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Land Use Zoning Strategy

12.1 Land Use Zoning

Section 10 of the Planning and Development Act 2000 (as amended) requires that development plans comprise objectives for the zoning of lands for particular purposes, in the interest of proper planning and sustainable development. Effective zoning promotes orderly development by integrating land use and transportation, providing a high quality of life for the county's population, eliminating potential conflicts between incompatible land uses and establishing an efficient basis for investment in public infrastructure and facilities. Each land-use zoning objective in this chapter is accompanied by a purpose setting the context for the type of development which would be acceptable in the particular zone.

The purpose of zoning is to indicate to property owners and the public the types of development, which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and ensure that land suitable for development is used to the best advantage of the community as a whole.

The Land Use Zoning Maps show the Land Use Zoning Objectives for each of the settlements. The Land Use Zoning Maps should be read in conjunction with the Land Use Zoning Objectives and the Land Use Zoning Matrix set out below.

There are a wide range of land uses identified under each of the Land Use Zoning Objectives. Proposals for development will need to demonstrate compliance with the various written provisions of the Plan, as relevant, including those relating to environmental protection and management. Environmental considerations, such as those related to elevated levels of flood risk or designed European sites, or other ecological designations or issues, may limit the types of uses that may be possible at certain sites. Prospective applicants are encouraged to engage with the Planning Authority at the earliest opportunity to seek guidance as to the appropriateness of emerging proposals.

12.2 Zoning Principles

In accordance with the overall strategy, the zoning strategy of this Draft Plan is based on the following principles:

- Sufficient lands is zoned at appropriate locations throughout the county, to facilitate the growth envisaged in accordance with the population growth targets as set out in the Core Strategy and the Regional Spatial and Economic Strategy for the Southern Region;
- Encourage compact growth and sustainable development through the consolidation and intensification of the built environment and the redevelopment of brownfield and infill sites within established settlements in accordance with the objectives of the National Planning Framework (NPF);
- Ensure new residential development is provided in tandem with services, investment in infrastructure including transport and the provision of employment, together with supporting amenities and services;
- Ensure land is zoned where it is serviced and/or serviceable within the life of this Plan based on Appendix 3 of the National Planning Framework.

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12.3 Land Use Zoning Objectives

The zoning strategy of this Draft Plan includes the following land use zoning types, objectives and purposes:

Land Use Zoning	Objective and Purpose
City Centre	<p>Objective: To protect, consolidate and facilitate the development of the City Centre commercial, retail, educational, leisure, residential, social and community uses and facilities.</p> <p>Purpose: To consolidate Limerick City Centre through densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high quality urban environment which will enhance the quality of life of residents, visitors and workers alike. The zone will strengthen retail provision in accordance with the Draft Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car based traffic and enhancing the existing urban fabric.</p>
Town/Village Centre	<p>Objective: To provide for the development and enhancement of town/village centre core uses including a mix of retail, residential, commercial, civic and other uses.</p> <p>Purpose: To consolidate the existing fabric of the core/central areas of settlements, by densification of appropriate commercial and residential developments, ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a quality urban environment. The zoning emphasises compact growth objectives and priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic.</p>
District Centre	<p>Objective: To provide for a mixture of retail, residential, commercial, civic and other uses.</p> <p>Purpose: To facilitate a district level centre consisting of a compatible mix of uses complimentary to the City Centre, having regard to the principles of compact growth, consolidation and densification. A diversity of uses for both day and evening may be considered. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p> <p>Retail proposals which would undermine the vitality and viability of Limerick City Centre will not be permitted. The sequential approach to retail development set out in the Retail Planning Guidelines for Planning Authorities, 2012 will be strictly enforced. Any development shall comply with the Draft Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick.</p>

Land Use Zoning	Objective and Purpose
Local/ Neighbourhood Centre	<p>Objective: To protect and provide local centre facilities to serve the needs of new/ existing neighbourhoods and residential areas.</p> <p>Purpose: To provide a mix of community and commercial neighbourhood facilities to primarily serve the immediate needs of the local working and residential population and complement, rather than compete with the City Centre. A mix of appropriate convenience retail, commercial, community, childcare and medical facilities, residential and recreational development of a local scale will be considered. Larger scale office and residential development will be considered in new developments where public transport is available.</p> <p>The retail scale and type will be controlled to prevent negative impacts on the retail function of Limerick City Centre at the top of the hierarchy. A materially broader range of comparison goods than currently exists shall not be allowed in order to avoid further competition with the City Centre. Any proposal for retail development shall comply with the Draft Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick.</p>
Existing Residential	<p>Objective: To provide for residential development, protect and improve existing residential amenity.</p> <p>Purpose: This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.</p>
New Residential	<p>Objective: To provide for new residential development in tandem with the provision of social and physical infrastructure.</p> <p>Purpose: This zone is intended primarily for new high quality housing development, including the provision of high-quality, professionally managed and purpose built third-level student accommodation. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p> <p>This zone may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor's surgeries and playing fields etc.</p>
Education and Community Infrastructure	<p>Objective: To protect and provide for educational, training and adult learning, community, healthcare, childcare, civic, religious and social infrastructure.</p> <p>Purpose: To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose built accommodation and other facilities.</p>

Land Use Zoning	Objective and Purpose
University	<p>Objective: To support the growth of the University of Limerick campus.</p> <p>Purpose: To support and facilitate expansion of the University and provide for purpose built student and ancillary residential accommodation and research and development buildings, which facilitate the sustainable development of community, cultural, educational and ancillary needs, for the benefit of the University population and wider area.</p>
Regeneration Area	<p>Objective: To support the social, economic and physical regeneration of Moyross, St. Mary's Park/King's Island, Ballincurra Weston and Southill.</p> <p>Purpose: To support and facilitate the physical, economic and social framework strategies for the Regeneration Areas in accordance with the Limerick Regeneration Framework Implementation Plan. All developments in the Regeneration Areas will be assessed in accordance with the principles and objectives for each area, as set out under Chapter 10: Compact Growth and Revitalisation of this Draft Plan. All proposed developments within these areas will be assessed in the context of the impact on the local area and on the City as a whole.</p>
Mixed Use	<p>Objective: To provide for a mixture of residential and compatible commercial uses.</p> <p>Purpose: To facilitate the use of land for a mix of uses, making provisions, where appropriate for 'primary' uses i.e. residential and combined with other compatible uses e.g. offices as 'secondary'. These secondary uses will be considered by the Local Authority, having regard to the particular character of the area. A diversity of uses for both day and evening is encouraged. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible). Opportunity sites set out in Chapter 10: Compact Growth and Revitalisation, include Mixed Use zoned lands located at Towleron, Parkway Valley and Thomond Park, which have been accounted for in the Core Strategy figures. In addition, the Draft Retail Strategy has identified capacity for additional retail floor space in Moyross, which could be accommodated on the Mixed Use lands at The Bays identified for employment uses only.</p> <p>Compatible uses include residential, retail, community, civic, hotel, leisure and recreation, offices, professional services, etc.</p>
High Tech/ Manufacturing	<p>Objective: To provide for office, research and development, high technology, manufacturing and processing type employment in a high quality built and landscaped campus style environment.</p> <p>Purpose: To facilitate opportunities for high technology, advanced manufacturing including pharmaceutical and food production, major office and research and development based employment, within high quality, highly accessible, campus style settings. The zoning is for high value added businesses and corporate facilities that have extensive/specific land requirements, such as those located at Raheen Business Park and the National Technology Park. These businesses are generally not accessible to members of the public. Retail warehousing will not be acceptable in this zone.</p> <p>The uses in this zone are likely to generate a considerable amount of traffic by both employees and service vehicles. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist and public transport links. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p>

Land Use Zoning	Objective and Purpose
Enterprise and Employment	<p>Objective: To provide for and improve general enterprise, employment, business and commercial activities.</p> <p>Purpose: To provide for enterprise, employment and general business activities and acknowledge existing/permitted retailing uses. To accommodate compatible industry and employment activities that are incapable of being situated in the City Centre, in a high quality physical environment. Marine related industry shall be allowed on Enterprise and Employment zoned lands on the Dock Road.</p> <p>New enterprise and employment developments shall be provided in high quality landscaped park style environments, incorporating a range of amenities. These zones may accommodate light industry, low input and emission manufacturing, logistics and warehousing, campus style offices and commercial services with high space and parking requirements. The form and scale of development on these sites shall be appropriate to their location, having regard to surrounding uses and scale. A proliferation of retail uses will not be permitted.</p> <p>The uses in this zone are likely to generate a considerable amount of traffic by both employees and service vehicles. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist and public transport links. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p>
Industry	<p>Objective: To provide for specialised and heavy industrial development and associated employment creation.</p> <p>Purpose: To provide employment locations specifically for heavy and specialised industry associated with environmental emissions including noise, dust and odour (e.g. waste processing, aggregate processing etc.) and with intensive or hazardous processing (e.g. Seveso) which may give rise to land use conflict if located within other land use zones. Marine related industry shall be allowed on Industry zoned lands on the Dock Road.</p>
Retail Warehousing	<p>Objective: To provide for retail warehouse development.</p> <p>Purpose: To facilitate the sale of bulky household goods such as carpets, furniture, electrical goods and bulky DIY items catering mainly for car based customers, in high quality and accessible locations subject to the requirements of the Retail Planning Guidelines and the Draft Retail Strategy for Limerick Shannon Metropolitan Area and County Limerick.</p>
Open Space and Recreation	<p>Objective: To protect, provide for and improve open space, active and passive recreational amenities.</p> <p>Purpose: To provide for active and passive recreational resources including parks, sports and leisure facilities and amenities including greenways and blueways. The Council will not normally permit development that would result in a loss of open space.</p>
Sports Arena	<p>Objective: To protect, provide for and improve sports arenas and stadiums and associated ancillary facilities.</p> <p>Purpose: To provide for recreation, leisure and tourism facilities and associated ancillary amenities at a regional and national scale.</p>

Land Use Zoning	Objective and Purpose
Semi Natural Open Space	<p>Objective: To protect Natura 2000 designated sites, candidate/proposed sites and flood plains in a semi natural open state.</p> <p>Purpose: This zoning recognises the importance and need for protection of these areas for wildlife, habitat, flora and fauna and floodwater storage. Within these areas development will be prohibited in order to maintain the integrity of the sites.</p>
Groody Valley Wedge	<p>Objective: To preserve and protect the Groody Valley from development.</p> <p>Purpose: To maintain the area's importance in preventing the encroachment of the built up area of Limerick City and to retain its important role as a wildlife corridor and a flood management zone.</p>
Special Control Area	<p>Objective: To protect the heritage significance of the specified sites.</p> <p>Purpose: This zoning recognises the heritage importance of the area. The Special Control Area designation will facilitate the preservation in situ of the identified archaeological, including any subterranean, remains. Within this area, new development will be prohibited in order to maintain the archaeological heritage of the area.</p>
Utilities	<p>Objective: To provide for the infrastructural needs of transport and other utility providers.</p> <p>Purpose: Park and Ride facilities and commercial development associated with the provision of public transport services are considered appropriate in this zone. This zoning also provides for and preserves land for the provision of services such as electricity and gas networks, telecommunications, the treatment of water and wastewater etc.</p>
Agriculture	<p>Objective: To protect and improve rural amenity and provide for the development of agricultural uses.</p> <p>Purpose: Protect rural amenity and agricultural lands from urban sprawl and ribbon development and provide a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or rural related business activities which have a demonstrated need for a rural based location and which would not interfere with rural amenity are open for consideration. Compliance is required with the criteria for Small Scale Home Based Businesses.</p> <p>One off dwellings will only be considered on agriculturally zoned land outside of Flood Zones A, B and C for the permanent habitation of farmers and the sons and/or daughters of farmers only and subject to the terms and conditions of the rural housing policy as set out in this Draft Plan.</p> <p>Dwellings are categorized as 'highly vulnerable development' in the Section 28 Planning System and Flood Risk Management Guidelines for Planning Authorities (2010) and will not be permitted in flood zones.</p>

12.4 Land Use Zoning Matrix

The approach of Limerick City and County Council to various types of developments is determined by the Zoning Objective in conjunction with the Land Use Zoning Matrix, which should be read in tandem with the Zoning Map.

The Land Use Zoning Matrix outlines the types of developments, which are:

Generally Permitted = /

A generally permitted use is one which the Council accepts in principle in the relevant zone, subject to compliance with all relevant planning criteria, including applicable policies, objectives, development management standards and Section 28 Guidance.

Open for Consideration = O

A use open for consideration is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with existing uses or the proper planning and sustainable development of the area.

Generally Not Permitted = X

A generally not permitted use is one that would be incompatible with the zoning policies or objectives for the area, would conflict with the permitted/existing uses and would be contrary to the proper planning and sustainable development of the area.

Non-Conforming Uses are uses which do not conform to the zoning objective for the area in which they are located. Where legally established, extensions or improvements to these uses shall be considered on their merits on a case by case basis, where they do not adversely affect the amenities of properties in the vicinity and are not prejudicial to proper planning and sustainable development.

Transitional Zoning Areas should be considered in the design of developments in order to avoid abrupt transitions in scale, density and use in the boundary areas of adjoining land use zones. In particular, developments which would be detrimental to the amenities of residential properties should be avoided in order to protect the amenities of such properties.

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Land Use Zone	City Centre	Town Centre	District Centre	Local/Neighbourhood Centre	Existing Residential	New Residential	Educ & Community Infra.	University	Mixed Use	High Tech	Enterprise & Employment	Industry	Retail Warehousing	Sports Arena	Open Space	Semi Natural OS /Groody Valley /Space	Special Control Areas	Utilities	Agriculture
Type of Use																			
Abattoir	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X	O
Advertising and Advertising Structures	/	/	/	/	X	X	O ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	X	X	O	X
Aerodrome/ Airfield	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	O
Agricultural Buildings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	/
Agricultural Supplies/ Machinery Sales	X	/	X	X ²	X	X	X	X	X	X	/	X	/	X	X	X	X	X	X
Allotments	X	X	X	X	/	/	/	X	O	X	X	X	X	X	O	O	X	X	O
Amusement Arcade/Casino	/	/	O	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Bank/Credit Union	/	/	/	/	X	X	/	O ¹	O	X	X	X	X	X	X	X	X	X	X
Bed & Breakfast/ Guesthouse	/	/	/	/	/	/	X	X	/	X	X	X	X	X	X	X	X	X	/ ³
Betting Office	/	/	/	/	X	X	X	X	O	X	X	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	X	X	X	X	X	X	/	X	X	X	X	X	X	X	/ ¹
Bring Banks/ Bring Centers	/	/	/	/	/	/	/	/	/	O	O	O	O	X	X	X	X	/	X
Builders Providers/Yard	X	X	X	X	X	X	X	X	O	X	/	/	O	X	X	X	X	X	X
Burial Grounds	X	X	X	X	X	X	O	X	X	X	X	X	X	X	O	X	X	X	/
Campsite/ Caravan Park - Holiday Use	X	X	X	X	X ⁴	X ⁴	X	X	X	X	X	X	X	X	X	X	X	X	X
Car Park	/	/	/	/	X	X	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	/ ¹	X	X	/	X
Childcare Facilities	/	/	/	/	/	/	/	O ¹	/	O	O	X	O	X	X	X	X	X	X
Civic Recycling/ Waste Facility	X	X	X	X	X	X	X	X	X	X	/	/	X	X	X	X	X	/	X

Land Use Zone	City Centre	Town Centre	District Centre	Local/Neighbourhood Centre	Existing Residential	New Residential	Educ & Community Infra.	University	Mixed Use	High Tech	Enterprise & Employment	Industry	Retail Warehousing	Sports Arena	Open Space	Semi Natural OS /Groody Valley /Space	Special Control Areas	Utilities	Agriculture
Type of Use																			
Community/ Cultural/Tourism Facility	/	/	/	/	/	/	/	O	/	X	X	X	X	/	/	X	X	X	X
Conference Centre	/	/	O	O	X	X	O ¹	O	/	O	O	X	X	O	X	X	X	X	X
Dancehall/ Nightclub	/	/	O	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Education/ Training Facility	/	/	/	/	/	/	/	/	O	O	/	X	X	O	X	X	X	X	X
Enterprise Centre	/	/	/	X	X	X	O ¹	O	O	/	/	O	X	X	X	X	X	X	X
Extractive Industry/Quarry	X	X	X	X	X	X	X	X	X	X	X	/	X	X	X	X	X	X	O
Fast Food Outlet/Take- Away	/	/	/	/	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X
Food and Drink Processing/ Manufacturing	X	X	X	X	X	X	X	X	X	/	/	O	X	X	X	X	X	X	/ ¹
Fuel Depot/ Storage	O	O	O	O	X	X	X	X	O	X	/	/	O	X	X	X	X	X	X
Funeral Home	/	/	/	/	O	O	X	X	O	X	/	X	X	X	X	X	X	X	X
Garden Centre	/	/	/	/	X	X	X	X	X	X	/	X	/	X	X	X	X	X	O ¹
General Public Administration	/	/	O	O	X	X	O	X	O	O	O	O	X	X	X	X	X	X	X
Hair and Beauty Salons	/	/	/	/	X	X	X	X	O	X	X	X	X	X	X	X	X	X	X
Halting Site	X	X	X	X	O	O	X	X	O	X	X	X	X	X	X	X	X	O	X
Health Centre	/	/	/	/	/	/	/	O	/	X	O	X	X	X	X	X	X	X	X
Health Practitioner	/	/	/	/	/	/	/	O	/	X	O	X	X	X	X	X	X	X	X
High Technology Manufacturing	X	X	X	X	X	X	X	X	X	/	O	O	X	X	X	X	X	X	X
Hospital	/	/	X	X	X	X	/	X	O	O	O	X	O	X	X	X	X	X	X

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Type of Use																			
Retail Comparison >/1,800m ² nfa	/	/	O	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Retail Convenience </1,800m ² nfa	/	/	O	O	X	X	X	X	O	X	X	X	X	X	X	X	X	X	X
Retail Comparison </1,800m ² nfa	/	/	O	X	X	X	X	X	O	X	X	X	X	X	X	X	X	X	X
Retail - <150m ² nfa	/	/	/	/	X	X	X	/ ¹	/	X	X	X	X	X	X	X	X	X	X
Retail - Warehouse	X	X	X	X	X	X	X	X	X	X	O	X	/	X	X	X	X	X	X
Scrap Yard	X	X	X	X	X	X	X	X	X	X	O	/	X	X	X	X	X	X	X
Sports Facility	O	O	O	O	/	/	/	O ¹	/	O	O	O	X	/	/	X	X	X	X
Telecom-munications Structures	/	/	/	/	X	X	/	/	/	/	/	/	/	O	O	X	X	/	/
Vehicle Sales Outlet	X	X	X	X ¹⁰	X	X	X	X	O	X	/	X	/	X	X	X	X	X	X
Vehicle Servicing/ Maintenance/ Repairs	X	X	X	X ¹⁰	X	X	X	X	X	X	/	O	X	X	X	X	X	X	X
Veterinary Clinic	/	/	/	/	X	X	X	X	/	X	O	X	X	X	X	X	X	X	/ ¹¹
Warehousing	X	X	X	X	X	X	X	X	/	X	/	O	O	X	X	X	X	X	X
Waste Disposal and Recover Facility	X	X	X	X	X	X	X	X	X	X	/	/	X	X	X	X	X	/	X
Wholesale - Cash and Carry	X	X	X	X	X	X	X	X	X	X	/	O	/	X	X	X	X	X	X

1. Ancillary to the primary use only
2. Except for Local/Neighbourhood Centers in Tier 4 Settlements
3. Where the use is ancillary to the use of the dwelling as a main residence
4. Not permitted with the exception of Residential zoned lands in Kilfinane
5. Not permitted except for Enterprise & Employment zoned lands in the Settlements outside of Limerick City & Environs
6. Petrol station shops shall not exceed 100m² (net) as per the Retail Planning Guidelines
7. Rural related research and development only
8. Purpose built student/ ancillary accommodation only
9. Subject to compliance with the Rural Housing Policy
10. Except in settlements
11. Only where the need to locate in a rural environment has been demonstrated because of the nature of the clinic required

* Definitions:

Comparison:

Goods including Comparison Goods:

- clothing and footwear; - furniture, furnishings and household equipment (excluding non-durable household goods); - medical and pharmaceutical products, therapeutic appliances and equipment; - educational and recreation equipment and accessories; - books, newspapers and magazines; - goods for personal care; - goods not elsewhere classified; - bulky goods.

Convenience:

Goods including -food;- alcoholic and non-alcoholic beverages;- tobacco;- non-durable household goods.

Professional Services:

Including for example accountants, architects, solicitors etc.

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