

This section sets out the details regarding land use zoning and should be read in conjunction with the land use Zoning maps 1A and 1B.

**To provide for Employment Mixed Use Zone.****Colour Code: Brown.**

*Industrial/ light industrial/ offices ancillary to industrial/ warehousing/wholesale warehousing/ storage & distribution/ car showrooms/ motor sales outlets/ car parks/ heavy vehicle parks/ petrol filling stations & services stations/ recycling facilities/ service industries [as defined under the Industrial Development (Service Industries) Order 1998; to include but not exclusively, software development; data processing and electronic commerce; technical and consulting services; commercial laboratory services; administrative centres; co-ordination and headquarter services; research and development services; media, multimedia and recording services; entertainment and leisure services; training services; publishing services; international financial services; healthcare services; construction related services; environmental services; and logistics management services].*

*Offices, which are normally found in town centre areas, such as professional services and practices that would normally be visited for business purposes by people living in the local community will not be permitted.*

**To provide for Employment, Retail and Recreational Mixed Use.****Colour Code: Orange.**

Industrial/light industrial/storage and distribution/recreation/leisure and amenity/non-food retail warehousing of bulky household and D.I.Y goods of which not more than 10 percent of gross floor area may be used for ancillary non bulky goods retailing.

**To provide for Education, Recreation, Enterprise and Innovation.****Colour Code: Mustard.**

Education and Institutional uses, research and development/ enterprises/offices ancillary to / start up units/ leisure/ recreation and amenity.

**To provide for Leisure, Recreational and Amenity Uses.****Colour Code: Dark Pink.**

Hotel, motel, guesthouses, leisure facilities, public houses, local shop/facilities and residential dwelling units/houses/apartments.

**To provide for General Business Uses.****Colour Code: Light Blue.**

Offices/professional and financial services, technology park, hotels, motels, guest houses, public houses, restaurants, light industry, recreational buildings, car parks, open spaces and dwellinghouses (including flats or apartments).

**To provide for Port and Related Uses.**

***Colour Code: Rust.***

Activities and uses directly related to the Port and associated ancillary industrial and commercial uses.

**To Protect and Enhance the Vitality & Viability of the Town Centre.**

***Colour Code: Purple.***

Shops, offices, residential, hotels, motels, guesthouses, pubs, restaurants, discotheques, night clubs, dance halls, public, cultural, recreational and religious workshop buildings, light industry, taxi bases, take away restaurants, petrol filling stations, restaurants, repair garages, car showrooms and ancillary uses subject to compliance with plan policy.

**To Protect, Provide and Improve Community, Education, Sport and Recreation Facilities.**

***Colour Code: Grey.***

Education Institutions and uses ancillary to, and associated with, the use of land as such including playing fields, car parks, research and development facilities and developments involving employment generating linkages with educational institutions, Hospitals, Community Halls and Buildings of worship, health and buildings related to community welfare, cemeteries, recycling facilities, public landfill sites, public installations for the treatment of water to the Town as well as public installations for the treatment and disposal of sewage.

**To Protect, Provide and Improve Residential Amenities.**

***Colour Code: Yellow.***

Houses, apartments, flats, community and public service facilities, including schools, places of worship, halls, community and health centres, open space, playgrounds, crèche facilities, car parks and private garages and to allow for improved local/neighbourhood centres in the areas identified for such uses, local and neighbourhood centres should be small scale local facilities to cater for daily needs of local community and can include one or more of the following uses; local shops – from corner shop/newsagents to a small-scale local supermarket, Grocery/Butchers, Post Office/Bank, Public house/restaurant, Pharmacy, Health centre/GP Facilities/ Dentist, Professional Services – Solicitors/estate agents, Childcare Facilities, Educational Facilities – Primary/Secondary Schools, Community Hall/Training Centre, Office space for professional services etc., Recreational/Open space areas.

These local centres can provide a mix of uses to serve everyday needs such as a shop/public house or post office and possibly surgery. The size and

diversity of uses will depend on the area in question, its proximity to other centres and the size of the local population and the demand for such services.

**Premature for Residential.**

**Colour Code: Hatched Yellow.**

This zoning also includes substantial areas, which are premature for residential development pending the satisfactory provision of a public mains drainage scheme.

**Small scale Economic Activity**

This category would also enable the use by the owner or occupier of his/her primary residence for a small scale economic activity where the proposed use would not result in the residential element of the dwelling being reduced to such an extent that it could no longer reasonably be used as the primary residential accommodation of the owner and occupier of the dwelling and where such development would not detract from the residential amenities of the area.

In exceptional circumstances, a general convenience shop not exceeding 100 sq.m. gross floor area in areas where the Planning Authority considers there to be a definite lack of such a facility in the area, and such provision would not undermine the local centre or neighbourhood facilities or have a negative impact on the commercial core of the Town.

**To Protect, Provide and Encourage the use of the Strategic Recreational Areas.**

**Colour Code: Green..**

- a) *Active open space/recreation uses* – these include children’s play areas, playing pitches, running tracks, tennis courts, cycling tracks, rowing and boating facilities and other major sports facilities.
- b) *Passive open space/recreation uses* – these include parkland, ecological corridors, nature reserves, civic spaces, coastal walk, and pedestrian walkways and other associated uses related to passive open space.
- c) *Agricultural uses* – agriculture and uses related to agriculture.

**To Preserve Agricultural Land.**

**Colour Code: Dark Green.**

To protect and provide for agriculture and uses related to agriculture such as open space and playing fields, dwellings only in exceptional circumstances.

**To Protect and Provide for Amenity Open Space and Recreation.**

**Colour Code: Light Green.**

The locations of the areas zoned for open space, amenity, recreation and heritage are shown on the Land-Use Zoning Plan Map 1. The hierarchy of open space, amenity and recreation is specified in Map 2.

The uses, which will normally be permitted within the zones, are as follows:

- a) Passive recreation – as outlined in section 9.2.1
- b) Active recreation – as outlined in section 9.2.1
- c) Associated Buildings and Car park Facilities.

**To Preserve Strategic Land Reserve.**

***Colour Code: Dark Pink.***

To preserve the openness of land for future development requirements while allowing for agricultural/amenity and recreational uses which would maintain the openness of the land and would not prejudice the future development of the area.

In exceptional circumstances, there is a possibility to permit a use or development which would in the opinion of the local planning authority be considered of strategic importance to the development of Dundalk as a regional gateway, and that would this development would be in the interests of the proper planning and sustainable development of the wider area.

Uses, which are considered of strategic importance to achieving the vision for the future development of Dundalk would include; educational/institutional uses/leisure of a regional scale; a factory outlet centre and a major employment use. When considering if a use would accord with the exceptional circumstances for permitting development within a strategic land reserve, the use should, in the opinion of the local authority;

- *be of strategic importance to achieving the vision for Dundalk.*
- *should be for one of the uses identified above.*
- *should accord with the strategic objectives and the other plan policies.*
- *be of a scale, nature and design befitting of a strategic use which would accord with the aims of achieving the proper planning and sustainable development of the area.*