

Glossary of Terms

Access Road

The primary function of access roads is to provide access to houses, factories, offices and other business premises etc.

Age Cohort

Classification of the population of a specified area through the use of nationally recognised age groupings.

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.

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.

Building Regulations

The Building Control Acts 1990 and 2007 and the Regulations made under constitute a system for regulating building works and lay down minimum standards for design, construction, workmanship, materials etc. Different standards apply depending on the use of the building.

Community Facilities

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

Combined System

A portion of the Navan sewerage network is combined, i.e. both foul and surface waters are conveyed in the same pipe. This is very inefficient as some of the capacity of the sewage treatment works is utilised in treating what is simply surface water.

County Development Plan

Refers to the Meath County Council Development Plan 2007-2013

Density

This is a measure of the intensity of use of land. Net Residential Density, Plot Ratio and Site Coverage are all indices of density and are each defined under the appropriate headings below.

Enterprise Units

Space made available for enterprise units and starter businesses to operate from, with overheads being shared.

Framework Plan

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

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.

IDA Ireland

Industrial Development Agency, an organisation established in 1994 under the Industrial Development Act 1993 to direct investment towards cities and towns and locations generally sought by overseas companies, who do not wish to be far removed from skilled labour pools and the advantages of linkages with other suppliers.

Infill

New building which fills in a gap, i.e. a small unused site within a built-up area.

Living Over the Shop

The utilisation of upper floor space in urban areas for residential purposes. The term 'Living Over the Shop' has also been used to refer to the package of financial incentives which the Government has made available for this purpose.

Local Agenda 21

Founded in 1992 at the Rio Conference on Sustainable Development, it is a world-wide initiative intended to promote sustainable development principles through practical actions at the lowest practical level. It is commonly taken forward by local partnerships encompassing local authorities, public bodies, private business, special interest groups and members of the public.

Local Area Plan

The Planning and Development Act 2000 provides that these may be provided 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 detailed plans for the proper planning and sustainable development of such areas should be drawn up.

Local Distributor

These roads distribute traffic within environmental areas. They form the link between district distributors and access roads and while intended to distribute traffic they may be used as access roads. Normally frontage development will be permitted except where an excessive number of houses or other development is served by any road or section of road.

Major Urban Centre

Centre where a wide range of commercial, industrial and community functions would be delivered with a significant residential role.

Modal Split

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

Multi-storey Car Park

A free standing or multi-level parking facility generally used for the parking of cars on a short-term basis with an hourly fee being charged.

Net Residential Density

This is the measure of housing density used as a basis for development control. It is the number of houses divided by the site area in hectares or acres, including dwellings and gardens, any incidental open space (e.g. children's play space, parking areas) and half the width of the surrounding roads up to a maximum of 6m. Excluded from Net Residential Density are most open spaces, local shops, primary schools and all other types of development.

Outdoor Advertising Structures

The policy for outdoor advertising structures pertains to advertisements unrelated to the land or premises on which they are erected. Such advertisements contrast with shop-front advertising which concerns the goods or services provided on the premises.

Over-Counter Offices

A building in which the services provided are available to the public on a 'walk-in' basis during office hours and generally provided over the counter.

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.

Population Equivalent

The equivalent, in terms of a fixed population, of a varying or transient population such as a hospital or restaurant, or an alternative industrial or commercial usage. The standard per head of population per day is 0.060kg Biological Oxygen Demand or 120 L per head per day.

Ribbon Development

Where 5 or more houses exist on any one side of a given 250 metres of generally rural road frontage. 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 septic tank 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.

Shop –Front Advertising

This is advertising on the premises, which provides goods or services. Shop-front advertising embraces advertising related to hotels or other streetscape frontages and thus is not restricted to “shops” per se.

Site Coverage

Site coverage is the portion of the site, which 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, plants, shrubs, in the landscaping of an area.

Special Area of Conservation

Areas of special interest containing habitats or species of European significance.

Special Protection Areas

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

Sustainability

Refers to development, which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Tree Preservation Order

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 re-development of under-utilised urban land in an efficient, compact and robust fashion.

Urban Primary Road Network

The system of main roads designed to carry all long distance traffic movements to, from and within the town.

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.

