

Appendices

Appendix 6

Definitions of Use-Classes

Abattoir

A building or part thereof or land used as a slaughterhouse. This includes facilities for meat processing, storage and lairage.

Advertisements and Advertisement Structures

Any work, letter, model, balloon, inflatable structure, kite, poster, notice, device or representation employed for the purpose of advertisement, announcement, or direction, and any structure such as a hoarding, scaffold, framework, pole, standard, device or sign (whether illuminated or not) and which is used or intended for use for exhibiting advertisements, or any attachment to a building or structure used for advertising purposes.

Aerodrome/ Airport

A defined area of land or water, including any buildings, installations or equipment, intended to be used either wholly or in part for the arrival, departure or surface movement of aircraft.

Agriculture

Use of land or buildings for the purposes set out in Section 2 (1) "agriculture" of the Planning and Development Acts (as amended) or any superseding legislation.

Allotments

An area of land comprising not more than 1,000 square meters that is let to or available for letting to and cultivation by one or more than one person who is a member of the local community and lives adjacent or near to the allotment, for the purposes of the production of vegetables or fruit primarily for consumption by the person or a member of his or her family.

Ancillary Use

A use which is incidental to the principle use of premises.

Aparthotel

A building or part thereof, containing a minimum of 8[1] self-serviced short term accommodation units that share a reception area and which is professionally managed in the same manner as a hotel, where accommodation is provided in the form of apartments or suites within a fully serviced building.

Bed and Breakfast

A dwelling house of which part of the bedroom accommodation is available for overnight rental by members of the public. Breakfast may be provided as part of the service but not other meals.

Betting Office

Premises for the time being registered in the Register of Bookmaking Offices kept by the Revenue Commissioners under the Betting Act, 1931 (No. 27 of 1931).

Boarding Kennels

A building or part thereof or land used for the temporary accommodation of dogs/cats for payment.

Camp Site

The use of land for the provision of temporary accommodation (chalets, caravans, tents, pitches or similar) for the purpose of short-term holiday letting.

Car Park

A building or part thereof or land (not being part of a public road) used for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles. Car parks that are ancillary to a use may be included within the definition of the principal use.

Caravan Park – Residential

The use of land for the accommodation of caravans or similar structures for year-round human habitation.

Conference Centre

A building or part thereof used to host conferences, exhibitions, large meetings, seminars, training sessions, and so on.

Cemetery

Land used as a burial ground. A 'lawn' cemetery is a burial ground in which the headstones are placed in a horizontal position.

[1] Section 1.1 Fáilte Ireland, Registration and Renewal of Registration Regulations for Holiday Apartments, 2007.

Childcare Facility

Use of a building or part of a building for the provision of facilities for the care and education of pre-school children and for after-school care. This includes sessional services, part time day care, full day care, drop-in centres and childminding services.

Community Centre

A building or part thereof used for (community) activities organised primarily by the local community and to which the public may be admitted on payment of a charge or free of charge.

Concrete/Asphalt Plant in or Adjacent to a Quarry

A structure or land used for the purpose of manufacturing concrete, asphalt and related products in or adjacent to a quarry or mine.

Crematorium

A structure housing a furnace for burning human remains to ashes.

Cultural Use

Use of a building or part thereof or land for cultural purposes (such as educational lectures, the communication of heritage information, concerts, music recital, performance and the display or exhibition of items of interest) to which the public may be admitted on payment of a charge or free of charge.

Doctor/Dentist

Use of part of the dwelling house in which the practitioner resides for the provision of medical or professional services. Group practices are excluded from this definition (see Health Centre).

Data Centre

A data centre is a physical facility composed of networked computers and storage that businesses and other organisations use to organise, process, store and disseminate large amounts of data.

Education

The use of a building or part thereof or land as a school, college, technical institute, academy, lecture hall or other educational centre.

Embassy

A building or part thereof or land used by a foreign government for diplomatic purposes. Where a building or part of a building on the same site as an embassy or on an adjoining site is used as a residence for the staff of that embassy such a use shall be deemed to be ancillary to the embassy.

Enterprise Centre

Use of a building or part of a building or land for small scale (starter-type/micro-enterprise) industries and/or services usually sharing grouped service facilities.

Fuel Depot

Use of a structure or land for the storage of solid fuel or bottled gas for retail sale.

Farm Diversification (inc. Agri-Tourism)

Farm diversification refers to the development of sustainable business initiatives that are subsidiary to and directly linked to an established agricultural use. This may include agriculturally based operations or activities that bring visitors to a farm such as open farms, the selling of farm produce produced on the subject farm directly to consumers, or the provision of farm accommodation. Proposals for farm diversification will generally be favourably considered up to a floor area of 200sq.metres (net). Developments in excess of this threshold will be assessed as independent enterprises.

Funeral Home

A building or part of a building used for the laying out of remains, the holding of burial services and the assembling of funerals. A building, or part thereof, used solely for making funeral arrangements is regarded as an office.

Garden Centre

The use of land, including buildings, for the cultivation, storage and/or the display and sale of horticultural products and the display and sale of related goods and equipment.

Guest House

A building or part thereof where sleeping accommodation and meal services are generally available to residents only.

Health Centre

Use of a building or part thereof for the provision of any medical or health related services and for the provision of local medical, dental, prophylactic or social assistance services for the local community and including group practices and clinics.

Heavy Vehicle Park

A building or part thereof or land (not being part of a public road) used for the temporary parking (overnight or weekend) of heavy goods vehicles, excluding the storage of containers or trailers unattached from a cab.

Home Based Economic Activity

Small scale commercial activities carried out by the occupier of a dwelling, such use being subordinate to the use of the dwelling as a residence.

Hospital

A building or part thereof or land used for general medical treatment. This includes specialised hospitals.

Hostel

A building, or part thereof, which would provide meals, sleeping accommodation and maybe other refreshments and entertainment to residents only, other than a hostel where care is provided.

Hotel

A building or part thereof where sleeping accommodation, meal services and other refreshments are available to residents and non-residents. Function rooms may also be incorporated as part of the use. A hotel includes an aparthotel which is defined separately in this schedule.

Housing for Older People

Housing schemes that are specifically designed to meet the needs of older people that comprise independent housing.

Industry – Extractive

The mining of all minerals and substances in or under land of a kind ordinarily worked by underground or open-cast mining.

Industry – General

The use of a building or part thereof or land for any industry other than a light industry or a special industry and includes a service garage but not a petrol station.

Industry – Light

The use of a building or part thereof or land for industry in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit and so on.

Industry – Special

The use of a building or part thereof or land for any industry which requires special assessment due to its potential for detrimental environmental effects.

Live –Work Unit

A live-work unit is intended to function predominantly as living space with incidental accommodation for work-related activities that are beyond the normal scope of a home occupation. (See also Work-Live Units).

Motor Sales Outlet

A building or part thereof or land used for the display and sale of motor vehicles, agricultural machinery and related equipment.

Night Club

A building or part thereof that is open to the public at night and in which dancing or the performance of music is the primary function. Nightclubs are generally licensed premises with a separate dancing licence.

Nursing Home

A building or part thereof used for the care of older and/or convalescing people.

Office – Based Industry

Office-based activities that are concerned with the output of a specified product or service, including: data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing.

Offices

A building in which the sole or principal use is the handling and processing of information and research or the undertaking of professional, administrative, financial, marketing or clerical work and includes a bank or building society but not a post office or betting office. The Zoning Objective Tables contained in this Development Plan

differentiates between different scales of such development on the basis of floor area.

Off-Licence

A building, or part of a building, which is licenced and used for the sale of intoxicating liquor for consumption off the premises, including wines, beers and spirits.

Open Space

Open space relates to spaces that are predominantly free from development and have an element of public value or potential public value. Such spaces do not relate exclusively to lands and can include water bodies such as rivers, canals, lakes and reservoirs, which offer important opportunities for sports and recreation and can also act as a visual amenity. Open spaces include public or privately owned lands and passive and active amenity spaces.

Outdoor Entertainment Park

A group of entertainment attractions, rides, and other events operated on a commercial basis.

Petrol Station

A structure or land used for the purpose of the selling of petrol, fuel oils, lubricating oils and liquefied petroleum gas generally for use in motor vehicles. It does not include a service garage or motor sales outlet. Petrol filling stations can include an associated shop (no more than 100 sq.m (net retail floorspace) that also provides for the sale of convenience goods.

Place of Worship

Any structure habitually used as a place of public worship or for religious instruction. Where a building or part of a building, on the same site as a place of public worship or on an adjoining site, is used in connection with that place of public worship, such a use shall be deemed to be a related use.

Primary Health Care Centre

A centre which facilitates teams of multidisciplinary professionals (For example GPs, nurses, therapists, home care services, social workers) that serve the needs of small populations.

Public House

A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises.

Public Services

A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage and other statutory undertakers, it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste and composting facilities, as well as depots used for public transport purposes.

Recreational Building – Commercial

A building or part thereof which is available for use by the public on payment of a charge.

Recreational Facility

A building or part thereof or land which is available for use by the public on payment of a charge or free of charge for the propose of recreation and may include facilities to support indoor or outdoor physical activities in the form of structured games or active pursuits for the purpose of recreation or amusement.

Recycling Facility

Recycling facilities include facilities such as bring bank/bring centres and provide for the disposal of items such as glass, cans, plastic, textiles, paper and other items that can be recycled.

Refuse Landfill/Tip

The use of land for the disposal of solid wastes or refuse generally of a non-toxic chemical nature by landfill.

Refuse Transfer Station

A structure or land usually enclosed and screened, and which is used for the temporary storage of waste materials pending transfer to a final disposal facility, or for re-use. The definition includes a baling station, recycling facility, civic amenity facility, materials recovery facility, and materials recycling facility.

Residential

The use of a building or part thereof including houses, duplexes and apartments designed for year-round human habitation.

Residential Institution

A building or part thereof or land used as a residential institution, and includes a monastery,

convent, home for older persons/nursing home and a hostel where care is provided.

Restaurant/Café

A building or part thereof where the primary function is the sale of meals and refreshments for consumption on the premises.

Retail Warehouse

A large single-level store specialising in the display and retail sale of bulky non-food, non-clothing household goods, such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers and generally in out-of-centre locations.

Retirement Home/Assisted Living

Semi-independent housing accommodation specially designed for older people in which dining, recreation, hygiene and health care facilities are shared on a communal basis.

Rural Industry – Food

The use of a building or part thereof or structure or land located in a rural area for the purpose of the intensive or large-scale production or processing of food and related activities. This includes piggeries, hen batteries, mushroom farms and creameries.

Science & Technology Based Enterprise

Knowledge based processes and industrial activities, having formal and operational links with third level educational institutions or research centres, in which research, innovation and development play a significant part and which lead to and accommodate the commercial production of a high technology output.

Scrap Yard

Land used for the reception, dismantling, packing and storing of scrap metal before transport for processing and recycling elsewhere.

Service Garage

A building or part thereof or land used for the maintenance and repair of motor vehicles but not Heavy Goods Vehicles.

Shop – Local

A local shop of not more than 100 sq.m. that primarily serves a local need and does not generally attract business from outside the local area. They will primarily serve a 'walk-in' population and will typically have limited carparking.

Shop – Major Sales Outlet

Superstores in excess of 2,500 sq.m. of net retail floorspace but not greater than 5,000 sq.m net retail floorspace which are larger in scale than neighbourhood shops or are very specialised and therefore serve a wider area including district centres and town centres.

Shop – Neighbourhood

This category includes smaller shops giving a localised service in a range of retail trades or businesses such as butcher, grocer, newsagent, hairdresser, dry cleaning or launderette, and designed to cater for normal neighbourhood requirements. It also includes a small supermarket on a scale directly related to the role and function of the settlement and its catchment and not exceeding 2,500 sq.m. net retail floorspace.

Social Club

A building or part thereof and/or land used by a social/non-sporting club primarily for its members and not ordinarily open to the public.

Solar Farm

A solar facility which generates solar power and feeds it into the grid, supplying a utility with energy. A solar farm is a large array of solar panels, installed in fields or other large spaces, feeding all of the generated power to the electricity grid

Sports Club/Facility

A building or part thereof or land used for organised and competitive sporting activity that aims to promote physical activity and well-being, for example sports hall, gym, squash centre, tennis club, golf club, swimming pool, sports pitch, athletic track, skate park, health studio and including ancillary meeting or activity rooms and clubhouses.

Stadium

An athletic or sports ground with tiered seating for spectators.

Takeaway

A premises used for the sale of hot food for consumption off the premises.

Transport Depot

Use of a building or land as a depot associated with the operation of transport business to include parking and servicing of vehicles, particularly HGVs. Does not include depots used for public transport purposes.

Traveller Specific Accommodation

Traveller Specific Accommodation comprises of two forms: halting sites and group housing. A halting site is an area with ancillary structures provided by the Council for occupation by members of the Travelling Community with their caravans and motor vehicles but excluding horses. Group housing is housing accommodation specifically designed to meet the needs of the Travelling Community.

Urban Industry

Urban industry comprises manufacturing, production, and high-value economic activities in more intensive urban formats, located within or close to mixed-use urban areas. It often emphasizes modern, flexible, and sustainable production, that integrated well in an urban environment.

Urban Workspace

A building or part thereof used for the provision of employment space such as shared / private office space for business start-ups, lab space, marker space, incubator space, creative space / facilities, marker space for shared technical or workspace facilities for physical making or production of goods.

Veterinary Surgery

Use of a building or part thereof or land as a clinic or surgery for the treatment and care of animals.

Animals may be housed on the premises for short periods for treatment purposes but not as part of a boarding kennel operation.

Warehousing

A building or part thereof where goods are stored or bonded prior to distribution and sale elsewhere. It may include the storage of commercial vehicles where this is ancillary to the warehousing function.

Wholesale Outlet

A building or part thereof or land used for the sale of goods in bulk to traders on a cash-and-carry basis or the sale of goods by wholesale to traders only.

Processing and manufacturing of such goods is excluded.

Wind Farm

An arrangement of wind turbines located in the same area that generate electricity and can feed that energy onto the electricity grid network. These developments also generally consist of access roads, a sub-station and a power collection system.

Work-Live Unit

A work-live unit is intended to function predominantly as a workspace with incidental residential accommodation that meets basic habitability requirements. (See also Live-Work Units)