

Appendix E: Infrastructure Assessment:

Appendix 3 of *Project Ireland 2040; National Planning Framework (NPF)* sets out a methodology for a two-tier approach for zoning of land which is informed by an Infrastructural Assessment, which must identify “*the potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the Planning Authority at the time of publication of both the draft and final development or local area plan*”.

The NPF defines Tier 1 and 2 lands as follows;

Tier 1: Serviced Zoned Land, comprising lands that are able to connect to **existing development services** for which there is service capacity available and can therefore accommodate new development; and

Tier 2: Serviceable Zoned Land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan

It states that Tier 1 lands will generally be positioned within the existing built up footprint of the settlement or contiguous to existing developed lands and inclusion in Tier 1 will generally require the lands to be within the footprint or spatially sequential within the identified settlement.

It should be noted that the NPF refers to ‘development services’ as “road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply for which there is capacity available and can therefore accommodate new development.”

The NPF requires that where lands are identified as Tier 2 lands, the potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of the draft and final local area plan. This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The Planning Authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning. The infrastructural assessment must include a reasonable estimate of the full cost of delivery of the required infrastructure to the identified zoned lands.).

Housing Lands Assessment Matrix - Graiguenamanagh-Tinnahinch LAP 2021-2027

		Compact Growth	Infrastructure & services	Physical Suitability	
		Within existing settlement Infill/consolidation Proximity to town centre Promotes sustainable mobility Access to health, education & childcare	Water Supply Wastewater Capacity Roads/Footpath/Cycle Surface Water	Topography Flood Risk Built & Natural Heritage	Note; This matrix has been prepared to assist the preparation of the Local Area Plan for Graiguenamanagh-Tinnahinch(2020-2026). The criteria listed are not considered to be exhaustive for all LAP areas.
Tier	MAP REF				Justification Rationale
T1	NR1 (0.74ha)				
T1	NR2 (0.23ha)				Infrastructure expected to be in place through the development of the Primary Care Unit
T1	NR3 (0.18ha)				
T1	NR4 (0.50ha)				
T2	NR5 (1.57ha)				NR 5 on opposite side of bypass
T1	NR6 (1.09ha)				Steep but easily accessible
T1	NR7a (0.35ha)				Steep, access road substandard
T2	NR7b (0.80ha)				Steep, access road substandard
T1	NR8 (1.91ha)				
T2	LD1a (2.05ha)				Serviceable within the lifetime of the plan
	LD1b (2.19ha)				
T1	LD2 (1.49ha)				
	P21 (1.51ha)				
	P22 (1.11ha)				
	P23 (1.51ha)				
	P24 (1.32ha)				



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