



## APPENDIX C: GLOSSARY OF TERMS USED IN THIS PLAN

### A

#### **Active Open Space**

*In this Plan, the term Active Open Space is used to describe parks, playgrounds, areas for outdoor activities, recreation, sports centres, sports pitches, training centres and landscaped areas. (compare to the separate definition for [Passive Open Space](#)).*

#### **Affordable Housing**

*This term, which is used in the [housing strategy](#), means owner-occupier, or shared ownership housing, provided at a price below market value.*

#### **Architectural Conservation Area (ACA)**

*Designated areas, defined in the Development Plan, where significant groupings or concentrations of heritage structures in towns or villages require protection and conservation and, in the countryside, where there are strong concentrations of particular types of buildings or buildings related to a certain period of history. The special character of an ACA could include its traditional building stock, material finishes, spaces, streetscape, landscape and setting.*

### B

#### **Bantry Bay Coastal Zone Charter**

*This charter is a consensus agreement between all those with a stake in the coastal zone area (including the regulatory agencies) about how they wish to see the area managed and developed into the future. The area includes Bantry, Beara and Sheep's Head and is a recognised model of integrated coastal zone management, which involves consulting as widely and fully as possible with local interests.*

#### **Brownfield development**

*This term refers to land that has been subjected to building, engineering or other operations (excluding temporary uses, agricultural buildings or urban green spaces) and associated fixed surface infrastructure. It is most generally used to describe redundant industrial lands or docks as well as former barracks, hospitals or obsolete housing areas.*

### C

#### **Childcare facilities**

*Full day care and sessional facilities and services for pre-school children and school-going children out of school hours. Includes services involving care, education and socialisation opportunities for children.*

#### **CLÁR Programme**

*(Ceantair Laga Ard Riachtanais). A programme launched by the Department of Community, Rural and Gaeltacht Affairs, designed to address rural areas of special disadvantage. CLÁR aims to fast-track National Development Plan spending in selected regions throughout the country.*

**Comparison Retail**

*This term describes the retail of goods which include: clothing and footwear; furniture, furnishings and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances and equipment; and, educational and recreation equipment and accessories. It specifically does not include the wholesale of goods. (Compare to the separate definition of [Convenience Retail](#)).*

**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. This requirement comes from the EU [Seveso II Directive](#) and is concerned with the effects of potential major industrial accidents.*

**Convenience Retail**

*This term describes the retail of goods which include food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods. It specifically does not include the wholesale of goods. (Compare to the separate definition of [Comparison Retail](#)).*

**Cork Area Strategic Plan (CASP)**

*This sub-regional plan provides a vision and strategy for the development of the Cork city region up to 2020. It was jointly commissioned by Cork City Council and Cork County Council and covers the city itself and its suburbs, the [satellite towns](#) and a wide rural area stretching out to the [ring towns](#) of Kinsale, Bandon, Macroom, Mallow Fermoy and Youghal. The CASP is the successor to the 1978 Cork Land Use and Transportation Study LUTS (as reviewed in 1992).*

**Cork Harbour and City Water Supply Scheme**

*The largest water supply scheme in the county. It was designed to supply water to Cork city and harbour area. Treatment works for the scheme are at Inniscarra.*

**Cork Waste Strategy**

*A Waste Management Strategy for the Cork region produced in 1995 for Cork County Council and Cork City Council that formed the basis for the Cork Waste Management Plan.*

**County Development Board**

*Established in March 2000 primarily to prepare a Strategy for Economic, Social and Cultural Development of Cork County for the period 2002-2011 and to oversee its implementation. It has 37 members of broad sectoral representation including representatives from local government, local development, state agencies and social partners.*

**County town**

*In the [settlement policy](#) of this plan, the 'county towns' are Bantry, Charleville, Clonakilty, Mitchelstown and Skibbereen. The Plan envisages the county towns and the [ring towns](#) together functioning as a development counterbalance to [Metropolitan Cork](#).*

**D****Density (housing density)**

*The number of dwelling units provided on a given area of land, usually expressed in dwelling units per hectare. When a 'gross' density figure is used, land for main distributor*

roads, public open spaces and other facilities is added into the calculation. The area used for 'net' density figures includes only private open space, access roads and incidental public open spaces. This plan addresses three categories of housing density: High density, Medium density, and Lower density.

#### **Development Boundary**

The development boundary of a settlement defines the extent to which a settlement may grow during the lifetime of the development plan.

#### **Development Clusters (Economic Development)**

If new employment or economic development is encouraged to locate close to other related activities, the resulting development clusters would help to reduce any adverse environmental impacts, reduce any unnecessary travelling and foster the development of specialised labour markets.

## **E**

#### **Environmental Protection Agency (EPA)**

An independent body established under legislation in 1993 with the objective of promoting and implementing the highest practicable standards of environmental protection and management that embrace the principles of sustainable and balanced development.

#### **Established Areas (Land Use Zoning)**

This plan recognises the special characteristics of established, predominantly built up areas. In many towns and villages, the pattern of land uses that characterises these established areas began before the advent of planning controls and it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered desirable for the vitality of an area. (Note: if there are existing primary land uses in such established areas that need particular protection then special policies come into play).

## **F**

#### **Foreign Direct Investment (FDI)**

This term is used to describe investment from overseas in the manufacturing and international services sectors and encouragement of existing foreign enterprises in Ireland to expand their businesses.

## **G**

#### **General Offices**

This plan recognises two types of general offices. This first, (often called 'retail' general offices) are those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. The second, (non-retail general offices) are those that are not visited frequently by the general public such as 'back-offices', certain consultancies, etc. (see also the separate definition for 'office based industry').

#### **General Land Use Objectives (zoning)**

In this plan, general land use objectives are included for a range of different land use

categories as well as for *established areas*, new areas, *brownfield lands* etc. These general land use objectives apply throughout the county. (see also *specific zoning objectives* which are more detailed objectives that apply to particular pieces of land shown on zoning maps).

**Green Belt**

An area of countryside with particular planning controls aimed at maintaining the distinction in character between a town or city and its hinterland and preventing unrestricted sprawl of urban areas into the countryside. A green belt also helps to prevent individual settlements merging into one another, focuses attention on suitable development land within settlements, provides a source of recreation and amenity within easy reach of most built up areas and helps to retain land in agriculture, forestry and other uses that could be susceptible to pressure for inappropriate development.

**Green field sites**

Potential open development land on the periphery of urban settlements having no previous building on it. Development on such lands will generally require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.

## H

**Heritage Plan**

The National Heritage Plan 2002 was prepared by the Department of Arts, Heritage, Gaeltacht and the Islands. One of its key priorities is the preparation of local (county) heritage plans covering a full range of heritage issues. The county heritage plan will set out realistic actions to be achieved over a 5 year period and will be consistent with the County Development Plan.

**High Density (housing density)**

It is expected that new housing development on sites considered in the plan to be suitable for high density housing development would be carried out at a net *density* of over 50 dwelling units per hectare.

**Holiday homes**

Commercial holiday homes provide tourism accommodation on a short term letting basis. They may have different requirements from conventional residential developments in terms of location, design, layout, amenity and facilities etc. (see also the separate definition for *second homes*).

**Housing Market Areas**

During the preparation of the housing strategy study, the characteristics of the housing market were studied at sub-county level in order to examine the different housing environments in different parts of the county. In the study, five distinct housing market areas were identified.

**Housing Strategy**

A Joint Housing Strategy prepared by the 11 planning authorities in Cork. Its aim is to enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price they can afford. The provisions of the housing strategy are incorporated in this development plan.

**I****Integrated Pollution Control Licence**

Licence granted by EPA which licences and regulates large/complex industrial and other processes with significant polluting potential on the basis of Integrated Pollution Control (IPC). The Integrated Pollution Control approach to licensing dictates that only one licence will be issued to a facility to control all aspects of air, water, waste and noise pollution.

**L****Landscape Character**

The character of a landscape is derived from topography, landform, land cover, geology and other features that explain its distinctiveness. The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) set out a process for identifying landscape character for different areas.

**Landscape Sensitivity**

Landscape sensitivity describes the extent to which a particular landscape can absorb a particular kind of development without affecting its distinctive character. As an example, some landscapes may be very sensitive to large electricity pylons while others may be more robust to this kind of development. (See also the Government's Draft Guidelines for Landscape and Landscape Assessment (2000)).

**Logistics**

These are activities associated with storage and distribution by road, rail, sea and air.

**Lower Density (housing density)**

In this plan, 'lower density' describes housing developed at densities less than those recommended in the government's guidelines. Locations identified as being suitable for 'low' density development would normally accommodate 8 to 12 dwelling units per hectare (net). On the limited number of locations identified as having potential for 'very low' density, development would be at less than 5 dwelling units per hectare, subject to specified requirements for layout and landscaping.

**M****Medium Density (housing density)**

It is expected that new housing development, on sites considered in this plan to be suitable for medium density housing development, will be carried out at a net density of between 20 and 50 dwelling units per hectare and that, during the lifetime of this plan, net densities of less than 35 dwelling units per hectare will increasingly be discouraged.

**Metropolitan Cork**

The concept of 'Metropolitan Cork' was introduced by the Cork Area Strategic Plan (CASP) to represent the greater Cork city area as a unified entity - with a single jobs and property market and an integrated transport system - supported by the social, cultural and educational facilities of a modern European city. Metropolitan Cork, the precise extent of which is set out in the CASP, encompasses the city itself, the satellite towns, Little Island, Ringaskiddy and Whitegate, a network of smaller settlements, the green belt and surrounding rural hinterland.

**Metropolitan Cork Green Belt**

This is the [green belt](#) that provides the setting for Cork city and its [satellite towns](#). It includes most of the Metropolitan Cork area and its precise extent is shown in volume 4 of the Development Plan.

**N****National Heritage Plan**

See [Heritage Plan](#).

**National Spatial Strategy (NSS)**

The National Spatial Strategy (NSS) is a coherent 20-year national planning framework for Ireland. It's about people, places and potential, making the most of our cities, towns and rural places to bring a better spread of opportunities, better quality of life and better places to live in. Key to the strategy is the concept of balanced regional development.

**Natural Heritage Area (NHA)**

Areas which cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. It is important that the conservation value of these areas, which are proposed for designation by the national heritage service, be maintained.

**Nature conservation area**

In this plan, the term nature conservation area is used to describe the protected nature conservation sites i.e. the proposed Natural Heritage Areas, the candidate Special Areas of Conservation and the Special Protection Areas.

**Non-structural elements** (conservation of built heritage)

These include elements such as historic gardens, stone walls, landscapes and demesnes, curtilage features and street furniture which contribute to built heritage.

**North and West Cork Strategic Plan (NWCSP)**

The NWCSP is a 20-year sub-regional plan for the development of those areas of the county that lie outside the [Cork Area Strategic Plan](#) area. It was commissioned by Cork County Council and is based on the North and West Cork strategic study which carried out a detailed appraisal of the area using extensive public participation.

**O****Office Based Industry**

These enterprises are offices concerned with producing an end product or providing telephone or web-based services. They do not normally serve visiting members of the public and are quite distinct from [general offices](#) (which have different land use requirements).

**Offices**

This plan makes a distinction between general offices and office-based industry because of their different land use requirements. See the separate definitions for [General Offices](#)

and [Office Based Industry](#) in this glossary.

### **Open Space**

Open space is one of the land use categories used in this plan. The plan makes a clear distinction between [Active Open Spaces](#) and [Passive Open Spaces](#) (see chapter 9).

### **Overall Strategy**

It is a requirement under the planning acts that an overall strategy be included in development plans. In this plan, the overall strategy is set out in chapter 2. It incorporates the main planning goals of the plan, the strategic development principles for each planning topic, a summary of the countywide strategic proposals in the county and the strategic aims for each of the main settlements in the county.

## **P**

### **Park and ride**

Park and Ride is a facility that offers a choice to car users to change from their cars into public transport (rail or bus) with the benefit of reducing the number of cars entering the urban areas and thus easing congestion.

### **Passive Open Space**

In this plan, the term Passive Open Space is used to describe open land with uses such as agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. (compare to the separate definition of [Active Open Space](#)).

### **Planning Policy**

For any particular topic in this plan, the planning policy is made up of the planning principles (found throughout the text) and the numbered planning objectives (set out in tables in the various chapters). The overall context for planning policy in this plan is given in the main planning goals (see Chapter 2).

### **“Polluter Pays” principle**

Allocates the cost of pollution, energy consumption and environmental resource use, and the production and disposal of waste to the responsible polluters and consumers rather than to society at large or future generations

### **Primary Land Uses (Land Use Zoning)**

This plan recognises that in [established areas](#), there is often a primary land use that gives the area its land use character. The plan includes objectives that support the primary uses in established areas and protect them from other uses that could threaten their integrity or vitality. For settlements with new zoning maps the primary land uses for established areas are indicated on the maps.

### **Progress Report**

The planning acts require the County Manager to prepare a report, two years after a development plan comes into force, on progress made in achieving the objectives of the development plan. This report is then presented to the elected members of the Council for their consideration.



## R

### **Record of Protected Structures (RPS)**

The principal mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

### **Retail Strategy**

The National Retail Planning Guidelines for planning authorities (Dec. 2000) have a requirement for strategic retail policies and proposals to be incorporated into development plans. With this in mind, Cork County Council commissioned the Cork Strategic Retail Study (Dec. 2002) jointly with Cork City Council. This is intended to form the basis of an agreed retail strategy to be incorporated into the development plan by way of a formal variation in due course.

### **Ring town**

In the [settlement policy](#) of this plan, the ring towns are Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal. The plan envisages the ring towns and the [county towns](#) together functioning as a development counterbalance to Metropolitan Cork.

### **Rural Housing Control Zone (RHCZ)**

This plan has established a rural housing control zone, surrounding the [Metropolitan Cork green belt](#), for the purpose of restricting the development of individual urban-generated houses within easy commuting distance of the city. It is intended that strict controls in the RHCZ will help to protect the rural character of the area and help to strengthen towns and villages. The actual extent of the RHCZ is shown on maps in volume 4 of the plan.

## S

### **Satellite town**

In the [settlement policy](#) of this plan, the satellite towns are Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire-Riverstown, Middleton, Passage West, and Tower. Within [Metropolitan Cork](#), the satellite towns are important residential, service and employment centres with strong distinctive individual identities in a [green belt](#) setting.

### **Scenic landscape**

This plan has identified certain areas as scenic landscape, based on designations from previous development plans. They are shown in the scenic amenity maps in Volume 4 of this plan and include those areas of natural beauty that the people of Cork (and visitors to the county) value most highly. The intention is to preserve the visual and scenic amenities of these areas and the relevant objectives for such areas can be found in Chapters 3 and 7.

### **Scenic route**

This plan describes certain roads as scenic routes, based on designations established by previous development plans. People travelling along these routes generally have an opportunity to experience the quality of some of most important areas of natural beauty



and cultural significance in the county. The main intention is to ensure that the character of the [views and prospects](#) that can be obtained from these routes are preserved.

#### **Second homes**

These are privately owned dwellings that are not used as a principal residence and are generally used only for short periods throughout the year. They are distinct from commercial [holiday homes](#) (which in this plan are considered to be a form of tourism accommodation for short-term letting).

#### **Settlement Policy**

In this plan, the term 'settlement policy' describes the set of planning policies that deal with strengthening the network of settlements in the county, preserving the identity of settlements, and safeguarding the needs of rural communities. It includes in particular objectives for the different types and sizes of settlements, objectives for green belts and objectives for houses in rural areas (see chapter 3).

#### **Seveso II Directive**

This EU Council Directive (ref 96/082/EEC) concerns the Control of Major Accident Hazards Involving Dangerous Substances. (See also [Consultation Distance](#))

#### **Social housing**

Rented housing provided either by the local authority, or a voluntary or co-operative housing body. See also the separate definition for [affordable housing](#).

#### **Special Area of Conservation (SAC)**

The candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union.

#### **Special Local Area Plan**

There are some subjects that may require a greater depth of discussion and detailed treatment than that afforded in the County Development Plan or in one of the proposed Electoral Area Local Plans. These may be suitable for 'Special' Local Area Plans if the need arises. A small number of such areas, relating to the potential for rail-based growth, have already been identified in the Development Plan (see chapter 10).

#### **Special Protection Area (SPA)**

These conservation areas have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the cSACs (above) they form part of the 'Natura 2000' network of sites throughout Europe.

#### **Specific Zoning Objective**

In this plan, specific zoning objectives are included for particular locations or parcels of land which are considered to have more detailed development requirements than those covered by the [general zoning objectives](#) for each land use category.

#### **Strategic Environmental Assessment (SEA)**

Strategic Environmental Assessment is a process which attempts to evaluate the likely consequences on the environment of implementing the Development Plan. (Note: it is a

requirement of the Planning and Development Act 2000 for a development plan to include information on the likely significant effects on the environment of implementing the plan).

**Strategic Industrial Area**

In this plan, the Strategic Industrial Areas are Little Island, Ringaskiddy and Whitegate. Because of the particular suitability of these locations, with strategic port access, and good quality national road / rail access, they have a vital role in the industrial development and economic and employment activity of the entire sub region and beyond.

**Strategic Search Area (wind energy)**

These are areas which are considered to have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. While not all locations within these areas would be suitable for wind projects, it is intended that prospective developers would be encouraged to focus on these areas when searching for potentially suitable sites in County Cork.

**Sustainable Development**

Sustainable development is most often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The strategic development principles of this plan, set out in Chapter 2, give a practical interpretation of what sustainable development means for the development of a diverse and complex county like Cork.

## T

**Town centre**

Town Centres are commercial and cultural centres serving a wider urban and rural area. They are primarily for retail, housing, and a diverse range of other uses, particularly those where services are provided to visiting members of the public. These include shops, food supermarkets, civic buildings and general offices, banks & other retail financial services, professional practices, office-based industry, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses. They rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians.

## U

**Urban development nodes (settlement policy)**

The urban development nodes / key support settlements identified in this plan are: Castletownbere, Dunmanway, Kanturk, Millstreet, Newmarket and Schull. They function as service centres to their rural hinterlands and have potential to develop as important urban centres with enhanced employment roles based on 'niche' economic sectors.

## V

**Very low density residential**

In this plan, a limited number of locations are identified as having potential for development of dwellings at 'very low' density. On such sites, development would be at 5 dwelling units per hectare or less, subject to specified requirements for layout and landscaping.

**Views and Prospects (scenic amenity)**

*This plan includes objectives for preserving the character of all important sea views, river or lake views, views of unspoilt mountain, upland or coastal landscapes, views of historical or cultural significance and views of natural beauty. It also includes particular objectives for views and prospects from designated scenic routes.*

**Village nucleus / nuclei** (settlement policy)

*This plan recognises the potential role that existing small settlements (i.e those with one or more established community or other local facilities such as a national school, church, community hall etc.) could play in the network of settlements (see chapter 3 in particular). Such village nuclei may have some potential for small scale expansion.*

## W

**Waste Management Plan**

See [Cork Waste Strategy](#)