'. This will provide for uses that are compatible with, or reinforce, the commercial/business function of the subject area as a whole. Retailing is 'open to consideration' within this zoning objective, subject to appropriateness in applying the sequential test on identifying the optimum site location and the County's Retail Strategy, in accordance with proper planning and sustainable development. Any proposals for inappropriate uses, such as heavy industry which would be more appropriately located in 'industrial zoned lands', or retailing which would be more appropriate to 'town centre' in particular, will not normally be permitted. Proposals, particularly those involving retail uses, will need to be assessed in relation to a number of considerations including the County's Retail Strategy and their impact on the vitality and viability of the established town centre.

15.3.2 Commercial

Commercial areas generally contain one or more of a wide variety of uses that include business uses, offices, hotel, public houses and some retailing (subject to assessment in relation to the County's Retail Strategy and the impact on the vitality and viability on the established town centre).

Uses that are particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles and limited forms of retailing that involve the sale of bulky goods unsuitable to be carried away by pedestrians. It is important to prevent the expansion or introduction of uses that would be more appropriate elsewhere e.g. in town centre, neighbourhood centres or industrial areas. This would allow uses that are compatible with, or reinforce the commercial function of the area as a whole, to be fostered.

Future proposals, particularly those involving retail uses, will need to be assessed in relation to a number of considerations including the Councils' retail strategy and their impact on the vitality and viability of Tullamore town centre and also all of the other main neighbourhood centres located in the masterplan areas and on Collins Lane (refer to Chapter 5). By their nature, proposals for these areas may involve large-scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles.

15.3.3 Industry Zoning Objective

The use of land as 'Industry' shall be taken to include the use of land for industry/manufacturing, repairs, warehousing (for the avoidance of doubt warehousing does not include showrooms), distribution, open-storage, waste materials treatment and recovery and transport operating centres. The development of inappropriate mixes of uses, such as 'office-based development' and 'retailing' will not normally be encouraged.

15.3.4 Public/Community/Education Zoning Objective

The use of land as 'Public/Community/Education' shall be taken to include the use of land for the above stated uses, which generally include community related development (including the provision of schools, community halls, health care

facilities, utilities, libraries and development for other community uses). Ancillary facilities such as dedicated open space or sports facilities will normally be facilitated within this zoning objective.

15.3.5 Open Space/Sports/Recreation/Amenity Zoning Objective

The use of land as 'Open Space' shall be taken to include the use of land for; afforestation, playgrounds, housing estate open spaces, parks and development incidental to the enjoyment of open space including sports centres, outdoor recreation centres and landscaped areas, the provision of shelters, walks, walls, sanitary conveniences, play equipment, dressing rooms and similar facilities. It also provides for the use of such land or such facilities for games, educational and recreational purposes. High standards of accessibility are essential.

15.3.6 Residential Zoning Objective

The use 'residential' shall be taken to primarily include the use of land for domestic dwellings (including meeting housing needs of members of the travelling community), religious and civic residences. It may also provide for a range of other uses particularly those that have the potential to foster, enhance and supplement the development of new residential communities for example, schools, crèches, local convenience store, doctor/dental surgeries, open space (formal and informal) etc.

15.3.7 Town Centre Zoning Objective

The use of land as Town Centre shall be taken to include the use of land for a mix of uses appropriate for the Town Centre, making provisions, where appropriate, for "primary" uses i.e. primarily commercial, retail, combined with other compatible uses e.g. residential as "secondary". These secondary uses will be considered by the Local Authorities, having regard to the particular character of the area. A diversity of uses for both day and evening is encouraged. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).

Compatible uses within this zoning objective include;- retail developments, banks and other financial institutions, cafes, community buildings, civic buildings, entertainment, hotels, leisure and recreation, offices, professional/specialist services, residential, restaurants etc. The Councils will continue to ensure that any development proposed is in the interests of proper planning and sustainable development, and serves to reinforce the vitality and viability of Tullamore Town Centre, whilst meeting the needs of its community and surrounding hinterland.

The re-use of back lanes and mews buildings for specialised uses will be encouraged as a means of restoring the urban grain of the town subject to appropriate protection of the amenity of adjoining properties.

15.3.8 Mixed Use Zoning Objective

The use of land as 'Mixed Use' shall be taken to include a range of uses where a wide range of compatible activities would normally be considered appropriate. Uses which can be considered on mixed use land normally include any of the land use zoning objectives mentioned in this section. Where retail developments are proposed on lands zoned for Mixed Use, such proposals should demonstrate that they will not impact on the vitality and viability of the Town Centre.

15.3.9 Neighbourhood Centre Zoning Objective

Neighbourhood centres have been identified at six locations throughout the town and environs area. The zoning provides principally for the development of new neighbourhood centres to serve the needs of the residential areas in which they are located. A mix of retail, community and recreational uses will be encouraged within these areas. The neighbourhood centres are intended to serve the immediate needs of a localised catchment i.e. the local working and residential population and complement, rather than compete with the similar retail uses within the established town centre. Medical clinics, professional offices, childcare facilities (crèche), small convenience stores, local shops and cafes are envisaged for these particular areas. The threshold or floor area proposed for each neighbourhood centre will be assessed in relation to the nature and extent of retail provision in accordance with the current retail strategy (refer to chapter 7), the intended catchment area for the neighbourhood centre and the impact that the proposal may have on the vitality and viability of the established town centre.

15.4 Other Uses

Proposed land uses which are not listed within the land use zoning matrix will be considered on an individual basis.

Regard shall be had to the proper planning and sustainable development of the area and compliance with the relevant policies and objectives, standards and requirements as set out in the Tullamore Town and Environs Development Plan, guidelines issued by the Department of the Environment, Heritage and Local Government and other Government bodies/sections.

15.5 White Lands

These lands are immediately adjacent to, and outside of, the built up areas within the plan boundary. These lands are largely in agricultural use and may contain some isolated development, which is not zoned for a specific use at this time. Generally, the sequential approach will be adopted within the Tullamore town and environs area i.e. development from the centre most point of a settlement outwards, where feasible. Only where a development for a particular use can be definitively justified within white lands, will it be permitted i.e. and for example only, would not be injurious to the amenities of the area nor incrementally hinder the long-term future development of the Tullamore town and environs development plan area.

15.6 Established Use/Non Conforming Use

Where an existing established use does not conform with the designated land use zoning objective of the area as set out in this Development Plan, improvement works may be permitted where it is considered by the Planning Authorities that the proposed development would not be injurious to the amenities of the area and is consistent with the proper planning and sustainable development of the area. It is not intended that existing uses within the zones outlined in this plan which appear to be inconsistent with the primary use zoning objective will be curtailed.

15.7 Policy

TTEP 15-01 It is the Councils' policy, that a sequential approach is adopted in the development within the Tullamore town and environs plan area i.e. development from the centre most point of a settlement outwards, where feasible.

TTEP 15-02 It is the Councils' policy to facilitate the development of the Tullamore town and environs area and ensure that any development proposed is in the interests of proper planning and sustainable development. In particular, it is the Councils' policy in the case of town centre zoning, to prohibit a proliferation of any individual use which in the opinion of the Planning Authorities, does not contribute to the vitality and viability of the town centre.

TTEP 15-03 It is the Councils' policy to encourage the natural growth of Tullamore town and environs area. In the case of the development of zoned greenfield sites, a mix of uses may be required as opposed to excessive homogenous developments. This will ensure the proper planning and sustainable development of these areas, providing necessary services and adding vitality and viability to their future use.

15.8 Objectives²

TTEO 15-01 That sufficient zoned lands be provided at appropriate locations throughout Tullamore town and environs to accommodate the expected land use requirements within the lifetime of the Tullamore Town and Environs Development Plan i.e. 2010-2016.

TTEO 15-02 To ensure that development progresses in accordance with the landuse zoning objectives set out within this chapter (Chapter 15).

² The order of listing of objectives is not intended to indicate priorities. Subject to the availability of resources, it is the Councils' aim to monitor and accomplish the objectives listed in this section within the period of the plan.

15.9 Landuse Zoning Matrix

Table 15.1

√ - Normally Permitted		Zoning Objectives									
O - Open for Consideration											
X - Not normally Permitted											
		Town Centre	Mixed Use	Residential	Business/ Employment	Industry	Commercial	Public/ Community/ Education	Open Space/ Sports/ Recreation/ Amenity	Neighbourhood Centre	White Lands
PROPOSED USE											
A	Abattoir	X	X	X	X	O	X	X	X	X	O
	Advertising & Advertising Structures	O	O	X	√	√	√	X	X	√	X
	Agricultural Buildings	X	X	X	X	X	X	X	O	X	√
	Amusement Arcade/Fair	O	O	X	O	X	O	X	X	X	X
	Apartments	√	√	√	O	X	O	X	X	O	O
	Aerodrome/ Airfield	X	X	X	X	X	X	X	X	X	O
B	Bank/Building Society	√	√	O	O	X	O	X	X	O	X
	Betting Office	O	O	X	X	X	X	X	X	O	X
	Boarding Kennels	X	X	X	X	O	X	X	X	X	O
	Bring Banks	√	√	√	√	√	√	√	O	√	O
C	Caravan Park - Holiday	X	X	O	X	X	X	X	X	X	O
	Car Sales/Repair	O	O	X	O	√	O	X	X	X	O
	Car Park	√	√	O	O	O	O	X	X	√	O
	Cash & Carry/Wholesale Outlet	O	O	X	√	√	√	X	X	X	O
	Cemetery	X	X	O	X	X	X	√	X	X	√
	Childcare Facilities - Crèche, Nursery, Playschool	√	√	√	√	O	√	O	O	√	O
	Cinema	√	√	X	√	X	O	O	X	X	X
	Civic Amenity Sites	O	O	X	O	√	O	X	X	√	O
	Cultural Use	√	√	√	O	X	√	√	O	√	O
	Community Facility (Hall/Centre/Recreation)	√	√	√	√	O	O	√	O	√	O
	Club House & Associated Facilities	O	O	O	O	X	O	O	O	X	O
	Conference Centre	√	√	X	√	X	√	X	X	X	O
	Concrete, Asphalt, Plant etc.	X	X	X	X	O	X	X	X	X	X
	Craft Industry	√	√	O	O	√	O	O	X	√	O
D	Dance Hall/Discotheque	O	√	X	O	X	√	X	X	X	X
	Dentist Surgery/Doctor Surgery	√	√	√	√	X	√	O	X	√	O
	Drive-through Restaurant	O	O	X	O	X	O	X	X	√	X

<div>√ - Normally Permitted</div> <div>O - Open for Consideration</div> <div>X - Not normally Permitted</div>		Zoning Objectives									
		Town Centre	Mixed Use	Residential	Business/ Employment	Industry	Commercial	Public/ Community/ Education	Open Space/ Sports/ Recreation/ Amenity	Neighbourhood Centre	White Lands
PROPOSED USE											
E	Education (School)	O	O	√	O	X	O	√	O	X	O
	Extractive Industry	X	X	X	X	X	X	X	X	X	O
F	Funeral Home	√	√	O	O	X	O	O	X	X	O
G	Garden Centre	O	O	O	O	O	O	X	X	X	O
	Guesthouse	√	√	O	O	X	√	X	X	X	O
H	Hair Dressing Salon	√	√	O	O	X	X	X	X	√	O
	Halting Sites	O	O	√	O	O	O	X	X	X	O
	Hazardous Waste Depot	X	X	X	X	O	X	X	X	X	O
	Health Centre/Clinic	√	√	O	O	X	O	√	X	√	X
	Heavy Vehicle Park	X	X	X	X	√	X	X	X	X	O
	Holiday Homes	√	√	√	X	X	O	X	X	X	O
	Hospital	√	√	O	O	X	O	√	X	X	X
	Hostel	√	√	O	O	X	O	O	X	X	O
	Hotel/Motel	√	√	O	√	O	√	X	X	X	O
I	Industry-General	X	O	X	X	√	O	X	X	X	O
	Industry-Light	O	O	O	O	√	O	X	X	X	O
L	Landfill	X	X	X	X	X	X	X	X	X	O
	Library	√	√	O	O	X	O	√	X	√	X
	Licensed Premises (Public House)	√	√	O	O	X	O	X	X	√	O
M	Motor Sales Outlet/Showroom	O	O	X	O	√	O	X	X	X	X
	Municipal Waste Incinerator	X	X	X	X	√	X	X	X	X	O
	Materials Recovery	X	X	X	X	√	X	X	X	X	O
	Facility/Composting/Waste Transfer Station										
O	Office based-Industry	√	√	O	√	O	√	O	X	X	X
	Open Space/Playground (Outdoor)	√	√	√	√	√	√	√	√	√	O
P	Place of Worship	√	√	O	X	X	O	√	O	√	O
R	Recreational Facility/Sports Club	O	O	O	O	X	O	√	O	√	O
	Research and Development Facility	O	O	X	√	√	O	O	X	X	O
	Residential	√	√	√	O	X	O	X	X	O	O
	Restaurant/Cafe	√	√	O	O	O	√	O	X	√	O
	Retail Warehouse	O	O	X	√	O	O	X	X	X	O
	Retirement Home/Village	√	√	√	O	X	O	O	X	X	O

√ - Normally Permitted		Zoning Objectives									
O - Open for Consideration											
X - Not normally Permitted											
		Town Centre	Mixed Use	Residential	Business/ Employment	Industry	Commercial	Public/ Community/ Education	Open Space/ Sports/ Recreation/ Amenity	Neighbourhood Centre	White Lands
PROPOSED USE											
S	Science & Technology Based Enterprise	√	√	X	√	√	√	X	X	X	O
	Scrapyard	X	X	X	X	O	X	X	X	X	O
	Service Station (Petrol)	O	O	O	√	O	√	X	X	O	O
	Service Garage	O	O	X	O	√	O	X	X	X	O
	Shop (Large, including supermarket)	√	O	X	√	X	O	X	X	√	X
	Shop (Local)	√	√	O	√	O	O	X	X	√	O
T	Swimming Pool	√	√	O	O	O	O	√	O	X	X
	Take-away	O	O	X	O	X	O	X	X	√	X
	Training Centre	O	O	X	O	O	O	X	X	O	O
V	Transport Depot	X	O	X	O	√	O	X	X	X	O
W	Veterinary Surgery	√	√	O	O	X	O	X	X	√	O
	Warehousing	X	O	X	O	√	O	X	X	X	O
	Warehousing (Retail/Non-food, max. 5,000m²)	X	O	X	O	√	O	X	X	X	O
	Workshops	O	O	X	√	√	√	X	X	X	O

