

The Clonmel and Environs Development Plan 2008



Variation Number 1



Clonmel Borough Council and South Tipperary County Council

March 2009

Introduction

This is variation number 1 of the Clonmel and Environs Development Plan 2008. This variation was adopted by South Tipperary County Council on 02 March 2009 and by Clonmel Borough Council on 03 March 2009. This variation incorporates two parts as set out below.

Part 1

Revision to Clonmel Environs Zoning Map 1A at Kilsheelan Village, to omit lands (approximately 14ha) to the west of Kilsheelan Village from the Clonmel and Environs Development Plan. This results in a revision to the Development Plan Boundary due to omission of lands at Kilsheelan village.

Please refer to **Appendix 1** for details of revision in the Development Plan Boundary

Part 2

Revisions to the zoning matrix as set out in Chapter 9 of the Plan.

The revised zoning matrix is set out below.

| LAND USE ZONING MATRIX Sheet 1 | R1 | R2 | PS | I | CA/ MU | C | AG | HA | A | E |
|--|----|----|----|---|-----------|---|----|----|---|---|
| Abattoir | N | N | N | O | N | N | O | N | N | N |
| Advertising Structure / Panels | N | N | O | O | O | O | N | N | N | O |
| Agricultural Buildings / Structures | N | N | N | N | N | N | P | N | N | N |
| Airfield | N | N | N | N | N | N | O | N | N | N |
| Amusement | N | N | N | N | O | N | N | N | N | N |
| Apartment | O | P | O | N | P | O | N | N | N | N |
| ATM | N | N | O | O | P | O | N | N | N | O |
| Bank | N | N | O | N | P | O | N | N | N | O |
| Bed and Breakfast | O | O | N | N | P | N | O | N | N | N |
| Bed and Breakfast (new structure) | O | O | N | N | O | O | N | N | N | N |
| Bed and Breakfast (new use) | P | O | O | N | O | O | O | N | O | N |
| Betting Office | N | N | N | N | P | O | N | N | N | N |
| Boarding Kennel | N | N | N | N | N | N | O | N | N | N |
| Buildings for Health, Safety & Welfare of the Public | O | O | P | N | P | O | N | N | N | O |
| Building Society | N | N | O | N | P | O | O | N | N | N |
| Car Park | N | N | O | O | O | O | N | N | O | O |
| Car Park – Multi-storey | N | N | O | O | P | O | N | N | N | O |
| Caravan Park – Holiday | N | N | N | N | N | N | O | N | O | N |
| Cash and Carry Wholesale | N | N | N | O | O | O | N | N | N | N |
| Casual Trading | N | N | O | N | O | N | N | N | N | N |
| Cemetery | N | N | O | N | N | N | O | N | O | N |
| Childcare Facilities (Crèche / Nursery School) | O | O | P | O | O | O | O | N | N | O |
| Civic and Amenity / Recycling Centre | O | O | P | P | P | P | O | N | N | N |
| Club House and Associated Facilities | O | O | P | N | O | N | O | N | O | N |
| Conference Centre | N | N | O | O | O | O | N | N | O | P |
| Cultural Activities | O | O | P | N | P | O | N | N | O | N |
| Cultural / Recreational Building | O | O | P | N | P | O | O | O | P | O |
| Dancehall / Disco / Cinema | N | N | N | N | O | O | N | N | N | N |
| Drive-through Restaurant | N | N | N | N | N | O | N | N | N | N |
| Education | O | O | P | N | P | O | N | N | N | P |
| Enterprise Centre | N | N | O | O | O | O | N | N | N | P |
| Enterprise Unit / Campus Industry | N | N | N | P | O | O | N | N | N | P |
| Extractive Industry | N | N | N | N | N | N | O | N | N | N |
| Funeral Home | N | N | O | N | O | O | N | N | N | N |
| Garden Centre | N | N | N | O | N | O | O | N | O | N |
| General Industrial Uses | N | N | N | P | N | N | N | N | N | N |
| Golf Course/Driving Range | N | N | N | N | N | N | O | O | P | N |
| Guest House | O | O | N | N | P | N | O | N | N | N |
| Hairdressing Salon | O | O | O | N | P | O | N | N | N | N |
| Halting Site | O | O | O | N | N | O | O | N | N | N |
| Home Based Economic Activity | O | O | O | O | O | O | O | O | O | O |
| Hospital | N | N | O | N | N | O | N | N | N | N |

| LAND USE ZONING MATRIX Sheet 2 | R1 | R2 | PS | I | CA/ MU | C | AG | HA | A | E |
|---------------------------------------|----|----|----|---|-----------|---|----|----|---|---|
| Hostel | O | O | O | N | P | O | N | N | N | N |
| Hotel | N | O | O | N | P | O | N | N | N | N |
| Hotel / Motel (new structure) | O | O | N | N | O | P | N | N | N | N |
| Hotel / Motel (new use) | O | O | N | N | O | P | O | N | O | N |
| Household Fuel Depot | N | N | N | O | O | O | N | N | N | N |
| Industrial – General | N | N | N | P | N | N | N | N | N | O |
| Industrial – Light | N | N | N | P | N | N | N | N | N | O |
| Industrial – Special | N | N | N | P | N | N | N | N | N | O |
| Leisure- related Facilities | O | O | O | N | P | O | O | O | O | O |
| Library | O | O | O | N | P | O | N | N | N | O |
| Light Industry | O | O | N | P | O | O | N | N | N | O |
| Medical and Related Consultants | O | O | O | N | P | O | N | N | N | N |
| Motor Sales Showroom / Outlet | N | N | N | O | O | O | N | N | N | N |
| Nightclub | N | N | N | N | O | O | N | N | N | N |
| Night-time Educational Use | O | O | P | O | P | O | N | N | N | O |
| Office | N | N | O | O | P | O | N | N | N | P |
| Offices <100 sqm | P | O | N | O | P | O | N | N | N | O |
| Offices >100 sqm | O | O | N | O | O | O | N | N | N | O |
| Open Space | P | P | P | P | P | P | P | P | P | P |
| Park and Ride Facility | N | P | P | P | O | P | O | N | N | O |
| Petrol Station | N | N | N | O | O | O | N | N | N | N |
| Place of Public Worship | O | O | P | N | P | O | N | N | N | N |
| Public House | O | O | O | N | P | O | N | N | N | N |
| Public Service Installation | O | O | O | O | O | O | O | O | N | O |
| Recreational Buildings | P | O | O | N | O | O | O | O | N | O |
| Refuse Landfill | N | N | N | O | N | N | O | N | N | N |
| Refuse Transfer Station | N | N | N | O | N | N | O | N | N | N |
| Residential (Low Density) | O | O | N | N | N | N | N | N | N | N |
| Residential (Medium Density) | O | P | N | N | O | N | N | N | N | N |
| Residential (High Density) | N | P | N | N | P | N | N | N | N | N |
| Residential Extensions | P | O | O | N | O | O | P | N | P | N |
| Restaurant | O | O | P | O | P | P | N | N | N | N |
| Retail Warehousing | N | N | N | O | N | P | N | N | N | N |
| Retirement Home / Nursing Home | O | O | O | N | O | N | N | N | N | N |
| Science and Technology Based Industry | N | N | N | P | O | O | N | N | N | P |
| Scrapyard | N | N | N | O | N | N | O | N | N | N |
| Service Garage | N | N | N | O | O | O | N | N | N | N |
| Shop (Comparison) | N | N | N | N | P | O | N | N | N | N |
| Shop (Convenience) | O | O | O | O | P | P | N | N | N | N |
| Shop (Part of Neighbourhood Centre) | O | O | O | N | O | O | N | N | N | N |
| Shopping Centre (Multiple unit) | N | N | N | N | P | O | N | N | N | N |
| Small Scale Manufacturing | N | N | N | P | O | O | N | N | N | O |
| Storage Depot | N | N | N | P | N | P | N | N | N | O |

| LAND USE ZONING MATRIX Sheet 3 | R1 | R2 | PS | I | CA/ MU | C | AG | HA | A | E |
|---|----|----|----|---|-----------|---|----|----|---|---|
| Supermarket (Single unit) | N | N | N | N | P | N | N | N | N | N |
| Take-away | N | N | N | N | O | O | N | N | N | N |
| Tea Room | O | O | O | N | P | P | N | N | N | N |
| Third Level Institution | N | N | O | O | N | O | N | N | N | P |
| Training Centre | O | O | O | P | O | O | N | N | N | P |
| Transport Depot / Materials Storage Depot | N | N | N | P | N | O | N | N | N | N |
| Traveller Accommodation | P | O | N | N | N | N | O | N | N | N |
| Veterinary Surgery | O | O | N | N | O | O | O | N | N | N |
| Warehousing | N | N | N | P | N | P | N | N | N | N |
| Water Based Recreational Activities | N | N | O | O | O | O | O | N | O | N |
| Wholesale Warehousing | N | N | N | O | N | P | N | N | N | N |
| Workshops | N | O | N | O | O | O | N | N | N | O |

Guide to Zoning Matrix and Land Use Zoning Class abbreviations

R1: To preserve and improve Existing Residential amenities

R2: To provide for New Residential development

PS: To provide for Public and Social facilities

I: To provide for Industrial and related uses

CA/MU: To provide for Central Area uses and to provide for Mixed Uses

C: To provide for Commercial development and related uses

AG: To provide for Agricultural development and to maintain a rural character

HA: To provide for and protect areas of Visual Importance and High Amenity

A: To protect and provide for Amenity and Open Space uses

E: To provide for Educational, Scientific, Technological, Research and Development

Land Use Zoning Classes

P: Permitted in Principle

A use which is permitted in principle is one which the Council accepts in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O: Open for Consideration

An Open for Consideration use is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the permitted uses and conforms with the proper planning and sustainable development of the area.

N: Not Normally Permitted

A use Not Normally Permitted is one which would be incompatible with the policies and objectives for the zone, would conflict with the permitted uses and would be contrary to the proper planning and sustainable development of the area.

Appendix 1: Lands at Kilsheelan

Excerpt from Map 1A of Clonmel and Environs Development Plan 2008

