

13 | Land Use Zoning Objectives



13.1 Land Use Zoning Objectives

The purpose of land use zoning is to indicate the development objectives for all the lands within the Town Council. Zoning aspires to promoting the orderly development of the town, to eliminating potential conflicts between incompatible land uses, and to establishing an economic basis for investment in public infrastructure and facilities.

The land use zoning objectives are detailed below and are shown on the Land Use Zoning and Specific Objectives Maps. The following tables list the land use activities most commonly encountered in the town, together with an indication of their acceptability in the different land use zones.

13.1.1 Non-conforming Uses

Throughout the Town Council there are uses that do not conform to the zoning objectives for the area. These are uses that were in existence on 1 October 1964, that subsequently received planning permission.

The improvement of premises accommodating non-conforming uses, including residential properties, will generally be permitted, where the development does not seriously injure the amenities of the area.

Proposals for the extension of premises accommodating non-conforming uses, including residential properties, will be considered on their merits and may be permitted where the development does not seriously injure the amenities of the area and is otherwise in accordance with the proper planning and development of the area.

13.1.2 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the use, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

13.1.3 Phased Development

Bray Town Council will continue to control the phasing of development as necessary. Large scale development may be best considered in terms of a phased programme of development. This will allow a systematic and co-ordinated approach to development at a sustainable level.

13.1.4 Not Normally Permitted but Open for Consideration

Land uses designated under each zoning objective as 'Not Normally Permitted but Open for Consideration' are not normally acceptable. However, uses may be permitted where the planning authority is satisfied that the use would be compatible with the overall policies and objectives for the zone, it would not have undesirable effects, and it would otherwise be consistent with the proper planning and sustainable development of the area.

13.1.5 Not Permitted

Land uses which are not indicated as 'Permitted in Principle' or 'Not Normally Permitted but Open for Consideration' will not be permitted.

13.2 Acceptability of Uses in each Zone

13.2.1 Acceptability of Uses in the A1: Primarily Residential Zone

To protect existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.

Acceptability	Description of Use
Permitted in Principle	Church
	Crèche/Nursery School
	Open Space
	Private Garage
	Public Services
	Residential
Not Normally Permitted but Open for Consideration	Bed and Breakfast
	Commercial Recreational Buildings
	Community Facility
	Cultural Use
	Doctor/Dentist
	Education
	Guest House
	Halting Sites
	Health Centre
	Local Neighbourhood Services
	Local Convenience/Neighbourhood Shops
	Public House
	Recreational Facility/Sports Club
	Residential Institution
	Restaurant
	Retirement Home
	Small Home Based Economic Activity

13.2.2 Acceptability of Uses in B1: Primarily Town Centre Uses Zone

To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' (LOTS) residential accommodation.

Acceptability	Description of Use
Permitted in Principle	Bed and Breakfast
	Betting Office
	Car Park
	Commercial Recreational Buildings
	Cultural Use
	Doctor/Dentist
	Guest House
	Health Centre
	Hotel
	Local Neighbourhood Services
	Offices
	Open Space
	Public House
	Public Services
	Residential
	Restaurant
	Recycling facilities
	Shops-Major
	Shops-Neighbourhood
	Not Normally Permitted but Open for Consideration
Church	
Community Facility	
Crèche/Nursery School	
Discount Foodstore	
Night Club/Discotheque	
Education	
Enterprise Centre	
Funeral Home	
Garden Centre	
Hospital	
Light Industry	
Private Garage	
Retail Warehouse	
Small Home Based Economic Activity	
Wholesale Outlet	

13.2.3 Acceptability of Uses in the B2: Primarily Seafront Uses Zone

To protect and enhance the character of the seafront area and to provide for the development and improvement of appropriate tourism and leisure uses, consistent with the protection of residential amenity. The seafront area shall be promoted as the primary tourist, recreational and leisure centre of the town.

Acceptability	Description of Use
Permitted in Principle	Bed and Breakfast
	Commercial Recreational Buildings
	Cultural Use
	Guest House
	Hotel
	Night Club/Discotheque
	Open Space
	Public House
	Recreational Facility/Sports Club
	Public Services
	Residential
	Restaurant
	Shops-Neighbourhood
	Not Normally Permitted but Open for Consideration
Betting Office	
Car Park	
Community Facility	
Crèche/Nursery School	
Education	
Health Centre	
Small Home Based Economic Activity	
Offices	
Private Garage	

13.2.4 Acceptability of Uses in the B3: Primarily Seafront Uses Zone

To protect and enhance the character of the seafront area and to provide for mixed-use development including appropriate tourism, leisure and residential uses. The seafront area shall be promoted as the primary tourist, recreational and leisure centre of the town.

Acceptability	Description of Use
Permitted in Principle	Bed and Breakfast
	Commercial Recreational Buildings
	Cultural Use
	Guest House
	Hotel
	Open Space
	Public House
	Recreational Facility/Sports Club
	Public Services
	Residential
	Restaurant
	Shops-Neighbourhood
	Not Normally Permitted but Open for Consideration
Betting Office	
Car Park	
Community Facility	
Crèche/Nursery School	
Education	
Health Centre	
Small Home Based Economic Activity	
Offices	
Private Garage	
Shops-Major	

13.2.5 Acceptability of Uses in the C: Employment Uses Zone

To provide for economic development and employment

Acceptability	Description of Use
Permitted in Principle	Crèche/Nursery
	Enterprise Centre
	Industry-Light
	Industry-Other
	Offices
	Open Space
	Private Garages
	Public Services
	Recycling Facilities
	Science and Technology Based Industry
	Training Facility

Not Normally Permitted but Open for Consideration	Abattoir
	Advertisements and Advertising Structure
	Boarding Kennels
	Car Park
	Cash and Carry
	Community Facility
	Concrete Asphalt etc. Plant
	Garden Centre
	Heavy Vehicle Park
	Motor Fuel Filling Station
	Motor Sales Outlet
	Residential
	Retail Warehouse
	Scrap Yard
	Service Garage
Warehousing	

13.2.6 Acceptability of Uses in the C1: Employment Uses Zone

To provide for economic development and employment, including the provision of retail warehousing.

Acceptability	Description of Use
Permitted in Principle	Crèche/Nursery
	Enterprise Centre
	Garden Centre
	Industry-Light
	Industry-Other
	Offices
	Open Space
	Private Garages
	Public Services
	Recycling Facilities
	Retail Warehouses
	Science and Technology Based Industry
	Training Facility
	Not Normally Permitted but Open for Consideration
Cash and Carry	
Community Facility	
Car Park	
Motor Sales Outlet	
Residential	
Service Garage	
Warehousing	

13.2.7 Acceptability of Uses in the D1: Primarily Civic, Community and Educational Uses Zone

To provide for civic, community and educational facilities.

Acceptability	Description of Use
Permitted in Principle	Church
	Community Facility
	Crèche/Nursery School
	Doctor/Dentist
	Education
	Health Centre
	Open Space
	Public Services
	Recreational Facility/Sports Club
	Recycling Facilities
Not Normally Permitted but Open for Consideration	Commercial Recreational Buildings
	Cultural Use
	Residential Institution

13.2.8 Acceptability of Uses in the D2: Solely Educational Uses Zone

To provide for solely educational facilities.

Acceptability	Description of Use
Permitted in Principle	Crèche/Nursery School
	Education
	Open Space
	Public Services
Not Normally Permitted but Open for Consideration	Church
	Commercial Recreational Buildings
	Community Facility
	Cultural Use
	Doctor/Dentist
	Health Centre
	Recreational Facility/Sports Club
	Residential Institution

13.2.9 Acceptability of Uses in the E1: Solely Open Space Zone

To protect and provide for recreation, open space and amenity provision.

Acceptability	Description of Use
Permitted in Principle	Open Space
	Public Services
Not Normally Permitted but Open for Consideration	Agriculture
	Community Facility
	Recreational Facility/Sports Club

13.2.10 Acceptability of Uses in the E2: Solely Open Space Zone

To protect and provide for recreation and open space provision and commercial related activities.

Acceptability	Description of Use
Permitted in Principle	Appropriate Advertisement Structure in Sports Stadia
	Associated Commercial Sports Related Activities
	Open Space
Not Normally Permitted but Open for Consideration	Community Facility
	Recreational Facility/Sports Club

13.2.11 Acceptability of Uses in the E3: Solely Open Space Zone

To protect and provide for open space provision.

Acceptability	Description of Use
Permitted in Principle	Agriculture
	Open Space
Not Normally Permitted but Open for Consideration	Recreational Facility/Sports Club

3.2.12 Acceptability of Uses in the E4: Solely Open Space Zone

To preserve continuous open space along the river valley.

Acceptability	Description of Use
Permitted in Principle	Cemetery
	Open Space
Not Normally Permitted but Open for Consideration	Agriculture
	Car Park
	Church
	Commercial Recreational Buildings
	Community Facility
	Cultural Use
	Education
	Private Club
	Private Garage
	Recreational Facility/Sports Club

13.2.13 Acceptability of Uses in the F2: Mixed Use Development Zone

To provide for appropriate business and commercial use in a landscaped setting.

Acceptability	Description of Use
Permitted in Principle	Light Industry
	Offices
	Open Space
	Public Services
	Science and Technology Based Industry
Not Normally Permitted but Open for Consideration	Cultural Use
	Commercial Recreational Buildings
	Enterprise Centre
	Hospital
	Hotel
	Private Garage
	Restaurant

13.2.14 Acceptability of Uses in the G: Local Neighbourhood Centre Zone

To protect, provide for and/or improve local neighbourhood centre facilities.

Acceptability	Description of Use
Permitted in Principle	Bed and Breakfast
	Betting Office
	Commercial Recreational Buildings
	Cultural Use
	Doctor/Dentist
	Guest House
	Health Centre
	Home Based Economic Activity
	Local Neighbourhood Services
	Offices
	Open Space
	Public House
	Public Services
	Residential
	Restaurant
	Recycling Facilities
	Shops-Neighbourhood
	Not Normally Permitted but Open for Consideration
Car Park	
Church	
Community Facility	
Crèche/Nursery School	
Discount Foodstore	
Education	
Funeral Home	
Garden Centre	
Hotel	
Motor Sales Outlet	
Private Garage	
Retail Warehouse	
Service Garage	
Shops-Major	

13.2.15 Acceptability of Uses in the G1: Local Neighbourhood Centre Zone

To provide for a neighbourhood retail development, comprising of a supermarket of not more than 2,500m² of net retail floorspace, and other ancillary neighbourhood uses. The zoning also provides for a park and ride development as well as car sales/petrol retail use on a site of approximately 1.5 acres adjacent to the Southern Cross Route.

Acceptability	Description of Use
Permitted in Principle	Betting Office
	Discount Foodstore
	Doctor/Dentist
	Health Centre
	Home Based Economic Activity
	Large Foodstore
	Local Neighbourhood Services
	Motor Fuel Filling Station
	Motor Sales Outlet
	Offices
	Open Space
	Park and Ride Scheme
	Public House
	Public Services
	Restaurant
	Recycling facilities
	Shops-Neighbourhood
	Not Normally Permitted but Open for Consideration
Bed and Breakfast	
Church	
Commercial Recreational Buildings	
Community Facility	
Crèche/Nursery School	
Cultural Use	
Night Club/Discotheque	
Education	
Funeral Home	
Garden Centre	
Guest House	
Hotel	
Private Garage	
Retail Warehouse	
Service Garage	