



Comhairle Contae **Lú**
Louth County Council

Proposed Variation No. 2 of the Louth County Development Plan 2021-2027

March 2024

Table of Contents

1.0	Introduction	1
1.1	Reasons for this Variation	1
1.2	Making a Submission	1
1.3	Next Stage of the Process	1-2
1.4	Identifying the Proposed Changes	2
2.0	Proposed Variation	2
Table1	Sections and Tables of the County Development Plan proposed to be amended as part of the proposed Variation	3 - 6
3.0	Chapter 3 (Amendments)	7 - 8
4.0	Chapter 4 (Amendments)	9
5.0	Chapter 13 (Amendments)	9 - 16

1.0 Introduction

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Louth County Council is proposing a variation of the Louth County Development Plan 2021-2027.

1.1 Reasons for this Variation

1. To update the County Development Plan to take account of the Guidelines 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' published by the Department of Housing, Local Government and Heritage in January 2024 and issued under Section 28 of the Planning and Development Act 2000 (as amended). Section 28 provides that planning authorities shall have regard to Ministerial Guidelines and shall apply any specific planning policy requirements (SPPRs) of the Guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended), in the performance of their functions.

1.2 Making a Submission

Written observations or submissions regarding the proposed variation can be made between **Wednesday 27th March, 2024 and 4pm on Friday 26th April, 2024** in either of the following forms:

- Consultation Portal: <https://consult.louthcoco.ie>
- or
- In writing to: Thomas McEvoy, Director of Services, Louth County Council, Town Hall, Crowe Street, Dundalk, Co. Louth A91 W20C

Submissions/observations shall be made by **one medium only** and should include:

- Full name and address of the person making the submission/observation (on a separate page to the submission).
- Where applicable details of the organisation/community/company you represent.

Please note that submissions/observations that do not relate to the proposed variation will not be considered.

1.3 Next Stage of the Process

When the public display period for the proposed variation comes to an end a Chief Executive's Report on submissions/observations received will be prepared. This will include a summary of the issues raised and the response and recommendation of the Chief Executive. This Report will be considered by the elected members of Louth County Council.

Following the consideration of the proposed variation and the Chief Executive's Report the elected members, by resolution, make the variation as proposed, with or without modifications or they may refuse to make it.

Where the elected members propose to make a modification to the proposed variation and this would, if made, be a material alteration to the proposed variation, the Planning Authority shall publish notice of the proposed material alteration and invite submissions from the public.

1.4 Identifying the Proposed Changes

Changes to the text are indicated as follows:

New text is in **red** and deleted text will be in ~~blue with a strikethrough~~.

2.0 Proposed Variation

Table 1 overleaf sets out the sections/tables in the County Development that are proposed to be amended as part of the proposed variation.

Table 1: Sections and Tables of the County Development Plan proposed to be amended as part of the proposed Variation

LCDP 2021-2027 Chapter	Section/Table/ Policy Objective/ Figure	Topic	Proposed Change
Chapter 3 – Housing	Section 3.2.1 (page3-1)	Legislative Changes and Policy Responses	Amendments to text including the year of the publication of updated Design Standards for New Apartments
	Section 3.11 (page 3-11)	Densities	Update and amend text to include reference to the Sustainable Residential Development and Compact Settlements Guidelines
	Section 3.13 (page 3-13)	Principles for Quality Design and Layout	Omit text, and image pertaining to the Sustainable Residential Development in Urban Areas Guidelines and associated Urban Design Manual. Insert image of ‘Sustainable Residential Development and Compact Settlements Guidelines’.
	Section 13.3.1 Figure 3.1 (page 3-15)	Placemaking	Omit Figure 3.1 – Urban Design Manual Criteria
	Policy Objective HOU 20 (page 3-17)	Policy Objective	Omit reference to ‘Guidelines on Sustainable Residential Development in Urban Areas’ and include reference to ‘Sustainable Residential Development and Compact Settlements Guidelines’.
Chapter 4 – Social and Community	Section 4.5 (page 4-5)	Communities Facilities and Social infrastructure	Amended text in this section to omit the reference to Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities (May 2009)
	Policy Objective SC11 (page 4-6)	Policy Objective	Include reference to Community, Social and Cultural Infrastructure Audit in lieu of Social Infrastructure Assessment
Chapter 13 – Development	Section 13.8.1 (page 13-9)	Introduction	Omit reference to: i) The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG, (2009);

LCDP 2021-2027 Chapter	Section/Table/ Policy Objective/ Figure	Topic	Proposed Change
Management Guidelines			ii) Urban Design Manual: A Best Practice Guide, DEHLG, (2009); Insert reference to 'Sustainable Urban Housing: Design Standards for New Apartments, 'Sustainable Residential Development and Compact Settlements Guidelines' and the 'National Policy on Architecture'
	Section 13.8.4 (page 13-9)	Density and Plot Ratio	Omit the reference to Appendix A of the Sustainable Residential Developments in Urban Areas Guidelines and replace with a reference to Appendix B of the Amend text in accordance with 'Sustainable Residential Development and Compact Settlements Guidelines'
	Section 13.8.6 (page 13-10)	Building Heights	Include a reference to Appendix D Design Checklist of 'Sustainable Residential Development and Compact Settlements Guidelines' and any associated Design Manual
	Section 13.8.8 (page 13-11)	Design Statement	Omit reference to Urban Design Manual; Insert a reference to Appendix C 'Supplemental Information for Planning Applications' and Appendix D Design Checklist of the 'Sustainable Residential Development and Compact Settlements Guidelines'
	13.8.9.1 (page 13-11)	Privacy	Omit reference to minimum of 22m separation distance. Amend the text to reflect the revised minimum separation distance of 16m as set out in the 'Sustainable Residential Development and Compact Settlements Guidelines'
	Section 13.8.10 (page 13-11)	Daylight and Sunlight	Omit reference: 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011) and BS 8206-2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'. Insert a reference to A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022) as set out in

LCDP 2021-2027 Chapter	Section/Table/ Policy Objective/ Figure	Topic	Proposed Change
			section 5.3.7 of the 'Sustainable Residential Development and Compact Settlements Guidelines'.
	Section 13.8.15 (page 13-13)	Public Open Space	Omit reference to 15% public open space of the total site area. Amend the text to reflect the change in public open space requirements as per Section 5.3.3 of 'Sustainable Residential Development and Compact Settlements Guidelines'.
	Section 13.8.17 (page 13-14)	Private Open Space	Update text and amend Table 13.4 to reflect the revised minimum private open space requirements as set out in Table 5.1 of the 'Sustainable Residential Development and Compact Settlements Guidelines'.
	Section 13.8.28 (page 13-16)	Design Standards for new Apartments	Update the year of publication of the Design Standards for New Apartments to 2023
	Section 13.16 (page 13-41)	Transport	Omit reference to Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities; and replace with reference to 'Sustainable Residential Development and Compact Settlements Guidelines'. Insert a reference to the 'National Sustainable Mobility Policy'
	Section 13.16.11 (page 13-45)	Parking Standards that reflect the Demand and Location	Remove text relating to existing criteria and amend text to reflect new guidelines
	Table 13.10 (page 13-44)	Car and Cycle Parking	Update Table 13.10 'Parking Areas in County Louth' to take account of the criteria/parking tiers set out in Table 3.8 of the 'Sustainable Residential Development and Compact Settlements Guidelines'
	Table 13.11 (page 13-45)		Update the Car Parking Standards for residential dwellings in Table 13.11 to reflect the car parking requirements set out in SPPR 3 of the 'Sustainable Residential Development and Compact Settlements Guidelines'.

LCDP 2021-2027 Chapter	Section/Table/ Policy Objective/ Figure	Topic	Proposed Change
General	Various	Section numbers and Table numbers	All section numbers and Table numbers will be reviewed and updated to take account of any sections or tables deleted as a result of the proposed Variation.

3.0 Chapter 3 (Amendments)

(Proposed Amendments to Text)

3.2.1 LEGISLATIVE CHANGES AND POLICY RESPONSES

The Design Standards for New Apartments published in 2018 2023 are an update of the 2015-2018 guidelines.

These guidelines acknowledge that apartment developments will play a significant role in securing more compact and sustainable towns and cities and that they must be an attractive and desirable housing option if compact growth is to be achieved. The amendments to the guidelines focus on:

- Enabling a mix of apartment types that better reflects contemporary household formation and demand patterns;
- Making better provision for building refurbishment and small scale urban infill schemes;
- Addressing the emerging The 'build to rent' and 'shared accommodation' sectors; and
- Removing requirements for car parking in certain circumstances where there are better mobility solutions and to reduce costs.

3.11 DENSITIES

As part of the strategy of securing more compact growth and consolidating development in central locations there will be a greater focus on delivering developments at a higher density.

Such an approach would make more effective use of land, would increase the critical mass of population in the urban core of settlements and maximise the return on infrastructure investment.

Depending on the built form of a development, different densities can be achieved. This can include apartment developments in courtyards or single/multiple blocks, terraces consisting of standard housing or apartments and duplex units and detached and semi-detached units.

When identifying the potential density of a site, consideration must be given to the surrounding context and how the development would relate to the existing built form and character of its location.

One of the key elements of making a high density development an attractive place to live, is in the quality of the internal design such as the amount of daylight the accommodation receives and the external space on which the building(s) is located i.e. the quality of the public realm. The quality of the open space is also a critical aspect.

The densities in this Plan are informed by national and regional policy and the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (DHLGH, 2024)*, which requires higher density developments in centrally located areas, large urban areas and along public transport corridors. These Guidelines provide a tiered approach for the delivery of sustainable and compact densities. Utilising dwellings per hectare is the primary measure for residential density. Other factors recommended for consideration in the Guidelines include accessibility to public transport as well as potential impacts on local character, amenity and the natural environment.

~~Whilst it is an objective of this Plan to support higher densities, this will take account of the capacity of the lands to accommodate this type of development, the location of the lands and public transport accessibility.~~

Section 3.13 Principles for Quality Design and Layout

(Proposed Amendments to Text)

A well-designed development can add value to the local environment by creating a sense of wellbeing and community, improving the quality of the built environment and promoting active and healthy lifestyles. There are various guidelines that have been published ~~over the past decade~~ which provide a policy foundation for the design of residential developments and neighbourhoods. These include:

- The policy statement Delivering Homes Sustaining Communities and associated guidelines Quality Housing for Sustainable Communities, (published in 2007) and
- ~~The Sustainable Residential Development in Urban Areas Guidelines and accompanying Urban Design Manual – A Best Practice Guide, (published in 2009).~~
 - Urban Development and Building Height Guidelines for Planning Authorities 2018;
 - Sustainable Urban Housing Design Standards for New Apartment Guidelines for Planning Authorities 2023; and
 - Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 and any associated Design Manual

Delete images of Sustainable Residential Development in Urban Areas Guidelines and Urban Design Manual and insert an image of the Sustainable Residential Development and Compact Settlement Guidelines.

A full list of the guidance documents relating to residential developments is available in Section 13.8 ‘Housing in Urban Areas’ of the Development Management Guidelines in Chapter 13. ~~The Urban Design Manual demonstrates how the Sustainable Residential Development Guidelines can be implemented. The Manual is based on twelve criteria that incorporate the design considerations for a residential development. These criteria are intended to act as a practical guide in the urban design process and can assist in identifying a design response and solution during this process.~~

Figure 3.1 ~~Urban Design Manual Criteria~~

The proposed amendments to Policy Objective HOU 20 are as follows:

Policy Objective	
HOU 20	To require a design led approach to be taken to sustainable residential development in accordance with the 12 urban design principles set out in the ‘Urban Design Manual – A Best Practice Guide (2009)’ in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and any associated Design Manual and any subsequent guidance , to ensure the creation of quality, attractive, and well-connected residential areas and neighbourhoods.

4.0 Chapter 4 (Amendments)

4.5 Community Facilities and Social Infrastructure

(Proposed Amendments to Text)

National and regional planning policy ~~The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas~~ highlights the need to phase development in line with the availability of essential social and community infrastructure such as schools, amenities and other facilities and locate the facilities so as to maximise their efficiency. This includes promoting accessibility by public transport, walking and cycling, facilitating ease of access for users of all ages and abilities and capacity for adaptation.

The proposed amendments to Policy Objective SC 11 are as follows:

Policy Objective	
SC 11	To require that all new residential development applications on lands greater than 1ha or for 100 units or more are accompanied by a Social Infrastructure Assessment Community, Social and Cultural Infrastructure Audit to determine if community facilities in the area are sufficient to provide for all future residents. Where deficiencies are identified proposals will be required to accompany the planning application to address the deficiency, either through direct provision on site or such other means, and in a manner acceptable to the Council.

5.0 Chapter 13 (Amendments)

(Proposed Amendments to Text)

13.8.1 Introduction

The following guidance documents should be consulted when designing a residential development:

- i. The Guidelines on Quality Housing for Sustainable Communities, DEHLG, (2007);

~~The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG, (2009);~~

~~Urban Design Manual: A Best Practice Guide, DEHLG, (2009).~~

- ii. **Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and any associated Design Manual.**
- iii. **National Policy on Architecture (DHLGH, 2022)**
- iv. Sustainable Urban Housing: Design Standards for New Apartments, ~~DHPLG, (2018)~~ **DHLGH (2023);**
- v. Urban Development and Building Height Guidelines, DHPLG, (2018);
- vi. The Design Manual for Urban Roads and Streets, DTTAS and DECLG, (2013 and updated in 2019); and vii) Permeability Best Practice Guide, NTA, (2015).

13.8.4 Density and Plot Ratio

The standard method of calculating density is carried out by dividing the number of units by the gross site area, which gives the number of units per hectare.

~~Appendix A of the Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas (Cities, Towns and Villages), 2009 provides more detailed provisions in this regard.~~

Appendix B of the Sustainable Residential Development and Compact Settlements Guidelines (DHLGH, 2024) pertains to 'Measuring Residential Density' and provides guidance on measuring/calculating densities.

13.8.6 Building Heights

The 'Urban Development and Building Height Guidelines' (2018) support increased building heights in urban areas as part of the strategy of strengthening urban areas and creating more compact settlements. Proposals for higher buildings in urban areas will be considered on a case-by-case basis and will also have regard to Appendix D Design Checklist 'Key Indicators of Quality Urban Design and Placemaking' in the Sustainable Residential Development and Compact Settlement Guidelines (DHLGH, 2024) and any associated Design Manual. One of the key considerations will be the contribution the building of height will make to the local environment in which it is located.

13.8.8 Design Statement

A Design Statement shall be required for any development in excess of 10 residential units and shall include the following:

- i) The design principles and concept;
- ii) ~~Demonstrate how the development will accord with the 12 criteria set out in the Urban Design Manual; and~~
- ii) Supplementary information as set out in Appendix C of the Sustainable Residential Development and Compact Settlement Guidelines (DHLGH, 2024) and relevant to the subject application;
- iii) A design checklist as per Appendix D of the Sustainable Residential Development and Compact Settlement Guidelines (DHLGH, 2024);
- iv) Outline how the development is in accordance with the Development Plan policy objectives and standards.

13.8.9.1 Privacy

Residential developments shall be designed to take account of the amenities of existing residents in the locality of a development area, in addition to the amenities of future residents of the development.

~~Whilst some degree of overlooking between properties is likely to occur in urban areas, efforts shall be made to minimise the extent of this overlooking where this is possible. A minimum of 22 metres~~

~~separation between directly opposing first floor habitable rooms in residential properties shall generally be observed.~~

~~This separation distance is not required for windows in non-habitable rooms such as bathrooms, stairwells or landings. There may be instances where a reduction in separation distances may be acceptable.~~

When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained.

Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces. This is dependent on the orientation, location, and internal layout of the development and its relationship with any surrounding buildings. Any applications for such developments will be assessed on a case-by-case basis.

13.8.10 Daylight and Sunlight

Care shall be taken in the design of residential developments to ensure adequate levels of natural light can be achieved in new dwellings and unacceptable impacts on light to nearby properties are avoided.

~~The Building Research Establishment (BRE) guidelines ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011) and BS 8206-2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’ provide useful guidance on avoiding unacceptable loss of light and ensuring developments provide minimum standards of daylight for new units.~~

The European Daylighting Standard is set out in EN17037:2018 and provides a harmonised standard for daylighting in buildings. The UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022) provide useful guidance with regard to daylighting and sunlighting of new developments in accordance with the requirements of EN17037:2018. These publications and any relevant future standards or guidance specific to the Irish context shall be utilised in ensuring the recommended standards of daylighting in new developments are provided.

13.8.15 Public Open Space

The provision of quality public open spaces in a residential environment can have multiple benefits to a local neighbourhood. These open spaces can add to the attractiveness of an area by creating a sense of place.

If designed and located appropriately, they can become an integral part of a development that promotes social interaction and physical activity, whilst also providing important links and connections within the development and to surrounding neighbourhoods. They can also be used to support and improve biodiversity in neighbourhoods.

Open space can include passive areas of green space that consist of landscaped areas that soften the streetscape and more active areas where children can play, and adults can walk.

In order to maximise the potential use of areas of open space they should be functional, conveniently located, easily accessible and passively overlooked in order to provide safety and security.

~~Public open space within a development shall normally equate to 15% of the total site area. In developments where the standard of the open space is of a high quality due to its location, functionality and any additional detailing proposed e.g. paving, landscaping or surfaced play areas and equipment, a reduced rate of open space may be acceptable. Such a reduction will be assessed on a case by case basis. For residential developments of up to five dwelling units where the layout is of a high quality and includes private open space in excess of the minimum area recommended there shall be no requirement to provide public open space.~~

Public open space provision in the range of 10-15% of the net site area shall be provided. Applicants and developers are advised that the quality of open space proposed in a development will be a determining factor in the quantum of public open space that the Planning Authority will consider acceptable. Any development proposing 10% public open space will only be considered acceptable where the Planning Authority are satisfied that that this space is of a high quality, is functional, and will contribute to creation of a sense of place.

In the case of sites that contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements, a higher proportion of public open space may need to be retained. In such areas the public open space provision shall normally equate to 15% of the net site area.

It is recognised that there will be circumstances where there will be challenges in providing the required public open space. This will be particularly prevalent on infill and brownfield sites in centrally located areas in towns and villages where the plot size and/or site dimensions can reduce the opportunities for providing public open space. In such circumstances the Planning Authority will consider setting aside or reducing the public open space requirement within a development. This will be assessed on a case-by-case basis and will take account of existing amenities and facilities within the general vicinity of the application site.

For residential developments of up to five dwelling units where the layout is of a high quality and includes private open space in excess of the minimum area recommended there shall be no requirement to provide public open space.

13.8.17 Private Open Space

An area of functional private open space is an important aspect of creating a quality residential environment that provides a safe and secure outdoor area for children and adults. A graduated and flexible approach that supports the development of compact housing and takes account of the value of well-designed private and semi-private open space should be applied in the design of residential developments.

New dwellings and apartments shall be provided with a functional area of private open space. The minimum area of private open space per residential unit is set out In Table 13.4. In circumstances where it can be demonstrated to the Planning Authority that a high standard of amenity can be provided for future residents, consideration may be given to the provision of semi-private open space in lieu of private open space. This semi-private open space shall be integrated and accessible to the housing units it will serve. In such circumstances at least 50% of the minimum private open space per unit as set out

in Table 13.4 shall be provided. The maximum area of semi-private open space that can be provided per unit is also set out in Table 13.4.

(Proposed Amendments to Table)

Table 13.4: Private Open Space Requirements

Unit Type	Town Centre and Infill / Brownfield Locations	Greenfield / Suburban Locations
Dwelling	Minimum private open space requirement (m ²)	Minimum private open space requirement (m ²)
1-2 Bedroom	50	60
3 or More Bedrooms	60	80
Apartments and Duplexes	See table 13.5	

Table 13.4: Minimum Private Open Space Standards

House	Minimum Private Open Space sq. m	Maximum Semi-Private Open Space sq. m (in lieu)
1 bed	20	10
2 bed	30	15
3 bed	40	20
4 bed +	50	25
Apartment and Duplexes	See Table 13.5	Case by case basis

13.8.28 Design Standards for New Apartments

(Proposed Amendments to Text)

The Design Standards for New Apartments (2018) (2023) set out the design criteria for apartment developments. All applications for apartments are required to demonstrate compliance with these Guidelines and the Specific Planning Policy Requirements.

13.16 TRANSPORT

This section sets out the transportation standards for development in the County. As part of the strategy of supporting the integration of land use and transportation and promoting a modal shift away from a dependence on the private car, new developments shall, as far as possible, include provision for sustainable modes of transport such as walking, cycling, and public transport.

These standards should be read in conjunction with existing national guidance, which includes the following publications:

- Design Manual for Urban Roads and Streets (DMURS);

- Roads Traffic Act, 1994 (as amended);
- Roads Traffic Act, 1994 (as amended) Traffic Signs Manual, Department of Transport, Tourism and Sport;
- Road Traffic Regulations, 1997-2012;
- DN-GEO-03030 - Guidance on Minor Improvements to National Roads;
- Traffic Management Guidelines;
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities
- National Sustainable Mobility Policy
- Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities;
- National Cycle Manual;
- Smarter Travel.

13.16.11 Parking Standards that Reflect the Demand and Location

~~It is considered appropriate that the car parking requirement in the towns and villages in the County should be reflective of the anticipated parking demand. In this regard, the County has been sub-divided into three Areas, with a specific set of standards applicable in each Area. These areas are set out in Table 13.16.12.~~

It is considered appropriate that the car parking requirement in the towns and villages in the County is reflective of the accessibility and connectivity of the settlement in addition to the existing and planned investment in public transport and active travel for the area/settlement. In accordance with national and regional policy, which seeks to reduce dependence on the private car and promote a modal shift towards more sustainable modes of transport, maximum car parking is being introduced for dwellings in residential developments.

Taking account of the various levels of connectivity and public transport availability in the County, parking standards have been tiered. These tiers and parking standards for residential development are consistent with those set out in the *Sustainable Residential Development and Compact Settlements Guidelines* and are set out in Table 3.10 below.

(Proposed Amendments to Table)

~~Table 13.10 — Parking Areas in County~~

Area 1	Lands Located within town and settlement centres
Area 2	Lands located adjacent to high level public transport services or lands serving a local catchment area.
Area 3	All other areas

Table 13.10 Parking Tiers for County Louth

<p>Area 1 - Applies to land within 1km of Drogheda Train Station</p>	<p>High Capacity Public Transport Node or Interchange Lands within 1,000 metres (1km) walking distance of an existing or planned high capacity urban public transport node or interchange, namely an interchange or node that includes DART, high frequency Commuter Rail. Highest densities should be applied at the node or interchange and decrease with distance.</p>
<p>Area 2 - Applies to Regional Growth Centres - Drogheda and Dundalk</p>	<p>Accessible Locations Town centre of Regional Growth Centres and /or lands within 500 metres (i.e. up to 5-6 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services.</p>
<p>Area 3 - Applies to Self-Sustaining Growth Towns, Self- Sustaining Towns, Small Towns and Villages, and Rural Nodes</p>	<p>Intermediate and Peripheral Locations Intermediate Location Lands within 500-1,000 metres (i.e. 10-12 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services; and Lands within 500 metres (i.e. 6 minute walk) of a reasonably frequent (minimum 15 minute peak hour frequency) urban bus service. Peripheral Location Lands that do not meet the proximity or accessibility criteria detailed above. This includes all lands in Self-Sustaining Growth Towns, Self-Sustaining Towns, Small Towns and Villages, and Rural Nodes.</p>

13.16.12 Car Parking Standards

(Proposed Amendments to Table)

Table 13.11 Car Parking Standards

Development Type	Area 1 Car Parking Standards	Area 2 Car Parking Standards	Area 3 Car Parking Standards
Residential Dwelling (including duplex units)	1 per unit 1.5 per unit (maximum)	1 per unit 1.5 per unit (maximum)	2 per unit (maximum)
Apartment	1 apartment	1 per apartment	2 per apartment
Retail – Food Retail	1 per 20m ²		
Retail Warehousing	1 per 40m ²		
Cash and Carry	1 per 50m ²		
Banks/Financial Institutions	1 per 30m ²		
Restaurants, cafes, and takeaway	1 per 20m ²		
Bars, Night Clubs, Lounges	1 per 20m ²	1 per 10m² 1 per 20m ²	1 per 5m ²
Showrooms	1 per 50m ²	1 per 50m ²	1 per 50m ²
Industry (light and general)	1 per 50m ²	1 per 50m ²	1 per 50m ²
Warehouse	1 per 100m ²	1 per 100m ²	1 per 100m ²
Offices	1 per 50m ²	1 per 20m² 1 per 50 m ²	1 per 20m ²
Church, theatre, cinema, and auditorium	1 per 20 seats		
Crèches	1 per 6 children		
Schools	1 per classroom	1 per classroom	1 per classroom
Third level facilities	To be determined by P.A.	To be determined by P.A.	To be determined by P.A.
Student Accommodation	To be determined by P.A.	To be determined by P.A.	To be determined by P.A.
Hotel	1 per 2 bedrooms		
Clinics, surgeries, and group medical practices	2 spaces per consulting room	2 spaces per consulting room	3 spaces per consulting room
Nursing Homes	1 per employee and 0.5 per bed	1 per employee and 0.5 per bed	1 per employee and 0.5 per bed
Commercial leisure – play centres, bowling alleys, amusement centres etc.	1 per 100m ² public space	1 per 100m ² public space	1 per 30m ² public space
Conference Centres	1 per 20 seats	1 per 20 seats	1 per 5 seats
Stadium	To Be Determined by the P.A.	To Be Determined by the P.A.	To Be Determined by the P.A.