

Design Guidelines

22.4.3 Design Guidelines

It is vital to design with the site and to use the natural qualities of the site to create landscape. Fig 22.4.2, page 173, illustrates how to create shelter and why it is important to build into the landscape. Fig 22.4.3 illustrates how to create further shelter, build, shape and plant.

To create shelter;

- Look for a naturally occurring shelf and use the folds in the landscape
- Build below the skyline in undulating and hilly areas
- Choose the gentlest part of the slope on the site to minimise earth-moving
- Protect the house from the full force of the prevailing wind by using existing characteristics of the site where possible
- Use areas already protected by trees, hedges and walls
- Shape the buildings to guide the wind above, around and away
- Use shelter planting, which will help to soften the form of the building in the landscape
- Shape the land around the building so that it becomes part of the landscape in which it is located
- Use enclosing hedges and walls to create, define and shelter gardens and yards, together with outbuildings, which as buildings will help also to create sheltered space

Fig 22.4.3 To create shelter



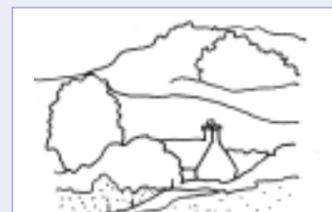
Shelter, using the slope & tree planting



Reducing wind by use of building form



Shelter from prevailing wind



Guide the wind above, around & away

To exploit the Sun:

Choosing a good orientation, as well as selecting and creating shelter will help to produce comfortable and sustainable solutions.

- Orientate the house and appropriate rooms to take maximum advantage of the daily path of the sun.
- Exploiting the sun can help comfort in different ways: achieving solar gain through conservatories and sun rooms; creating sunny sheltered space outdoors; and conserving heat through storage in the fabric of the building.
- Technological approaches might include heat extraction from underground through heat pumps, active solar collectors, photo-voltaic roof panels and low temperature under floor heating.

Figure 22.4.4 shows the application of sunpaths, illustrating the low angle of winter sun and high summer sun. The sketch shows the North face of the house with minimal glazing to conserve heat.

Fig 22.4.4 North facing house

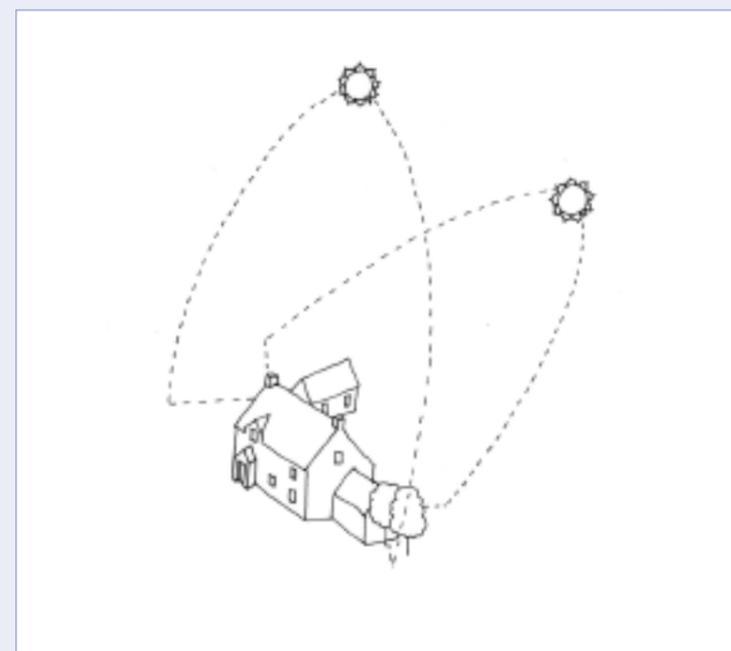
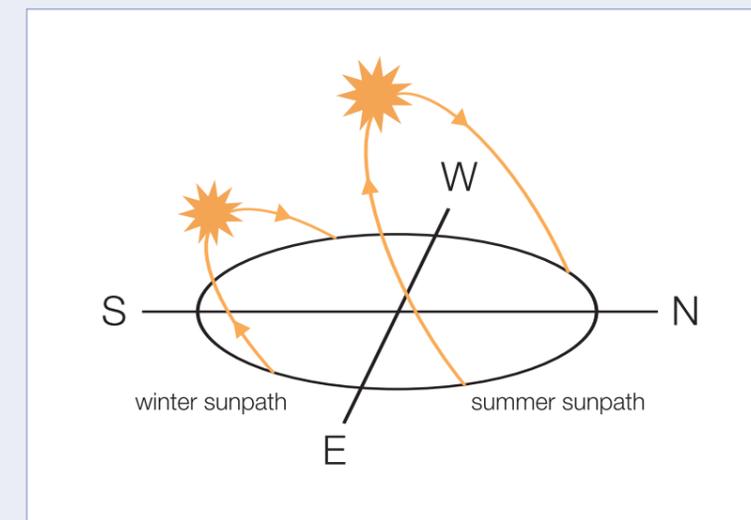


Fig 22.4.5 Sunpath diagram



Source: 'Solar Homes Catch the Sun', Factsheet, Irish Energy Centre

Fig 22.4.6 shows the South-facing front of the house, glazed to capture the sun's energy, contrasting with the North face, shown in fig 22.4.5.

Fig 22.4.6 South Facing House



Designing with the Surrounding Landscape - Simple Forms Look Best in the Landscape

The scale of buildings needs to be appropriate to the setting:

- Large houses and their resultant form, whilst visible, should be contained in the landscape, avoiding obtrusiveness. Large houses will need additional landscaping to help their size to read comfortably.
- In High Amenity Areas, or local areas where there is a tradition of single-storey houses, it may be preferable to emulate that; however, there are many traditional two-storey houses in the County offering successful precedents.
- Where it may be desirable for houses to be inconspicuous, single storey houses can be screened successfully with hedges, walls and trees.
- Using the roof space for bedrooms is one measure to help achieve a modest scale.
- Use a simple plan form to achieve a clean roof shape - a long plan, in preference to a deep one, will help avoid creating a bulky form.
- Consider the roof pitch in relation to established forms in the County. These are usually of a 40 degree to 45 degree slope.
- Traditional building forms provide many hints for creative interpretation. Caution needs to be displayed of complex and unfamiliar forms, they may be interesting, but can be visually obtrusive.

There are many two-storey houses in the County offering successful precedents. This 19th century house has a square, deep plan with hipped and returned roof.



Large houses need additional landscaping to help their size to be read comfortably



Designing with Appropriate Building Materials

- Using too many different building materials may cause visual clutter,
- use materials prevalent in the area,
- use colours which fit in with local traditions,
- don't mix materials like brick and stone or concrete randomly, 'for effect', or as 'features',
- large openings placed close together in a masonry façade can weaken its appearance,
- avoid 'feature' elements, such as concrete balustrading, non-functional shutters and whimsical wrought iron, and
- avoid colonnades for verandas.

An example of an over complex house in the countryside



Simple forms, simple materials in a mature landscape setting, near Rathmore



Timber house, unusual in County Kildare, fits well in this woodland setting but may not be suitable at all locations



Old gatehouse and new family house share the same scale, form, roofing material, finish and colour. They are neighbouring buildings



Designing with Boundaries and the Roadside Frontage

- It is a design challenge and an opportunity to make an opening along the roadway, which complements the frontage. Careful design can integrate the new with the existing.
- The new frontage should be stitched carefully into existing roadside treatments.
- Judicious design can minimise wall, hedgerow and tree removal by carefully locating and shaping the entrance gateway to achieve the required guidelines.
- Use materials and landscape treatment which are compatible with the area, such as banks, hedgerows and stonework, to maintain the quality of lanes in the County.
- Limit masonry walls to stone or use white painted render and traditional hedging.
- Avoid unrendered blockwork, flimsy fencing, concrete fencing and balustrading, and post-and-wire fencing.
- Try to achieve consistency and obtain local agreements about roadside treatments, to avoid the visual problems of different and incompatible frontages.
- Choose hedgerow plants which are typical in the county suitable species, are listed in chapter 15.
- If it should be necessary to remove hedgerow at the entrance, consider re-making the bank and hedge once the entrance is made.

Hedging chosen for shelter, privacy and visual impact, Hill of Allen



Stonewalls surround many large estates. Here, there is a beautiful combination of ivy-covered wall, beech hedge and mature beech trees, Rathmore



Bank and beech hedge as a boundary to a house at Brannockstown



An example of hedging



Stone wall near Leixlip



Canal house boundary with hedge and trees, Ticknevin Bridge



Gateway at Canal House, Ticknevin Bridge



Gateway near Castledermot



23

Chapter 23 Environs Plans



23 Environs Plans

23.1 Naas Environs

The Council has zoned additional lands in the environs of Naas Town as indicated on maps 23.1 and 23.2 for the uses as outlined below:

23.1.1 Zoning Objectives

In the case of all of these zonings, the development of the lands in question will be contingent on the prior provision of piped water, sewerage and surface water services and on adequate treatment capacity in the case of sewerage services at Osberstown Treatment Plant.

NE 1: Industry/Warehousing

The zoning objective in this case is to provide for industrial and warehousing uses. The purpose of this zone is to provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up area of Naas, and which are, or could be made with appropriate roads improvements, readily accessible to the national road network.

Lands zoned for this purpose are located at the following areas:

- Adjoining the M7 junction to the west of Naas at Newhall
- Ladytown/Red House adjoining the former N7 between Naas and Newbridge
- Between the M7 and Monread Road (The Monread Road is located within the Naas Town Council boundary).
- Ladytown to the south of the M7 Motorway.
- Ladytown to the north of the R445
- Newhall along the R445
- Newhall
- Osberstown

NE 2: Existing/Permitted Retail/Commercial

The purpose of this zone is to identify existing and permitted retail and commercial activities, serving Naas Town Environs. Future development within this zoning must be in accordance with the County Retail Strategy and the County Retail Policy, set out in chapter 7, volume 1 of the plan. Any specific development proposal must have due regard to the location of the site within the wider town context and be in accordance with the proper planning and sustainable development of the area.

Lands zoned for this purpose are located at:

- (a) Monread Road
- (b) Lands adjoining the M7 to the north of Johnstown
It is the policy of the Council that development of this site will be restricted solely for use as a retail garden centre. (See map 23.2).
- (c) Newhall Interchange

NE 3: Public Utilities

The purpose of this zone is to provide for and preserve land in the ownership of the Council for the provision of wastewater treatment facilities at Osberstown, which serves the town and county.

NE 4: New Low Density Residential

This zoning provides for low-density residential development. Generally no less than 15-20 houses per hectare (6-8 per acre) will be acceptable in this zone.

Lands zoned for this purpose are located at the following areas:

- (a) North East of Town [map23.2 refers]
- (b) South of Naas, along the Kilcullen Road [map 23.2 refers]
No development shall be permitted within this zoning in advance of the necessary physical and community infrastructure, including the provision of the secondary level school within the education campus as required under policy NE 7(a).

The development of these lands will also be contingent on the prior provision of road improvements to the Kilcullen Road and of the direct connection of this road with the Newbridge Road, and improvements from that connection point onto the Newbridge Road to the M7 junction. In addition, the development of the lands in question will be contingent on the prior provision of piped water, sewerage and surface water services and on adequate treatment capacity in the case of sewerage services at Osberstown Treatment Plant.

NE 5: Neighbourhood Centre

To provide for a new Neighbourhood Centre and associated facilities.

This zoning provides for the development of a new neighbourhood centre to serve the needs of a new residential area. A mix of retail, community and recreational development is sought in this zone. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. This centre is intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established town centre. Medical clinics and professional offices, workshops, a crèche, small convenience stores (max. 100 m sq. net lettable area), and café are all envisaged in this zone. No development shall be permitted within this zoning in advance of the necessary physical and community infrastructure, including the provision of the secondary level school within the education campus as required under policy NE 7(a).

NE 6: Integrated Leisure Development

These lands located to the south of Naas (See map 23.3) have been zoned to facilitate the provision of an Integrated Leisure Development including a golfcourse, hotel/tourist accommodation, conference and leisure facilities and equestrian centre. Any housing units shall be for tourist accommodation only.

NE 7: Community & Educational

This zoning provides for community and educational development.

- (a) South of Naas, along the Kilcullen Road [map 23.3 refers]
These lands have been specifically zoned to facilitate the provision of an educational campus.
- (b) South of Naas, along the Kilcullen Road [map 23.3 refers]
These lands have been specifically zoned to facilitate the provision of a nursing home.

NE 8: Enterprise SME/Industry [map 23.3 refers]

This zoning provides for enterprise development, workshops and the 'small medium enterprise' sector. The focus of development at this location should be on small workshops, craft industries and starter businesses. Heavy industry will not be acceptable. No development shall be permitted within this zoning in advance of the necessary physical and community infrastructure, including the provision of the secondary level school within the education campus as required under policy NE 7(a).

In particular, the development of these lands will also be contingent on the prior provision of road improvements to the Kilcullen Road and of the direct connection of this road with the Newbridge Road and improvements from that connection point onto the Newbridge Road to the M7 junction.

NE 9: Hotel & Leisure

The purpose of this zone (map 23.3 refers) is to identify an existing and established hotel and leisure use. Any specific development proposal within this zoning must have due regard to the location of the site within the wider town context and be in accordance with the proper planning and sustainable development of the area. This zoning is to facilitate development compatible with the primary use of the site, which is as a prestige hotel and leisure complex.

24.1.2 Naas Environs 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 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 local authority to decide and the final decision rests with the local authority, 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.



Y= Will Normally be Acceptable
A use, which will normally be acceptable, is one, that the Local 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.
N= 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 Local 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.

Table 23.1 Zoning Matrix

Land Use	NE 1. Industry/ Warehousing	NE 2. Retail / Commercial	NE 3. Utilities/ Services	NE 4. Residential (Low Density)	NE 5. Neighbourhood Centre	NE 6. Integrated Leisure Development	NE 7. Community/ Educational	NE 8. Enterprise (SME)/Industrial	NE 9. Hotel & Leisure
Broiler house	N	N	N	N	N	N	N	N	N
Car parks	Y	Y	O	N	O	O	O	Y	O
Cattleshed/slatted unit	N	N	N	N	N	N	N	N	N
Cemetery	N	N	N	N	N	N	N	N	N
Cinema, dancehall, disco	N	N	N	N	N	N	N	N	N
Community hall & sports halls	O	N	N	O	Y	Y	Y	O	Y
Crèche/playschool	O	O	N	Y	O	Y	Y	O	Y
Cultural uses, library	N	O	N	O	O	Y	Y	N	Y
Dwelling	N	N	N	Y	O	O	O	N	O
Funeral homes	Y	N	N	N	N	Y	Y	Y	Y
Garages, panel beating & car repairs	Y	N	N	N	N	N	N	O	N
Guest house/hotel/hostel	N	N	N	O	N	Y	O	N	Y
Halting site	O	N	N	O	N	O	O	O	O
Health centre	O	N	N	N	Y	Y	Y	O	Y
Heavy commercial vehicle parks	Y	N	N	N	N	N	N	Y	N
Hot food take-away	N	N	N	N	N	N	N	N	N
Industry	Y	N	N	N	N	N	N	O	N
Industry (light)	Y	N	N	N	N	N	N	Y	N
Medical and Related Consultant	O	N	N	O	Y	Y	Y	O	Y
Motor sales	Y	N	N	N	N	N	N	O	N

Table 23.1 Zoning Matrix (Continued)

Land Use	NE 1. Industry/ Warehousing	NE 2. Retail / Commercial	NE 3. Utilities/ Services	NE 4. Residential (Low Density)	NE 5. Neighbourhood Centre	NE 6. Integrated Leisure Development	NE 7. Community/ Educational	NE 8. Enterprise (SME)/Industrial	NE 9. Hotel & Leisure
Nursing home	N	N	N	O	N	Y	Y	N	Y
Offices	O	O	N	N	O	O	O	N	O
Park/playground	O	N	N	Y	Y	Y	Y	O	Y
Petrol station	Y	N	N	O	Y	N	N	N	N
Place of worship	N	N	N	N	Y	Y	Y	N	Y
Playing fields	O	N	N	Y	N	Y	Y	O	Y
Pub	N	N	N	N	O	O	N	N	O
Recreational buildings	O	N	N	O	O	Y	Y	O	Y
Repository, store, depot	Y	N	N	N	N	O	O	Y	O
Restaurant	O	O	N	N	O	O	O	O	O
Residential	N	N	N	Y	O	O	N	N	O
Retail warehouse	N	O	N	N	N	N	N	N	N
School	O	N	N	O	N	Y	Y	O	Y
Shop (comparison)	N	O	N	N	N	N	N	N	N
Shop (convenience)	O	O	N	N	Y	N	N	N	N
Stable yard	O	N	N	O	N	O	N	O	O
Tourist camping site	N	N	N	O	N	O	O	N	O
Tourist caravan park	N	N	N	O	N	O	O	N	O
Utility structures	Y	Y	Y	Y	N	Y	Y	Y	Y
Warehouse (wholesale)	Y	N	N	N	N	N	N	Y	N
Waste Incinerator	N	N	N	N	N	N	N	N	N
Workshops	Y	N	O	N	N	N	N	Y	N



23.2 Kilcock Environs

The Council has zoned lands in the environs of Kilcock, as indicated on Map No. 23.4, as follows:

KE 1: Integrated Leisure Development

This zoning objective is to facilitate the provision of an integrated leisure development, including golf course, hotel and tourist accommodation, conference and leisure facilities and equestrian centre, together with limited housing not exceeding 50 dwelling units in total. Any additional housing units shall be for tourist accommodation only and not for sale.

23.3 Punchestown Environs

The Council has zoned lands in the environs of Punchestown as indicated on Map 23.5, as follows:

Pv 1: Low Density Residential

This zoning is solely for low density residential development up to a maximum of 12 Units. A high standard of design in keeping with the rural setting (See Chapter 22) and substantial landscaping will be required and boundary screening to the southeast.

Symbols Used	
Y	Will Normally be Acceptable
O	Open for Consideration
N	Will Not Normally be Acceptable

Table 24.2 Zoning Matrix Table for Kilcock & Blessington Environs

	KE 1. Integrated Leisure Development	BNE 1. Low Density Housing
House	Y	Y
Flat	O	N
Guesthouses/Hotel	Y	N
Restaurant	O	N
Public house / Function rooms	O	N
Conference Facilities	Y	N
Medical/Consultant	N	N
Health centre/Clinic	O	N
Nursing home	O	N
Sports club and Grounds	O	N
Recreational buildings	Y	N
Library/Art gallery	O	N
Professional Offices (Class 2)	N	N
Offices (Class 3)	N	N
Garages/Panel-beating	N	N
Car-park	O	N
Commercial vehicle park	N	N
Retail Outlet	N	N
Wholesale Outlet	N	N
Warehouse	N	N
General industry	N	N
Light industry	O	N
Special industry	N	N
Workshop	N	N
Major playing fields	O	N
Park/Playground	O	N
Camping site	O	N
Caravan park	O	N
Cattle shed / slatted unit	N	N
Broiler house	N	N
Stable yard / Stables	Y	N
Amusement centre/Arcade	N	N
Take-away	N	N
Utility structures	O	N
Play-school/Crèche	O	O

23.4 Blessington Environs

The Council has zoned lands in the environs of Naas, as indicated on Map 23.6 as follows:

BNE 1: Low Density Residential

This zoning is solely for residential. This zoning shall facilitate the future expansion of Blessington in co-operation with Wicklow County Council.

23.5 Celbridge Environs

The Council has zoned lands in the environs of Celbridge as indicated on Map 23.7 as follows:

CE 1: Industry & Employment

This zoning objective is to facilitate opportunities for further development of Hewlett Packard for science and technology based employment.

23.6 Kilcullen Environs

The Council has zoned lands in the environs of Kilcullen as indicated on Map 23.8 for the following uses:

KIL 1: Industry/Warehousing

This zoning objective is to provide for industrial and warehousing uses at a location, which is outside the built-up area of Kilcullen.

Table 23.3 Kilcullen Environs Zoning Matrix

Land Use	KIL 1: Industrial/ Warehousing
Broiler house	N
Car parks	Y
Cattleshed/slatted unit	N
Cemetery	N
Cinema, dancehall, disco	N
Community hall & Sports halls	N
Crèche/playschool	O
Cultural uses, library	N
Dwelling	N
Funeral homes	Y
Garages, panel beating & car repairs	O
Guest house/hotel/hostel	N
Halting site	N
Health centre	O
Heavy commercial vehicle parks	Y
Hot food take-away	N
Industry	Y
Industry (light)	Y
Medical and Related Consultant	O
Motor sales	N
Nursing home	N
Offices	O
Park/playground	O
Petrol station	Y
Place of worship	N
Playing fields	N
Pub	N
Recreational buildings	O
Repository, store, depot	O
Restaurant	O
Residential	N
Retail warehouse	N
School	N
Shop (comparison)	N
Shop (convenience)	O
Stable yard	N
Tourist camping site	N
Tourist caravan park	N
Utility structures	Y
Warehouse (wholesale)	Y
Waste Incinerator	N
Workshops	Y

23.7 Kill Environs

The Council has zoned lands in the environs of Kill as indicated on Map 23.11 as follows:

KIE 1: Equine-based leisure tourism and enterprise

This zoning objective is to facilitate the expansion of an existing equine-based development at Kill. This zone is solely for equine-based leisure tourism and enterprise. Any development must be equine-based and fully integrated with this primary focus of activities on the site.

Symbols Used	
Y	Will Normally be Acceptable
O	Open for Consideration
N	Will Not Normally be Acceptable

Table 23.4 Kill Environs Zoning Matrix

Land Use	KIE 1. Equine based leisure tourism & enterprise
Amusement centre/ Arcade	N
Broiler house	O
Car parks	O
Cattleshed/slatted unit	O
Cemetery	N
Cinema, dancehall, disco	N
Community hall & Sports halls	Y
Conference Facilities	Y
Crèche/playschool	Y
Cultural uses, library	Y
Dwelling	N
Funeral homes	N
Garages, panel beating & car repairs	N
Guest house/hotel/hostel	Y
Halting site	O
Health centre	O
Heavy commercial vehicle parks	N
Hot food take-away	N
Industry	O
Industry (light)	O

Medical and Related Consultant	O
Motor sales	N
Nursing home	N
Offices	O
Park/playground	Y
Petrol station	N
Place of worship	N
Playing fields	Y
Public house/ Function rooms	O
Recreational buildings	Y
Repository, store, depot	O
Restaurant	O
Residential	N
Retail warehouse	N
School	O
Shop (comparison)	N
Shop (convenience)	O
Stable yard	Y
Tourist camping site	O
Tourist caravan park	O
Utility structures	Y
Warehouse (wholesale)	O
Waste Incinerator	N
Workshops	Y

23.8 Athy Environs

The Council has zoned lands in the environs of Athy as indicated on Map 23.12 and 23.13 as follows:

AE 1: Warehousing

This zoning objective is to facilitate the expansion of an existing industrial and warehousing use at Gallowshill, Athy. This zone relates to the Gateway Business Campus and provides for any future expansion of this campus. Future development will be for low-density employment of the light industrial and industrial office type. This site is a key gateway to the town and therefore high quality design, finish and landscaping of development will be particularly important. (Map 23.12)

AE 2: New Low Density Residential

This zoning provides for low-density residential development. Low-density residential development (15-20 dwellings per hectare / 6-8

per acre) is appropriate at urban-rural transition areas at the edge of towns. No development shall be permitted within this zoning in advance of the necessary physical infrastructure, including the provision of a section of the Southern Distributor Road. (Map 23.13).

Table 23.5 Athy Environs Zoning Matrix

Land Use	AE 1: Industrial/ Warehousing	AE 2: Residential (Low Density)
Broiler house	N	N
Car parks	Y	N
Cattleshed/slatted unit	N	N
Cemetery	N	N
Cinema, dancehall, disco	N	N
Community hall & Sports halls	N	O
Crèche/playschool	O	Y
Cultural uses, library	N	O
Dwelling	N	Y
Funeral homes	N	N
Garages, panel beating & car repairs	O	N
Guest house/hotel/hostel	N	O
Halting site	N	O
Health centre	O	N
Heavy commercial vehicle parks	Y	N
Hot food take-away	N	N
Industry	Y	N
Industry (light)	Y	N
Medical and Related Consultant	O	O
Motor sales	O	N
Nursing home	N	Y
Offices	O	N
Park/playground	O	Y
Petrol station	O	N
Place of worship	N	N
Playing fields	N	Y
Pub	N	N
Recreational buildings	O	O
Repository, store, depot	O	N
Restaurant	O	N
Residential	N	Y
Retail warehouse	N	N
School	N	O
Shop (comparison)	N	N
Shop (convenience)	O	N

Stable yard	N	O
Tourist camping site	N	O
Tourist caravan park	N	O
Utility structures	Y	Y
Warehouse (wholesale)	Y	N
Waste Incinerator	N	N
Workshops	Y	N

23.9 Miscellaneous Zoning Map:

The Miscellaneous Zoning Map (Map 24.14) indicates lands zoned to the north-west of Caragh village.

MS 1: Existing/Permitted Industry/ Warehousing

The purpose of this zone is to identify an existing and permitted industrial use. Any specific development proposal must have due regard to the location of the site within the wider context and be in accordance with the proper planning and sustainable development of the area.

Table 23.6 Miscellaneous Environs Zoning Matrix

Land Use	MS 1: Industrial/ Warehousing
Broiler house	N
Car parks	Y
Cattleshed/slatted unit	N
Cemetery	N
Cinema, dancehall, disco	N
Community hall & Sports halls	N
Crèche/playschool	N
Cultural uses, library	N
Dwelling	O
Funeral homes	N
Garages, panel beating & car repairs	N
Guest house/hotel/hostel	N
Halting site	N
Health centre	N
Heavy commercial vehicle parks	Y
Hot food take-away	N
Industry	Y

Industry (light)	Y
Medical and Related Consultant	O
Motor sales	N
Nursing home	N
Offices	O
Park/playground	O
Petrol station	N
Place of worship	N
Playing fields	N
Pub	N
Recreational buildings	N
Repository, store, depot	O
Restaurant	N
Residential	N
Retail warehouse	N
School	N
Shop (comparison)	N
Shop (convenience)	N
Stable yard	N
Tourist camping site	N
Tourist caravan park	N
Utility structures	Y
Warehouse (wholesale)	N
Waste Incinerator	N
Workshops	Y

