

PLANNING INFOSHEET

ACRONYMS

This Infosheet has been prepared by the Savills Planning team to provide an overview of several planning acronyms and key words. These are regularly used in the property sector but are not universally understood.

AA	Appropriate Assessment
ABP	An Bord Pleanála
ABTA	Area Based Transport Assessment
ACA	Architectural Conservation Area
BREEAM	Building Research Establishment Environmental Assessment Method
BTR	Build to Rent Residential
BTS	Build to Sell Residential
CEMP	Construction Environmental Management Plan
CFRAM	Catchment Flood Risk Assessment and Management
CPO	Compulsory Purchase Order
DHLGH	Department of Housing, Local Government and Heritage (Previously DHPLG, DHPCLG, DEECLG, DEHLG)
DMURS	Design Manual for Urban Roads and Streets
EIAR	Environmental Impact Assessment Report
EPA	Environmental Protection Agency
EV	Electric Vehicle
HGV	Heavy Goods Vehicle
HNDA	Housing Need and Demand Assessment
LAP	Local Area Plan
LDA	Land Development Agency
LEO	Local Enterprise Office
LRD	Large-scale Residential Development

MASP	Metropolitan Area Strategic Plan
MUHDS	Major Urban Housing Development Sites
M&E	Mechanical and Electrical
NHA	Natural Heritage Area
NPF	National Planning Framework
NZEB	Nearly Zero Energy Building
OPR	Office of the Planning Regulator
OPW	Office of Public Works
PPN	Public Participation Network
PV	Photovoltaic
RIA	Retail Impact Assessment
RIAI	Royal Institute of the Architects of Ireland
RPO	Regional Policy Objective
RPS	Record of Protected Structures
RSES	Regional Spatial and Economic Strategy
SAC	Special Area of Conservation
SDZ	Strategic Development Zone
SEA	Strategic Environmental Assessment
SPPR	Specific Planning Policy Requirement
SuDS	Sustainable Drainage Systems
SSPC	Scheme of Special Planning Control
URDF	Urban Regeneration and Development Fund



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KEY WORDS

15-Minute City Concept

The 15-minute city concept envisages that within 15 minutes on foot or bike from where they live that people should have the ability to access most of their daily needs.

Arboriculturist

A person who studies how trees and shrubs grow.

Ancillary Use

A use which is incidental to the principal use of premises. For example, shops often have floorspace not accessible to customers which is used for storing goods for sale.

Brownfield

Any land which has been subjected to building, engineering, or other operations generally comprise of redundant industrial lands or docks but may also include former barracks, hospitals, etc.

Compact Growth

Compact growth promotes the efficient use of land through consolidation, active land management and effective densities to minimise urban sprawl.

COMAH Sites (Seveso)

Locations (typically industrial) where significant quantities of dangerous substances are stored and are categorised as Upper Tier or Lower Tier.

Curtilage (Protected Structures)

Includes the land lying within the curtilage of the protected structure along with other structures within that curtilage and the interiors of those structures.

District Heating

District heating is a system for distributing heat generated in a

centralised location for residential and commercial heating requirements such as space heating and water heating.

Embodied Carbon

Refers to the emissions associated with all the activities of procuring, mining, harvesting raw materials, transforming these materials into construction products, transporting them to site and incorporating them into a building, and subsequently maintaining, replacing and removing and disposing at the end of their life.

Enterprise Centre

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

Environmental Impact Assessment

An EIA is a process of assessment of the effects of a project or development proposal on the environment.

Habitable Room

'Living accommodation' of the dwelling including living room, dining room, study, home office, conservatory, bedroom etc. They exclude the bathroom, WC, utility room, store room and circulation space. A kitchen is not a habitable room unless it provides space for dining.

Housing Need and Demand Assessment

An assessment of existing and forecast housing need in a local authority as required by the National Planning Framework.

National Inventory of Architectural Heritage

The NIAH is a statutory, state initiative to identify, record and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently

as an aid in the protection and conservation of the built heritage.

Natura Impact Statement

A statement, for purpose of Article 4 of the Habitats Directive of the implications of proposed development, for one or more that one European site, in view of the conservation objectives of the site or sites.

Residential Institution

A building, or part thereof, or land used as a residential institution and includes a monasteries and convents.

Protected Structure

A 'protected structure' is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures (RPS) on merit of its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Specific Planning Policy Requirement (SPPR)

A policy set out in Section 28 Guidelines from National Government which local authorities also must have regard to in carrying out their planning functions.

Taking in Charge

The taking over of the running/maintenance/ownership by a local authority of lands that were developed privately but which have public access and wider public benefit in their provision. The local authority thereafter looks after these areas for the public.

Sustainable Urban Drainage Systems

SuDS aim towards maintaining or restoring a more natural hydrological regime, such that the impact of urbanisation on downstream and water quality is minimised.



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