

Chapter 10 Development Standards

10.0 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.

This Chapter sets out the minimum standards to which new development must comply to qualify for planning permission or exempted development.

Policy DM 1

It is the policy of the Council to require all development to comply with the relevant standards identified in Chapter 10 Development Standards of the Town Development Plan.

10.1 Location of New Development

It is the policy of the Council to ensure that all development that takes place in the Town over the Plan period is consistent with the sustainable settlement and development strategy that is set out in the Plan. The Council will facilitate and encourage appropriate development in areas that have been specifically zoned for such purposes.

10.2 Access

10.2.1 National Routes

There has been considerable financial investment in the National Primary Routes to increase their carrying capacity and to improve safety for road users. A multiplicity of entrances onto these routes would create a traffic hazard and reduce the carrying capacity of the routes significantly. Therefore it is a policy of the Council to actively discourage the erection of dwellings that would require an access point

onto the National Primary Route in accordance with Government policy as outlined by the National Roads Authority.

There will be a presumption against development within road reservation corridors, identified for National Roads development and non-national road development.

10.2.2 Regional Roads

Regional roads carry large volumes of traffic. It is important that new housing in areas located along non National Routes are located in such a manner as to avoid endangering public safety by way of a traffic hazard. All normal development control standards shall apply.

10.2.3 Road Safety Audit & Traffic Impact Assessment

The Council shall require Road Safety Audits for development requiring the provision of a new vehicular access, or the alteration of an existing vehicular access point, onto the National Primary and regional Routes. (Exemptions for the carrying out of Road Safety Audits may be made where the NRA deem it unnecessary.) A road safety audit may also be required for development with access onto non – National Routes where the Council deems it necessary. The current standard with regard to the submission of a Road Safety Audit is the National Road Authority’s DMRB HD19/09.

Transport and Traffic Assessments will be required to be submitted together with any development application, for developments likely to significantly impact on road safety or significantly increase traffic movements in the general area. Transport and Traffic Assessments and Road Safety Audits are to be carried out by suitably competent consultants, which are assessed in association with their accumulative impact with neighbouring developments on the road network. Guidance is given in the DoELG/DoT/DTO publication “Traffic Management Guidelines” and “NRA DMRB: (HD 19/01 Road Safety Audits) (HA 42/01 Road Safety Audit guidelines). The requirements of S.I. No. 140 of 2006 Environmental Noise Regulations will be required where applicable.

10.2.4 Sightline Requirements

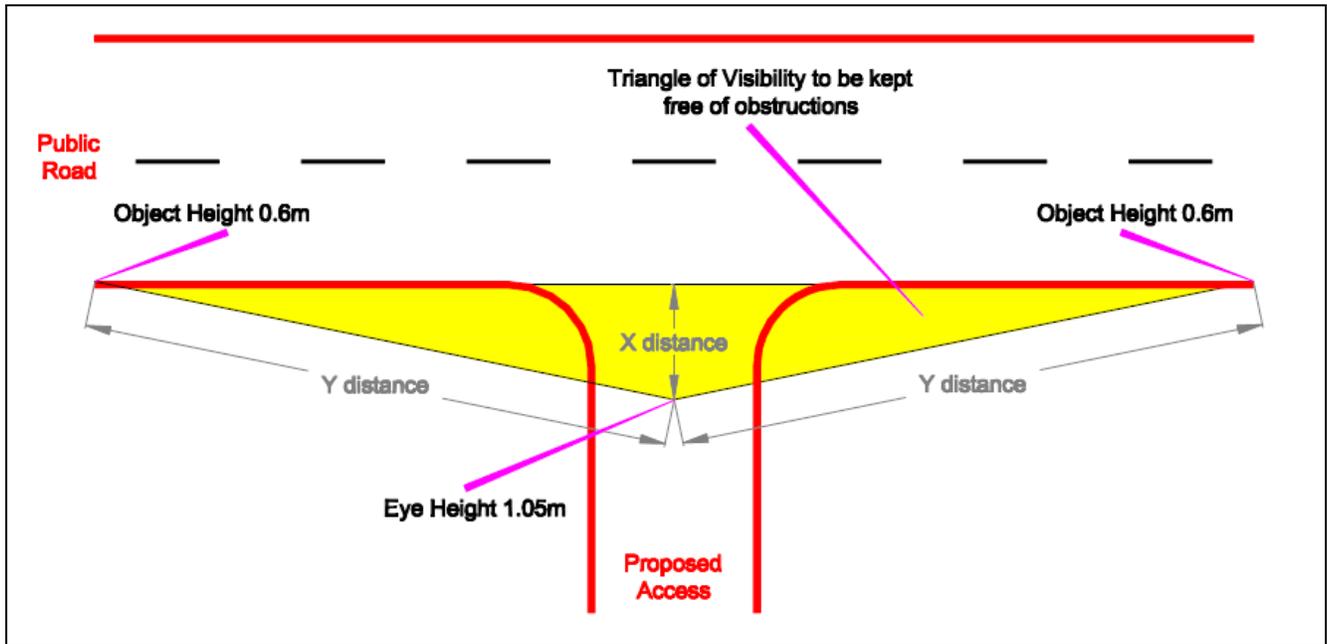


Figure 10.1 Sightline Configuration

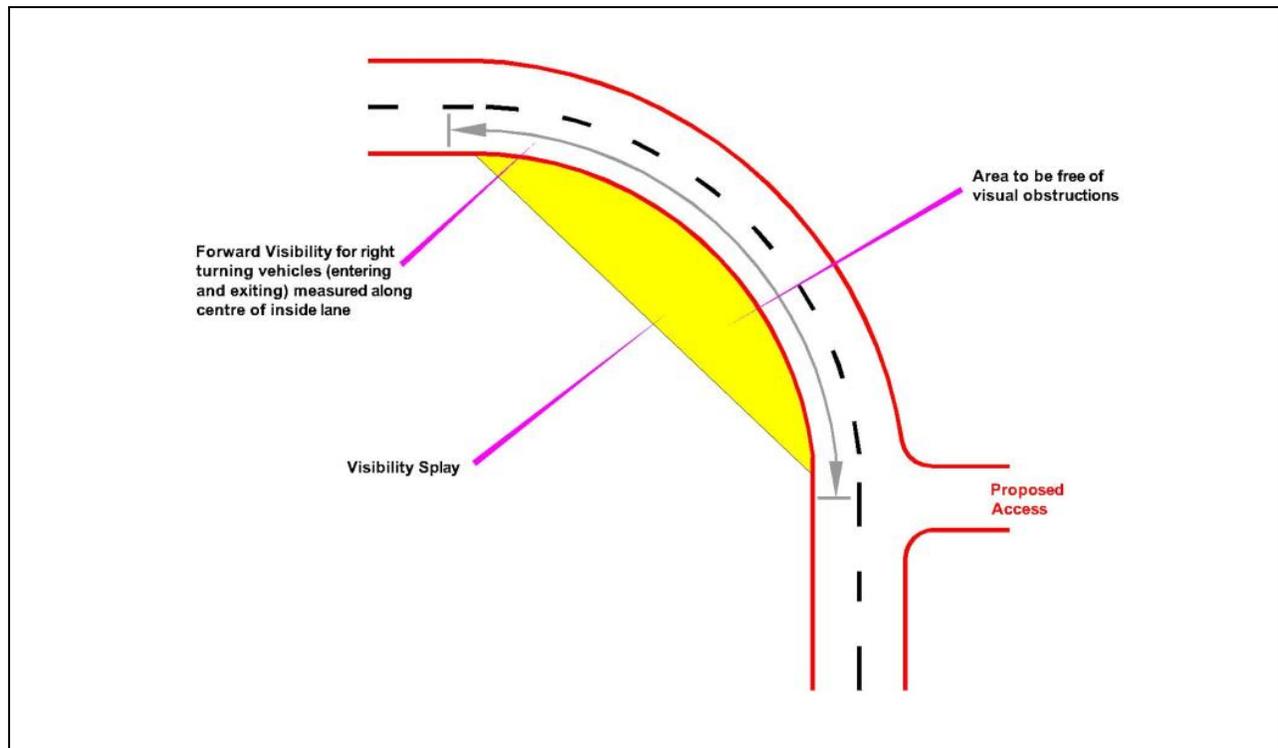


Figure 10.2 Forward Visibility Configuration

The location of access points onto the public road network shall be such as to achieve sight distances which accord with the minimum sight distances as outlined in the following table:

Category	A	B	C	D	E
Speed Limit Km per Hr	100	80	60	50	80
			Built Up Areas	Built up Areas	Local Roads
Minimum Sight (y) Distances (Metres)	215	160	90	70	55
Sightlines of 30 meters shall be required for dwellings accessing onto a cul-de-sac (serving not more than 3 dwellings). Where the cul-de-sac meets the major road, sightlines pertaining to that road must also be achieved.					
Sightlines within the built up urban area shall ensure adequate traffic ingress and egress so as not to negatively impact on the traffic safety in the area. Alternative measures, such as traffic calming and management arrangements will be considered.					

Table 10.1 Minimum Sightline Requirements

10.2.5 Sightline Provision

Clear and unobstructed sightlines (as denoted by Y in the above diagrams) shall be provided, in each direction, from a point:

- a) 4.5m (Housing estates / Commercial or Industrial developments); or
- b) 2.4m (single dwellings).

back from the nearside edge of the roadway at the centre of the entrance to a point to the left and right on the nearer edge of the major road running carriageway (which includes the hard shoulder), at a distance given in Table 10. 1. For the distances outlined in this table, the road boundary fence shall be set back behind sightlines so as to accommodate this requirement.

Sightlines should allow for similar inter-visibility between vehicles entering or approaching the site and other vehicles on the road. Should it be necessary to modify roadside boundaries outside of the designated site area, a letter of agreement in this regard will be required from the relevant landowner. The

appropriate eye (1.05m and 2.0m) and object heights of 0.26m and 2.0m respectively, above the road surface, shall be used.

The above minimum distances shall also apply in relation to the distance of access points from existing road junctions. The relevant operating/design speeds applicable to different categories of road are outlined in Table 10. 2.

Cat	Operating/ Design Speeds (Km per Hr)	Road
A	100	N25
B	80	Regional Roads
C	60	Local Primary Roads
D	50	Local Secondary and Local Tertiary Roads

Table 10. 2 Operation /Design Speeds for Roads

In areas where roadways are substandard in width and/or alignment, the Council may require the creation of a setback to improve vehicular access and road safety.

Guidelines

Further details can be obtained from the NRA Design Manual for Roads and Bridges (NRA HD 19/01 Road Safety Audit) (NRA HA 42/01 Road Safety Audit Guidelines), the NRA TD 42/95 – The Design Manual for Roads and Bridges, and the NRA Traffic and Transport Assessment Guidelines. Threshold for development types and sizes, which may be subject to these requirements are set out in the Traffic Management Guidelines 2003.

10.2.6 Hedgerow Protection/Replacement

To protect the integrity of hedgerows, the Council will require that where there is a break in a hedgerow to facilitate a new road entrance, connectivity to be provided by the planting of new hedgerows to all remaining site boundaries. All new hedgerows should consist of a 1m high by 1m wide earthen embankment with native hedgerow species planted on top in a staggered pattern at minimum 5 plants per metre. The raised earthen embankment increases the viability of the newly planted hedge and may be created with excavated material from the site. Planting should be carried at the earliest stage of any development from late November to March immediately following the removal of existing hedgerow. The newly planted hedgerow should be kept free from weeds and grass and protected from grazing

animals. A 1m setback from livestock is recommended. The hedgerow should be maintained at a minimum height of 2m and a minimum width of 1.5m over its lifetime to maximize its habitat value.

Where possible, the removal of roadside ditches and hedges should be avoided. Where there is no alternative and hedgerow removal is unavoidable to provide sightlines, the Council will require that the roadside boundary is replaced with a new hedgerow, formed from indigenous species.

Replacement of natural hedgerow boundaries by ornamental shrub planting is discouraged on the outskirts of the Town as it exposes new development to loss of natural screening and also causes loss of biodiversity. To adhere to the provisions of the Wildlife (Amendment) Act 2000, hedge cutting shall not be carried out during the bird nesting season from March 1st to August 31st.

10.3 Standards for New Development

The Council will seek to ensure that all new housing developments, including one-off houses are appropriately located, sustainable and designed to obtain the maximum energy performance ratings. The Council will seek to ensure that all new builds or renovations enhance the surrounding environment and do not have a significant negative impact on adjoining residences and landuses.

The Council shall require that all developers assess the implications of new developments on the existing areas subject of development and the capacity of the social infrastructure to cater for the new development. New developments should create a sense of place and belonging and should be integrated into the fabric of the existing area through the creation of linkages such as cycle paths and walkways.

When considering proposals, the Council will assess the ability of developments to satisfy site suitability and technical considerations such as:

- The availability of adequate services and infrastructure;
- The adequacy of existing and proposed screening/ landscaping;
- The height, scale, bulk, finishes and detailed design;
- The availability of adequate sightlines at vehicular entrance points; and

All new developments shall meet the standards laid down with respect to access, building lines, roadside boundaries, drainage and design.

The Council will also have regard to any Guidelines for Planning Authorities produced by the DoEHLG, e.g. Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, May 2009.

Table 10.4: Minimum Standards for Housing Estate Developments in Urban Areas

<p>Design and Layout</p>	<p>Proposed designs should be prepared by a qualified architect or other suitably qualified person and should reflect the character of the area whilst displaying innovation and elements of modern design. New designs should incorporate renewable energy sources and should be orientated to maximise natural light.</p> <p>Houses should not back onto the public road and the layout should lend itself to connectivity with the established areas.</p>
<p>Connectivity</p>	<p>The provision of adequate linkages between the proposed development and the existing settlement by means of cycle ways, amenity walkways, footpaths and public lighting is required.</p>
<p>Housing Mix</p>	<p>A variety and mixture of house types and sizes is required keeping in mind the life cycle of the prospective owners and the need for adaptable living spaces. Furthermore, serviced sites and individual large sites should be considered as a low density option within an overall scheme/masterplan.</p>
<p>Density</p>	<p>The density of new housing development is a factor of design, but in traditional layouts in urban areas will range from 25 dwellings/hectare for medium density Residential zoning R1 (10 houses per acre)</p>

	and 10 dwellings/hectare for low density Residential zoning R2 (4 units per acre). In the interests of adhering to the principles of sustainable development, the Planning Authority will encourage a higher density of dwellings in urban areas that are deemed to have an adequate physical, social and economic infrastructure to accommodate such levels of development in accordance with the ‘ <i>Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities</i> ’, DoEHLG, May 2009.
Maximum Site Coverage	50% - Site coverage is determined by dividing the total area of ground covered by buildings by the total ground area within the site (i.e. <i>Footprint of development/ Area of site</i>).
Maximum Plot Ratio	1:1 - The plot ratio expresses the relationship between the total gross floor area of building and gross area of site, (i.e. <i>Gross floor area/gross site area</i>).
Terrace Housing	Separate external access to the rear of each house is required.
Minimum Separation Distances	Between the gables of non-adjoining dwellings - 4 metres. Between directly opposing transparent windows at first floor level - 22 metres.
Public Open Space and Amenity	The provision of a minimum of 15% of the site area will be required for public open space. Integration of the buildings and the open space to ensure overlooking and passive surveillance. Areas of passive and active open space shall be required and incidental pieces of unusable land shall not be considered to fulfil or partially fulfil the 15% requirement.

	<p>A detailed Landscaping Plan, prepared by a qualified horticulturist, is required with all applications for housing development. In higher density developments dedicated vegetable allotment spaces shall be encouraged. See Section 10.4 below for further specifications.</p>
Waste Management	<p>Appropriately designated and screened refuse storage and collection points should be provided. Access to these areas and roads within the estate should be suitable for waste collection vehicles.</p>
Road Layout	<p>Road layouts shall be in accordance with the Traffic Management Guidelines 2003 as produced by the DoEHLG, DTO and DoT. See Section 10.5 below for further specifications.</p>
Infrastructure	<p>The provision of satisfactory public infrastructure such as wastewater treatment, water supply and surface water disposal are required to be in compliance with the relevant objectives/policies of the Town Development Plan as set out in Chapter 6 (Infrastructure).</p>
Surface Water Disposal and Flood Risk Management	<p>All proposals for housing estate developments or for the development of a large number of houses in a particular area are required to submit proposals for a Sustainable Urban Drainage System (SUDS). This is a sequence of management and control structures designed to drain surface water in a more sustainable manner than conventional techniques. See section 10.7 below for further details.</p>
Childcare	<p>The provision of childcare facilities and the location of same shall be agreed with the Planning Authority and the Waterford Childcare Committee in accordance with the outcome of the Development Impact Assessment.</p>

	See Section 10.16 below for further details.
Mobility Management Plan	A Mobility Management Plan is required for all housing estate developments. See Section 10.10 below for further details.
Parking	A minimum of two car parking spaces shall be provided within the curtilage of each dwelling house. Alternatively, provision may also be made for appropriate communal car-parking areas with easy and safe access to individual dwelling units. Visitor car parking may be required in certain cases.
Phasing	The Council shall require a detailed phasing plan to be submitted with any planning application for residential or mixed use development. The phasing plan shall indicate how each phase shall be completed satisfactorily, in terms of roads/lighting/footpaths /landscaping etc prior to an additional phase commencing.
Public Lighting	Public lighting shall conform to the guidelines outlined in the E.S.B. booklet ‘ <i>Public Lighting in Residential Estates</i> ’ and the standards set out in ‘ <i>Recommendations for Site Development Works for Housing Areas</i> ’, DoEHLG, 1998. In cases where approval for a development proposal is considered outside the area currently lit, the developer shall be required to extend the public lighting system as far as the permitted development.
Services	Provision shall be made for the location of all services underground. Watermains, foul and storm sewers shall be laid, where possible, under the estate roadways. Ten

	metre wayleaves shall be provided for underground public services in private areas.
Construction Waste Management Plan	<p>A management plan for the reuse, recycling or disposal of Construction and Demolition waste will be required to be submitted as part of an application for permission.</p> <p>See Section 10.8 below for further details.</p>
Development Impact Assessment	<p>A development Impact Assessment may be required in certain cases.</p> <p>See Section 10.9 below for further details.</p>
Social and Affordable Housing Provision	<p>All applications must be accompanied by proposals to comply with Part V of the Planning and Development Act 2000 (as amended) or a certificate of exemption from same.</p> <p>See Chapter 4 Housing for further details.</p>
Smarter Travel	<p>Illustrate how the development has incorporated the initiatives set out in Smarter Travel – A Sustainable Transportation Future (2009).</p>

Guidelines

- Best Practice Urban Design Manual, DoEHLG, May 2009
- Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities , DoEHLG, May 2009
- Recommendations for Site Development Works for Housing Areas, DoEHLG, 1998

Table 10. 5 :Minimum Standards for Apartment Developments

<p>Apartment size - Minimum Overall Apartment Floor Areas</p>	<p>One bedroom 45 sq m Two bedrooms 73 sq m Three bedrooms 90 sq m</p>														
<p>i) Minimum Aggregate Floor Areas for Living/Dining/Kitchen Rooms, and ii) Minimum Widths for the Main Living/Dining Rooms</p>	<table border="1"> <thead> <tr> <th data-bbox="831 506 992 701">Apartment type</th> <th data-bbox="998 506 1208 701">Width of living/dining room</th> <th data-bbox="1214 506 1432 701">Aggregate floor area of living / dining / kitchen area*</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 709 992 800">One bedroom</td> <td data-bbox="998 709 1208 800">3.3 m</td> <td data-bbox="1214 709 1432 800">23 sq m</td> </tr> <tr> <td data-bbox="831 808 992 898">Two bedrooms</td> <td data-bbox="998 808 1208 898">3.6 m</td> <td data-bbox="1214 808 1432 898">30 sq m</td> </tr> <tr> <td data-bbox="831 907 992 997">Three bedrooms</td> <td data-bbox="998 907 1208 997">3.8 m</td> <td data-bbox="1214 907 1432 997">34 sq m</td> </tr> </tbody> </table>	Apartment type	Width of living/dining room	Aggregate floor area of living / dining / kitchen area*	One bedroom	3.3 m	23 sq m	Two bedrooms	3.6 m	30 sq m	Three bedrooms	3.8 m	34 sq m		
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One bedroom	3.3 m	23 sq m													
Two bedrooms	3.6 m	30 sq m													
Three bedrooms	3.8 m	34 sq m													
<p><i>*Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq metres. In most cases, the kitchen should have an external window</i></p>															
<p>Minimum Bedroom Floor Areas and Widths</p>	<table border="1"> <thead> <tr> <th data-bbox="831 1176 992 1266">Type</th> <th data-bbox="998 1176 1208 1266">Minimum width</th> <th data-bbox="1214 1176 1432 1266">Minimum floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1274 992 1365">Single bedroom</td> <td data-bbox="998 1274 1208 1365">2.1 m</td> <td data-bbox="1214 1274 1432 1365">7.1 sq m</td> </tr> <tr> <td data-bbox="831 1373 992 1463">Double bedroom</td> <td data-bbox="998 1373 1208 1463">2.8 m</td> <td data-bbox="1214 1373 1432 1463">11.4 sq m</td> </tr> <tr> <td data-bbox="831 1472 992 1562">Twin bedroom</td> <td data-bbox="998 1472 1208 1562">2.8 m</td> <td data-bbox="1214 1472 1432 1562">13 sq m</td> </tr> </tbody> </table>	Type	Minimum width	Minimum floor area	Single bedroom	2.1 m	7.1 sq m	Double bedroom	2.8 m	11.4 sq m	Twin bedroom	2.8 m	13 sq m		
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Single bedroom	2.1 m	7.1 sq m													
Double bedroom	2.8 m	11.4 sq m													
Twin bedroom	2.8 m	13 sq m													
<p><i>Note: Minimum floor areas exclude built-in storage presses.</i></p>															
<p>Minimum Aggregate Bedroom Floor Areas</p>	<p>One bedroom 11.4 sq m Two bedroom 11.4 + 13 sq m = 24.4 sq m Three bedrooms 11.4 + 13 + 7.1 sq m = 31.5 sq m</p>														

<p>Minimum Storage requirements</p>	<p>One bedroom 3 sq m Two bedrooms 6 sq m Three or more bedrooms 9 sq m</p>
<p>Shared Semi Private Amenity space</p>	<p>15 sq m open space per bedroom within the overall site.</p>
<p>Private Amenity Space</p>	<p>The standard above may be met, in part, through the provision of private balconies. The Minimum floor area for balconies is:</p> <p>One bedroom 5 sq m Two bedroom 7 sq m Three bedroom 9 sq m</p> <p>A minimum depth of 1.5 metres is recommended for balconies or glass-screened ‘winter gardens’, separated from living spaces. Balconies should be accessed from living room areas, not bedrooms.</p> <p>Vertical privacy screens should be provided between adjoining balconies. Balustrade to balconies should be safe for children.</p>
<p>Layout</p>	<p>All living rooms, kitchens and bedrooms should minimize overlooking of adjoining/adjacent residences and should be located so as to avoid facing towards nearby high boundary or gable walls.</p>
<p>Car Parking</p>	<p>Car parking and bicycle rack (undercover) provision shall be in accordance with the standards set out in Section 10.56 of this Plan</p>
<p>Storage</p>	<p>Provision should be made in all new apartment schemes for general storage, particularly for bulky items, e.g. bicycles. General storage should be additional to kitchen presses and bedroom furniture.</p>

<p>Storage of Waste</p>	<p>Provision should be made for the storage and collection of waste to ensure:</p> <ul style="list-style-type: none"> • Sufficient communal storage area to satisfy the 3-bin system for the collection of mixed dry recyclables, organic waste and residual waste; • Adequate ventilation of bin storage area which should be maintained odour free; • Communal bin storage areas should be suitably landscaped and screened, and located such that illegal dumping is deterred; • Appropriate signage; • Sufficient access for waste collectors to collection points; and • Waste storage shall not be permitted on the public street.
<p>Shared Circulation Areas</p>	<p>Shared circulation areas should be well lit, clearly defined and welcoming.</p>
<p>Communal Satellite Dishes</p>	<p>To avoid subsequent demands for the installation of numerous individual satellite dishes on apartment complexes, developers should be encouraged to consider the potential for locating communal dishes as part of the overall design, e.g. at roof level.</p>
<p>Site Development Works</p>	<p>Roads, infrastructure, surface water drainage must met with the standards set out below in sections 10.5, 10.6, 10.7 etc.</p>
<p>Maximum Site Coverage</p>	<p>50% - Site coverage is determined by dividing the total area of ground covered by buildings by the total ground area within the site. (<i>footprint of development/ area of site</i>).</p>
<p>Maximum Plot Ratio</p>	<p>1:1 - The plot ratio expresses the relationship between the total gross floor area of building and gross area of site. (<i>gross floor area/gross site area</i>).</p>

Construction Waste Management Plan	A management plan for the reuse, recycling or disposal of Construction and Demolition waste will be required to be submitted as part of an application for permission. See section 10.8 below for further details.
Social and Affordable Housing Provision	All applications must be accompanied by proposals to comply with Part V of the Planning and Development Act 2000 (as amended) or a certificate of exemption from same. See Chapter 5 Housing for further details.
Smarter Travel	Illustrate how the development has incorporated the initiatives set out in Smarter Travel – A Sustainable Transportation Future (2009).

Guidelines

- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines of Planning Authorities, DoEHLG, Sept 2007.
- Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (Building Research Establishment, 1991).

10.3.1 Design Statements

The Planning Authority will require all planning applications for 3 or more dwellings or a single rural house or commercial / industrial development over 1,000 sq. metres to include a ‘Design Statement’. A ‘Design Statement’ is a short document which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site. The statement will usually consist of both text and graphics, but is not intended to duplicate planning application documents. It may be of special value in explaining why the context requires an exceptional – rather than a conventional – design approach. The statement should address all relevant development plan design policies and objectives, and relate them to the site. The design statement could outline a justification for the development as proposed and any alternative design options considered. Furthermore the applicant should show how the proposed design relates to the principles of urban design from the document ‘Sustainable Residential Development in Urban Areas’ May 2009 and the accompanying ‘Urban Design Manual – A Best Practice Guide’.

In terms of a housing estate development (3 or more houses) the applicant shall be required to submit a design statement as outlined in paragraph 10.4 of the Development Management Guidelines illustrating:

- The detail of the design statement shall be proportionate to the size or complexity of the proposed development;
- Show how the proposal promotes sustainable approaches to housing developments by spatial planning, layout, design and detailed specification;
- Demonstrate how the development has provided a housing mix to cater for different household types and age groups and caters for affordability;
- Demonstrate consideration of the housing needs of persons with disabilities, special needs and elderly within the proposal, and that it is guided by the principles of “universal design”;
- Submit a mobility and disability statement for the proposed development; and
- Illustrate how the proposed design takes account of the principals of Smarter Travel.

10.4 Open Space Standards

The Planning Authority shall require the provision of private amenity space in accordance with the Table 10.6 hereunder for all new residential units. The prescribed private amenity space will allow for a private amenity area, the storage of bins /garden shed etc and the provision of an area for vegetable growing etc. In certain circumstances, the standards hereunder may be reduced for smaller houses or dwellings in built up urban areas if the Planning Authority considered it acceptable, however the area may not be less than 40m².

Terraced House	90m ²
Semi-detached House	120m ²
Detached House	150m ²
Housing for the elderly /sheltered housing etc	40m ²

Table 10.6 Minimum Private Amenity Space Requirements

Where a proposed development is subject to Part V of the Planning and Development Act 2000 (as amended) and which is bounded by undeveloped residential zoned land, the Council will require the developer to consult with neighbouring landowners, in order to put forward a proposal to provide for large multi-purpose amenity areas in addition to open space areas within individual housing schemes. Developers should have regard to the specific objectives listed for each settlement as set out in the zoning

maps. The Council will assess the requirement for recreational facilities based on the number of dwellings proposed and cumulative number of dwellings in the area (existing and future) and based on community requirements.

The standard suggests that for each 1,000 residents there should be 2.4 hectares (6 acres) comprising of:

- 1.6 hectares (4 acres) for outdoor sport and recreation space (including parks); and
- 0.8 hectares (2 acres) for children's play, with about 0.25 ha of this equipped playgrounds.

The Council will seek the provision of play areas and their suitable management in accordance with the Waterford County Play Policy (as may be amended or revised).

Guidelines

Sustainable Residential Development in Urban Areas -Guidelines for Planning Authorities, DoEHLG, May 2009

Best Practice Urban Design Manual, DoEHLG, May 2009

10.5 Road Layout

Road layout and design shall be as set out in '*Recommendations for Site Development Works for Housing Areas*' issued by the Department of the Environment and Local Government, 1998 and the National Roads Authority Road Safety Audit Guidelines. Provision shall be made in the layout of housing areas for convenient pedestrian circulation within the area and to other adjoining areas, independently of the road system.

Roads are divided into three classes:

1. **Access Road:** Distributing traffic within a housing area off which are cul-de-sac roads, or short loop roads. In larger housing areas access roads should not have houses accessing directly on to them.
2. **Estate Road:** >30m in length
3. **Cul-de-Sac:** <30m in length

Access Road (1)	Estate Road (2)	Cul-de-Sac (3)
7.3 m Metalled surface	6.0 m. Metalled surface	5.5 m. Metalled surface
2 No. 2 m Footpaths	2 No. 2 m Footpaths	1 No. 1.5 m. Footpaths
2 No. 1 m. Grass Verges	2 No. 1 m. Grass Verges	1 No. 1 m. Grass Verge

Table 10.7 Minimum Carriageway Width, Footpath and Grass Verge Provision

The above standards are minimum, appropriate to residential areas having traditional layout. Variations to these standards will be considered in the case of innovative design based on models designed to segregate pedestrian and vehicular traffic, provided that the variation confers a net benefit on residential amenity and road safety.

10.6 Waste Water Infrastructure

A number of undeveloped areas in the Town may require specific waste water provisions (i.e. pumping station and rising main) in order to achieve connection to the main public network. It is the council's priority for developments to achieve gravity flow to the main public network; however consideration will be given to an alternative where a gravity feed to the network is not feasible. It is recommended that prospective developers would enter into pre-planning discussions with the Council and would liaise with the relevant sections to ensure that the proposed development is acceptable.

10.7 Flood Risk Management and Sustainable Urban Drainage Systems

In housing estate and apartment developments the extent of paved and other hard surfaces reduces the capacity of the soil to absorb surface water run-off and may exacerbate the effects of flooding. The Council will require a sustainable approach to urban drainage encompassing a whole range of sustainable approaches as outlined in the *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, DoEHLG, 2009 and *Appendix B; Addressing Flood Risk Management in Design of Development, The Planning System and Flood Risk Management, Guidelines for Planning Authorities*, which includes:

- Recycling of rainwater and drainage;
- Infiltration devices to allow water to soak into the ground;

- Filter strips and swales;
- Filter drains and porous pavements;
- Basins and ponds that can hold excess water after rain and that allow controlled discharge; and
- Green roof and rainwater butts.

Correctly collected and stored rainwater can be easily be reused for external use i.e. for washing car, watering plants etc. A garden water butt can collect and store surface water from roof surfaces and allow this to be reused. The Council will encourage household rainwater systems in new build developments.

A Flood Impact Study (FIS) shall be carried out as part of the development submission where the development falls within an area where the Council considers it is warranted.

Guidelines

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, November 2009

10.8 Construction and Demolition Waste

Where it is anticipated that there may be a considerable amount of C&D waste arising from a proposed development, the Council will seek the submission of a Waste Management Plan for the construction phase of the development for written agreement by the Council. All waste management proposals shall be compliant with the EPA *Best Practice Guidelines on the Preparation of Waste Management Plan for Construction and Demolition Projects*.

10.9 Development Impact Assessment

The Council will require that all residential development subject to Part V of the Planning and Development Act 2000 (as amended) submit a Development Impact Assessment as part of the application. The Development Impact Assessment shall take guidance from the *Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities*, DoEHLG, 2009. The Development Impact Assessment should consider the impact of the proposed development on:

- The character and scale;
- Infrastructure such as water/wastewater/surface water disposal;
- Flood plains/areas susceptible to flooding/cumulative effect of development and existing development in relation to flooding;

- Social services such as local shops/community facilities;
- Schools/crèches/child minding requirements;
- The provision of open space areas/playgrounds/amenity areas;
- Car parking, traffic safety and pedestrian movements;
- Proposed phasing; and
- The residential amenity of existing adjacent dwellings.

Where constraints have been identified, the onus shall be on the developer to demonstrate to the Planning Authority how such issues can be overcome and what mitigation measures shall be employed.

10.10 Mobility Management

Mobility Management Plans (MMPs) are required where significant developments are proposed. The Council will require that consideration is given by prospective developers into limiting traffic generation as far as possible. Significant developments are those which are likely to result in more than 25 employees in a facility or any housing estate development. The developer should include in any significant proposal measures to reduce dependency on private car use for journey to work such as:

- Facilities to encourage car sharing/pooling;
- Charges for parking;
- Promotion of public transport/cycling/walking; and
- Provision of physical infrastructure to support cycling/walking i.e. footpaths /cycling paths and bicycle storage areas, showers, changing areas etc.

Guidelines

Advice notes on Mobility Management – Dublin Transportation Office

10.11 Naming of Residential Estates

The names of residential estates should reflect the areas in which they are located and shall have a geographical, historical or cultural influence. The naming of residential developments shall be approved by the Place Names Committee. Agreement on naming shall be reached prior to the launching of any advertising campaigns /signs etc. Nameplates of an approved type shall be provided in all estate roads

and all houses shall be provided with the numbers which are legible from the adjoining roadway. All estate road and street name plates shall be provided in bilingual format (Irish/English).

10.12 Satellite Dishes

The erection of satellite dishes and domestic telecommunication apparatus have become more common in recent years and if inappropriately located can alter the character of a streetscape or area. In certain cases, domestic satellite dishes can be erected as exempted development under the Planning and Development Regulations 2001 (as amended). In instances where planning permission is required the following should be considered.

Development Standards for Satellite Dishes

- The Council shall only permit one single dish on multi occupancy buildings such as apartment /office blocks;
- Where possible, locating satellite dishes to the front of buildings should be avoided;
- Due regard should be had to the architectural significance, if any, of the area: i.e. on or adjacent to Protected Structure, within a streetscape of distinctive character, etc; and
- The cumulative effect of satellite dishes in an area should be considered.

10.13 Taking in Charge

The Planning and Development Act 2000 (as amended) outline the basis for taking in charge of housing estates by local authorities. Section 180 provides that when a development has been completed in accordance with planning permission, the planning authority shall initiate procedures under Section 11 of the Roads Act 1993 to take it in charge when requested to do so by a developer or if the majority of residents request it. Dungarvan Town Council produced a policy document for the taking in charge of private housing developments. This policy document outlines the general conditions and time frames for taking in charge of estates and is available from the Council.

10.14 Development Contributions

The current Dungarvan Town Development Contribution Scheme sets out the requirement and the basis for calculating development contributions. Development Contributions shall be levied on all development

to provide for basic infrastructure, such as footpaths, water supply, community facilities etc that would be required as a result of the development. However, there are exemptions available for development by organisations with charitable status and agricultural developments required to comply with the Nitrates Directive. The Council may also seek special contributions in respect of a particular development where exceptional costs would be incurred by the Local Authority as a direct result of the development.

10.15 Bonds

Developers shall be required, prior to the commencement of any development, to give security by way of a cash deposit to ensure the satisfactory maintenance and completion of the estate/apartments. The Planning Authority, may where it is deemed appropriate, allow for a combination of a cash deposit/insurance bond. This bond shall remain in force until such time as all the work has been completed to the satisfaction of the Local Authority and taken in charge by Dungarvan Town Council.

The Council may require Tree Bonds where appropriate to ensure that trees are protected and maintained in good condition during construction of developments. Where trees are damaged during development part or all of the bond may be retained by the Council.

10.16 Childcare Facilities

The Planning Authority will implement the Childcare Facilities Guidelines for Planning Authorities (DoEHLG, 2001) which state that appropriate locations for childcare facilities include:

- Major new residential developments;
- In the vicinity of schools;
- In the vicinity of a work force;
- Adjacent to a public transport corridor.

Applications for childcare facilities in existing residential areas shall be treated on their merits, having regard to the adjoining land-uses, safe access, and car parking arrangements, private open space area provision, and the general suitability of the site to accommodate the development. Applicants are advised to liaise with the Waterford County Childcare Committee prior to lodging an application.

Guidelines

Childcare Facilities Guidelines for Planning Authorities, DoEHLG, June 2001

10.17 Nursing Homes

The Council will support the development of nursing home/sheltered housing facilities for the elderly.

Any application for nursing home development / sheltered housing facilities for the elderly should ensure the following:

- Adequate visitor and employee car parking spaces and turning areas;
- Adequate access and turning areas for emergency vehicles;
- Adequate provision of private open space;
- Pedestrian linkages to existing social and community facilities within the area;
- Access to medical facilities;
- Facilities to cater for a range of occupants ranging from those seeking semi-dependant living accommodation to those requiring a high level of care; and
- Comply with the standards as set out by the Health Information and Quality Authority in the *‘National Quality Standards for Residential Care Settings for Older People in Ireland’* 2009.

Guidelines

“National Quality Standards for Residential Care Settings for Older People in Ireland”- Health Information and Quality Authority, 2009.

10.18 Replacement of Habitable Dwellings¹

It is a policy of the Council to retain vernacular architecture and to preserve, where possible cottages and traditional outbuildings. The Council may allow, in limited circumstance, a replacement dwelling where it is deemed that the existing habitable dwelling is of little or no architectural or historical merit. This

¹ A habitable structure is defined as a dwelling that is serviced by electricity and water, has four intact walls and a roof, and the last use of which was residential.

assessment shall be made during the Development Management Stage of any prospective application and may require specialist reports if deemed necessary by the Council.

10.19 Conversion of Outhouses

Where the Planning Authority considered out houses to be of architectural merit, consideration may be given to the restoration of same for appropriate and sympathetic residential/cottage industry type development. Full planning permission is required for the conversion of outbuildings. Where a sensitive renovation proposal is presented the development management standards as set out set out in Table 10.3 should be adhered to. A survey for bats and/or barn owls will be required for outhouses likely to be breeding sites or resting places for these species.

10.20 Non Habitable Dwellings /Unused Cottages

Sensitive restoration of non habitable vernacular stock will be considered where an unused cottage or dwelling is considered of architectural, visual or historical merit.

10.21 Demolition of Buildings

Permission is required for the demolition of any habitable dwelling, protected structure or proposed protected structure under the Planning and Development Act 2000 (as amended). Permission shall not be granted for the demolition of a protected structure or proposed protected structure, save in exceptional circumstances.

10.22 Extensions

The Planning and Development Regulations 2001 (as amended) provide exemptions from planning permission for extensions to the rear of dwelling houses subject to certain limitations on floor area, height, use, etc. Extensions to the side or front of a dwelling (except porches under 2m²) require planning permission. The Council shall only look favourably on extensions that respect the scale and character of the existing structure, and that afford protection to the existing residential amenity of the area.

10.23 Industrial Developments

Table 10.8 Minimum Standards for Industrial / Commercial Development	
Maximum Site Coverage	Commercial/Retail 75% Industrial 75%
Maximum Plot Ratio	Commercial/Retail 1.5 Industrial 1.1
Minimum Setback of Industrial Building from Adjoining Land Use	15.0m
Minimum Setback Distance of Industrial Building from Rear Site Boundary.	5.0m
Minimum Site Setback Distance of Building from Other Site Boundaries.	5.0m
Minimum Road Frontage of Site Onto Estate Road	12m
Minimum Site Setback Distances of Building from the Public Road.	20.0m from a National Route or a Regional Rd 15.0 m from a local /County Rd
Parking Requirements	Parking requirements are set out in Section 10.56 of this Plan.
Smarter Travel	Illustrate how the development has incorporated the initiatives set out in Smarter Travel-A Sustainable Transportation Future (2009). The overall development should incorporate shower /changing & storage facilities to allow persons to walk/cycle to work.
Noise Levels	To secure compliance with Environmental Noise Regulations 2006 and the Noise Regulations 1994 where appropriate.

10.24 Seveso Sites

In line with the requirements laid down by *Directive 96/82/EC*, and *Regulations SI 74 of 2006 – European Communities (Control of Major Accident Hazards Involving Dangerous Substances)*

Regulations 2006 the National Authority for Occupational Health and Safety, as the Central Competent Authority, is obliged to provide technical advice to the Planning Authority in case of decisions taken regarding:

- i. Development within the vicinity of existing Seveso site areas;
- ii. Proposed development of a new Seveso establishment; and
- iii. Modification of an existing establishment.

This is in accordance with Regulation 29 of the said regulations, entitled "*Advice on Land Use Planning*". Applicants considering any development as outlined above, will be required to consult the Fire Services section of Waterford County Council, and also with the National Authority for Occupational Health and Safety, prior to lodging any development application.

10.25 Seveso Developments: New Establishments

It is necessary for new '*Greenfield/ Brownfield*' establishments to demonstrate that they do not present a risk of a dangerous dose greater than 5×10^{-6} to their current neighbours or a risk of a dangerous dose greater than 1×10^{-6} to the nearest residential type property. This may be relaxed in respect of neighbours where the new development is the same/similar to the existing neighbours, e.g. a new oil storage depot being set up in a location already occupied by tank farms.

10.26 Commercial /Retail

New commercial and retail development shall be provided for in areas that are specifically zoned for such purposes as outlined in Table 10.11. The Council will seek to maintain the vitality and viability of town centre and will have regard the Waterford County Retail Strategy 2006 (or any amendment of same) in the assessment of any applications for retail development. In some cases, the Council may require the applicant to submit a Retail Impact Assessment to demonstrate that a proposal complies with the County Retail Strategy and the Retail Planning Guidelines, and that it will not have an adverse impact on existing town centre developments, or result in displacement.

In new commercial developments, adequate provision shall be made on site for storage and stacking space (in addition to provision for parking of vehicles). Storage and stacking areas should be located to the rear of the building, where possible.

The maximum site coverage permitted for commercial and retail development is 75%, whilst the maximum plot ratio permitted is 1.5.

10.27 Shop Fronts

Planning for new shop fronts will be considered on their own merits having particular regard to how the proposal integrates into the surrounding setting and in accordance with the guidelines as set out in section 10.41 on *Planning Guidance for Architectural Conservation Area*. The external fitting of security shutters does not constitute exempted development and can significantly alter a property and an overall streetscape. The Council will seek alternative proposals for security shutters, which will meet the requirements of the developer and the Council.

10.28 Neighbourhood Centres

Neighbourhood centres serve immediate local needs only and provide for primarily convenience goods within residential, commercial or mixed use areas. The floor space of each unit would be relatively small in size and it is envisaged that a number of units would be grouped together to form a more sustainable centre. The typical type of use considered for a neighbourhood centre would be a crèche, medical centre, pharmacy, small local convenience store, community centre/building, hairdressing salon, café, etc.

Policy DM 2

Many smaller local shopping centres are situated in predominantly residential areas and as such strict adherence to the criteria set in the Plan will be required if the uses are to be considered acceptable. In any other location where residential properties are nearby there will be a general presumption against takeaway premises being allowed unless it can be demonstrated to the Planning Authority that the noise and general nuisance can be reasonably controlled by restricting the opening hours of the premises and installing a satisfactory ventilation flue. Opening hours outside the hours of 0900 – 2400 may be unacceptable if significant detriment is likely to be caused to the amenity of local residents by the operation of a takeaway premises.

10.29 Retail Warehousing

Retail warehousing comprises of large single storey stores specialising in the sale of household goods and bulky items catering mainly for car-borne customers. They have a maximum of 6000 square meters and a

minimum of 700 square metres. The sub division of units will generally not be permitted as it may result in unit sizes less than the minimum recommended size.

Bulky household goods include carpets, DIY items, furniture, white electrical goods, garden equipment etc. Acceptable uses may also include the sale of computers, toys and sports goods. However, there is a restriction of 15% of the total floor area to be used for selling/displaying of such goods. Applicants may be required to submit a Retail Impact Assessment applying the Sequential Test to the proposed site.

10.30 Discount Food Stores

Discount food stores are single level self service stores primarily selling foodstuffs, but which also sell a limited range of bulky and non-bulky goods on a once off basis. They are normally between 1,000 and 1,500 sqm of gross floorspace selling a limited range of goods at competitive prices, often with adjacent car parking. Discount foodstores may be located within town centre zoned lands. Such outlets tend to carry an increasing amount of comparison goods and conditions restricting the range of goods permitted to be sold may be applied. Applicants may be required to submit a Retail Impact Assessment applying the Sequential Test to the proposed site.

10.31 Discount Stores

Discount stores are single level self service stores primarily selling bulky and cash/carry type goods, but which also sell a limited range of convenience goods. They are normally 1,000 sqm of gross floorspace selling a limited range of goods at competitive prices, often with adjacent car parking. Discount Stores may be located within Industry zoned lands. Restrictions on the range of goods permitted to be sold may be applied. Applicants may be required to submit a Retail Impact Assessment applying the Sequential Test to the proposed site.

Guidelines

Retail Planning Guidelines, DoEHLG, January 2005 or as may be updated.

10.32 Garages and Petrol Stations

The traditional role of filling stations is expanding to include the provision of general convenience retail. Waterford County Council will discourage new filling stations outside speed limits and in rural locations unless there is a clear case of hardship for isolated rural communities. In considering proposals for new filling stations (and at the Councils discretion in the case of existing stations), the Council will apply the following criteria:

1. The station should have a frontage to the road of not less than 21.33m. (70 ft.) and this frontage shall be kept clear for a depth of not less than 4.25m (15ft.) from the road boundary of the site.
2. No pump, hosepipe or other service shall be situated less than 4.5m. (15 ft.) from the road boundary of the site.
3. Where the petrol pumps, hosepipes and other services are at a distance of 9.14m. (30 ft.) or over from the road boundary of the site, the frontage may be reduced to 12.19m. (40 ft.)
4. While the focus points in the road system will have an obvious attraction for filling stations, the siting will not be permitted at or on road junctions or so close to junctions that a traffic hazard or obstruction to traffic movement is created. The following principles will be observed.

(a): Where the road width is greater than 15.24m. (50 ft.)

Vehicular entrances or exits shall not be sited nearer to a road junction than 33.52m. (110 ft.) from a junction with a road of 15.24m. (50 ft.) in width or over, 22.85m. (75 ft.) from a junction with a road of between 7.62m. (25 ft.) and 15.24m. (50 ft.) in width.

(b): Where the road width is less than 15.24 m. (50 ft.),

Vehicular entrances or exits shall not be sited nearer to a road than 22.85m. (75 ft.) from a junction with a road of 7.62m. (25 ft.) in width or over.

5. Where the junction occurs on the opposite side of the road from the station, the vehicular entrances or exits shall be sited not nearer than 22.85m. (75ft.) from the junction where the width of the intersecting road exceeds 7.62m. (25 ft.).
6. No pump, hosepipe or other service may be made or adapted to serve vehicles standing on the public road. The station shall not have more than two vehicular access openings on any road. Such openings shall have a maximum width of 7.62m. (25 ft.).

7. The road boundary of the station must be finished except at openings with a wall or railing to a height of not less than 0.45m. (1' 6") over the level of the adjoining road.
8. Where sufficient space is available and amenity requirements (including car parking space) are complied with, the station may incorporate Show Rooms for the sale of motor vehicles and/ or motor accessories. A workshop, car wash or use for retail trading other than such showrooms shall be regarded as ancillary to a petrol station.
9. It will be necessary that landscaping, including tree planting and suitable screening, be incorporated in petrol stations having regard to the amenity of the surrounding areas. This requirement will be of particular importance in regard to the rear and side views of the petrol station.
10. In considering applications for permission to erect petrol stations, the Planning Authority will have regard to the protection or improvement of existing amenities and will seek to prevent the creation of traffic hazards both from traffic movements and lighting arrangements. In regard to the latter, the character of the road, traffic volumes and speeds will be especially considered. Generally, petrol stations will not be allowed on dual metalled surfaces on a bend or junction or where visibility is otherwise obstructed.
11. Appliances and structures placed on the public road are licensable under Section 254 of the Planning and Development Act 2000 (as amended). Advertisements are among the items listed as licensable. The national policy is to eliminate such structures and appliances from the public road.
12. Unless permission has been specifically granted for such, the placing of cars, caravans, kiosks, chalets or other structures within the curtilage of the petrol station will be a contravention of the Development Plan.
13. Canopy lighting and forecourt lighting should either be fully cut off or recessed so as not to cause dazzle or distraction to other road users.
14. All new fascia shall be slated and not illuminated.
15. All petroleum-retailing stations must comply with the Air Pollution Act, 1987 (Petroleum Vapour Emissions) Regulations, 1997 (S.I. No. 375 of 1997). From the 1 December 2004, all existing stations must be fitted with vapour recovery equipment.
16. Petrol filling stations shall be used primarily for that purpose and any ancillary retail use shall be limited in size to 100sqm net.
17. Car wash effluent and forecourt surface drainage treatment systems will have adequate measures in place for their maintenance.

10.33 Non Urban Developments

10.33.1 Agricultural Development

The Planning Authority will require that agricultural building be sited as unobtrusively as possible and that appropriate materials and colours are used. The use of dark colours, notably, dark greens/reds and greys are most suitable for farm buildings. The planting of shelter belts will be required to screen large scale sheds and structures.

Any proposals for farm yard development must make provision for runoff and where there is a danger of groundwater or surface water contamination the Council will require appropriate treatment of runoff. The Council shall have regard to the *Protection of Groundwater for the Land Spreading of Organic Wastes*, EPA, 2003 and the *BAT Guidance Note for the Dairy Sector*, EPA, 2008.

It should be noted that the erection of fencing in any land habitually open to or used by the public for recreational purposes or as a means of access, requires the grant of planning permission under the Planning and Development Act 2000 (as amended).

10.33.2 Land Reclamation

Land Reclamation is exempted under Class 11, Schedule 2 Part 3 of the Planning and Development Regulations 2001(as amended). The exemption applies to the carrying out of works on lands which is used solely for the purposes of agriculture or forestry, where such works include:

- Field drainage;
- Land reclamation;
- The improvement of existing fences;
- The improvement of hill grazing; and
- The reclamation of estuarine marsh or callows, where the preservation of such land or callows is not an objective of the development plan for the area.

Where land reclamation works take place in the form of land filling the applicants must, in order to avail of the exemption, be in a position to demonstrate to the Planning Authority that the land filling is necessary for reclamation works and does not involve lands subject to preservation

(SAC/SPA/PNHA/NHA/ Wetlands) as listed in Appendix A7 of this Plan. It is advised that prior to any such land reclamation works, a certificate of exemption be sought from the Planning Authority, to allow the Planning Authority to assess the nature of the land prior to any works taking place.

Guidelines

Protection of Groundwater from the Land Spreading of Organic Wastes, EPA, 2003
BAT Guidance Note for the Dairy Sector, EPA, 2008.

10.34 Micro Renewables

The Planning and Development Regulations 2001 (as amended) have been amended to allow for the provision of micro-renewable energy in residential and industrial areas. The Planning Authority shall facilitate, where possible and in accordance with the policies and objectives of this plan the provision, of micro-renewable technologies.

10.35 Telecommunications

In considering applications for planning permission for telecommunications equipment and their support structures, the Council will have regard to the *Planning Guidelines for Telecommunications Antennae and Support Structures*, DoEHLG, 1996 and the Planning and Development Regulations 2001 (as amended). Telecommunication infrastructure will not be favourably considered in residentially zoned areas.

Furthermore prospective applicants shall have to demonstrate:

- That he/she has made reasonable efforts at co-location and sharing with other users on existing or proposed sites in the vicinity of the proposed mast;
- In instance where co-location is not an option, the Council will need to be satisfied that the installation of the proposed mast is of strategic importance;
- Regard should be had to locating masts in industrial areas where the impacts would be less significant;
- The Council shall require a justification for the height of the mast proposed; and
- The Council may require a Visual Impact Statement.

Telecommunication infrastructure shall generally be favoured in agricultural/greenbelt lands or on other land uses which the Planning Authority may deem suitable.

10.36 Electricity and Other Cables

The Council will require that all cables in built up areas be placed underground. The destruction of hedgerows and trees, which has become a feature of cable route maintenance, will be discouraged.

10.37 Environmental Impact Statements

Where a planning application is made in respect of a development or class of development referred to in Schedule 5 of the Planning and Development Regulations 2001 (as amended), that application shall be accompanied by an Environmental Impact Statement. Information to be contained in an Environmental Impact Statement is outlined in Schedule 6 of the Regulations. Appropriate scoping should be undertaken as early in the process as possible. In this regard, applicants are advised to contact the Council and the EPA in the early stages of the Assessment.

The Council will facilitate developments where they will not have an adverse impact on residential amenities, biodiversity, water quality and landscape sensitivities. Screening for Appropriate Assessment will be carried out where required to ensure that there is no negative impact on the integrity (defined by the structure and function and conservation objectives) of any Natura 2000 site located at or adjacent to proposed site for development and that the requirements of Articles 6 (3) and (4) of the EU Habitats Directive 92/43/EEC are fully satisfied.

10.38 Flood Risk Management

Planning applications will be assessed in accordance with the provisions of the *Development Management Guidelines*, DoEHLG, 2007, *the Planning System and Flood Risk Management – Guidelines for Planning Authorities*, November 2009 or any subsequent guidelines issued by the DoEHLG. The sequential approach will be applied, and if necessary, the justification test will be required for the exceptional cases permitted.

Development will not be permitted in flood risk areas, particularly floodplains, except where there is no alternative and appropriate sites available in areas at lower risk that are consistent with the objectives of the proper planning and sustainable development. Where such development is desirable, in the case of urban regeneration for example, the type of development shall be carefully considered and the risks should be mitigated and managed through location, layout and design of the development to reduce flood risk to an acceptable level. The sequential approach will be applied, and if necessary, the justification test will be required for the exceptional cases permitted.

Development in defended areas (those that benefit from an existing flood relief scheme or flood defences) can still be at risk of flooding, and application for same will require the application of the Sequential Approach and the Justification Test.

Where deemed necessary, prospective developers may be required to carry out a site specific flood risk assessment. A Flood Impact Assessment and proposals for the storage or attenuation of run-off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment, must accompany applications for Planning Permission for the development of areas exceeding 1ha or where the Planning Authority considered that it is warranted.

Objective DM 1

The Planning Authority will require Flood Risk Management assessments to be undertaken on lands within the boundaries as defined by the Flood Map in accordance with Flood Risk Management - Guidelines for Planning Authorities, November 2009.

Guidelines

Planning System and Flood Risk Management – Guidelines for Planning Authorities, November 2009
Development Management Guidelines, DoEHLG, 2007

10.39 Protected Structures

Under the planning system, many minor works to structures are exempted from requiring planning permission. However, for a protected structure, such works can be carried out without planning permission only if the works would not affect the character of the structure or any element of the structure that contributes to its special interest. Owners may seek a declaration under Section 57 of the Planning and Development Act 2000 (as amended), from the planning authority as to the type of works which

would or would not materially affect the character of the structure and which would or would not require planning permission. Any works, which would materially affect the character of a protected structure, will require planning permission.

Proposed alterations and extensions to Protected Structures shall be permitted where they do not detract from the special character of the structure. High quality contemporary designs will also be considered. Development within the curtilage of a Protected Structure or in its attendant grounds may have an impact on the integrity of the Protected Structure.

10.40 Architectural Heritage Impact Assessment

To assist the local authority in making an informed decision on the potential impact of development on the Architectural Heritage, an Architectural Heritage Impact Assessment may be required. The level of information required is dependent on the complexity and importance of the structure as well as the extent of the intervention proposed. The value and significance of the structure has to be established initially. Early discussion with a Planner and Conservation officer is therefore recommended.

Requirements for the reports are outlined in Part B of the *Architectural Heritage Protection - Guidelines for Planning Authorities*, DoEHLG (2004)..

10.41 Planning Guidance for Architectural Conservation Area

These guidelines are to ensure that any development, modifications, alterations, or extensions affecting a protected structure, adjoining structure or any structure within an ACA, see *Heritage Map 1*, are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA.

Table 10.9 Planning guidance for ACA	
External Walls	<p>The majority of buildings within the Architectural Conservation Area in Dungarvan have a rendered finish. Many of the 19th century building have robust plaster work detailing around the window and door opes. These original historic external finishes should be retained. Where historically the finish is ashlar stone or red brick, the council would not be favourably disposed to the plastering/rendering of the external wall</p> <p>The following works require planning permission:</p>

	<ul style="list-style-type: none"> • Any proposal for the material alteration/removal of the existing finishes or changes that affect the special character of an area • The erection of, or alterations to, externally mounted signs and advertisements. • The erection of solar panels or TV satellite dishes on the front elevation of buildings, and the erection of communication antennae and/or support structures which are visible from the public realm. • Where existing aerials have become redundant, they should be removed.
<p>Roofs</p>	<p>Historic roofs in urban centres in Dungarvan were mainly pitched slate roofs, usually Bangor Blue slate. Original elements of the historic roofs should be retained where possible, and repaired and reused rather than replaced. The following works require planning permission:</p> <ul style="list-style-type: none"> • The removal of original roof and roofing material such as natural slate, paraging, clay ridge tiles and thatch. Their replacement with modern materials like fibre-cement tiles will not be considered by the Planning Authority. • The removal of existing chimney-stacks, early terracotta or clay pots or other features of the roofscape such as cast-iron gutters and down-pipes. • The removal of timber bargeboards and other eaves details and their replacement in a material other than the existing. • The installation of roof lights on the front elevation or otherwise prominent elevations of a structure, or on elevations visible from the public realm. • The raising of eaves levels, alteration of roof pitches or insertion of dormer window. • The erection of solar panels on the front elevation or areas visible from the public roadway.
<p>Windows & Doors and Ironwork</p>	<p>Many of the historic buildings within in Dungarvan retain original windows and doors. However, in some cases, these features have been replaced with u.P.V.C, aluminium or timber windows of inappropriate design. This has the potential to significantly alter the architectural character of the structure and affects the visual integrity, particularly in a terrace or streetscape. Dungarvan also has some fine ironwork, in the form of railings such as those at St Marys, gates, the Bandstand in the Park, window cill guards and bollards on the quays. Original elements should be retained where possible, and repaired and reused rather than replaced.</p>

	<p>The following works require planning permission:</p> <ul style="list-style-type: none"> • The alteration or enlargement of original openings; • The removal of original timber and metal windows, and their replacement with modern materials such as u.P.V.C and aluminium; • The removal of stone sills and doorsteps; • The removal of fanlights and original timber doors, pilasters’ and their replacement with modern, artificial materials such as uPVC and aluminium; and • The erection of porches on front facades.
Streetscape	<p>Around Grattan Square and some of the surrounding streets there are access/ windows opening at street level, from the public footpath to a basement. These areas are usually covered by a grill. It is an objective of the council to maintain these access points as they are invaluable for the ventilation of a building.</p>
Vernacular Houses and Alterations	<p>Traditional terraced houses and single-storey workers houses such as those in Shandon Street and Abbeyside, built of simple materials in modest style, are an important component of urban streetscapes. In some cases, the front elevations have been compromised by the modification of original openings or the replacement of historic materials with inappropriate u.P.V.C and aluminium substitutes. Reinstatement of traditional vernacular features such as thatch roofs, lime-washed external walls, timber-sheeted doors and sash windows will be encouraged and should conform to correct historic detail in form, material and technique.</p> <p>The following works require planning permission:</p> <ul style="list-style-type: none"> • The raising of eaves levels, alteration of roof pitches or insertion of dormer windows. Such works may have the potential to negatively impact on the character of vernacular streetscape • Alterations or extensions to provide modern facilities. Such works should be carried out in a sympathetic manner which respects the form and function of the existing building. • Proposed extensions to the rear. Such works should not extend over the existing ridge height of the original building.
Shop Fronts, advertising and	<p>Some traditional timber and plaster shop fronts still remain in Dungarvan. The council wish to maintain the historic character of commercial buildings whilst ensuring their economic viability. Such buildings give Dungarvan its unique character and enhance the</p>

<p>commercial buildings</p>	<p>tourism potential.</p> <p>Planning permission is required for the material alteration of commercial frontages whether the structure is within an ACA or not. Advice on repairs to traditional shop fronts can be obtained from the Conservation Officer, Waterford County Council.</p> <ul style="list-style-type: none"> • Any lighting and cabling should be discreet, modest and subtle and not distract from the building. “Swan neck” projecting lighting, illuminated projecting signs or neon and flashing lights to the interior are not considered acceptable. • Lighting details, i.e. type of fitting, fixing method and type of light, should be specified in any application for permission and should be designed such that it does not result in light pollution or negatively impact on the building or other structures in the streetscape. • The design of new shop fronts should endeavour to reinforce the unity and relate to, the form of the building above and enhance special character and visual amenity of the streetscape in general. • The tradition of signwriting and use of traditional materials in advertising is to be encouraged. • Large expanses of glass and long runs of horizontal facades should be broken up by elevation modelling and vertical proportioning within the ACA • Advertising signs should be sympathetic in scale, design, material and colour to the building and its character, on which they are displayed. • The number of signs on a building shall be limited to prevent the impression of clutter. • Separate access to the upper floors of the buildings should be maintained where existing. Reuse of the upper floors is encouraged. • If roller shuttering is to be provided, it should be located behind the line of the glazing
<p>Demolitions</p>	<ul style="list-style-type: none"> • Planning permission will be required for the demolition of habitable dwellings, protected structures and any structures within the ACA which are on the NIAH Minister’s List (www.buildingsofireland.ie). Where planning permission is sought for demolition of a structure on the grounds of structural defects or failure, a report containing photographs and drawing(s) either captioned to clearly identify the location, or cross referenced to plans, prepared by a suitably qualified and experienced professional regarding the existing condition should

	<p>be submitted. The applicant will have to demonstrate why repairs/remedial works are not possible.</p> <ul style="list-style-type: none"> • Where buildings have a negative impact on the character of the ACA, demolition of existing and replacement with buildings of more appropriate design may be desirable, and will be encouraged. • Where the poor condition of a building is due to lack of maintenance, renovation will be encouraged.
Replacement Dwellings	In the cases of replacement buildings, new buildings should take into account existing plot size and direction where possible, in order to retain the existing grain, character and setting of the streetscape.
New Buildings	<p>All new buildings should contribute to the visual enhancement of the area while respecting its physical character.</p> <ul style="list-style-type: none"> • Pastiche or replication of historic design is not always appropriate and high quality contemporary architectural design is acceptable in some cases. • The elevational treatment of the new development should be well-proportioned and built having respect to its context. • Buildings should follow the eaves heights, roof pitches and building lines which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.
Developments Within Long Garden Plots or Curtilages.	New development within these sites should retain the predominance of the main building on the site and should respect the pattern of the historic urban grain.
Boundary Walls	Historic boundary walls are evident in some areas of the town and add to the special character of Dungarvan. Their removal can be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal and /or alteration of same.

10.41.1.1 Minor Works Within Architectural Conservation Areas

Certain works which are minor in nature or do not affect the character of these historic areas do not require planning permission.

Internal Alterations	Internal changes or re-arrangements to structures which are not listed as protected structures, or buildings which are not RMPs (protected under the National Monuments Act 1930 -2004) do not require planning permission provided that these changes do not impact on the exterior of the structure.
General maintenance	Planning permission is not required for regular maintenance works and genuine repairs to buildings. These works include repairs on roofs, rainwater goods or window repairs provided original materials are retained where they exist, or where replacement is necessary, that this is on a like-for like basis.

Guidelines

Development Control, Chapter 6 of Architectural Heritage Protection – Guidelines for Planning Authorities, DoEHLG, 2004

Architectural Heritage Impact Assessments, Appendix B of Architectural Heritage Protection – Guidelines for Planning Authorities, DoEHLG, 2004

There is also a series of advice books for historic buildings and features and a **Conservation Guidelines Pamphlet Series (1996) available to download from <http://www.environ.ie/en/Publications/Heritage/BuiltHeritagePolicy/>**

10.42 Archaeological Sites

It is the policy of Planning Authority that proposed developments that may (due to their location, size, or nature) have implications for archaeological heritage should be subject to archaeological assessment. Such developments include those that are located at or close to archaeological monuments or sites, those that are extensive in terms of area (ground disturbance of 1/2 hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement.

The applicant may be formally requested, as part of the planning process to have a report prepared by an archaeologist on the archaeological implications, if any, of the proposed development. The applicant shall commission this assessment report. These archaeological assessment reports shall be submitted to the Planning Authority, and to the Department of Environment, Heritage and Local Government for their consideration.

10.43 Tree Preservation Orders

In recognition of the visual and ecological value of trees in some locations in the Town, the Council will continue to make tree preservation orders. The list of tree preservation orders is contained in Appendix A12.

10.44 Advertising

All advertisements and advertisement structures, other than those exempted under Part II, Second Schedule of the Planning and Development Regulations 2001 (as amended), shall be the subject of a formal planning application.

Commercial signage and advertising will be limited to commercial built-up areas where it is already a feature. Within the town the following general policies will apply:

- The size and scale of signs should not conflict with those existing structures in the vicinity;
- Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety;
- Signs attached to buildings are preferable to those on freestanding hoardings;
- Signs should not interfere with windows or other features of the façade or project above the skyline; and
- Signs should not exceed 5.4sqm.

10.45 Fingerpost Signs

All fingerpost signs should be erected in accordance with the following:

1. The signs shall conform to the design as illustrated in Appendix A10;
2. The signs shall be made by a manufacturer approved by the Department of Environment;
3. The signs shall be left in position only for so long as the facility indicated is available or until the expiry of the license, whichever is the shorter;
4. The signs shall be placed on existing Local Authority poles erected in the locations to be agreed with the Area Engineer and Local Authority Planner. No part of the signs shall be closer than 0.5m to the carriageway edge;

5. Any license shall be limited to 10 years from the date of issue, at which time all signage and support poles shall be dismantled and removed from the site at the operators expense, and the site shall be restored to its natural state at that time, unless a formal application for the extension of the license has been made to, and issued by, the Waterford County Council; and
6. Where, in the opinion of Dungarvan Town Council, by reason of the increase or alteration of traffic on the roads, or of the widening of the roads or any improvement of, or relating to, the roads, the structure/s causes an obstruction or becomes dangerous, the Council may, by notice in writing, withdraw the licence and require the licensee to remove any of the structure/s at their own expense.

10.46 Tourist and Local Facilities

Signs that are designed as guides to the location of tourist facilities such as hotels, restaurants and guesthouses will be permitted under licence outside built-up areas subject to:

- Compliance with the Traffic Signs Manual produced by the Department of the Environment, in 1996;
- Being fingerpost signs (see appendix A17); and
- Being limited in number to the minimum required for that purpose.

10.47 Local Events

The Planning Authority will permit the advertising of local events under licence, in accordance with regulations, which shall be strictly enforced to ensure that such advertising does not become detrimental to safety or visual amenity.

10.48 Access for Persons with Impaired Mobility

All future developments used by the public shall have access for persons with disabilities and those who are mobility impaired, incorporated into the design of the building as an integral part of the proposal. Developments shall be required to comply with the following conditions:

- Correct use of raised tactile controlled and uncontrolled paving slabs shall be provided for at all pedestrian crossings and at all junctions throughout the development. Dropped kerbs shall be provided for at all junctions and pedestrian crossings;
- Minimum footpath width of 1.8 meters shall be provided throughout the development;
- A minimum clearance distance of 1.2 meters shall be provided adjacent to buildings, street furniture and any other permanent obstructions;
- The developer shall provide 0.9 square metres of firm paving adjacent to all areas of public seating to allow for access for wheelchairs;
- The developer shall ensure that all inspection chambers, gullies and grates are not located in the path of crossing pedestrians;
- The developer shall ensure that all inspection chambers, hydrants, water meters etc which are located in footpaths and other pedestrian areas are flush with the surface and do not pose as a trip hazard;
- The developer shall ensure that ESB mini pillars are not located in the path of pedestrians where they may pose as a trip hazard; and
- The developer shall provide visual contrast features on all bollards and lighting columns.

10.49 Parking Requirements

Table 10.9 sets out the Council's car parking requirements. In addition to the general car parking requirements, loading bays and passing bays may also be required. Where, in respect of town centres or other development areas, the provision of car parking spaces within the curtilage of the development at the requirements specified below may be impractical or detrimental to the overall urban structure, the Planning Authority reserves the right to take a contribution in lieu of the car parking in line with the current Development Contribution Scheme (or as may be amended). The contributions shall be used to provide car parking spaces at the nearest convenient location, so as to facilitate the development. Within Town Centre Zoned Areas the provision of facilities to promote sustainable transport will be considered in lieu of car parking.

Car parking should also be located, where possible, behind the established building line in the interests of providing a streetscape. Large car parking areas should not dominate the front of the buildings and appropriate landscaping should be provided to reduce any negative visual impacts.

The required dimensions for the car parking spaces shall be 4.8 metres by 2.5 metres per space and 6.1 metres by 3 metres per bay for loading bays. The width of circulation aisles will be 6 metres (two-way) and 3 metres (one-way). Parking shall be provided for the mobility impaired in locations that are convenient for users and in accordance with BS 8300 and best practice publications such as “*Buildings for Everyone*” published by the National Disability Association.

Land Use	Non Operational Parking Spaces Required	Operational Parking Spaces Required	Bicycle Parking Spaces Required
Auditorium, Cinema, Theatre	1 per 10 persons	Based on Particular Circumstances	10% of car parking requirement.
Ballroom/ Dancing Club/ Function Room	1 per 5 sq. m.	Based on Particular Circumstances	10% of car parking requirement.
Bank ³	1 per 20 sq. m g.f.s.	1 C.V. per 2300m ² plus 1 space per employee.	10% of car parking requirement.
Bar/ Lounge ^{2,3}	1 per 4.5 sq. metres of public usable floor space	1 space per 4 employees	10% of car parking requirement.
Caravan Park	1 space per staff member	2 spaces per unit of accommodation	10% of car parking requirement.
Clinic/Surgery	1 space per staff member	2 spaces per consulting room.	10% of car parking requirement.
Church	1 space per 10 persons	Based on Particular Circumstances	10% of car parking requirement.
Cinema ³	1 space per staff member	1 space per 3 seats	10% of car parking requirement.
Creche ³	1 space per staff member	1 space per 4 children	10% of car parking requirement.
Dwelling	2 space per Dwelling Unit	–	
Multi Residential Unit Development	2 visitor spaces per 5 dwelling units	1 space per 1 or 2 bed unit and 2 spaces per 3 bed + unit	10% of car parking requirement.
Flat / Apartment	1 space per Bedroom Unit	–	10% of car parking requirement.
Golf or Pitch and Putt Course	–	Based on Particular Circumstances	10% of car parking requirement.
Guesthouses including B&B's	1 space per Bedroom unit plus the requirement for dwelling	–	
Hospital	–	Based on Particular Circumstances	10% of car parking requirement.
Primary Care Centre ³	–	Based on Particular Circumstances	10% of car parking requirement.
Hotel (excluding Function room) ²	1 space per 2 bedrooms	1 C.V. per 230m ² g.f.s	10% of car parking requirement.

Leisure Centre ³	0.5 space per staff member	1 space per 50sqm	10% of car parking requirement.
Library ³	1 space per 32 sq. m g.f.s.	Based on Particular Circumstances	10% of car parking requirement.
Light Industry	-	1 space per 35sqm plus 1 HGC space	10% of car parking requirement.
Manufacturing (excluding Offices)	1 space per 70 sq. m g.f.s.	1 H.C.V. per 2,300m ² g.f.s.	10% of car parking requirement.
Nursing Home	1 space per 4 Patients	Based on Particular Circumstances	10% of car parking requirement.
Office ³	1 space per 37 sq. m g.f.s.	1 C.V. per 2300m ² plus 1 space per employee.	10% of car parking requirement.
Primary School ²	1 space per 100 students	1 per Teaching Staff Member plus 1 per 2 ancillary staff	10% of car parking requirement.
Restaurant/ Cafe ^{2,3}	1 space per 10 sq. m of usable floor space	1 space per 4 employees	10% of car parking requirement.
Retail Shop for Convenience Goods (Exceeding 250m ² g.f.s.) ^{3,4}	1 space per 23 sq. m g.f.s.	1 H.C.V. per 930m ² g.f.s. plus 1 space per 4 employees	10% of car parking requirement.
Retail Shop ¹ for Convenience Goods (not exceeding 250m ² g.f.s.) ^{3,4}	1 space per 23 sq. m g.f.s.	1 C.V. plus 1 space per 4 employees	10% of car parking requirement.
Science and Technology Based Enterprises/Business park	1 space per staff member	1 space per 25sqm	10% of car parking requirement.
Secondary School ²	1 space per 50 students	1 per Teaching Staff Member plus 1 per 2 ancillary staff	10% of car parking requirement.
Warehouse ² for comparison Goods (excluding Offices) ⁴	1space per 70 sq. m g.f.s.	1 H.C.V. per 930m ² g.f.s.	10% of car parking requirement.
Other	To be individually assessed	To be individually assessed	To be individually assessed.

Table 10. 9: Car Parking Requirements

Notes: P.C.U – Passenger Car Unit C.V. – Commercial Vehicle
H.C.V – Heavy Commercial Vehicle G.F.S. – Gross Floor Space

Note 1: Where groups of shops together exceed the specified figure for g.f.s. they may collectively be required to meet the standard for a single unit in excess of 250sqm g.f.s.

Note 2: It will be necessary to provide bus parking and set down / pick up spaces off the public road where such spaces are not already provided in a convenient location.

Note 3: This standard may be relaxed in town centres where the vehicle usage associated with the premises could be expected to be reduced due to the nature and location of the development.

Note 4: Convenience goods are food etc, and other general shops. Comparison goods are outlets, which cannot be classified as convenience goods outlets.

10.50 Zoning Objectives

10.50.1 Use Zoning

The general objectives of the use zoning in this Plan is to serve as a guideline for the control of development so as to achieve the goals set out in this Plan.

The land use zoning objectives are set out in Table 10.10. This should be read in conjunction with the Land Use zoning Matrix (Table 10.11) 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.

10.50.2 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 extension 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.

10.50.3 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 10.10: Land Use Zoning Objectives

	R1	Residential - Medium	To protect the amenity of existing residential development and to provide for new residential development at medium density.
	R2	Residential - Low	To protect the amenity of existing residential development and to provide for new residential development at low density.
	R3	Residential - Phased	To reserve land for future sustainable residential development.
	TC	Town Centre	To provide for an integrated mix of residential, commercial, community and social uses within the town centre.
	EC	Institutional, Educational & Community Development	To provide for Institutional, Educational, Social 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.
	S	Special Use	It is an objective of the Council to promote the provision of high quality retail, commercial and employment uses which would integrate with and be compatible with prevailing land use patterns in the immediate area and should be of a high quality design. The retail uses shall be predominantly retail warehousing/bulky goods, however, consideration will be given to non bulky retail uses. Where such comparison/convenience goods are considered, the floor area of same shall not exceed 15% of the total retail floor space within the warehousing/bulky goods retail unit and the comparison/convenience goods shall be inherent with and ancillary to the primary warehousing/bulky goods retail use
	I	Light Industry	To provide for light Industry, enterprise and offices.
	T	Tourism	To provide for sustainable tourism uses including the provision of accommodation and tourism related facilities.
	RR	Road Reservation	To reserve a route for future road development/realignment.
	U	Utility	To provide for public utilities, public infrastructure and services.

Table 10.11 Land Use Matrix

TYPE	R	TC	EC	OS	S	I	T	U
Agricultural Machinery Outlet	X	X	X	X	I	X	X	X
Agricultural Structures	X	X	X	X	X	X	X	X
Entertainment/Amusement Centre	X	O	X	X	I	X	O	X
Bed & Breakfast/ Guesthouse	O	O	X	X	X	X	I	X
Boarding Kennels	X	X	X	X	X	X	X	X
Café/ Tea Shop	O	I	X	X	O	X	I	X
Caravan Parks/ Camping/ Tenting	X	X	X	X	X	X	O	X
Cash & Carry	X	O	X	X	I	O	X	X
Casual Trading	X	O	X	X	O	X	X	X
Cemetery	X	X	O	X	X	X	X	X
Cinema/ Dance Hall/ Disco	X	I	X	X	X	X	O	X
Civic Amenity	X	I	O	X	O	O	O	X
Coach Parking Bays and Bus Shelters	O	O	O	O	O	O	O	O
Community Facility	O	I	I	O	O	X	O	X
Crèche/Playschool/playgroup	O	I	I	X	O	X	O	X
Cultural/ Heritage Building	O	I	O	X	X	X	O	X
Dwelling	I	I	X	X	X	X	O	X
Education	O	O	I	X	O	X	X	X
Enterprise Centre/units	X	O	X	X	I	X	X	X
Funeral Home	X	O	O	X	O	X	X	X
Garden Centre	O	X	X	X	O	X	X	X
Golf Course	X	X	X	O	X	X	O	X
Halting Site	O	X	X	X	X	X	X	X
Primary Care/Health Centre/ Clinic	O	I	O	X	I	X	X	X
Hospital	X	O	O	X	O	X	X	X
Hostel	X	I	X	X	X	X	I	X
Hotel / Tourist Accommodation	O	I	X	X	O	X	I	X
Industry – Light	X	X	X	X	O	I	X	X
Industry - Other	X	X	X	X	X	I	X	X
Major Playing Fields/ Sports Club	X	X	X	O	X	X	X	X
Motor - Repair Garage	X	X	X	X	I	O	X	X
Motor Sales	X	X	X	X	I	O	X	X

Nursing Home	O	O	I	X	O	X	X	X
Off – Licence	X	O	X	X	X	X	X	X
Office (other than ancillary to main user)	O	I	X	X	I	O	X	X
Park & Ride Facility (including car parking)	O	X	X	O	O	X	O	X
Park/ Playground	I	O	O	O	O	X	O	X
Petrol Station	X	O	X	X	O	O	X	X
Place of Worship	O	O	I	X	X	X	X	X
Public House	X	I	X	X	X	X	O	X
Public Waste Water Treatment Plant	O	X	X	X	X	O	O	I
Restaurant (except as ancillary to major permitted use)	X	I	X	X	O	X	I	X
Retail Conv. (corner/ neighbourhood shop; petrol outlet)	O	I	X	X	X	X	O	X
Retail Food Discount Store	X	I	X	X	X	X	X	X
Retail Comparison Goods	X	I	X	X	O	X	X	X
Retail Discount Store	X	O	X	X	O	X	X	X
Retail Warehousing, and Bulky goods	X	I	X	X	I	X	X	X
Storage Depot/ Warehouse	X	X	X	X	O	I	X	X
Supermarket/ Shopping Mall	X	I	X	X	X	X	X	X
Take-Away	X	O	X	X	O	X	X	X
Transport & Bus Depot	X	O	X	X	O	X	O	X
Tourism related craft & design retail outlet	X	I	X	X	I	X	O	X
Veterinary Surgery	X	O	X	X	O	X	X	X
Waste Management Site (public & private)	X	X	X	X	X	O	X	O

Notes

1. R relates to R1, R2 and R3 zones.

2. Retail Definitions:

Retail Comparison goods are defined as set out under Annex I of the Draft Retail Planning Guidelines for Planning Authorities, November 2011 and shall be amended by the definition as set out in the final approved Retail Planning Guidelines for Planning Authorities.

Retail Bulky goods are defined as set out under Annex I of the Draft Retail Planning Guidelines for Planning Authorities, November 2011 and shall be amended by the definition as set out in the final approved Retail Planning Guidelines for Planning Authorities.

Retail Convenience goods are defined as set out under Annex I of the Draft Retail Planning Guidelines for Planning Authorities, November 2011 and shall be amended by the definition as set out in the final approved Retail Planning Guidelines for Planning Authorities.

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

