

# Appendix 3

Zoning Matrix Associated with the  
Meath County Development Plan 2007–2013

Use Zone Objective	Use Zone Objective
<b>A1</b>	To protect and enhance the amenity of developed residential communities.
<b>A2</b>	To provide for new residential communities and community facilities and protect the amenities of existing residential areas in accordance with an approved framework plan.
<b>A3</b>	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with an approved framework plan.
<b>A4</b>	To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with an approved framework plan.
<b>A5</b>	To provide for low density residential development in accordance with an approved framework plans and individual dwelling design.
<b>B1</b>	To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.
<b>B2</b>	To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure.
<b>B3</b>	To protect, provide for and improve local and neighbourhood shopping facilities.
<b>B4</b>	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure.
<b>C1</b>	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
<b>D1</b>	To provide for visitor and tourist facilities and associated uses.
<b>E1</b>	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
<b>E2</b>	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.
<b>E3</b>	To provide for transport and related uses including the provision of park and ride facilities in association with proposed road or rail based rapid transit corridors.
<b>F1</b>	To provide for and improve open spaces for active and passive recreational amenities.
<b>G1</b>	To provide for necessary community, recreational and educational facilities.
<b>H1</b>	To protect the setting, character and environmental quality of areas of high natural beauty.

## Explanatory Notes

In **A1 zones**, the Planning Authority will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight, aspect and so on in new proposals.

The **A2 and A4 zones** are intended to be the main areas for new residential development. In the case of A4 zones, the layout of such schemes would be determined by the preparation of framework plans which will dispense with the field by field planning approach which has become common place throughout this county. It is envisaged however that before development should proceed in A4 zones which envisage higher residential densities, framework plans will be required to be carried out by the applicant under the Planning Authority's direction, to set an overall context for a given proposal. The requirements of a Framework Plan are outlined at the end of this Section. It is envisaged that in the interest of sustainability that the larger tracts of A2 and A4 zoned lands could accommodate ancillary uses such as employment generating uses, community facilities, local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use.

In **A3 zones**, the Planning Authority will be particularly concerned with the conservation of heritage buildings whose setting and architectural qualities are such as to demand much sensitivity in reuse or adaptation to new purposes. Again it will be important that applications for proposals in such zones are determined in a framework plan context developed along the lines outlined in Chapter 10.

In **A5 zones** where lower densities are envisaged, it will be encouraged that given development proposals will be set in a framework plan context, developed by the applicant under the direction of the Planning

Authority with special cognisance being afforded to the setting and visual qualities of the subject lands.

In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

In **B1, B2 and B3 zones**, it is intended to accommodate the majority of new commercial and retail uses in towns and villages. In particular, B2 zones have been identified to accommodate new retailing functions such as shopping centres and malls. B3 zones apply in some cases to new development areas where it is intended to secure the provision of local shopping facilities but not major centres.

The objective of **B4 zones** is to provide for the development of retail warehouse parks. These zones will also allow the displacement of motor car sales outlets from non compatible town centre and edge of town centre locations, subject to their suitable integration within an overall development proposal in the form of a Framework Plan. The preparation of the individual Local Area Plans shall ensure that suitable sites with good access to strategic transportation routes are identified commensurate with the needs of the settlement.

**C1 zones** have been identified to encourage mixed use development and for this reason it will be a requirement to include at least 30% of a given site area for commercial (non retail) development.

**D1 zones** have been identified to provide for tourism type uses such as accommodation, entertainment, and temporary accommodation in the vicinity of tourism areas such as the Royal Canal.

**E1 zones** provides for industrial and related uses subject to the provision of necessary



physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provide employment opportunities. Non industrial uses are limited to prevent land use conflicts.

**E2 zones** provides for light industrial and industrial office type development in a high quality campus environment subject to the requirements of approved framework plans addressing issues such as built form and general overall layout, transportation, integration with surrounding uses and the range of uses to be accommodated and the provision of necessary physical infrastructure. The main difference between the two land use objectives relates to the nature of the manufacturing process whereby light industrial is defined in the Planning & Development Regulations 2001, as amended, as

*“the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.”*

The areas identified for “E2” land use in the individual Written Statement and Detailed Objectives for Towns and Villages were primarily new areas that had not been previously developed whereas the areas identified for “E1” land use tended to be existing industrial estates or extensions to same.

It shall be the policy of Meath County Council to apply a more flexible approach to large scale office type development in excess of 200 sq. m. of gross floor area in significant areas (i.e. in excess of 3 hectares of land that is currently undeveloped) of E1 land use zoning objective under the following conditions:

- The preparation of a Framework Plan to ensure the provision of the necessary physical infrastructure, the appropriate density and design of layout and the interface between proposed uses and existing development;

- That all processes being operated in the vicinity of the site, similarly zoned E1, are classified as light industrial in nature, as defined in the Planning & Development Regulations 2001, as amended;
- That the site is located adjacent to a public transport corridor and is served by an adequate road network, and;
- That the application is accommodated by a viable mobility management plan which is to the satisfaction of the Planning Authority and provides for the achievement of acceptable modal shares for both public and private transport within an appropriate timeframe.

No office shall be permitted on E1 zoned lands where the primary use of the office (or service) are provided principally to visiting members of the public e.g. solicitors, health clinic, accountants, etc.

**E3 zones** have been identified for “park and ride” type facilities near existing and or future public transport corridors.

**F1, G1 and H1** zones are self-explanatory and relate to community and amenity uses or designations. No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

## Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principle of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be ‘permitted in principle’ from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application

may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

#### **A = Will Normally be Acceptable**

A use which will normally be acceptable is one which the Planning Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

#### **O = Are Open for Consideration**

A use which is open for consideration means

that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

#### **X = Will Not Normally be Acceptable**

Development which is classified as not normally being acceptable in a particular zone is one which will not be entertained by the Planning Authority except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
A.T.M. (In Commercial Premises)	A	A	X	A	X	A	A	A	A	A	A	X	X	O	X	X	X
Abattoir	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Adverts	O	O	X	O	X	A	A	O	A	O	O	A	O	A	X	X	X
Outdoor Advertising Structures	X	X	X	X	X	O	O	O	O	O	X	A	O	X	O	X	X
Agri - Business	X	X	X	X	X	O	O	X	O	O	X	A	X	X	X	X	X
Amusement Arcade	X	X	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X
B & B	A	A	A	A	A	A	A	X	X	A	A	X	X	X	X	X	X
Bank / Financial Institution	X	O	X	O	X	A	A	O	X	X	X	X	X	X	X	X	X
Betting Office	X	O	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Bring Banks	A	A	A	A	A	A	A	A	A	A	O	A	O	A	O	O	X
Car Park (Commercial)	X	X	X	X	X	O	A	X	X	O	O	O	O	A	X	X	X
Caravan Park	X	X	X	X	X	X	X	X	X	X	A	X	X	X	O	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Cash & Carry	X	X	X	X	X	O	A	X	X	O	X	A	X	X	X	X	X
Casual Trading	X	X	X	X	X	A	A	X	X	O	O	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X
Church	X	O	X	O	O	A	A	A	X	A	A	X	X	X	O	A	X
Cinema	X	X	X	X	X	A	A	X	O	O	O	X	X	X	X	A	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
Community Facility / Centre	O	A	O	A	O	A	A	A	X	A	A	X	X	X	O	A	O
Conference Centre	X	O	O	O	X	O	A	X	X	O	A	X	X	O	X	X	X
C & D Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X
Crèche / Childcare Facility	O	A	O	A	A	A	A	A	O	A	O	O	O	O	X	A	X
Cultural Facility / Use	O	O	O	O	O	A	A	O	X	A	A	X	X	X	O	A	X
Dance Hall / Night Club	X	X	O	X	X	A	A	X	X	O	X	X	X	X	X	X	X
Doctors / Dentists	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	O	X
Drive Through Restaurants	X	X	X	X	X	O	O	X	O	O	X	X	X	X	X	X	X
Education	O	O	A	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Energy Installation	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Enterprise Centre	X	O	X	O	X	O	O	X	X	O	X	A	A	X	X	X	X
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Funeral Home	X	O	X	O	X	A	A	X	X	O	X	X	X	X	X	A	X
Garden Centre	X	X	X	X	X	X	O	X	O	O	X	A	X	X	X	X	X
Guest House	O	A	A	A	O	A	A	X	X	A	A	X	X	X	X	X	X
Halting Site/Group Housing	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	O	X
Health Centre	O	O	O	O	O	A	A	A	X	A	X	X	X	X	X	A	X
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	O	X	O	O	X	X	X	X	X	X
Hospital	X	O	O	O	O	X	A	X	X	A	X	X	X	X	X	A	X
Hostel	X	O	O	O	O	A	A	X	X	A	A	X	X	X	X	X	X
Hotel / Motel	X	O	A	O	X	A	A	X	X	A	A	X	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	X	X	X	X	A	O	O	X	X	X
Industry – Light	X	O	X	O	X	X	X	X	X	O	O	A	A	O	X	X	X
Leisure / Recreation	X	O	O	A	O	A	A	O	O	O	A	X	X	X	O	A	O
Library	X	A	O	A	O	A	A	A	X	A	A	X	X	X	X	A	X
Motor Sales / Repair	X	X	X	X	X	O	O	X	O	O	X	A	X	X	X	X	X
Offices <100m2	X	O	O	O	X	A	A	A	X	A	O	X	X	X	X	O	X
Offices 100 to 1000 m2	X	X	O	O	X	A	A	O	X	A	X	X	A	O	X	X	X
Offices >1000m2	X	X	X	O	X	A	A	O	X	A	X	O	A	O	X	X	X
Open Space	A	A	A	A	A	A	A	A	X	A	A	O	X	X	A	A	A
Park and Ride	X	X	X	O	X	X	O	X	X	O	X	A	A	A	X	X	X
Petrol Station	O	O	X	O	X	O	O	O	X	O	X	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	X	X	O	X	X	O	X	A	X	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	C1	D1	E1	E2	E3	F1	G1	H1
Public House	X	O	X	O	X	A	A	O	X	A	O	X	X	X	X	X	X
Public Services	A	A	A	A	A	A	A	A	X	A	A	A	A	A	A	A	X
Civic & Amenity Recycling Facility	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	A	X
Refuse Transfer Station	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X
Residential	A	A	A	A	A	O	O	O	X	A	X	X	X	X	X	X	X
Residential Institution	O	O	A	O	O	O	O	O	X	O	X	X	X	X	X	O	X
Restaurant / Café	X	X	O	O	X	A	A	A	O	A	O	O	O	O	X	O	X
Retail Warehouse	X	X	X	X	X	O	O	X	A	X	X	O	X	X	X	X	X
Retirement Home	O	A	O	A	O	X	X	X	X	O	X	X	X	X	X	A	X
Science & Technology Based Enterprise	X	X	X	X	X	O	O	X	X	O	X	O	A	O	X	X	X
Shop - Local **	O	A	O	A	X	A	A	A	X	A	O	O	O	O	X	X	X
Shop - Major	X	X	X	O	X	A	A	A	O	O	X	X	X	X	X	X	X
Shopping Centre	X	X	X	X	X	A	A	X	X	X	X	X	X	X	X	X	X
Sports Facilities	O	O	O	A	O	O	O	X	O	O	A	X	X	X	A	A	X
Take-Away	X	X	X	O	X	A	A	O	X	O	X	X	X	X	X	X	X
Telecommunication Structures	X	X	X	X	X	A	A	O	A	O	O	A	A	A	O	O	X
Third Level Educational Institution	X	X	O	O	X	X	X	X	X	O	X	X	O	X	X	A	X
Tourism Complex	X	X	O	O	X	A	A	X	X	A	A	X	X	X	A	A	X
Transport Depot	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X
Veterinary Surgery	O*	O*	X	O*	O*	A	A	O	X	O	X	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X
Water Services ***	A	A	A	A	A	A	A	O	A	A	A	A	A	A	A	A	O
Wholesale Warehousing	X	X	X	O	X	O	O	X	O	O	X	A	X	X	X	X	X

\* Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.

\*\* A local shop is defined as a convenience retail unit of not more than 200 square metres in gross floor area.

\*\*\* Refers to public utility installations.