



Legend

- Plan Limit
- Development Limit
- C1 - city centre uses**
Objective: Protect and upgrade the retail function, supported by a range of complementary functions, within the city's commercial/retail core and encourage the establishment of commercial/retail activities in the areas reserved for the centre's expansion.
- C2 - commercial and mixed land uses**
Objective: Promote the development of a mix of uses centred on retail, office space, high-density housing, high-amenity open space and compatible uses.
- MIX-1 - mixed uses (non-retail)**
Objective: Promote the development of a dynamic mix of uses able to create and sustain vibrant residential and employment areas. Commercial (non-retail), residential, leisure, employment/enterprise uses are encouraged by this zoning.
- MIX-2 - mixed uses (optional retail warehousing)**
Objective: Encourage mixed-use development emphasising employment/enterprise, residential, leisure and commercial uses, with retail warehousing open for consideration.
- RE - existing residential areas**
Objective: Protect and enhance existing residential amenity. The introduction of compatible/ancillary uses, redevelopment and regeneration may be considered in these areas, as long as the dominant use remains residential. Increases in density may be considered in the case of redevelopment (depending on the site context) and regeneration of existing residential areas.
- R1 - low-density residential areas**
Objective: Promote the development of housing within a gross density range varying between 3 and 19 dwellings per hectare (1 to 7 dwellings per acre). R1 zones, which are located on the fringes of the urban area, are intended to provide an alternative to single houses in the countryside and thus decrease the pressure of urban-generated housing on rural areas.
- R2 - low/medium-density residential areas**
Objective: Promote the development of housing within a gross density range varying between 20 and 34 dwellings per hectare (8 to 13 dwellings per acre). In R2 zones, blanket construction of three- and four-bedroom houses will be discouraged. All new residential development will have to recognise and reflect the changing demographic structure in the house type and design, site layout and the additional facilities proposed. While housing is the primary use in these zones, recreational structures, crèches/playschools, educational facilities, community buildings, sheltered housing and corner shops will also be considered.
- R3 - medium/high-density residential areas**
Objective: Promote the development of housing within a gross density range varying between 35 and 50+ dwellings per hectare (14 to 18+ dwellings per acre). R3 zones are of particular importance, being generally located close to the city centre, employment sources, transport corridors and neighbourhood centres. Innovative layout and design will be required in R3 zones, with high-quality landscaping and pedestrian/cycle connections with the surrounding areas.
- NC - neighbourhood centres**
Objective: Require the provision of a mix of retail, office, community and recreational uses while limiting the residential element, in order to serve the immediate needs of people living and working in the surrounding areas.
Note: The NC-1, NC-2, NC-3 and NC-4 indications on the map relate to Neighbourhood Centre Objectives included in Section 6.5.7 Local retail needs (Chapter 6 of the Development Plan).
- CF - community facilities**
Objective: Protect existing facilities or retain existing uses and provide for the establishment of new/additional community and institutional uses, such as schools, community centres etc. Cemeteries, church yards, allotments and other similar uses will be accommodated on lands zoned for community facilities.
- RP - retail park**
Objective: Facilitate the provision of dedicated retail areas where warehouse-type units are generally restricted to the sale of bulky household goods, including carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, bulky office equipment, industrial plant and equipment.
***Bulky goods - Goods generally sold from retail warehouses where DIY goods or goods such as flatpack furniture are of such a size that they would normally be taken away by car and not be manageable by customers travelling by foot, cycle or bus, or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually, but part of a collective purchase which would be bulky e.g. wallpaper, paint. (Retail Planning Guidelines for Planning Authorities, DoEHLG 2005)**
- BITP - business, industry and technology park**
Objective: Promote the development of office-based businesses, technology companies and industrial units in dedicated business-industrial parks at Finskin, Oakfield, Rathbraghan/Ballyvinnan and Doonally (North Fringe).
- WILT - waste management, industry, logistics, transport-related uses**
Objective: Encourage the consolidation of activities such as waste management, light industry, logistics/transport in a designated area, conveniently located and easily accessible at Belladrehid. Non-conforming uses of similar nature currently operating in other areas of the City are also encouraged to relocate to Belladrehid.
- PF - port facilities and related uses**
Objective: Retain the port as a viable infrastructural and commercial entity, supported by port-related industries and/or business activities.
- OS - open space**
See Open Space objectives map
- NR - natural/mineral resource reservation**
Objective: Protect all known unworked mineral deposits from development that might limit their scope for extraction. Within the NR zone, only extraction and associated activities will be permitted.
- PU - public utilities**
Objective: Facilitate the provision and improvement/upgrading of essential services/utilities such as power supply, telecommunications, water supply, wastewater treatment etc.
- AA - archaeological amenity zone at Carrowmore**
Objective: Protect and conserve the archaeological monuments and their landscape setting at Carrowmore. It is noted that the archaeological amenity zone is larger than the Zone of Archaeological Protection (ZAP) in the same area.
- BUF - buffer zone**
Objective: Contain and consolidate the city, while safeguarding land for its future expansion and the provision of strategic infrastructure. The buffer zone is to be used principally for agriculture. New roads and buildings in the buffer zone should be constructed so as to minimise their visual and environmental impact. Within the buffer zone, the rural housing policies shall apply, subject to normal planning consideration.
- GB - green belt**
Objective: Prevent encroachment of development on environmentally-sensitive and visually vulnerable areas. The rural housing policies shall apply in the green belt, subject to environmental and visual considerations.
- SLR - Strategic Land Reserve**
Refer to section 5.4.4.6 Designation of Strategic Land Reserve

3 October 2011