

**LAND USE ZONES AND USES
MATRICES OF PERMISSIBLE ACTIVITY**

Almost all major settlements in County Carlow have Local Area Plans which determine the land use zoning at each location. Zoning is particular to each Local Area Plan. The following schedule of land use objectives is provided for application at relevant locations.

**LAND USE ZONES AND USES
PERMITTED IN PRINCIPLE AND OPEN FOR CONSIDERATION**

ZONE	ZONING OBJECTIVE
<i>Town Centre Activities:</i>	Promote the consolidation of retail, commercial and appropriate residential development.
<i>Residential:</i>	Protect, improve and provide for residential development and amenity.
<i>Low-Density Residential:</i>	Protect, improve and provide for residential development and amenity at a gross density of not greater than 12 dwellings per hectare.
<i>Mixed Commercial Use Zones:</i>	Provide for mixed-use employment generating uses.
<i>Amenity and Open Space:</i>	Preserve and provide for open space and recreational amenities.
<i>Community Services and Education:</i>	Protect and provide for relevant institutional uses, and compatible commercial.
<i>Institutional uses:</i>	Protect and provide for institutional uses, and compatible commercial and residential uses.
<i>Industrial:</i>	Provide for industrial and related uses.
<i>Resort:</i>	Provide leisure and recreational facilities and associated infrastructure.
<i>Demesne Landscape:</i>	Preserve and provide for demesne landscape.
<i>Enterprise & Development:</i>	Provide for commercial, enterprise and employment generating uses. The purpose of this zone is to promote the use, and where applicable, regeneration of sites for the provision of new employment generating facilities, a limited quantum (up to 20% of development area) of ancillary residential development may be considered.
<i>Neighbourhood facilities:</i>	Provide for local shopping and local service requirements.
<i>Logistics Area</i>	Optimise vehicle utilisation by provision of lorry parking, container exchange facilities and associated warehousing – reducing transport and industrial costs by using locations close to intersection of two National routes.

**Uses either Permitted in Principle or Open for Consideration
in the above zones are set out as follows:**

Zoning Objective – *Town Centre Activities:*

Permitted in Principle: Retail, Commercial, Housing, Bed & Breakfast, Car Park, Community Facility, Crèche, Cultural or Recreational Facility, Educational Facility, Guest House, Health Facility, Open Space, Places of Public Worship, Public House, Restaurant, Hot Food Take Away, Local Shop, Sports Facility, Services such as Office Based Industry Activities, Data Processing, Software Development, Information Technology, Technical Consultancy, Commercial/Laboratories/Healthcare, Research and Development, Media Recording and associated uses, Publishing and Telemarketing, Hotel and Leisure.

Open for Consideration: Advertisements and advertising, Structures, Garage/Filing Station, Motor Sales Outlet.

Zoning Objective – *Residential:*

Permitted in Principle: Housing, Bed & Breakfast, Car Park, Community Facility, Creche, Cultural or Recreational Facility, Educational Facility, Guest house, Health Facility, Open space, Places of Public worship, Public House, Restaurant (excluding Hot Food Take Away), Local Shop, Sports Facility.

Open for consideration: Advertisements and Advertising Structures, Garage/Filling Station, Motor Sales Outlet, Take Away – Hot Food

Zoning Objective – *Low-Density Residential:*

Permitted in Principle: Housing, Bed & Breakfast, Car Park, Community Facility, Creche, Cultural or Recreational Facility, Educational Facility, Guest House, Health Facility, Open space, Places of Public Worship, Public House, Restaurant (excluding Hot Food Take Away), Local Shop, Sports Facility.

Open for Consideration: Advertisements and Advertising Structures, Garage/Filling Station, Take Away – Hot Food.

Zoning Objective - *Mixed Commercial Use Zones:*

Permitted in Principle: Light Industrial Businesses and Services such as Office, Data processing, Software Development, Information Technology, Technical Consultancy, Commercial Laboratories/Healthcare, Research and Development, Media Recording and General Media and

	associated uses, Publishing, Telemarketing, Garage/Filling Station and Motor Sales Outlet, Hotel and Leisure, Light Industrial. Business Incubator Units, Retail Warehousing and Distribution Centres, Cinema, Cultural and/or Recreational Facility, Enterprise Centre, and Health Facility (clinic).
Open for Consideration:	Advertisements and Advertising Structures, Betting Office, Car Park, Community Facility, Creche/Nursery/Childcare, Educational Facility, Hospital, Industry (general), Open Space, Restaurant, Take-Away (hot food facilities for local and transient use)

Zoning Objective – *Amenity & Open Space:*

Permitted in Principle:	Community Facility, Cultural and Recreational Facility, Open Space, Public Service Installation, Sports Facility.
Open for Consideration:	Car Park, Cemetery, Golf Course and Club Houses, Places of Public Worship, Restaurant (Excluding Hot Food Take Away).

Zoning Objective – *Community Services & Education:*

Permitted In Principle:	School, Sports Facility, Public Recreational Building, Hospital/Medical Facility, Cemetery. Educational Facility, Enterprise Centre, Cultural and/or Recreational Facility, Community Facility, Health Facility, Office, Workshop, Creche/Childcare, Car Park, sports facility Place of Worship, Public Service Installation
Open for Consideration:	All uses must be ancillary to the primary purpose of the site. Uses open for consideration include: Restaurant (excl. hot food take away), Shop, cinema.

Zoning Objective - *Institutional uses*

Permitted in Principle:	Crèche, School, sports Facility, Public Recreational Building, Hospital/Medical Facility, Public Services Buildings, Place of Worship.
Open for consideration:	Car Park

Zoning Objective – *Industrial:*

Permitted in Principle:	Industry, Light Industry, Public Service Installation,
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Office (Ancillary to Industry), Car Park, Creche/Nursery (Ancillary to Industry), Enterprise Centre, Station, Public Service Installation, Storage Depot, Warehouse, Workshop, commercial laboratories/health care, research & development.

Open for Consideration: Abattoir, Advertisements and Advertising Structures, Agricultural Buildings, Refuse Transfer Station.

Zoning Objective – *Resort*

Permitted in Principle: Resort Facility, Cultural and Recreational Facility, Sports Facility, Golf Course and Club Houses, Restaurant, Hotel and Leisure, Car Park and Health Facility.

Open for Consideration: Public House, Open Space, Creche, Bed & Breakfast, Retail (convenience store), Ancillary Residential/Commercial.

Zoning Objective – *Demesne Landscape*:

Permitted in Principle: Agriculture, Agricultural Research, Office (Ancillary to Agricultural Research on zoned lands), Community Facility, Cultural and Recreational Facility, Open Space, Public Service Installation, Sports Facility.

Open for Consideration: Car Park, Cemetery

Zoning Objective – *Enterprise and Development*

Permitted in Principle: Light industrial businesses and developments such as Office, Data processing, Software Development, Information Technology, Technical Consultancy, Commercial Laboratories/healthcare, Research and Development, Media Recording and General Media and associated uses, Publishing, Telemarketing, Garage/Filling Station and Motor Sales Outlet, Hotel and Leisure, Light Industrial, Cinema, Cultural and/or Recreational Facility, Enterprise Centre, and Health Facility (clinic). Betting Office, Car Park, Community Facility, Creche/Nursery/Childcare, Educational Facility, Hospital, Industry (general), Open Space, Restaurant, Take-Away (hot food), Residential (up to 20% of development area, where ancillary to the primary purpose of the site) newsagent, small general grocery store, coffee/tea shop and small units or local services.

Open for Consideration: Business Incubator Units, Retail Warehousing and Distribution Centres, Advertisements and Advertising

Structures.

Zoning Objective – *Neighbourhood facilities:*

Permitted in Principle: Newsagent, small Supermarket/general Grocery Store, Sub Post Office, small units for local services, Medical facility, Community facility, Office, Place of Worship, Restaurant, Car Park, Betting Office.

Open for Consideration: Garage/Filing Station, advertisement and advertisement structures, Cinema.

Zoning Objective - Logistics Area

Permitted in Principle: Vehicle parking, warehousing, distribution centre, garage, panel beating/car repairs, filling station, utility structure, workshop, bus service and ancillary office, storage, vehicle washing, crèche, recreation area, restaurant.

Open for Consideration: Hotel/Guesthouse & Advertising.

“Open for Consideration” means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan. Uses which are not indicated as permitted in principle or open for consideration will be considered in relation to the general policies of the plan, the zoning objectives of the particular area and the proper planning and sustainable development of the area.

Many uses exist where they do not conform to the designated use zoning objectives. Generally such uses, where legally established, shall not be subject to proceedings under the Act in respect of their continuing use. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the proposed development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.