

## 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.

Waterford County Council would welcome a Regional approach to shared and strategic projects such as landscape character assessment, tourism, wind energy etc.

#### **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 County 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 County 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. The erection of new dwellings outside of designated settlements shall be discouraged unless the applicant can comply fully with the genuine local housing need policies as set out in Chapter 4, County Settlement Strategy.

Development shall also be restricted on the outskirts of settlements where development land is available within the settlement boundary. Development of this nature will be opposed, as it is not consistent with the principals of sustainable development, restricts the growth of towns and villages and contributes to ribbon development.

Development in coastal and upland areas shall also be restricted save for where the development complies with the policies and objectives of Chapter 8, Environment and Heritage.

## **10.2 Access**

### **10.2.1 National Routes**

There has been considerable financial investment in National Primary and National Secondary Routes in recent years, 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 a National Primary or National Secondary Route in accordance with Government policy as outlined by the National Roads Authority.

The Council is aware of flexibility in this regard; especially with respect to persons who have a particular need to reside in an area adjoining a National Route. For this reason no new development, which would require a direct access onto a National Route shall be permitted except where the developer is the owner of a landholding of a minimum extent of 15 acres, which existed as a separate entity at the time of the adoption of the 1999 County Development Plan (12/07/99) desiring to build a residence for himself/herself or a member of his/her immediate family where there are no alternative sites available. Where, through the operation of the above restrictions, or through the availability of access onto a side road, development adjacent to the National Route is permitted, it will be required to conform to a minimum building line of 40 meters from the public road boundary fence.

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

### **10.2.2 Regional Roads**

Regional roads carry large volumes of traffic and have received considerable investment in recent years, which has improved both the carrying capacity and the traffic safety on these roads. It is important that new housing in rural areas that is located along non National Routes is located in such a manner as to avoid endangering public safety by way of a traffic hazard. New proposals for housing along Regional roads will be considered with a view to:

- Avoiding the premature obsolescence of Regional roads through creating excessive levels of individual entrances, and

- Securing recent investment in upgraded/realigned Regional roads by minimising the provision of new entrances onto realigned stretches of these roads.

In this regard, no development that would require direct access onto a Regional road shall be permitted except where:

1. The applicant has a minimum landholding of 15 acres which was purchased prior to the adoption of the 2005 County Development Plan and there are no alternative suitable sites within the landholding which have an access onto a local road.

*Or*

2. A person that the Planning Authority is satisfied is engaged in full time farming and has a landholding not greater than 15 acres but has land leased prior to the adoption of the 2005 County Development Plan, in excess of 100 acres, that is adjoining or in close proximity to his/her landholding. The applicant shall have to satisfy the Planning Authority, with relevant documentary evidence, that the land has been continuously leased since the adoption of the 2005 Waterford County Development Plan.

All normal development control standards shall apply. All applications for new one-off houses in rural areas on Regional roads must also comply with the provisions of the Rural Settlement Strategy as set out in Chapter 4.

Any new developments along these routes will preferably be located not less than 25 metres from the public road boundary fence, but in any event, shall not be less than 18 metres from the road fence. Any new developments along the Tramore/ Waterford Road must be located not less than 30 metres from the road fence. It is the policy of the Council to restrict new development along the Waterford City to Waterford Regional Airport route.

On all County roads the general setback of development from the road fence shall be 18 metres.

### **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 a National Primary and National

Secondary Route. (Exemptions for the carrying out of Road Safety Audits for development requiring for single house developments 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.

A Traffic Impact Assessment 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.

#### 10.2.4 Sightline Requirements

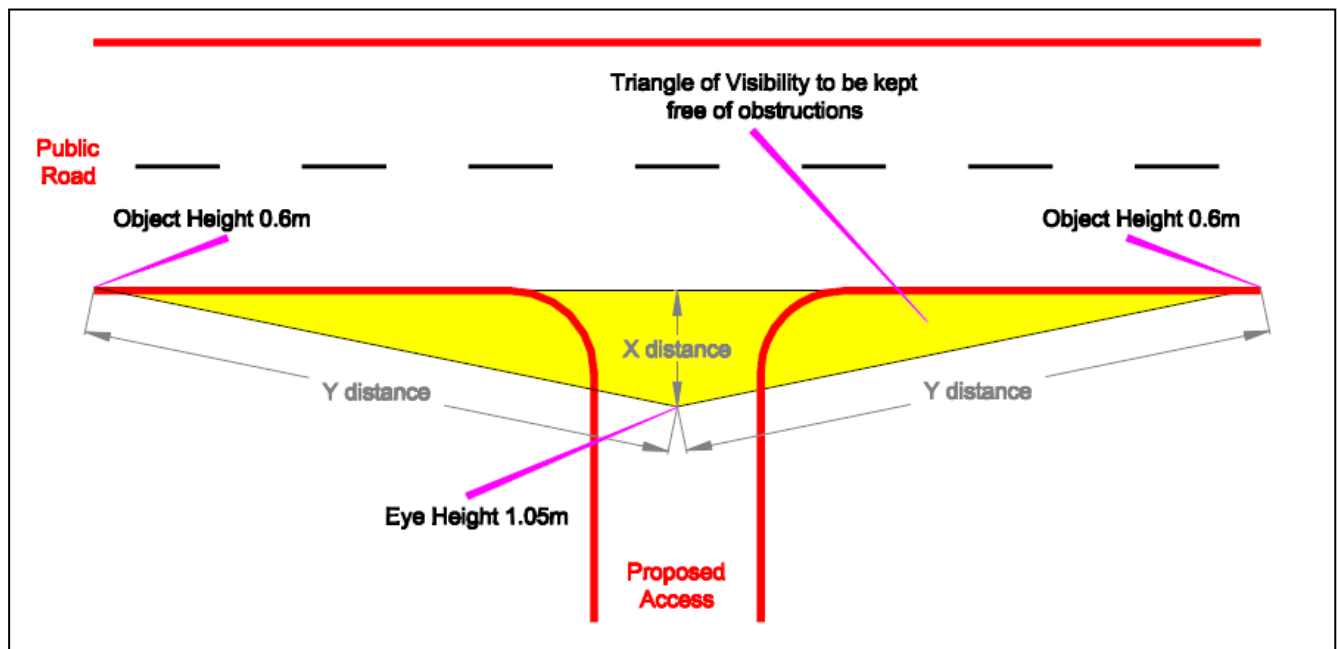


Figure 10.1 Sightline Configuration

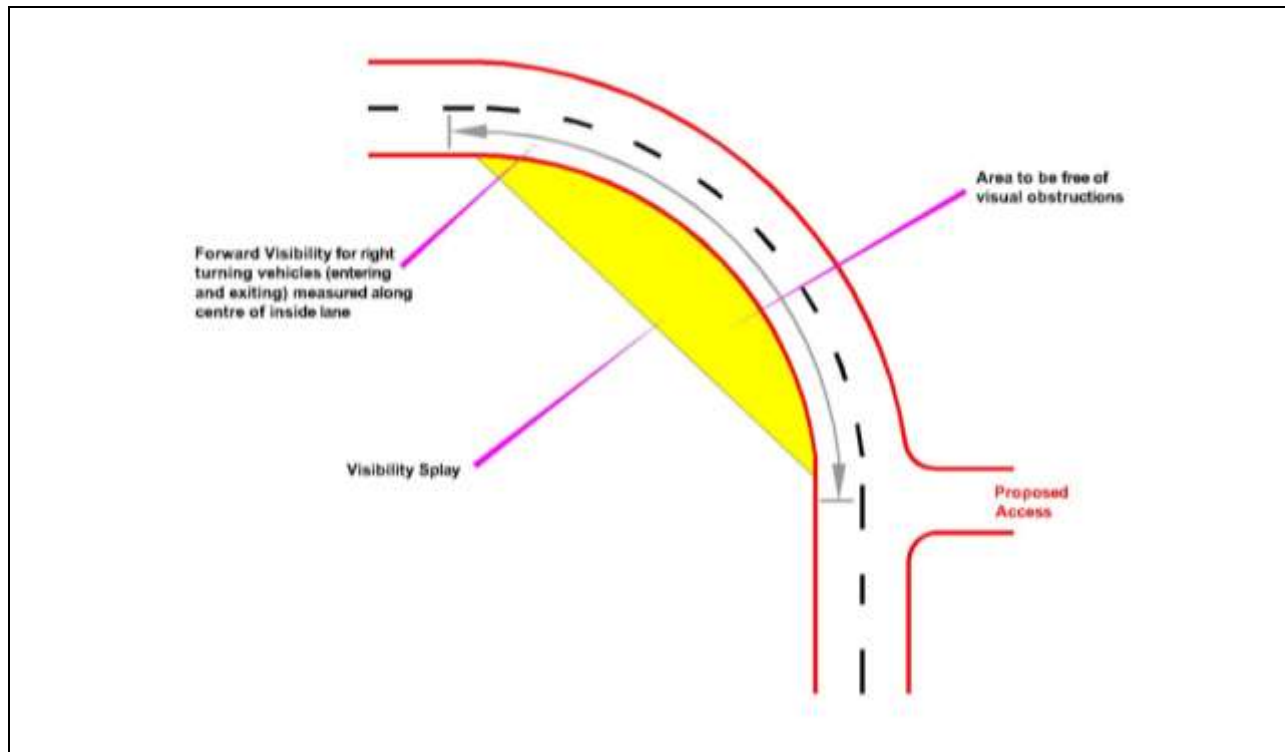


Figure 10.2 Forward Visibility Configuration

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.					

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 Waterford City boundary to County boundary at Youghal. N72 Tarrs Bridge to Cork County boundary at Coolydoody South. R675 Waterford City boundary to Tramore. R708 Waterford City boundary to junction with R.685 (Airport Road). R672 Between the junction with the R.671 at Knockraha Bridge and the Dungarvan Town boundary at Kilrush. R676 Between the junction with the N.25 at Lemybrien and the Carrick-on-Suir Town boundary at Crehann.
B	80	Regional Roads listed in Appendix A5
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 as it suburbanises what was a rural area and 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 1<sup>st</sup> to August 31<sup>st</sup>.

### 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 will require that development shall take place in the designated settlements in a manner and scale that is consistent with the size and capacity of the village to absorb new development. A range of house types/sizes and designs shall be required. There shall also be a necessity to provide serviced sites and individual large sites within the confines of designated villages as an alternative to housing estate type developments.

The Council shall require that all developers assess the implications of new developments on the existing community 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 settlement 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 degree to which the proposal will give rise to ribbon development/ suburbanisation;
- The height, scale, bulk, finishes and detailed design;
- The ability of the site to safely treat wastewater and storm water;
- The availability of adequate sightlines at vehicular entrance points; and
- Compliance with the Scenic Landscape Evaluation.

All new developments shall meet the standards laid down with respect to access, building lines, roadside boundaries, drainage and design. In addition, any applicant for development shall have regard to Chapter 4 of the Sustainable Housing Guidelines produced by the DoEHLG, April 2005. The Council will also apply an occupancy condition, as appropriate, in accordance with Appendix 1 of the above mentioned Guidelines.



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. 3: Minimum Standards for Individual Houses in Rural Areas.**

<b>Site Size</b>	The Planning Authority requires a minimum site area of 0.5 acre or 0.2ha for a single dwelling.
<b>Site Layout</b>	The design and location of the dwelling house should take into account the existing contours of the site and should nestle into the site as opposed to dominating the landscape. The location of the house should take advantage of the existing field boundaries and the house should also be orientated to take advantage of natural sun light.
<b>Ribbon Development</b>	Dwellings which give rise to ribbon development shall not be permitted. Ribbon development is defined as in excess of 3 dwellings in a row or 5 dwellings on either side of the road located on any 250m stretch of road.
<b>Minimum Building Set Back from Public Road</b>	Local County Road – 18 metres Regional Road – 25 metres National Road – 40 metres
<b>Minimum Road Frontage</b>	30 metres
<b>Boundary Treatment</b>	The existing roadside boundary should be retained save where it may be interfering with the provision of adequate sightlines, and there is no alternative site available. Where a roadside boundary has to be set back to achieve sightlines a new boundary hedge, set behind the sightlines shall be constructed. All remaining existing natural boundaries should be retained and supplemented where practical.

<b>Wastewater</b>	<p>Refer to the EPA Code of Practice on wastewater treatment for single houses.</p> <p>50&lt;T-value&lt;10 indicates that the site is unsuitable for development of any on-site domestic effluent treatment system discharging to ground.</p> <p>For new builds, the effluent treatment system (including septic tank and percolation/filtration system) should be located as shown hereunder:</p> <ul style="list-style-type: none"> <li>• minimum of 30m from a private ground water source that is up-gradient of the effluent treatment system;</li> <li>• minimum of 100m from a private ground water source that is down-gradient of the effluent treatment system; and</li> <li>• minimum of 18m from any dwelling.</li> </ul> <p>Greater separation distances may be required from sources of Public &amp; Group Water Supplies</p>
<b>Landscape</b>	<p>A detailed landscaping plan, prepared by a qualified horticulturist, shall be required at planning application stage. The location/number and type of plant species and trees should be clearly indicated on a site layout map.</p>
<b>Rural Design Guidelines</b>	<p>Refer to the Waterford Rural Housing Design Guidelines that will be prepared during the Plan period.</p>
<b>Renewable Energy</b>	<p>Renewable energy proposals should be incorporated into the design of the dwelling.</p>

**Guidelines**

Sustainable Rural Housing Guidelines, DoEHLG, April 2005

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

<b>Design and Layout</b>	<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 settlement.</p>
<b>Connectivity</b>	<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>
<b>Housing Mix</b>	<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>
<b>Density</b>	<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) 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</p>

	<p>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.</p>
<b>Maximum Site Coverage</b>	<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.e. <i>Footprint of development/ Area of site</i>).</p>
<b>Maximum Plot Ratio</b>	<p>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>).</p>
<b>Terrace Housing</b>	<p>Separate external access to the rear of each house is required.</p>
<b>Minimum Separation Distances</b>	<p>Between the gables of non-adjoining dwellings - 4 metres.</p> <p>Between directly opposing transparent windows at first floor level - 22 metres.</p>
<b>Public Open Space and Amenity</b>	<p>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> <p>A detailed Landscaping Plan, prepared by a qualified horticulturist, is required with all applications for housing development. In higher density developments dedicated vegetable</p>

	allotment spaces shall be encouraged. See Section 10.4 below for further specifications.
<b>Waste Management</b>	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.
<b>Road Layout</b>	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.
<b>Infrastructure</b>	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 County Development Plan as set out in Chapter 7 (Infrastructure). See Section 10.6 below for details of wastewater treatment options.
<b>Surface Water Disposal and Flood Risk Management</b>	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 and is also applicable to rural areas. See section 10.7 below for further details.
<b>Childcare</b>	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.  See Section 10.16 below for further details.

<b>Mobility Management Plan</b>	A Mobility Management Plan is required for all housing estate developments. See Section 10.10 below for further details.
<b>Parking</b>	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.
<b>Phasing</b>	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.
<b>Public Lighting</b>	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.
<b>Services</b>	<p>Provision shall be made for the location of all services underground.</p> <p>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.</p>

<b>Construction Waste Management Plan</b>	<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>
<b>Development Impact Assessment</b>	<p>A development Impact Assessment may be required in certain cases.</p> <p>See Section 10.9 below for further details.</p>
<b>Social and Affordable Housing Provision</b>	<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 5 Housing for further details.</p>
<b>Smarter Travel</b>	<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**

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<b>Apartment size - Minimum Overall Apartment Floor Areas</b>	One bedroom	45 sq m	
	Two bedrooms	73 sq m	
	Three bedrooms	90 sq m	
<b>i) Minimum Aggregate Floor Areas for Living/Dining/Kitchen Rooms, and ii) Minimum Widths for the Main Living/Dining Rooms</b>	<b>Apartment type</b>	<b>Width of living/dining room</b>	<b>Aggregate floor area of living / dining / kitchen area*</b>
	One bedroom	3.3 m	23 sq m
	Two bedrooms	3.6 m	30 sq m
	Three bedrooms	3.8 m	34 sq m
<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>			
<b>Minimum Bedroom Floor Areas and Widths</b>	<b>Type</b>	<b>Minimum width</b>	<b>Minimum floor area</b>
	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
<i>Note: Minimum floor areas exclude built-in storage presses.</i>			
<b>Minimum Aggregate Bedroom Floor Areas</b>	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	



<b>Minimum Storage requirements</b>	<p>One bedroom            3 sq m</p> <p>Two bedrooms            6 sq m</p> <p>Three or more bedrooms 9 sq m</p>
<b>Shared Semi Private Amenity space</b>	15 sq m open space per bedroom within the overall site.
<b>Private Amenity Space</b>	<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</p> <p>Two bedroom    7 sq m</p> <p>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>
<b>Layout</b>	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.
<b>Car Parking</b>	Car parking and bicycle rack (undercover) provision shall be in accordance with the standards set out in Section 10.56 of this Plan
<b>Storage</b>	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.

<b>Storage of Waste</b>	<p>Provision should be made for the storage and collection of waste to ensure:</p> <ul style="list-style-type: none"> <li>• Sufficient communal storage area to satisfy the 3-bin system for the collection of mixed dry recyclables, organic waste and residual waste;</li> <li>• Adequate ventilation of bin storage area which should be maintained odour free;</li> <li>• Communal bin storage areas should be suitably landscaped and screened, and located such that illegal dumping is deterred;</li> <li>• Appropriate signage;</li> <li>• Sufficient access for waste collectors to collection points; and</li> <li>• Waste storage shall not be permitted on the public street.</li> </ul>
<b>Shared Circulation Areas</b>	Shared circulation areas should be well lit, clearly defined and welcoming.
<b>Communal Satellite Dishes</b>	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.
<b>Site Development Works</b>	Roads, infrastructure, surface water drainage must met with the standards set out below in sections 10.5, 10.6, 10.7 etc.
<b>Maximum Site Coverage</b>	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> ).
<b>Maximum Plot Ratio</b>	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> ).

<b>Construction Waste Management Plan</b>	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.
<b>Social and Affordable Housing Provision</b>	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.
<b>Smarter Travel</b>	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 or local area 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 if the Planning Authority considered it acceptable, however the area may not be less than 40m<sup>2</sup>.

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

**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 Treatment Infrastructure**

A significant number of settlements in County Waterford have wastewater treatment systems that require upgrading before they can cater for any additional loading. There are some settlements that do not have any existing wastewater treatment systems. A database of the wastewater treatment facilities and capacities in each of the settlements is set out in Appendix A4. Therefore the further expansion of some settlements may be dependant on infrastructural upgrades over the life time of the Plan. 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.

### **10.6.1 District Service Centres**

The Council will prioritise investment in the upgrading of wastewater treatment facilities in District Service Centres. Where development is proposed prior to the implementation of upgrading works the Council shall require the developer to comply with Option 1 or 2 as set out below:

#### **10.6.1.1 Option 1 – Upgrade of Existing Facility**

The developer will pay 100% of the cost of the upgrade of the existing municipal wastewater treatment facility and/or network where this is possible for use by the development. This option would provide for the opportunity for a developer to finance the upgrade of the facility. However, the developer is required

to frontload and carry the full 100% cost initially and will be reimbursed through development contributions as and when subsequent development occurs.

#### **10.6.1.2 Option 2 – Temporary Treatment Facility**

This option will be appropriate only where Option 1 is considered impractical by the Council and where the size of the development will not cause any detrimental effect on the operation of the municipal waste water treatment plant or the quality of the receiving waters. A temporary treatment facility may be considered for the development where the effluent was treated on site to an agreed standard and then disposed of through the public sewer network. A temporary treatment facility will only be considered where the contracts for the upgrading of the public wastewater treatment facility and/or network have been awarded or are at an advanced stage of planning. The temporary waste water treatment plant would be decommissioned by the developer and removed from site once the new upgraded municipal facility was provided. The developer must also provide for an eventual connection to the municipal facility. The developer shall pay the full standard development contribution and connection charges. The developer shall maintain the treatment facility until decommissioning takes place and may be subject to a licence or a legal agreement.

#### **10.6.2 Local Service Centres/Settlement Nodes**

Within Local Service Centres/Settlement Nodes the Council will facilitate appropriate sustainable development by requiring developers to provide enabling wastewater treatment infrastructure for a new development subject to the agreement of the Council and the following provisions:

##### **10.6.2.1 Option 1- Upgrade of Existing Facility**

The developer will pay 100% of the cost of the upgrade of the existing municipal waste water treatment facility and/or network where this is possible for use by the development. This option would provide for the opportunity for a developer to finance the upgrade of the facility. However, the developer is required to frontload and carries the full 100% cost initially and will be reimbursed through development contributions as and when subsequent development occurs.

### 10.6.2.2 Option 2- New Waste Water Treatment Facility

Where no existing facility exists or where the existing facility is not at the optimum location the developer will locate a new wastewater treatment facility on a site identified and/or purchased by either the developer or the Council on a site which meets the necessary standards as set out by the Council.

Where developers are proposing the provision of a new permanent wastewater treatment facility (WWTF), or the replacement of existing insufficient WWTF, the following considerations shall apply:

- Low tech solutions with low maintenance costs will be favoured;
- At locations where low dilution capacity of receiving waters or environmental designation of receiving water requires higher effluent standards, the sustainability and cost efficiency of high tech solutions may be a planning consideration;
- Developer-led wastewater treatment solutions and their cost should not influence the density of development permitted in any settlement, which shall have regard to the Sustainable Residential Development in Urban Areas Guidelines (DoEHLG, May 2009); and
- The developer shall enter into a legal agreement with the Council for the provision of the WWTF.

In all cases, it is recommended that prospective developers would enter into pre planning discussions with the Planning section and would liaise with the Water Services Section to ensure that their proposals for wastewater treatment are acceptable to the Council.

On R1 (Medium Density) zoned lands, connection to the existing municipal wastewater treatment facility and/or network is preferred.

On R2 (Low Density) zoned lands, where connection to the existing municipal wastewater treatment facility is not practical, proposals for grouped waste water treatment facility serving a clustered development will not be allowed.

It is preferred that individual on-site effluent treatment systems for each dwelling are used or that connection to the municipal wastewater treatment facility is made (where residual capacity exists).



### 10.6.3 Unserviced Areas

Where the development of a single house is proposed outside of a designated settlement the Planning Authority will require that the applicant provides an on-site waste water treatment system in accordance with the EPA Codes of Practice in force at the time of making the application.

Applications for planning permission for every individual dwelling in unserviced areas must conduct a site suitability assessment using the methodology set out in the EPA Code of Practice and the site assessment must fully comply with the required standards, as overseen by an appropriately trained, qualified and accountable assessor and designer. The Council has established an approved panel of competent assessors to carry out site characterisation (percolation testing) and since 01<sup>st</sup> January 2010 all site characterisation tests must be carried out and completed by a competent person listed on our panel of Approved Site Suitability Assessors. This panel is updated as appropriate.

### 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 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 of the settlement;
- 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.

In addition, dwellings or businesses located within the Waterford Airport Control Zones should make reference to Appendix A6 prior to the erection of any satellite dishes and domestic telecommunication apparatus.

### **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. In 2008 Waterford County 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 on the Council website [www.waterfordcoco.ie](http://www.waterfordcoco.ie).

### **10.14 Development Contributions**

The current Waterford County Development Contribution Scheme was adopted in 2008 and 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. Provisions have also been made for reductions in the development contributions for works to Protected Structures. 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 Waterford County 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;
- Neighbourhood and District Centres; and
- 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 at the following locations, where appropriate:

- In or adjacent to designated settlements;
- Adjacent to public transport corridors; and
- Adjacent to social and community services.

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 settlement;
- 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 Cottage Plots

The single subdivision of cottage plots i.e. traditional Council 1 acre sites shall only be considered where it is demonstrated that:

- The proposed new dwelling is solely for the use of a member of an immediate family member of the cottage owner at the date of the adoption of the 1999 Waterford County Development Plan (12/07/99)

- A singular vehicular access is provided to serve both dwellings with the provision of adequate sightlines as set out in Section 10.2 above.
- The site is sufficiently large and capable of accommodating an individual wastewater treatment system for each dwelling (min 0.4ha).
- The Council will generally seek to maintain the existing building line. In exceptional circumstances, where the proposed dwelling is to satisfy a genuine local housing need and there is no alternative site available, consideration may be given to the construction of a dwelling to the rear of the existing dwelling, where it is demonstrated that there will be no loss of privacy or amenity for existing dwellings.

### **10.19 Replacement of Habitable Dwellings<sup>1</sup>**

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

### **10.20 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, a genuine housing need will not be required, however, the development management standards as set out set out in Table 10.3 should be adhered to.

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<sup>1</sup> 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.

### **10.21 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. Where a sensitive renovation proposal is presented, a genuine housing need will not be required.

### **10.22 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.

### **10.23 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 2m<sup>2</sup>) 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.

### **10.24 Holiday Homes**

Clustered Holiday Home Developments shall only be considered in areas zoned for such purposes or in associated with an Integrated Rural Tourism and Recreational Complex (refer to Appendix A7).

### **10.25 Caravan Parks**

All planning applications for caravan parks will be assessed in accordance with the 1988 Bord Failte Guidelines '*Caravan and Camping Parks Development Guidelines*'. Regard should also be had to the '*Waterford County Council revised Schedule of Conditions to be attached to licences*' issued under Section 34 of the Local Government (Sanitary Services) Act, 1978, for the use of land as a mobile home/caravan park or camping site.



### 10.26 Tourism Activities

The Council requires that planning applications for tourism development should demonstrate that the proposal complies with the following:

- Does not place unsustainable demands upon the existing or planned infrastructural capacity for the area;
- Does not conflict with the maintenance of the natural and cultural heritage of the area;
- Is located within a designated settlement node, on land zoned for tourism development or is compliant with the IRTRC policy (see Appendix A7);
- Reinforces the provision of non-residential tourism facilities in the County either through integration with established facilities or by the provision of new facilities; and
- Minimise the need for additional vehicular journeys to/from visitor facilities in the immediate environs.

#### Guidelines

Bord Fáilte - Caravan and Camping Parks Development Guidelines

### 10.27 Industrial Developments

<b>Table 10.8 Minimum Standards for Industrial / Commercial Development</b>	
<b>Maximum Site Coverage</b>	Commercial/Retail 75%
	Industrial 75%
<b>Maximum Plot Ratio</b>	Commercial/Retail 1.5
	Industrial 1.1
<b>Minimum Setback of Industrial Building from Adjoining Land Use</b>	15.0m
<b>Minimum Setback Distance of Industrial Building from Rear Site Boundary.</b>	5.0m
<b>Minimum Site Setback Distance of Building from Other Site Boundaries.</b>	5.0m
<b>Minimum Road Frontage of Site Onto Estate Road</b>	12m
<b>Minimum Site Setback Distances of Building</b>	20.0m from a National Route or a Regional Rd

<b>from the Public Road.</b>	15.0 m from a local /County Rd
<b>Parking Requirements</b>	Parking requirements are set out in Section 10.56 of this Plan.
<b>Smarter Travel</b>	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.
<b>Noise Levels</b>	To secure compliance with Environmental Noise Regulations 2006 and the Noise Regulations 1994 where appropriate.

### 10.28 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.

### 10.29 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  $5 \times 10^{-6}$  to their current neighbours or a risk of a dangerous dose greater than  $1 \times 10^{-6}$  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.

### **10.30 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 and village centres 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 or village 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.

### **10.31 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. 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.

### **10.32 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.

**10.33 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 20% of the total floor area to be used for selling/displaying of such goods. Retail warehousing is generally located on edge on town locations. Applicants may be required to submit a Retail Impact Assessment applying the Sequential Test to the proposed site.

**10.34 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 or adjoining existing district or neighbourhood centres in accessible locations, or where they can form part of a new mixed use centre, or on town centre or commercially 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.

### **Guidelines**

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

## **10.35 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.

### **10.36 Rural Developments**

#### **10.36.1 Agricultural Development**

In visually sensitive areas, 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).

#### **10.36.2 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 A10 and A11 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.

**10.36.3 Micro Enterprises/Rural Diversification**

The Council will consider rural micro-enterprises in areas outside of designated settlements where the following criteria are adhered to (Refer to Section 10.2 Access):

1. The business is a start up, micro enterprise and there are intrinsic links between the proposed development and its location and/or cottage industry;
2. All applicable development control standards are satisfied;
3. The proposal does not adversely affect traffic safety;
4. The proposal shall be limited to manufacturing, production or processing;
5. For cottage industries limited retailing may be provided for;
6. The proposed building/use does not impact negatively on adjoining landuses;
7. The proposal is accompanied by a business plan<sup>2</sup> ; and
8. The proposed building /use would not detract materially from the rural character or residential amenity of the area.

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<sup>2</sup> Refer to [www.investinwaterford.ie](http://www.investinwaterford.ie) for details on business start up and preparing a business plan.



**Objective DM 1**

It is the objective of the Council to normally permit development proposals for the expansion of existing industrial or business enterprises in the countryside where:

- (a) The resultant development is of a size and scale which remains appropriate and which does not negatively impact on the character and amenity of the surrounding area; and
- (b) The proposal demonstrates that it has taken into account traffic, public health, environmental and amenity considerations and is in accordance with the policies, requirements and guidance contained in this Plan.

**10.36.4 Mineral Extraction**

The Council recognises that with appropriate care in initial site selection, process design and environmental monitoring, mineral extraction can be compatible with a wide range of appropriate adjacent land uses and habitats. Section 261 of the Planning and Development Act 2000 (as amended), provided for the registration and control of quarries. All new applications for quarries shall be assessed having regard to DoEHLG Guidelines such as the “Quarries and Ancillary Activities, 2004.

Mineral extraction including rock, sand and gravel can have a serious impact on the landscape in terms of noise, dust, vibration, impact on residential amenity, visual intrusion, loss of groundwater supplies, water pollution, loss of habitat, traffic generation and adverse impact on road network. Planning applications for mineral extraction will therefore be considered on their merits in terms of the environmental capacity of the receiving environment and potential impacts on certain environmental designations. Particular constraint will be exercised in areas of archaeological importance, recorded monuments, areas of ecological importance and other environment designated areas such as the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs). Any application will be assessed in line with the advice contained in the DoEHLG (2004) ‘*Planning Guidelines on Control of Quarries*’. Environmental Impacts Statements (E.I.S.) will be required with a planning application where the defined thresholds outlined in the Planning and Development Regulations 2001(as amended) are exceeded for certain types of development. In cases where thresholds are not exceeded the Planning Authority may still exercise its powers under Article103 (1) of the Regulations 2001 (as amended) and require an E.I.S. for sub-threshold development where it considers the effect of the proposed development on the environment is likely to be significant.

Developers should consult the Guidelines for Environmental Management in the Extractive Sector as published by the Environmental Protection Agency, 'Planning Guidelines on Control of Quarries' 2004 (DoEHLG and the Archaeological Code of Practice prior to making a quarry related planning application. (Refer to Section 10.2 Access)

**Guidelines**

Quarries and Ancillary Activities, DoEHLG, April 2004

Environmental Code for the Aggregate and Concrete Products Industries, Irish Concrete Federation, 1996

Environment Management in the Extractive Industry, EPA 2006

**10.36.5 Forestry**

The Council will ensure that all afforestation is carried out in compliance with the Code of Best Forest Practice - Ireland (2000) as issued by the Department of Communications, Energy and Natural Resources. Initial afforestation is exempted under the Planning and Development Regulations 2001 (as amended) while an Environmental Impact Assessment is only required for afforestation exceeding areas of 50ha. Forestry should not obstruct existing rights of way, traditional walking routes and recreational facilities. The Council require that the following standards are adhered to:

- Avoid planting in geometric shapes, particularly in uplands areas;
- Felling shall be phased rather than clear felling;
- The edge of the afforestation shall relate to landscape features and not to contours or straight lines;
- The convergence of the forest edge and the skyline shall be avoided; and
- On steep slopes above the 300m contour line new afforestation will be strongly discouraged and where possible existing areas under forestry will be reduced and/or redesigned following clearfell.

To protect the safety of operations at Waterford Regional Airport, forestry plantation proposals should have regard to Appendix A6 (Waterford Regional Airport & Business Park Masterplan), which contains details of Airport Control Zones. It is recommended that applicants should also consult with Waterford Airport plc and/or the Planning Authority prior to the advancement of forestry proposals.

### 10.37 Wind Energy Development: Micro and Macro

All applications for wind farms and wind energy developments should be compatible with the County Waterford Wind Energy Strategy (refer to Appendix A8) and the Wind Energy Guidelines issued by the DoEHLG.

The impact of wind energy developments will vary depending on the location of the individual site together with the number of turbines, layout, size, design, and colour. The Planning Authority will take a flexible approach to the location within the County of one-off small scale wind turbines, i.e. where the proposal is marginally above the thresholds specified for exemption as set out in the Planning and Development Regulations 2007 S.I. No.83. (e.g. 13 metres in height). The location of such developments within settlements and even in areas in Wind Energy Strategy Map (Appendix A 8) deemed unsuitable for wind energy development will be open for consideration for small-scale wind turbines. In assessing proposals for micro-wind turbines which due to their height or number are just above the limits of exemption, the developer will be expected to remain below most if not all of the other thresholds specified in the aforementioned Regulations, e.g. in respect of distance of rotor blade from ground, and noise standards.

#### Reference

*Wind Energy Developments and Natura 2000*

Wind farm sites in all areas that are close to the electrical transmission grid should be looked at favourably because they are more likely to be financially viable and have a reduced environmental impact through grid connection. Priority will be given to developments close to high capacity grid infrastructure. To protect the safety of operations at Waterford Regional Airport, wind farm development proposals should have regard to Appendix A6 (Waterford Regional Airport & Business Park Masterplan), which contains details of Airport Control Zones. It is recommended that applicants should also consult with Waterford Airport plc and/or the Planning Authority prior to the advancement of such proposals.

### 10.38 Micro Renewables

The Planning and Development Regulations 2001 (as amended) have been amended to allow for the provision of micro-renewable energy in residential, agricultural and industrial areas. The Planning Authority shall facilitate, where possible the provision, of micro-renewable technologies. Proposals for wind turbines within the Airport Control Zones set out in Appendix A6 Waterford Regional Airport & Business Park Masterplan shall not be permitted in areas that will affect air travel.

### 10.39 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;
- Areas designated as visually vulnerable or on a scenic route; or
- In locations which may affect air traffic into Waterford Regional Airport as indicated by the Airport Control Zones contained in Appendix A6 Waterford Regional Airport and Business Park Masterplan.

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.

### 10.40 Electricity and Other Cables

The Council will require that all cables in built up areas be placed underground. In rural areas, particularly in areas of high visual amenity, the Planning Authority may require that cables be placed underground for all or part of their length, or be re-routed in order to avoid injury to amenity. The destruction of hedgerows and trees, which has become a feature of cable route maintenance, will be discouraged.

#### **10.41 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.

#### **10.42 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 - Consultation Draft Guidelines for Planning Authorities*, September 2008 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 2**

The Planning Authority will undertake Stage II Flood Risk Assessment of the Plan commencing in 2011.

**Guidelines**

The Planning System and Flood Risk Management – Consultation Draft Guidelines, DoEHLG, September 2008  
Development Management Guidelines, DoEHLG, 2007

**10.43 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.

**10.44 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). Details are also available on the County Council website.

#### 10.45 Development of Protected Structures and Demenses for IRTCs

Development of Integrated Rural Tourism and Recreation Complexes (IRTRC) and housing in association with Protected Structures are dealt with in detail in the Tourism Section of this Plan. Consideration shall only be given to the provision of holiday homes and permanent dwellings where the Protected Structure or group of structures within the curtilage and/or attendant grounds are being refurbished and adapted for sustainable use. Such a decision shall be based on a full appraisal of the structure and setting. Appropriate subdivision of a structure may be also is an option.

In all cases, prospective developers will be required to hold pre-planning discussions with the Planning Section, the Conservation Officer and the Heritage Officer. Preplanning with Fáilte Ireland would be advisable. Information to be submitted with any such application should include: An Architectural Heritage Impact Assessment report of the Protected Structure, which may include a Building Conditions and Conservation Report.

#### 10.46 Planning Guidance for Streetscapes of Distinctive Character

As set out in Section 8.3.4, Streetscapes of Distinctive Character have been identified in some of the settlements. The following planning guidance relates to buildings within these streetscapes:

<b>External Walls</b>	The majority of residential buildings within Streetscapes of Distinctive Character in County Waterford have a rendered finish. These original historic external finishes should be retained. <sup>3</sup> Therefore, any proposal for the material alteration/removal of the existing finishes or changes that affect the special character of an area will require planning permission. Likewise, in cases where historically the finish is ashlar stone or red brick, the plastering/rendering of the external walls is not acceptable.
<b>Roofs</b>	Historic roofs in urban centres in County Waterford were mainly slate, usually Bangor Blue. Exceptions to this are examples of thatch in Ardmore,

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<sup>3</sup> The removal of render can significantly alter the architectural character of the structure and affects the visual integrity of the building, particularly in a terrace or streetscape, but it also exposes the building to decay and damage, once its protective layer is removed.

	<p>Dunmore East, Dunhill, Kilmeaden and Stradbally and the barrel shaped tarred calico (now felt) roofs of Portlaw.</p> <p>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"> <li>• The removal of original roofing material such as natural slate, ridge tiles and thatch. Their replacement with modern materials like fibre-cement tiles will not be considered by the Planning Authority.</li> <li>• 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.</li> <li>• The removal of timber bargeboards and other eaves details and their replacement in a material other than the existing.</li> <li>• The installation of roof lights on the front elevation or otherwise prominent elevations of a structure, or on elevations visible from the public realm.</li> <li>• The erection of, or alterations to, externally mounted signs and advertisements at roof level.</li> <li>• 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.</li> </ul>
<p><b>Windows &amp; Doors</b></p>	<p>Many of the historic buildings within settlements in County Waterford retain a number of original window and doors. However, in some areas, 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 its visual integrity, particularly in a terrace or streetscape.</p> <ul style="list-style-type: none"> <li>• Original elements should be retained where possible, and repaired and reused rather than replaced.</li> </ul> <p>The following works require planning permission:</p> <ul style="list-style-type: none"> <li>• The alteration or enlargement of original openings;</li> <li>• The removal of original timber and metal windows, and their replacement with modern, artificial materials such as u.P.V.C and</li> </ul>



	<p>aluminium;</p> <ul style="list-style-type: none"> <li>• The removal of stone sills and doorsteps;</li> <li>• The removal of fanlights and original timber doors, and their replacement with modern, artificial materials such as uPVC and aluminium; and</li> <li>• The erection of porches on front facades.</li> </ul>
<p><b>Vernacular Houses and Alterations</b></p>	<p>Traditional terraced houses, such as the single-storey workers houses in New Street, Lismore, or the two/three storey houses of Passage East are built of simple materials in modest style and 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.</p> <ul style="list-style-type: none"> <li>• The raising of eaves levels, alteration of roof pitches or insertion of dormer windows can negatively impact on the character of vernacular</li> <li>• Alterations or extensions to provide modern facilities should be carried out in a sympathetic manner which respects the form and function of the existing building.</li> <li>• The ridge height of extensions to the rear should not extend over the existing ridge height of the original building.</li> <li>• 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.</li> </ul>
<p><b>Shop Fronts and Commercial Buildings</b></p>	<p>Many traditional shop fronts still remain, mainly in towns such as Cappoquin, Lismore, and Tallow. Planning permission is required for the material alteration of commercial frontages whether the structure is within a streetscape of distinctive character or not. Advice on repairs to traditional shop fronts can be obtained from the Planning Department of the Council.</p> <ul style="list-style-type: none"> <li>• Separate access to the upper floors of the buildings should be maintained where existing. Reuse of the upper floors is encouraged;</li> <li>• 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</li> </ul>

	<p>impact on the building or other structures in the streetscape.</p> <ul style="list-style-type: none"> <li>• The design of new shop fronts should endeavour to reinforce the unity and integrity of the whole elevation of the building and the streetscape in general.</li> <li>• New signage should not detract from the special character and visual amenity of the streetscape.</li> </ul>
<b>Demolitions</b>	<ul style="list-style-type: none"> <li>• Planning permission will be required for the demolition of habitable dwellings, protected structures and any structures within the Streetscape of Distinctive Character Area which is on the NIAH Minister's List (<a href="http://www.buildingsofireland.ie">www.buildingsofireland.ie</a>). 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 be submitted. The applicant will have to demonstrate why repairs/remedial works are not possible.</li> <li>• Where buildings have a negative impact on the character of a Streetscape of Distinctive Character, demolition of existing and replacement with buildings of more appropriate design may be desirable, and will be encouraged.</li> <li>• Where the poor condition of a building is due to lack of maintenance renovation will be encouraged.</li> </ul>
<b>Replacement Dwellings</b>	<p>Where replacement buildings are deemed acceptable in towns or villages, new buildings should take into account existing plots, where possible, in order to retain the existing grain, character and setting of the streetscape.</p>
<b>New Buildings</b>	<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"> <li>• Pastiche or replication of historic design is not always appropriate and high quality contemporary architectural design is acceptable in some cases.</li> <li>• The elevational treatment of the new development should be well-proportioned and built having respect to its context.</li> <li>• Buildings should follow the eaves heights, roof pitches and building lines</li> </ul>

	which predominate in the streetscape and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability.
<b>Developments Within Long Gardens or Curtilages.</b>	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.
<b>Boundary Walls</b>	Historic boundary walls are an integral part of many of the villages and towns in County Waterford such as those in Lismore, Dunmore East, Stradbally and Tramore and add to their special character. Their removal can be detrimental to the character and therefore is discouraged. Planning permission will be required for their removal or interference with same.

#### 10.46.1 Minor Works Within Streetscapes of Distinctive Character

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

<b>Internal Alterations</b>	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.
<b>General maintenance</b>	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*

**10.47 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.

**10.48 Tree Preservation Orders**

In recognition of the visual and ecological value of trees in some locations in the County, the Council will continue to make tree preservation orders. The list of tree preservation orders is contained in Appendix A13.

**10.49 Tree Felling**

Under Section 37 of the Forestry Act (1946), with certain exceptions, it is illegal to uproot a tree over ten years of age or cut down a tree of any age unless notice of intention to do so has been given in accordance with the Forestry Act. With the exception of an area located within the boundaries of a town or borough council area, a tree felling licence from the Forest Service of the Department of Agriculture and Food is required if it is proposed to fell trees. Tree Surveys should be carried out by a professional qualified arborist and in accordance with BS 5837:2005.

**10.50 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 towns and villages, 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.

#### **10.51 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 A17;
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 Waterford County 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.

**10.52 Rural Advertising**

No advertising hoardings (billboards) will be permitted in the open countryside. Consideration may be given to the provision of advertising panels at lay-bys outside built up areas, where facilities in these areas can be listed, and the traders can advertise in a fashion that would provide information to passers-by without interference with the amenities of the area. Such signs will not exceed 2.7sqm.

**10.53 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.

**10.54 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.

**10.55 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.

#### **10.56 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.

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	1 per 20 sq. m g.f.s.	1 C.V. per 2300m <sup>2</sup> plus 1 space per employee.	10% of car parking requirement.
Bar/ Lounge <sup>2,3</sup>	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	1 space per staff member	1 space per 3 seats	10% of car parking requirement.
Creche	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.
Hotel (excluding Function room) <sup>2</sup>	1 space per 2 bedrooms	1 C.V. per 230m <sup>2</sup> g.f.s	10% of car parking requirement.



Leisure Centre	0.5 space per staff member	1 space per 50sqm	10% of car parking requirement.
Library	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 <sup>2</sup> 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	1 space per 37 sq. m g.f.s.	1 C.V. per 2300m <sup>2</sup> plus 1 space per employee.	10% of car parking requirement.
Primary School <sup>2</sup>	1 space per 100 students	1 per Teaching Staff Member plus 1 per 2 ancillary staff	10% of car parking requirement.
Restaurant/ Cafe <sup>2,3</sup>	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 <sup>2</sup> g.f.s.) <sup>4</sup>	1 space per 23 sq. m g.f.s.	1 H.C.V. per 930m <sup>2</sup> g.f.s. plus 1 space per 4 employees	10% of car parking requirement.
Retail Shop <sup>1</sup> for Convenience Goods (not exceeding 250m <sup>2</sup> g.f.s.) <sup>4</sup>	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 <sup>2</sup>	1 space per 50 students	1 per Teaching Staff Member plus 1 per 2 ancillary staff	10% of car parking requirement.
Warehouse <sup>2</sup> for comparison Goods (excluding Offices) <sup>4</sup>	1space per 70 sq. m g.f.s.	1 H.C.V. per 930m <sup>2</sup> 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.

## **10.57 Zoning Objectives**

### **10.57.1 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. Where no specific use zoning is indicated, the primary use can be assumed to be that already existing in the area and it is likely to be either Primarily Agricultural or Primarily General Rural Development. All lands outside of the designated settlements and land zoning maps is regarded to be zoned as Agriculture A.

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.

### **10.57.2 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.













**10.57.3 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**

	A	Agriculture	To provide for the development of agriculture and to protect and improve rural amenity.
	GB	Green Belt	To provide for a green belt area as a clear physical demarcation to the adjoining urban area, to provide for the development of agriculture and to protect and improve rural amenity and to restrict residential development to the provision of permanent dwellings for existing landowners and their immediate family members.
	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 (2017-2023).
	TC VC	Town/Village Centre	To provide for an integrated mix of residential, commercial, community and social uses within the town or village 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.
	I	Light Industry	To provide for light Industry, enterprise and offices.
	E	Enterprise	To provide for light industry, enterprise, office and ancillary services.
	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.
	H	Harbour	To provide for harbour related uses and promote the economic and recreational use of the area.








	IRTRC	Integrated Rural Tourism & Recreational Complexes	To provide for the development of integrated tourism facilities which include accommodation, sporting and recreational facilities and associated support services.
	WKC	Waterford Knowledge Campus	To develop a world class knowledge campus which would provide for Enterprise, knowledge related industry, Research and Development, and related support services and to strength linkages between entrepreneurship, academia and Foreign Direct Investment.
	BTP	Biotechnology Park	To provide for a high quality biotechnology park development to accommodate higher value-added manufacturing, Research and Development, Life Sciences, Medical devices and associated support services.
	MP	Master Plan Area	To provide for an integrated mix of uses (including Residential, Commercial, Light industrial, Community and Social) or as otherwise specified in the Development Objective for the site set out in the County Development Plan Maps.
	SU	Special Use	To develop the site in accordance with the specific Development Objective set out in the County Development Plan Maps.
	AA	Airport Area	To provide for Airport related activities including passenger terminal buildings and services, airside retail, hotel, airport infrastructure, hangerage, storage, maintenance and ancillary facilities, park & ride, transport depot, training facilities, storage depot, warehouse, offices and light industrial/ enterprise units.
	ARA	Airfield Reserve Area	To allow for the future extension of the runway facilities and to provide for the possible future realignment of the R685 Road. This area should be reserved free from inappropriate development which may prejudice the future expansion of the airport.

Table 10.11 Land Use Matrix

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

TYPE	A	GB	R	TC	EC	OS	I	E	T	U	H	IRTRC	WKC	BTP	AA	ARA
Off – Licence	X	X	X	O	X	X	X	X	X	X	X	X	X	X	X	X
Office (other than ancilliary to main user)	X	X	X	I	X	X	O	I	X	X	X	X	I	I	O	X
Park & Ride Facility (including car parking)	O	O	X	X	X	O	X	X	O	X	X	X	O	X	O	X
Park/ Playground	X	X	I	O	O	O	X	X	O	X	X	X	O	X	X	X
Petrol Station	O	X	X	O	X	X	O	O	X	X	X	X	X	X	X	X
Place of Worship	O	X	O	O	I	X	X	X	X	X	X	X	X	X	X	X
Public House	X	X	X	I	X	X	X	X	O	X	X	X	X	X	X	X
Public Waste Water Treatment Plant	O	O	O	X	X	X	O	O	O	I	O	O	O	O	X	X
Restaurant (except as ancillary to major permitted use)	X	X	X	I	X	X	X	X	I	X	X	O	O	O	O	X
Retail Comparison Goods	X	X	X	I	X	X	O	X	X	X	X	X	X	X	X	X
Retail Conv. (corner/ neighbourhood shop; petrol outlet )	X	X	O	I	X	X	X	X	O	X	X	X	X	X	X	X
Retail Food Discount Store	X	X	X	O	X	X	O	X	X	X	X	X	X	X	X	X
Retail Warehousing	X	X	X	O	X	X	O	O	X	X	X	X	X	X	X	X
Storage Depot/ Warehouse	X	X	X	X	X	X	I	X	X	X	O	X	X	X	O	X
Supermarket/ Shopping Mall	X	X	X	I	X	X	X	X	X	X	X	X	X	X	X	X
Take-Away	X	X	X	O	X	X	X	X	X	X	X	X	X	X	X	X
Transport & Bus Depot	O	X	X	X	X	X	O	O	O	X	X	X	X	X	O	X
Tourism related craft & design retail outlet	X	X	X	I	X	X	O	X	O	X	X	O	X	X	O	X
Veterinary Surgery	O	X	X	O	X	X	X	X	X	X	X	X	X	X	X	X
Waste Management Site (public & private)	O	O	X	X	X	X	O	X	X	O	X	X	X	X	X	X
Wholesale Outlets	X	X	X	X	X	X	I	X	X	X	X	X	X	X	X	X

**Notes**

1. R relates to R1, R2 and R3 zones.
2. TC relates to Town Centre and Village Centre zoning
3. Retail Definitions:

Retail Comparison goods refers to the sale of durable goods including carpets, furniture, and household goods.

Retail Shop (Convenience) generally refers to small-scale convenience goods shopping (goods purchased on a very frequent basis), essentially local or neighbourhood shop.

Retail Discount store refers to a single level, self service store whose primary merchandise is foodstuff, but which also sells a limited range of bulky and nonbulky goods on a once off basis

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