

Appendix A Land Use Zones

In this section, '**Permissible Uses**' means uses which are acceptable in the relevant zone. However, it is still the subject of the normal planning process. Permissible uses listed under each zoning objective are generally acceptable in principle in the relevant zones. The schedule of Permissible Uses is intended as a guideline in assessing development proposals and should not be regarded as being exhaustive. '**Open for Consideration**' means a use which may be permitted where the Planning Authority is satisfied that the suggested form of development will be compatible with the zone's objective, and will not conflict with the Permissible Uses and also conforms with the proper planning and development of the area. Other uses outside of those listed may also be considered provided they do not conflict with the zoning objective.

Non-Conforming Uses

Throughout the LAP area there are uses which do not conform to the zoning objectives for their zone. Extensions and improvements of premises accommodating these uses may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area. In some cases, the Planning Authority may encourage relocation of permitted incompatible uses, for example by exchange of site.

Agriculture

Objective: To conserve and protect agricultural land from interference from non-agricultural uses. To prevent premature development of agricultural land adjacent to development areas.

Permissible Uses: Agriculture, horticulture, Agricultural Building, Open Space, public service installations, residential use as outlined in Section 3.5 of the Kilkenny County Development Plan and Section 2.7 of the Carlow County Development Plan and uses identified in site specific development objectives.

Open for Consideration: Public open space, dwelling houses in certain limited cases, private open space, other uses not contrary to the proper planning and sustainable development of the area.

Note: Residential uses are subject to the provisions set out in Section 3.5 of the Kilkenny County Development Plan and Section 2.7 of the Carlow County Development Plan, Housing on Lands Zoned for Agriculture.

Residential, or caravan park, development within the flood zones (as identified in the Strategic Flood Risk Assessment of this LAP or other superceding document) will not be permissible. Extensions and expansions of existing uses will be considered on their own merits.

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

Community/Education

Objective: To allow for local civic, community, educational and religious facilities and associated ancillary amenity facilities, open spaces/recreational areas to serve the immediate surroundings and hinterland.

Permissible Uses: Buildings and structures for the health, safety and welfare of the public, Cemetery, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education, hospital/Health-Centre/Clinic, Library, Open Space, Playground, Place of Public Worship, Retirement Home, Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Open for Consideration: Cafe, Car Park, Enterprise Centre/Campus, Funeral Home, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hotel/Conference Centre, Industry (Light), Leisure and associated structures, Office, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Shop (Convenience), Shop (Comparison).

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

Enterprise & Employment

Objective: To facilitate the development and expansion of business, industry and technology.

Permissible Uses: Cafe, Car Park, Childcare Facilities (crèche/nursery), Enterprise Centre / Campus Industry, Industry - General Industrial Use, Industry (Light), Open Space, Park and Ride facility, retail which is ancillary to the primary use.

Open for Consideration: Advertising Board, ATM, Car Repair/ Sales, Cultural/Recreational building, Education, Hotel/ Conference Centre, Leisure and associated structures, Library, Office, Playground, Public House, Restaurant, Service/Petrol Station, Recycling Centre (bottle banks, etc).

Existing / New Residential

Objective: To allow for new residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered. (20-40 units per hectare/ 8-16 per acre).

Permissible Uses: Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

Open for Consideration: Buildings for the health, safety and welfare of the public, Community Facilities and associated structures, Cultural/Recreational Buildings, Education, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health- Centre/Clinic, Leisure and associated structures, Library, Park and Ride facility, Place of Public Worship, Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

Mixed Use

Objective: To allow a flexible approach to development that supports the vitality and viability of the town centre including tourist related uses that complement the natural and built heritage assets of Graiguenamanagh – Tinnahinch.

Permissible Uses: Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, community facilities, , hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, tourist accommodation and related uses and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: Open space, workshop or light industry, small incubator uses provided that there is no adverse impact to the amenity of adjacent residential areas

Low Density Residential

Objective: To allow for new residential development and other services incidental to residential development at a low density (Maximum 10 units per Ha/4 per Acre)

Permissible Uses: Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential, Nursing/Retirement Home, independent/semi independent living units for older people.

Open for Consideration: Agricultural Building, Buildings for the health, safety and welfare of the public, Car Park, Community facility & associated structures, Cultural/Recreational building, Education, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Home-based Economic Activity, Hospital/Health-Centre/Clinic, Hotel/Conference Centre, Leisure and associated structures, Library, Place of Public Worship, Residential (Apartments), Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc)

Open Space/Recreation

Objective: To allow for passive/active open space/green links/ biodiversity conservation.

Permissible Uses: Agricultural Building, Open Space, Playground, pedestrian and cycle routes.

Open for Consideration: Cafe, Car Park, Caravan Park/Camping Site (not permissible within the flood zones), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, essential infrastructure, Golf Course, Graveyard, Leisure and associated structures, Water-based Recreational / Cultural Activities.

Extensions and expansions of existing uses will be considered on their own merits.

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

The above does not apply to the site denoted with a ‘*’ along The Quay Graiguenamanagh on Map 1 Landuse Zoning Objectives

Open Space/Biodiversity Conservation

Objective: To reserve riverfront within the SAC for green links/biodiversity/conservation purposes and to accommodate limited links across the river

Permissible Uses: Biodiversity projects and works associated with the conservation and management of the River Nore/River Barrow Special Area of Conservation

Open for Consideration: Links to span the SAC such as bridges