

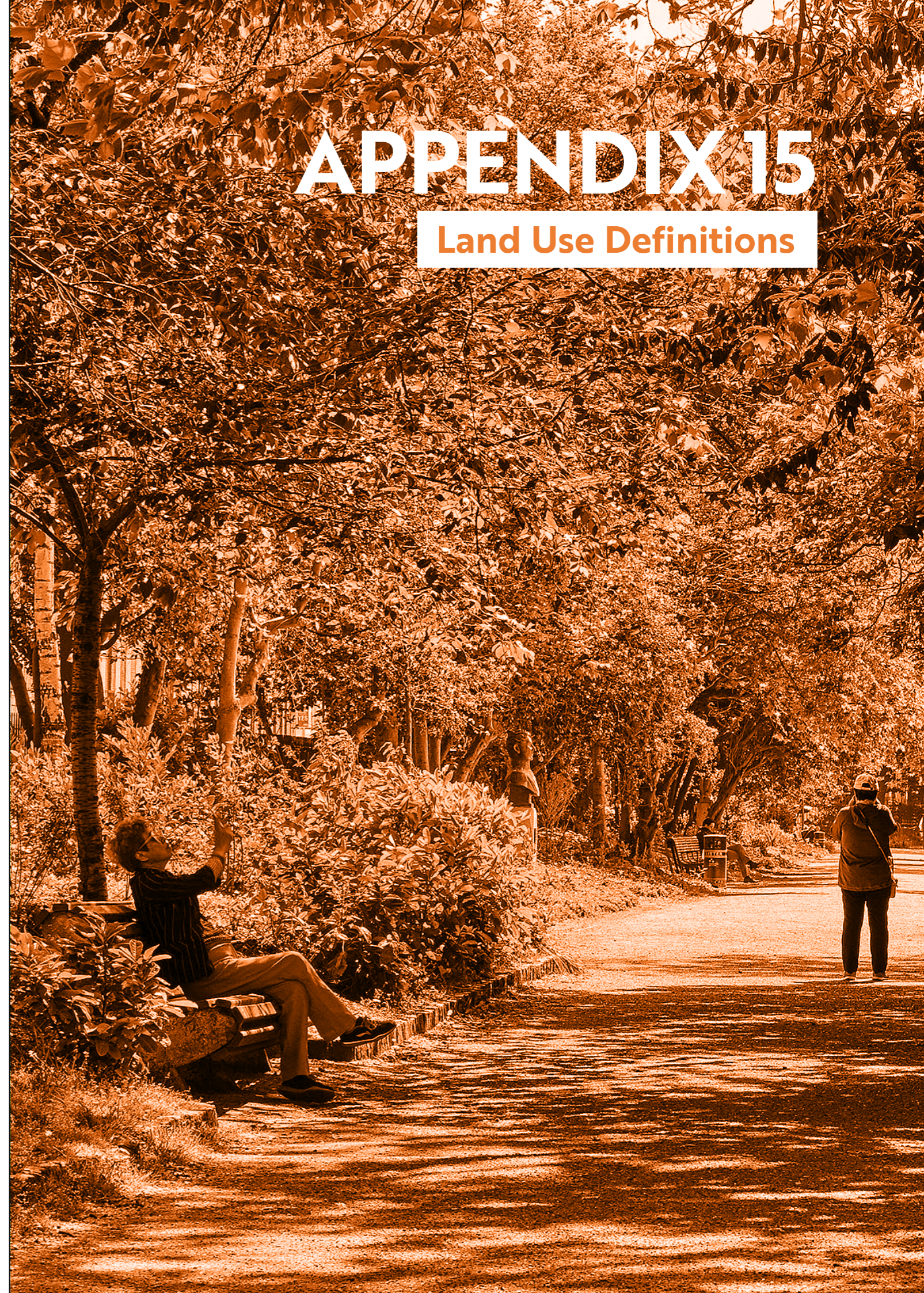
# APPENDIX 15

## Land Use Definitions

Specific Planning Policy Recommendation	Implementation
<b>SPPR 4:</b> Housing development on greenfield or edge of city/town locations	Chapter 4 Shape and Structure of the City, and Appendix 3 Achieving Sustainable Compact Growth Policy for Density and Building Height in the City implement the requirements of this SPPR.

**Table 4: Implementation of SPPRs from DHPCLG (2017) Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change**

Specific Planning Policy Recommendation	Implementation
<b>SPPR 1:</b> Acknowledgement of National policy on renewable energy	Chapter 3 Climate Action acknowledges national policy on renewable energy in compliance with this SPPR.
<b>SPPR 2:</b> Contribution to National targets on renewable energy and climate change mitigation	Chapter 3 Climate Action acknowledges national targets on renewable energy and climate change mitigation in compliance with this SPPR.
<b>SPPR 3:</b> Setback distances from wind turbines	It is not considered that this SPPR applicable to the Dublin City Council area.



## 1.0 Land-Use Definitions

The definitions of various uses, which appear in the land-use zoning chapter, are for guidance only. Where a use is not defined in this appendix, the definition to be used will be as set out in the planning acts and regulations.

### **Advertisements and Advertising Structures**

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

### **Allotments**

An area of land comprising approximately 100 square meters (sq. m.) or less that is let annually to, or available for annual 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, fruit or flowers for non-commercial purposes.

### **Amusement/ Leisure Complex**

A building, or part thereof, used for the playing of gaming machines, video games or other amusement machines as defined in Article 5 of the Planning and Development Regulations, 2001, as amended. It may also include a bowling alley, quasar complex, pool or snooker hall, or children's indoor play centre.

### **Aparthotel**

See definition of hotel.

### **Assisted Living/ Retirement Home**

Semi-independent housing accommodation specifically designed to meet the needs of older people and persons with disabilities in which dining, recreation, hygiene and health care facilities can be shared on a communal basis.

### **Beauty/ Grooming Services**

A building, or part thereof, used for grooming or beauty-related personal maintenance services, such as waxing, tanning, piercing, tattooing, eyebrow, nail and other aesthetic treatments, offered to visiting members of the public.

### **Bed and Breakfast**

A building, or part thereof, where sleeping accommodation and breakfast are available solely to residents. Such an establishment is distinguished from a guesthouse, which is regarded as a more intensive form of land-use where the possibility of additional meals to be provided for residents exists.

### **Betting Office**

Premises for the time being registered in the Register of Bookmaking Offices kept by the revenue commissioners under the Betting Act, 1931, as amended.

### **Boarding Kennel**

A building, or part thereof, or land used for the temporary accommodation of dogs and cats for reward.

### **Buildings for the Health, Safety or Welfare of the Public**

Use of a building, or part thereof, as a health centre or clinic or for the provision of any medical or health services (but not the use of a house of a consultant or practitioner; or any building attached to the house or within the curtilage thereof, for that purpose), hospital, nursing home, day centre and any other building for:

- The provision of residential accommodation and care to people in need of care (but not the use of a dwelling house for that purpose);
- The use as a residential school, college or training centre.

### **Build to Rent Residential Accommodation**

Purpose-built residential accommodation and associated amenities built specifically for long-term rental that is managed and serviced in an institutional manner by an institutional landlord (see also section 5.2 of the DHPLG Section 28 Guidelines, Sustainable Urban Housing: Design Standards for new Apartments (2018)).

### **Café/ Tearoom**

Use of a building (including a kiosk), or part thereof, used as a café serving tea/ coffee and light refreshments. It is not a full restaurant facility.

### **Car Park**

A building, or part thereof, or land (not being part of the public roadway) used for the parking of mechanically propelled vehicles, excluding heavy commercial vehicles. Car parks are to be taken also as multi-storey and underground structures.

Car parks for public transport users: see under Park and Ride.

Car parks, if ancillary to a use such as recreation, may be included within the definition of the principal use.

Car parks may also incorporate micro-mobility hubs and cycling infrastructure.

### **Caravan Park/ Camp Site (holiday)**

The use of land for the accommodation of vehicle caravans, temporary chalets (includes "glamping" pods) and or touring tent pitches during the period from 1st March to 31st October each year.

### **Car Trading**

Premises/ dealership used for sale/ leasing of new and second hand vehicles.

### **Cemetery**

Land used as a burial ground.

### **Chemical Processing and Storage**

Facility used for chemical processing and storage of hazardous materials.

### **Childcare Facility**

Use of a building, or part thereof, 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, child minding and crèche services.

### **Civic and Amenity/ Recycling Centre**

A facility to which materials can be brought for sorting and subsequent recycling. This can include bring banks and bring centres which are facilities to which materials such as glass, cans, paper, textiles and plastics as well as packaging waste and harmful wastes (e.g. batteries, oils and paints), which often cannot be put in the household green bin collection, can be brought for sorting, storage and subsequent recycling.

### **Community Facility**

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 and includes community meeting space, parish centres, social/ non-sporting clubs such as youth clubs, bridge clubs and scouts' dens, clubhouses and family resource centres.

### **Conference Centre**

A building, or part thereof, used to host conferences, exhibitions, large meetings, seminars, training sessions, etc. A conference centre often also provides office facilities and a range of leisure activities.

### **Craft Centre/ Craft Shop**

A building, or part thereof, typically having one or more workshops, an exhibition gallery and a shop.

### **Crèche**

See definition of childcare facility.

### **Crematorium**

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

### **Cruise Shipping and Marine Services (in Port Area and Ancillary Services)**

The facilitation of marine-related services taking place in a port area, including the provision of any supporting buildings or infrastructure. In relation to cruise shipping, this also relates to the provision of a terminal facility/ facilities that would also provide for ancillary, supporting retail uses.

### **Cultural/ Recreational Building and Uses**

A building, or part thereof, used for cultural/ recreational purposes to which the public may be admitted on payment of a charge or free of charge such as:

- A concert hall/ music hall/ music recital
- A theatre
- A cinema
- An art gallery (but not for the sale or hire of works of art)
- A museum
- A public library or public reading room
- A public hall
- An exhibition hall
- A social centre, community centre, or non-residential club, but not a dance hall.
- Display or exhibition of items of interest
- Bingo hall, skating rink etc.

### **Cultural, Creative and Artistic Enterprises and Uses (Creative Industries)**

Those industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property. It includes the creative sectors of: Advertising; Architecture; Arts including artists' workspaces and Antique Markets; Crafts; Design; Designer Fashion; Film, Video and Photography; Software, Computer Games and Electronic Publishing; Music and the Visual and Performing Arts; Publishing; Television and Radio.

### **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.

### **Delicatessen**

A shop premises, or part thereof, primarily selling mainly gourmet cold food which is a distinct use from the shop class and includes grocers.

### **Education**

The use of a building, or part thereof, or land as a school, college, technical institute, academy, lecture hall or other educational function. Such activities may be controlled in particular land use zonings regarding hours of operation.

Where a building, or part thereof, on the same site as an educational use or on an adjoining site, is designed for use or is used as a residence for staff or pupils, such a use is regarded as educational.

### **Embassy**

A building, or part thereof, or land used by a foreign government for diplomatic purposes or conduct of relations between nations. The use may include a residential content for the staff of the embassy which is ancillary to the embassy activities. The use does not include a foreign trade delegation or trade office.

#### **(i) Embassy: Residential**

A building, or part thereof, or land used by a foreign government for diplomatic purposes, primarily being a residence for embassy staff or consular officials where non-residential use is subordinate and ancillary to the use of that building as a residence. The use does not include a foreign trade delegation or trade office.

#### **(ii) Embassy: Office**

A building, or part thereof, or land used by a foreign government for diplomatic purposes, where the use of the building is primarily commercial and where the residential content is minimal, which may include a foreign trade delegation, trade office or public embassy offices.

**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.

**Financial Institution**

Building, or part thereof, used for the purpose of financial services primarily for the visiting public and includes a bank or building society but not a post office or betting office.

**Funeral Home**

Use of a building, or part thereof, 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 considered to be an office use.

**Garage (Motor Repair/ Service)**

A building, or part thereof, or land used for providing lubrication, repair or mechanical services to vehicles. It may also be used for the supply of fuel, washing facilities and the sale of vehicles or spare parts. (See also definition of Petrol Stations.)

**Garden Centre/ Plant Nursery**

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.

**General Industrial Uses**

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.

**Golf Course and Clubhouse**

An area of land laid out for golf with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. Includes pitch and putt courses, ancillary car parking and the provision of a clubhouse.

A municipal golf course is a typology of golf course run by the local authority.

**Guesthouse**

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

**Halting Site**

An area provided for residential use by members of the Travelling Community to include both caravan parking and limited storage by members of the Travelling Community residing on the site.

**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 residents of a dwelling being subordinate to the use as a single-family dwelling.

**Hostel (Tourist)**

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

**Hotel**

A building, or part thereof, where sleeping accommodation, meals and other refreshments and entertainment, conference facilities, etc., are available to residents and non-residents, and where there is a minimum of twenty rooms en-suite. Function rooms may also be incorporated as part of the use.

A hotel includes an aparthotel. An aparthotel is a building, or part thereof, containing a minimum of eight self-serviced short-term accommodation units that share a reception area. The building 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, offering the comfort and security of a hotel with the amenity of a fully furnished apartment.

**Household Fuel Depot**

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

**Industry (Light)**

The use of a building, or part thereof, or land for industry (not being a special industry) in which the processes carried on or the 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 may include a service garage but not a petrol station.

**Internet Café/ Call Centre**

An internet café is an outlet where the service is principally to visiting members of the public and consists of the provision of access to online computer services including the internet and email with or without limited restaurant facilities.

A call centre is an outlet where the service is to visiting members of the public and consists principally of the provision of telephone and communication services.

**Laundromat**

A self-service laundry facility/ or fully serviced facility with washing machines, dryers, and sometimes ironing or pressing machines, open to the public for washing clothing and household cloth items. Can occur in a variety of formats including free standing facilities such as those found in petrol station forecourts.

**Live-work Units**

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.

**Media-Associated Uses**

Uses include: photography/audio visual/cinema/digital art/ music production/recording studios/ broadcasting studios/publishing that involves the production or creation of digital/ audio or visual forms of mass communication.

**Medical and Related Consultants**

This applies to the use of building (including a dwelling, or part thereof,) by a medical doctor or related consultant or those engaged in medical consultancy including dental, physiotherapy, chiropractor, osteopath etc.

**Mobility Hub**

A mobility hub is a place that brings together public, shared and active travel modes to facilitate ease of access and movement between transport options.

**Motor Sales Showroom**

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

**Nightclub**

A building, or part thereof, in which dancing or the performance of music or cabaret with the service of food or beverages is the primary function, between six p.m. and six a.m.

**Office**

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. Can also include civic offices including community based initiatives and remote working/ co-working hubs – community and commercial types. The definition of office also includes 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.

**Off-Licence**

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

**Off-Licence (Part)**

A part off-licence is a building where the main use is the sale of convenience retail goods to members of the public and contains a subsidiary area of the premises which is licensed and used for the display and sale of intoxicating liquor, including wines, beers and spirits, for consumption off the premises.

**Open Space**

Any land (active or passive use), including water bodies such as rivers and canals, whether enclosed or not, on which there are no buildings, (or not more than 5% is covered with buildings), and the remainder of which is laid out as a garden/ community garden or for the purposes of recreation, or lies vacant, waste or unoccupied. It also includes beaches, school playing fields, sports pitches, playgrounds, urban farms, forests, allotments and outdoor civic spaces, green space, pocket parks, passive play areas and outdoor exercise facilities.

**Outdoor Poster Advertising**

See definition for advertisement and advertising structures.

**Park and Ride Facility**

Car park to facilitate the users of private cars to complete their journey by public transport.

**Petrol Station**

A structure or land used for the retail sale of petrol, diesel, gas for motor vehicles, motor oils, car parts or accessories, and the provision of minor services required in transit (air, water or car wash and vacuum). It excludes a commercial garage for motor sales but may include a convenience retail element, depending on location and subject to the controls outlined in Chapter 14.

**Pigeon Loft**

Any structure, whether purpose-built or not, used for the housing of pigeons which are kept for the purpose of pigeon racing or for any other purpose related to pigeon keeping.

**Place of Public Worship**

A building, or part thereof, or land used as a church, chapel, oratory, mosque, temple, synagogue, meeting house or other place of public devotion. It also includes use of such a structure for the social or recreational activities of the religious body using the structure. This definition also includes use as a monastery or convent.

**Port-Related Industries and Facilities**

Port related and marine industry including buildings, infrastructure and installations necessary to the functioning and operation of the Port. Also includes services and facilities relating to the unloading, loading, distribution and processing of goods to/ from marine related vessels.

**Postal Hotel / Motel**

Postal Hotel/ Motel offers a 'virtual address' that allows for the management of online shopping deliveries easily. It typically includes a series of lockers, accessible to the public at a convenient collection and drop-off location.

**Primary Health Care Centre**

A centre which facilitates teams of multidisciplinary professionals (i.e. 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, and may also include an off-licence premises as an ancillary use. Such premises are regarded as business premises.

**Public Service Installation**

A building, or part thereof, a roadway or land used for the provision of public services including those provided by statutory undertakers. Public services include all service installations necessary for electricity, gas, telephone, radio, telecommunications, television, data transmission, drainage, including wastewater treatment plants. It also includes bring centres, green waste composting centres, public libraries, public lavatories, public telephone boxes, bus shelters, water fountains, moorings, jetties etc. It does not include incinerators/waste to energy plants. The offices of such undertakers and companies involved in service installations are not included in this definition.

**Recycling Facility**

See Civic and Amenity/ Recycling Centre.

**Residential**

The use for human habitation of a building, or part thereof, including houses, apartments, studios and residential mews buildings. The definition of house and habitable house in Section 2 of the Planning and Development Act 2000 (as amended) shall apply.

**Residential Institution**

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

**Restaurant**

A building where the primary function is for the sale of food, meals/ refreshment for consumption on the premises.

**Retail Park**

A single development of at least three retail warehouses selling bulky household goods with associated car parking.

**Science and Technology-Based Industry**

Knowledge-based processes and industrial activities (including ancillary offices) in which research, innovation and development play a significant part, and which lead to and accommodate the commercial production of a high-technology output, i.e. commercial laboratory, enterprise centre, film production, healthcare, information technology, light industry, media recording and general media-associated uses, publishing, research and development, software development, telemarketing, teleservicing and training, renewable energy and green technology research and consultancy services.

**Scrap Yard**

Land used for the reception, dismantling, packing and storing of waste and used materials and goods before transport for processing and recycling elsewhere.

**Shop: Local**

A local shop relates to a small convenience store, newsagent or other tertiary services such as butcher and vegetable shop, hairdresser and other similar basic retail services.

**Shop: Neighbourhood**

A neighbourhood shop is one which primarily serves a local community and does not generally attract business from outside that community. They will primarily serve a 'walk-in' population and have limited car parking. A neighbourhood shop may include a supermarket or discount food store ranging in size from 1,000 sq. m to 2,500 sq. m. net retail floorspace.

**Shop: District**

A shop (excluding retail warehousing) which is larger in scale and more varied in what it may sell than a neighbourhood shop, and, therefore, serves a wider area and catchment. A district centre (key urban village) would usually contain at least one food supermarket or superstore and non-retail services.

**Shop: Factory Shop**

A shop adjacent to the production unit and specialising in the sale of manufacturers' products direct to the public.

**Shop: Major Comparison**

Shops selling comparison goods (excluding retail parks/ warehouses) which are larger in scale than neighbourhood or district shops, or are very specialised and, therefore, serve a wider area.

**Sports Facility**

A building, or part thereof, or land used for organised and competitive sporting activity that aims to promote physical activity and well-being e.g. sports hall, gym, health studio, squash centre, tennis club, golf club, swimming pool, sports pitch, athletic track, skate park, racecourse and most indoor sports facilities not involving the use of firearms or motorised vehicles and including ancillary meeting or activity rooms and clubhouses.



**Storage Depot (open)**

An external area used for the storage and distribution of goods/equipment.

**Student Accommodation**

A building or part thereof used or to be used to accommodate students whether or not provided by a relevant provider (within the meaning of Qualifications and Quality Assurance (Education and Training) Act 2012), and that is not for use (i) as permanent residential accommodation, or (ii) subject to (b), as a hotel, hostel, apart-hotel or similar type accommodation, and (b) includes residential accommodation that is used as tourist or visitor accommodation but only if it is so used outside of academic term times (see also Planning and Development (Housing) and Residential Tenancies Act 2016).

**Take-Away**

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

**Training Centre**

Use of a building, or part thereof, or land for the training or re-training of persons of an industrial or service nature.

**Transfer Station**

A structure or land, usually enclosed and screened, which is used for the temporary storage of refuse and 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.

**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.

**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 structure, or part thereof, where the business, principally of a wholesale nature, is transacted and where goods are stored or bonded prior to distribution and sale elsewhere.

**Warehousing (Retail/Non-food)/ Retail Park**

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.

**Water-Based Recreational Activities**

Activities that involve frequent engagement with the water including swimming, diving, snorkelling, paddle boarding, kayaking, canoeing, surfing, wakeboarding, rafting, water-skiing, rowing, fishing, sailing etc.

**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. See also definition for Shop: Factory Shop.