



## **1.0 Land Use Zoning**

### **1.1 Introduction**

This Draft County Development Plan 2022-2028 governs the overall land-use objectives for County Kerry and establishes a policy framework within which the more detailed town/settlement plans contained in Volume 2 of this Plan and the Municipal District Local Area Plans.

### **1.2 Strategic Aims**

In accordance with the overall vision, goals and Core Strategy of the Development Plan, the following outlines the strategic aims within which the settlement plans and local area plans will be prepared:

- To ensure that adequate land is zoned to meet the needs of the population of the County, in compliance with the Core Strategy and populations targets;
- To ensure that sufficient land is zoned and serviced to provide for sustainable development and settlement growth throughout the County, in order to achieve the specified population targets of the Plan;
- To ensure that the land-use considerations in the settlement plans and local area plans are set within the policy framework of the County Development Plan;
- To ensure that social and physical infrastructure is developed in line with the growth of settlements in the County;
- To ensure that proposed developments are, where appropriate, directed to suitably zoned lands within designated settlement areas as provided for in the Plan.

### **1.3 Land-Use Zoning**

Within the functional area of County Kerry, lands are zoned for particular purposes within the settlement plans contained in this Development Plan and in the local areas plans. In accordance with the overall strategy of this Plan, the County's zoning strategy is based on three important principles:

- Sufficient lands should be provided at appropriate locations throughout the County, in accordance with the population targets as set out in the Core Strategy, to facilitate the envisaged land-use requirements during the lifetime of this Plan;
- Sustainable development and the use/redevelopment of brown field sites within established settlements should be encouraged;
- Land-use zoning objectives should assist individuals in accessing the most appropriate location for new development.

Not all needs can be anticipated and therefore some flexibility is required, having regard to all other principles, policies and objectives.

#### **1.3.1 Land Use Zoning /Myplan Classification**

The three Town Plans and all the Local Area Plans use the Myplan.ie General Zone Types (GZTs) classification scheme. Myplan is an initiative of the Department of Housing, Planning and Local Government on behalf of all of the planning authorities across the country and can be accessed on the following website: <http://www.myplan.ie/>. The aim of Myplan is to create a one stop shop for information about plans that will assist with coordination between local authorities and more generally with the delivery of public services. Myplan incorporates many different sets of spatial information including the land use zonings of all the development plans and local area plans of all planning authorities in Ireland.

Myplan sets out eight general zone types from primary sector to community services/facilities. Each zone type has a number of subcategories, for example education, health and community



facilities are all subcategories of the general zone of community services/facilities. Each subcategory is coded. For example, under the general zone type of (R) residential, R1 indicates new/proposed residential while R2 denotes existing residential, while R4 indicates strategic residential reserve. The following constitute the general zone type categories:

1. Primary Sector
2. Commerce/Industry/Enterprise/Economic Development
3. Community Services/Facilities
4. Networks and Basic Infrastructure/Utilities
5. Residential
6. Green/Recreation/Conservation
7. Mixed Use
8. Other

The general zone type categories are further divided into subcategories. Not all Myplan subcategories are utilised within the current plans.

#### Primary Sector (P1-P6)

This category relates to uses that mainly deal with the exploiting of natural resources such as agriculture, forestry and quarrying.

Generally residential development is not permitted on agricultural zoned land however consideration will be given, in the case of an application, for the construction of a dwelling house for the landowner or the son or daughter of the landowner or the favoured niece or nephew of the landowner to be used as their full-time permanent residence.

*Agriculture (P1), Forestry (P2), Aquaculture and Fishing (P3), Quarrying/mining (P4), Mixed/general primary sector uses, including rural (P5), Other primary sector (P6).*

#### Commerce/Industry/Enterprise/Economic Development (C1-C7)

This category has seven sub-categories that include retail warehouse, industrial enterprise employment, office business/technology park, warehouse and tourism and related industries amongst other sub-categories. These areas are intended primarily for all employment related uses but may also include a range of other uses such as industrial, business and enterprise.

*Commercial, retail (C1.1), Retail warehouse (C1.2), Industrial, enterprise, employment (C2.1), General industry (C2.2), Office, business/technology park and related (C3), Warehouse (C4), Tourism and related (C5), Mixed/general commercial /industrial/ enterprise (C6), Other commercial/industrial/enterprise/economic development (C7).*

#### Community Services/Facilities (S1-S6)

This broad GZT category is intended to cater for the range of social or community services or facilities such as education and health which are provided mainly but not exclusively by the public sector. Where appropriate the provision of ancillary accommodation and facilities will be accommodated.

*Education (S1), Health and related (S2), Community facilities (S3), General public administration (S4), Mixed/general services/community facilities (S5), Other community services/facilities (S6).*



### Networks and Basic Infrastructure/Utilities (N1-N6)

Lands zoned for utilities and infrastructure uses are largely for operational requirements such as drainage, sanitation, emergency services, electricity, gas, telecommunications, and traffic management and maintenance purposes. New roads, walkways and cycleways are also included on zoning maps under this heading.

*Transport (N1), Water/wastewater (N2), Gas and electricity(N3), Telecommunications (N4), Solid waste (N5), Other networks and basic infrastructure/utilities (N6).*

### Residential (R1-R4)

Residential Areas are intended primarily for housing development but may also include a range of other ancillary uses for residential, particularly those that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship to the immediate community, such as crèches, some schools and nursing homes. A limited range of other uses that support the overall residential function of the area may also be considered. This category also provides for strategic residential reserve which identifies areas which are intended for residential development at some future date.

*New/proposed residential (R1), Existing residential (R2), Residential, mixed residential and other uses (R3), Strategic residential reserve (R4)*

### Green/Recreation/Conservation (G1-G5)

This section details the general land use categories and objectives for open space, sports and amenity. Within this broad spectrum there are different requirements for each type of open space depending on their accessibility and level of usage by the public.

In some instances, these open spaces are located within or adjacent to environmental designations and sites of local biodiversity significance. Therefore, it is important to ensure the protection of the integrity of biodiversity and to recognise the importance of wildlife corridors and sites of nature conservation importance.

*Open space, park (G1), Walkway, cycleway, bridal paths (G2), The conservation, amenity or buffer space, corridor/belt, landscape protection (G3), Active open space (G4), Mixed/general 'green' recreation and conservation and other (G5).*

### Mixed Use (Town Centres/Core Retail Area) (M1-M5)

Mixed use areas are generally intended to cater for zones which are specifically mixed use in nature and provide for a wide range of uses.

The primary/core retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each town centre. It is policy to primarily provide for mixed uses and any other uses appropriate to the town centre in areas zoned mixed use. Proposed developments should improve the vitality and viability of the town centre and shall meet the needs of the town. Residential development will also be encouraged particularly in mixed use developments.

*Mixed use, general development, opportunity/proposal site (M1), Town/Village centre or central area (M2), District, neighbourhood centre (M3), Built up area (M4), Other mixed uses (M5).*



### Other (O1-O2)

This is the final catchall category which is only used if a zone does not fit comfortably into any of the other categories, sub-categories or sub-sub categories. This category includes Strategic Reserve, white land (O1).

*Strategic Reserve, white land (O1) & General (O2).*

### **1.3.2 Development in Existing Residential/Built Up Areas (R2/M2/M4)**

In this plan significant areas of lands within the town and village boundaries have already been developed in the Municipal District's settlements. These are known as built up areas and constitute the majority portion of the lands zoned on the zoning maps and are typically zoned as (R2/M2/M4) - Development in Existing Residential/Town/Village Centre/Built Up Areas.

Built up/town and village centre areas include all lands within a development boundary, it includes a mix of land uses which may have existing buildings in place, brownfield lands and undeveloped greenfield lands within the development boundary. In the local area plan, such areas are shown as existing residential (R2) or town/village centre area (M2) or built up area (M4). This approach is consistent with the Myplan classification system and allows a more positive and flexible response to proposals for the re-use/re-development of underused, derelict land or buildings particularly in the older parts of the main towns.

Within predominantly built up areas, development proposals normally involve infill development, redevelopment or refurbishment or changes of use. It is important to recognise that this is part of the cycle of development or redevelopment in settlements that contributes to the character of towns. In many ways, this is more sustainable than continually encouraging growth to concentrate only towards undeveloped areas. Indeed, a mix of harmonious uses is often considered a desirable and attractive characteristic.

It is therefore the policy of the Planning Authority to protect and improve existing/developed/residential areas and to provide facilities and amenities incidental to those areas. There is a range of additional uses open to consideration within these areas where it can be demonstrated that there is a need for such facilities and that it will not affect the predominant use of the area.

Within existing built up areas there will inevitably be some areas of land that are either undeveloped or have some potential to be considered for development. The inclusion of this land within an existing built up area does not imply any presumption in favour of development or redevelopment, unless this would enhance the character and amenity of the area.

#### **1.3.2.1 Built Up Areas (M4)**

While many areas are zoned M4 Built Up and many uses are "open to consideration" the council shall have regard to the established uses within the area.

It is the policy of the Local Authority to facilitate development that supports in general the primary land use of the surrounding existing built up area. Development that does not support or threatens the vitality or integrity of the primary use of these existing built up areas shall not be permitted.

Within the development boundaries of the towns and villages, in areas that are not subject to specific zoning objectives, proposals for development will be considered in relation to the following:



- The objectives of this and any other statutory plan;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings, including flood risk assessment and the potential for impact on sites of nature conservation importance.

### **1.3.3 Development and Land Uses in New Areas (Greenfield)**

The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of the settlements by encouraging related developments to form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be livelier and more sustainable reflecting the character of many of the existing areas within the county.

### **1.3.4 Lands Zoned outside Settlement Boundaries**

There are lands zoned for a range of uses outside settlement boundaries in Local Area Plans, mainly in the environs of the larger towns. The development of these lands will be subject to the provisions of the relevant (Municipal District/Electoral Area) Local Area Plan in addition to the objectives and development standards of this plan.

In addition, lands known as the Tarbert-Ballylongford Land Bank are zoned for industry. Proposals for marine related industry, general industrial development, and particularly those industries creating a synergism with existing uses and contributing to the development of a strategic energy hub at this location will also be encouraged.

### **1.3.5 Transitional Zonal Areas**

While the zoning objectives and control standards indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these areas it is necessary to avoid developments that would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of the residential properties.

### **1.3.6 Non-Conforming Uses**

Many uses exist in locations where they do not conform to designated use zoning objectives set out for that area and are normally long-term established uses that have developed over time. When extension to, or improvements of premises accommodating these uses are proposed, each shall be considered on its merits and permission may be granted where it can be shown that the proposal does not adversely affect amenities in the vicinity and is compatible with the proper planning and sustainable development of the area.

### **1.3.7 Uses not listed in the Indicative Zoning Matrix**

Proposed land-uses which are not listed in the indicative land-use zoning matrix will be considered on a case-by-case basis having regard to the proper planning and sustainable development of the area and compliance with the relevant policies and objectives, standards and requirements as set out in this Plan, guidelines issued in accordance with Section 28 of the Planning and Development Act, 2000 (as amended) and guidance issued by other government bodies/ sections.



Zoning/Code	Res	CSF	NU	MU					CIEE						GRC	P	Oth
	R	S	N	M1	M2	M3	M4	M5	C1	C2	C3	C4	C5	C6	G1-G5	P1	O1/O2
Shop (Class1)	O	O	N	P	P	P	O	N	P	N	N	N	N	N	O	O	O
Financial/Professional Services (Class 2)	O	O	N	P	P	P	O	N	N	N	P	N	N	N	N	O	O
Office (Class 3)	O	O	N	P	P	P	O	O	N	N	P	N	N	P	N	O	O
Light Industry with Showroom (Class 4)	N	N	N	N	N	N	O	N	N	P	N	N	N	O	N	N	O
Wholesale Warehouse (Class 5)	N	N	N	O	N	N	O	N	O	N	N	P	N	O	N	O	O
Club/Guest House/Hostel (Class 6) & Hotel	O	O	N	O	P	P	O	O	N	N	N	N	P	P	O	N	O
Religious Activities (Class 7)	O	P	N	O	P	P	O	N	N	N	N	N	N	N	N	N	O
Medical Services/day Centre/Crèche (Class 8)	O	P	N	P	P	P	O	N	N	N	N	N	N	O	N	N	O
Residential/Medical Care & Training (Class 9)	P	P	N	O	O	P	O	O	N	N	N	N	N	N	N	N	O
Gallery/Museum/Community Hall (Class 10)	O	P	N	P	O	P	O	O	N	N	N	N	N	O	N	N	O
Cinema/Theatre/Recreational Hall (Class 11)	O	O	N	P	O	P	O	N	N	N	N	N	O	O	O	N	O
Bookmakers/Amusement Arcade	N	N	N	O	O	O	O	N	N	N	N	N	N	N	N	N	n
Café/Restaurant	O	O	N	O	P	P	O	N	O	N	N	N	N	O	N	N	N
Call Centre/Telesales/Data-centre/Web-hosting	N	N	N	O	N	N	O	O	N	O	P	N	N	O	N	N	O
Camping/glamping etc.	O	O	O	N	O	N	O	N	N	N	N	N	P	N	O	O	O
Carparking (Surface/Multi-storey)	O	O	O	P	P	P	P	N	O	O	O	O	O	O	O	N	O
Fast Food/Take-Away	O	N	N	O	P	P	O	N	N	N	N	N	N	O	N	N	N
Funeral Home	N	O	N	O	O	O	O	N	N	N	N	N	N	O	O	N	O
Garden Centre	N	O	N	N	N	N	O	N	N	O	N	N	N	O	N	O	O
Motor Sales Showroom	N	N	N	O	N	O	O	O	N	O	N	N	N	O	N	N	O
Night-Club	N	N	N	O	P	P	O	N	N	N	N	N	N	N	N	N	O
Petrol Filling Station	N	N	N	O	N	O	O	N	N	N	N	N	N	N	N	N	O
Public facilities & infrastructure	O	O	P	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Residential Unit	P	O	N	O	O	O	O	O	N	N	N	N	O	O	N	O	O
Vehicle Repairs Garage	N	N	N	O	N	N	O	N	N	O	N	N	N	O	N	N	O
Superstore (>2500m²)	N	N	N	O	P	N	O	N	P	N	N	N	N	N	N	N	O
Warehouse/Storage Depots/Distribution Centres	N	N	N	N	N	N	O	N	O	O	O	P	N	O	N	N	O

**Zoning/Code:**    **Res** - Residential    **CSF** - Community Services/Facilities    **NU** - Networks/Infrastructure/Utilities    **MU** - Mixed Use    **CIEE** - Commerce/Industry/Enterprise/Economic  
**GRC** - Green/Recreation/Conservation    **P** - Primary    **Oth** - Other

**N** - Not Normally Permitted    **O** - Open to Consideration    **P** - Permitted in Principle

See Classes of use Schedule 2, Part 4, Planning & Development Regulations 2001, as amended

### Zoning Matrix