



GLOSSARY OF TERMS

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Appropriate Assessment

A requirement to consider the possible nature conservation implications of any plan or project on the Natura 2000 site network before any decision is made to allow that plan or project to proceed. Not only is every new plan or project captured by this requirement but each plan or project, when being considered for approval at any stage, must take into consideration the possible effects it may have in combination with other plans and projects when going through the process known as appropriate assessment.

Backland Development

Development, which takes place to the rear of existing structures fronting a street or roadway.

Bed and Breakfast

A building or part thereof where sleeping accommodation and breakfast are available on a commercial basis.

Biodiversity

The variety of life (wildlife and plant life) on earth.

Brownfield Site

A site within an urban area which has become derelict due to obsolescence, vacancy or due to the demolition of a structure or building.

Building Lines

A development line along a street or roadway behind or in front of which development is discouraged.

Community Facilities

Facilities which are operated for the benefit of the public and which are open to the public.

Consultation Distance (SEVESO)

This is the specified distance from certain establishments within which the Health and Safety Authority must be notified of all planning applications. The requirement comes from the EU Seveso III Directive .

Development Contribution Scheme

A scheme which allows a Planning Authority to levy financial contributions for the provision of public infrastructure, facilities, projects or services as a condition of planning permission.

Environmental Appraisal

The systematic evaluation of the significance and likely impact of the predicated effects of a proposed development or policy on the environment and of the scope for modifying or mitigating those effects.

Framework Plan/Master Plan/Action Area Plan

A non statutory plan prepared by or on behalf of the Local Authority, or for a specific area providing detail on the desirable framework for the future development, design/or layout of an area.

Freestanding Sign

A stand alone sign that generally has one or two columns supporting it.

Guesthouse

A building or part thereof where sleeping accommodation, meals and other refreshments are available to residents and non-residents and which has a minimum of five rooms and no more than nineteen rooms.

Habitable Room

A bedroom or living room, including a combined kitchen/family dining room but not a bathroom or small kitchen.

Hard Landscaping

The use of inorganic and inanimate materials, for example rock and stone, in the landscaping of an area, frequently including artificial and manmade objects, such as seating, paving, railings, etc.

Heavy Industry

Manufacturing or a process, which involves the use of fixed plant and machinery, requires large amounts of raw materials and creates waste in the production of a final product.

Hedgerows (Significant)

A natural or semi-natural row of bushes, shrubs and/or trees forming a boundary. Hedgerows help define places, act as shelterbelts, add to bio-diversity and offer significant wildlife habitat

Home Based Economic Activities

Small scale commercial activities, which are secondary to the use of the premises as a residence.

Households

One or more persons occupying a dwelling, which has kitchen and bathroom facilities

Infill Housing

Housing which fills gaps in otherwise continuous built-up frontage and is appropriate to the character of the street and/or village.

Landscape Character Assessment (LCA)

It provides a thorough assessment of County Kildare with respect to character, value and sensitivity of its landscape.

Local Area Plan (LAP)

The Planning and Development Act 2000 (as amended) provides that Local Area Plans may provide more detailed planning policies in certain circumstances including in areas likely to be subject to large scale development during the lifespan of the plan. They should be consistent with the Development Plan and detail plans for the proper planning and sustainable development of the area.

Modal Split

The split of users of different modes of public and private transport.

Natural Heritage Area (NHA)

This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. Under the Wildlife Amendment Act (2000), NHAs are legally protected from damage from the date they are formally proposed for designation.

Natura 2000 Sites

A network of important ecological sites across the European Union, comprising of areas known as Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

Permeability

The degree to which an area has a variety of pleasant, convenient and safe routes through it.

Plot Ratio

This is the gross floor area of the building(s) divided by the area of the site and is used to depict the intensity of use of a site. In calculating the area of a site adjoining road widths are excluded.

Protected Structure

A building, feature, site or structure identified in the Record of Protected Structures (RPS) as worthy of protection or preservation in accordance with the Planning and Development Act 2000 (as amended).

Residential Density

This is the measure of housing density used as a basis for development management. It is the number of houses divided by the site area.

Ribbon Development

The building of houses in a continuous row along a main road. Generally, such housing is expensive to service as extensive service pipes etc. are required. Frequently, such housing is not connected to public sewerage and is dependent on private onsite wastewater treatment systems.

Services (general)

Activities directly relating to serving the needs of the public, which do not involve any manufacturing processes. They include restaurants, shops, professional services and entertainment outlets.

Service Sector

This is the employment sector, which involves the provision of services, frequently referred to as the tertiary sector.

Site Coverage

Site coverage is the portion of the site that is built on and is determined by dividing the total site area by the ground floor of the building.

Social Infrastructure

Buildings and other structures related to serving the needs of the public for social, health, educational and/or recreational needs; it includes such facilities as schools, community centres, parish halls and recreational facilities.

Soft Landscaping

The use of water and natural vegetation including trees, planting, shrubs, in the landscaping of the area.

Special Protection Areas (SPA)

Areas of special interest for the conservation of wild bird habitats, especially listed, rare or vulnerable species and migratory species. Established under the Birds Directive (Council Directive 79/409/EEC).

Special Area of Conservation (SAC)

Areas of special interest containing habitats or species of European significance. They are being established under the Habitats Directive (Council Directive 92/43/EEC).

Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of Plans and Programmes and prior to their final adoption. The requirement for SEA derives from the SEA Directive (2001/42/EC).

Sustainable Development

Development that meets the needs of present generations without compromising the ability of future generations to meet their own needs.

Tree Preservation Order (TPO)

A mechanism available to Planning Authorities under Section 205 of the Planning & Development Act 2000, as amended, to make orders for the preservation of trees in the interest of amenity

Urban Consolidation

The development or redevelopment of underutilised urban land in an efficient, compact and robust fashion

Urban Renewal

The revitalisation of urban areas through specific development objectives and strategic planning principles.

Urban Sprawl

The excessive outward expansion of built development, away from the core town centre and into the surrounding countryside. This form of development is viewed as unsustainable.

Vernacular

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Abbreviations

AA	Appropriate Assessment
ACA	Architectural Conservation Area
DAHG	Department of Arts, Heritage and the Gaeltacht
DAHRRGA	Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs
DHPCLG	Department of Housing, Planning, Community and Local Government
DMURS	Design Manual for Urban Roads & Streets
DEHLG	Department of Environment, Heritage & Local Government
DTTAS	Department of Transport, Tourism and Sport
EPA	Environmental Protection Agency
ESRI	The Economic and Social Research Institute
FDI	Foreign Direct Investment
GDA	Greater Dublin Area
GSDSDS	Greater Dublin Strategic Drainage Study
HSA	Health and Safety Authority
ICT	Information and Communications Technology
KWETB	Kildare and Wicklow Education and Training Board
LAP	Local Area Plan
LECP	Local Economic and Community Plan
LEO	Local Enterprise Office
NIAH	National Inventory of Architectural Heritage
NPWS	National Parks & Wildlife Service
NTA	National Transport Authority
OPW	Office of Public Works
REDZ	Rural Economic Development Zone
RMP	Record of Monuments and Places
RPGs	Regional Planning Guidelines
SEA	Strategic Environmental Assessment
SME	Small and Medium Sized Enterprise
SuDS	Sustainable Drainage Systems
TII	Transport Infrastructure Ireland

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