

Comhairle Chontae na Gaillimhe Galway County Council

Draft Loughrea Local Area Plan 2024-2030

November 2023 Infrastructure Assessment

Infrastructure Assessment Proposed Residential Lands

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 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).

	Within existing settlement Infill/consolidation	Water Supply Wastewater Capacity		
		Water Supply Wastewater Capacity	Topography Flood Risk Built & Natural	Note;
	Proximity to town centre Promotes sustainable	Roads/Footpath/ Cycle, Surface Water	Heritage	prepa
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fication/Rationale

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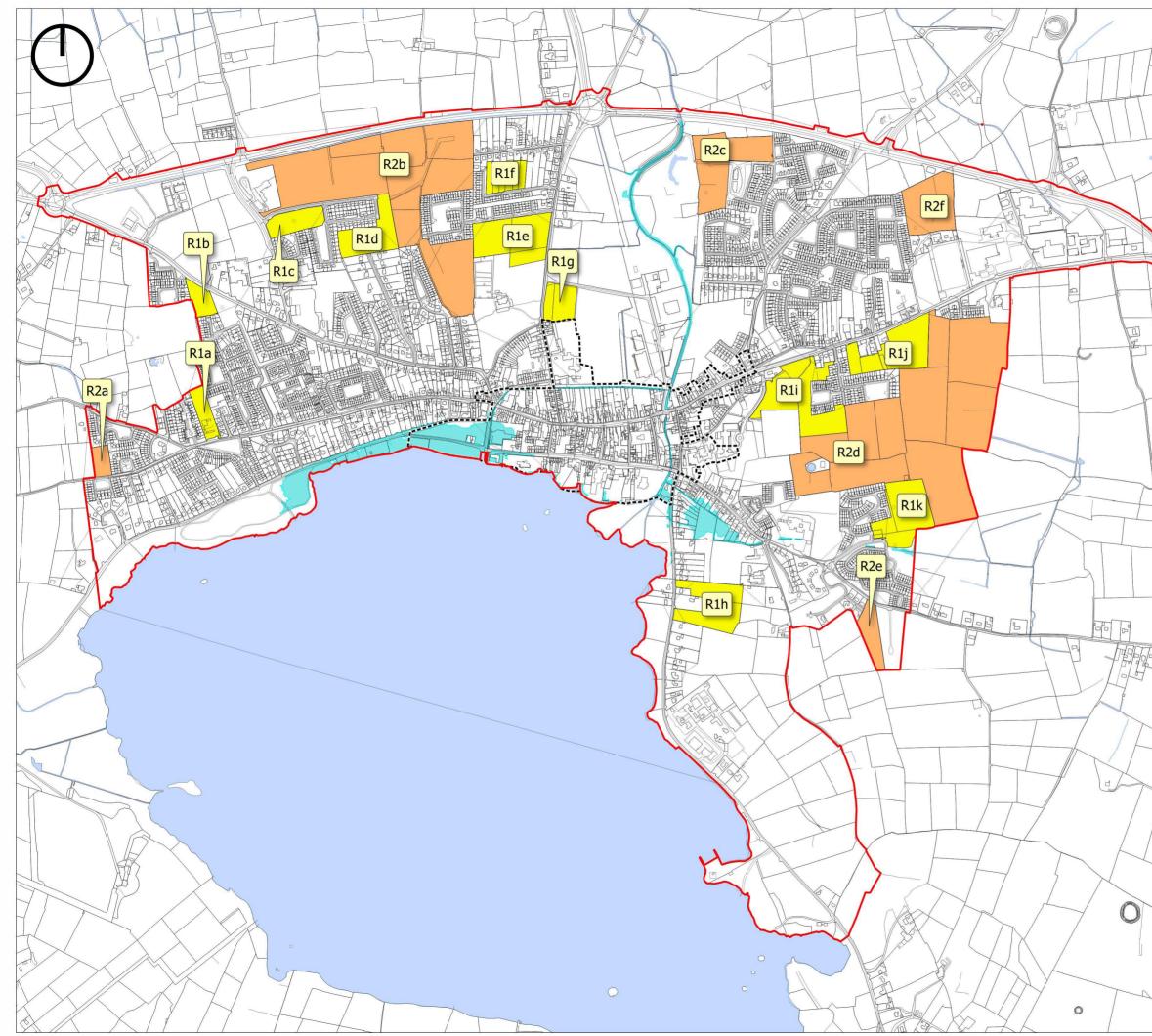
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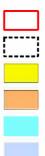
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Settlement Boundary

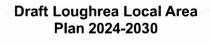
Architectural Conservation Area

Residential (Phase 1)

Residential (Phase 2)

Constrained Land Use

Water



Infrastructural Assessment Proposed Residential Lands

0	200	400	600	800
-		Metres		
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Infrastructure Assessment Proposed Employment Lands

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		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 prepa Local not c
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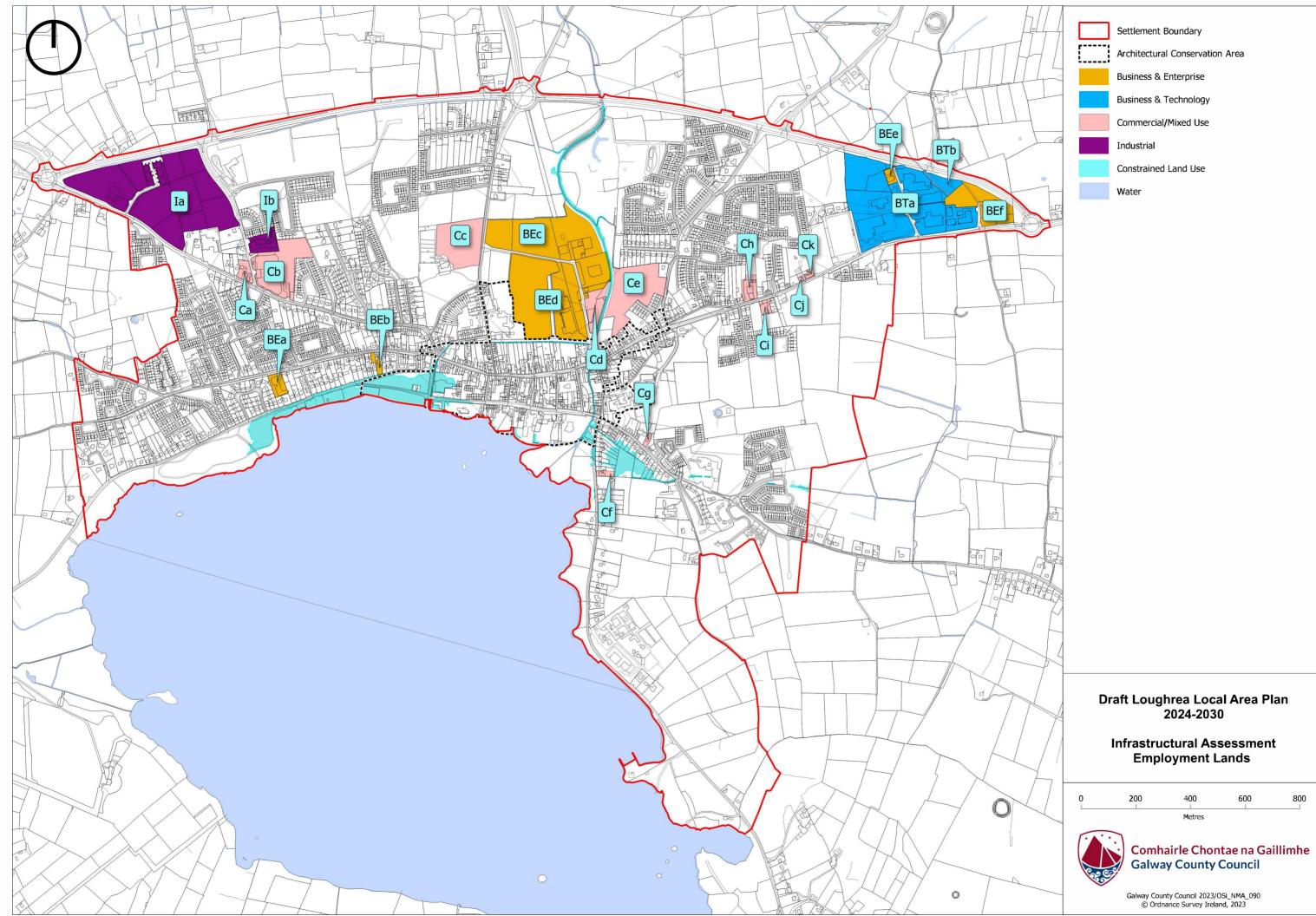
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