



# **SECTION C**

## **SUPPORTING INFORMATION**



# APPENDICES

# 1

## **APPENDIX 1** **LONGFORD ENVIRONS**

# APPENDIX 1: LONGFORD ENVIRONS ZONING DEFINITIONS AND MAPPING

This section should be read in conjunction with the Settlement Strategy Section of this plan. The Longford Town Environs zonings contained within this document and illustrated on the following maps are indicative of the level and nature of development which is deemed by the Planning Authority to be appropriate to the area.

The zonings are intended to be flexible, provided that the basic concepts of proper planning, residential amenity and good design practice are adhered to. Any proposed development should be compatible with the primary zoning use and should not detract from the amenity of the area. These zonings should be read in conjunction with the Development Plan Standards, particularly in relation to design, materials, public open space and parking requirements. The Longford Town Development Plan and Northern and Southern Environs Local Area Plans should also be referred to in relation to adjacent zonings/compatibility.

## Residential

- **To primarily provide for residential development; to preserve and improve residential amenity, dwellings and compatible uses including social and community facilities, open spaces and local shopping facilities.**

The principles of sustainable development shall be taken into account when considering applications for residential development in the area, including the use of higher housing densities, natural, locally

sourced materials, energy efficiency and transport implications, the impact on the existing ecology and compatibility with local environmental conditions.

In particular, neighbourhood facilities such as a neighbourhood shop, post office, school, crèche etc will be encouraged in the residential area identified as part of Map 2.

## Recreational

- **To primarily provide for recreational open space and ancillary structures.**

The proposed utilisation of the River Camlin and Royal Canal as a walk and park would provide a recreational backbone to the town which would provide a wildlife corridor and a potential link to other walking routes, facilitating the establishment of a pedestrian network of pathways.

## Residential/Commercial

- **To primarily provide for residential development with a possible element of commercial/retail development.**

Development carried out under this zoning should have regard to the dual use of the zoning, and, in particular, shall have regard to the retail strategy for the County once adopted. Developers should be cognisant of the high profile locations of this zoning and design, siting and materials should be chosen accordingly.

## Industrial/Commercial

- **To primarily provide for industrial development with a possible element of commercial/retail development.**

The dual zoning is weighted towards industrial development, with allowances made for ancillary commercial development. Larger scale commercial development under this zoning will require the preparation of a detailed plan for the area involved prior to consideration, and, in particular, retail, to be considered in the light of the findings of the retail strategy.

## Industrial

- **To primarily provide for industrial/workshop and warehouse development including compatible uses such as offices and distribution.**

Zonings of industrial nature are indicative and are adaptable to the nature, size and requirements of future employment/industrial development. The creation of local employment is the primary aim of this zoning. Hi-tech business/office, and light industrial developments will be considered within this zoning.

### **Hi-Tech/Light Industrial/Employment Generating**

- **To primarily provide for Hi-Tech/Light Industrial and employment generating uses.**

Zonings of this nature are indicative and are adaptable to the nature, size and requirements of future employment/hi-tech industrial development. The creation of local employment and generation of economic development is the primary aim of this zoning. Hi-tech business/office will be considered within this zoning.

The provision of developments within this zoning shall be designed to the highest architectural standards and will be flagship in terms of quality, employment and status.

### **Social/Community**

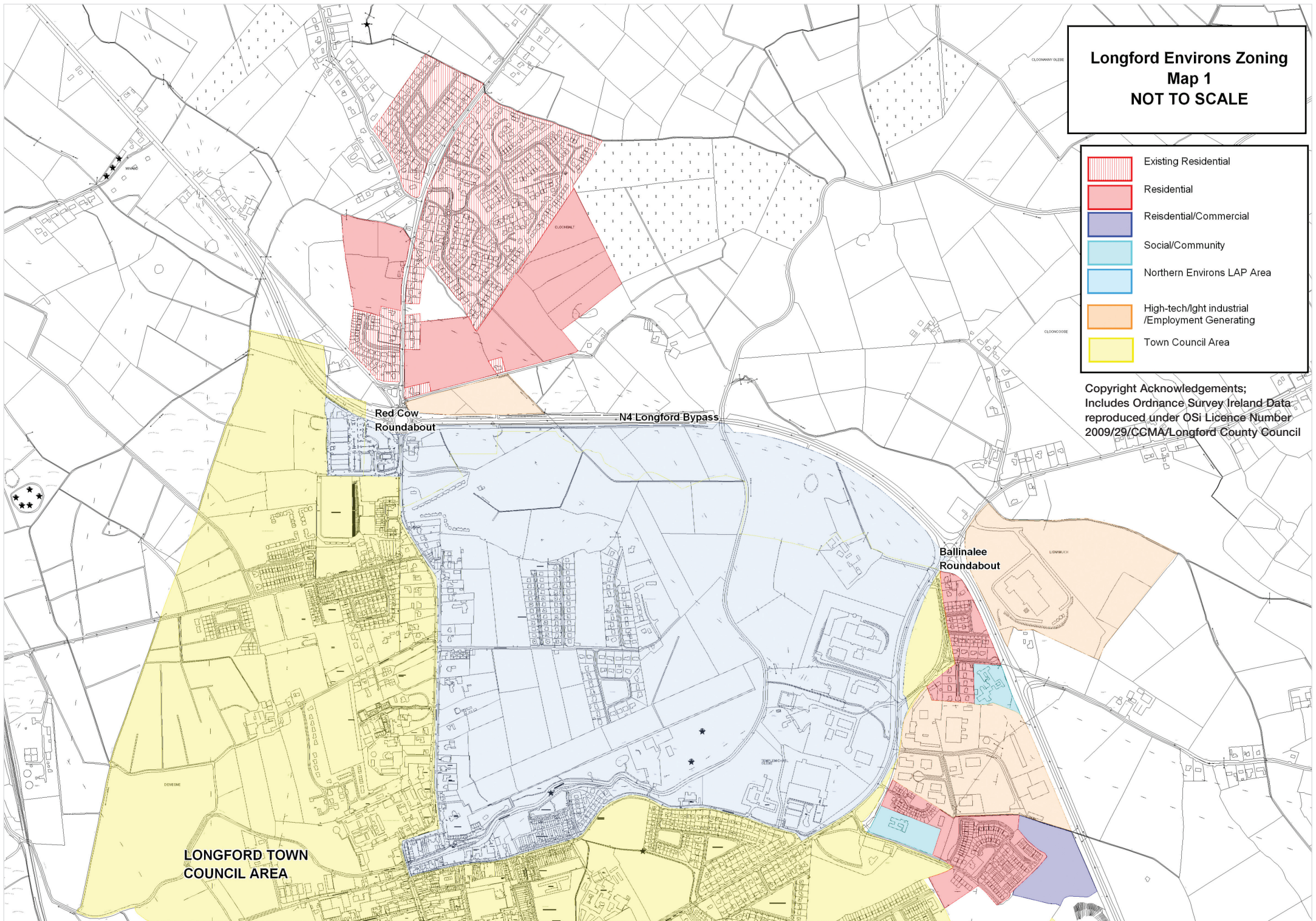
- **To primarily provide for social and community facilities.**

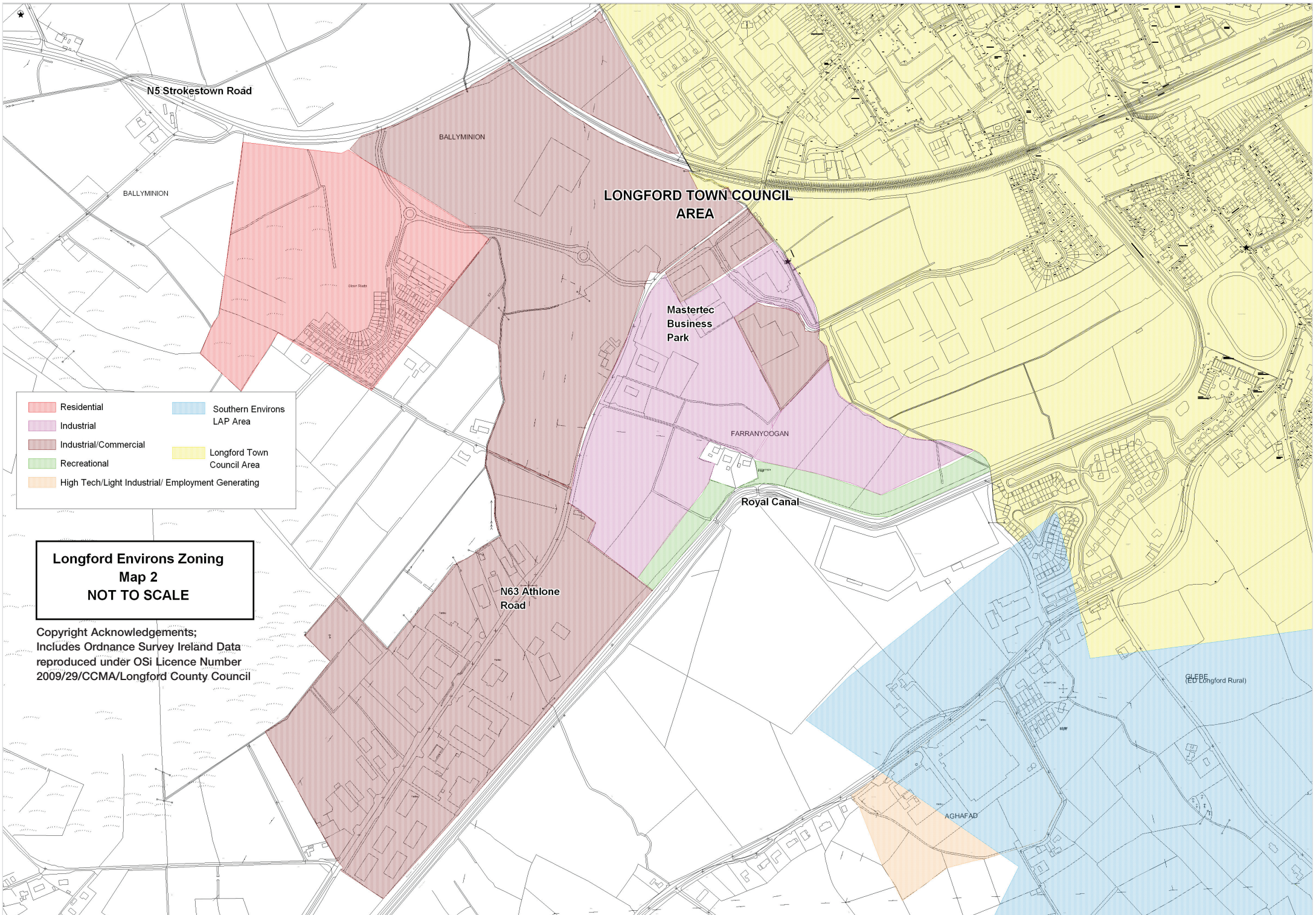
This zoning provides for facilities that serve the community as a whole such as schools, community centres, creches, nursing homes etc.

**Longford Environs Zoning  
Map 1  
NOT TO SCALE**

-  Existing Residential
-  Residential
-  Residential/Commercial
-  Social/Community
-  Northern Environs LAP Area
-  High-tech/Ight industrial /Employment Generating
-  Town Council Area

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**Longford Environs Zoning  
Map 2  
NOT TO SCALE**

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