



Comhairle Chontae na Gaillimhe
Galway County Council

Draft **Loughrea Local Area Plan** 2024-2030

November 2023

Infrastructure Assessment

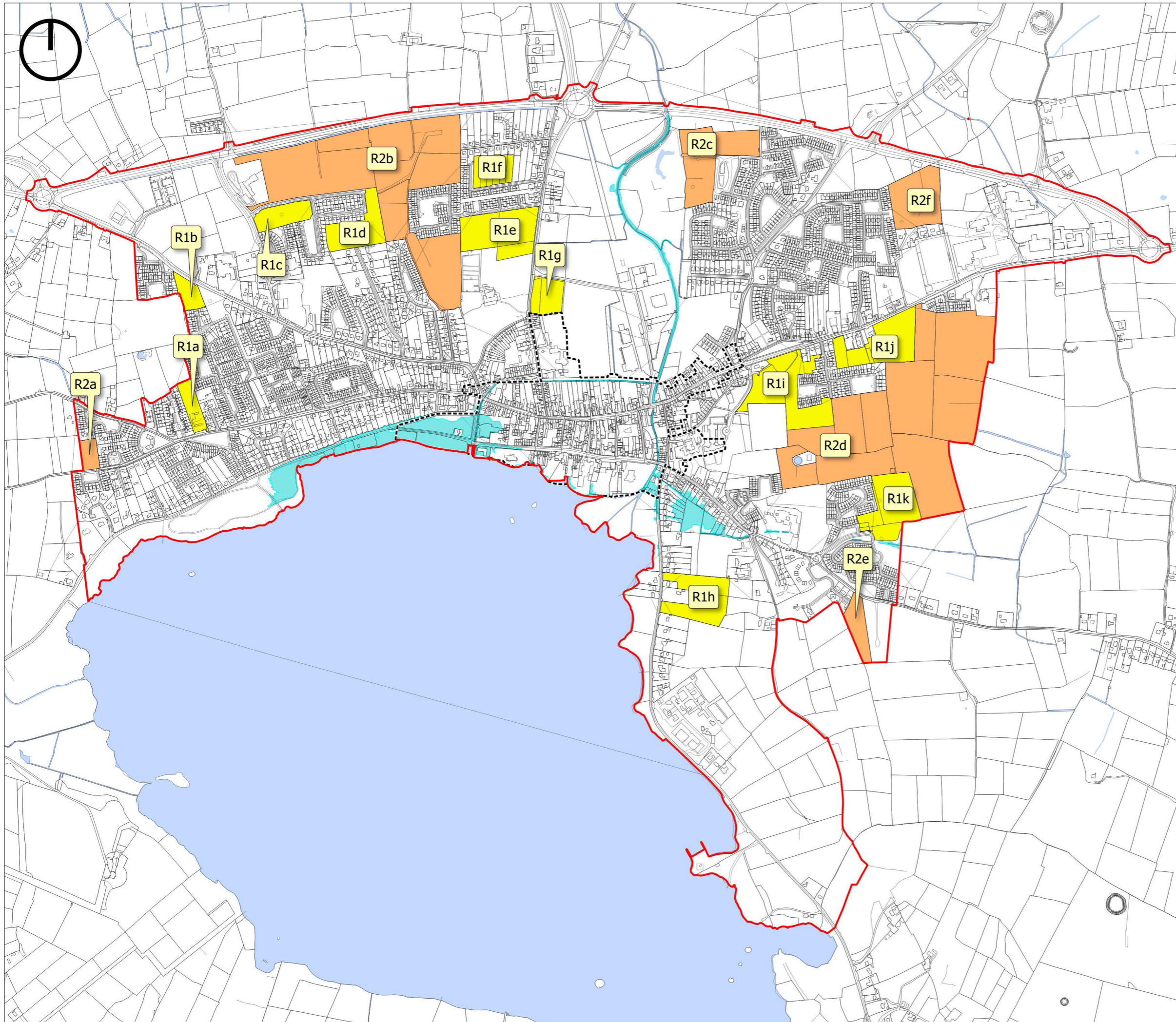
Infrastructure Assessment Proposed Residential Lands

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 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).

		Compact Growth	Infrastructure & Services	Physical Suitability	Justification/Rationale
		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 Loughrea Local Area Plan 2024-2030. The criteria listed are not considered to be exhaustive for all LAP areas.
Tier	Map Ref				
T1	R1a				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1b				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Moderate intervention required.
T1	R1c				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1d				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1e				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1f				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1g				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1h				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1i				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1j				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	R1k				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.

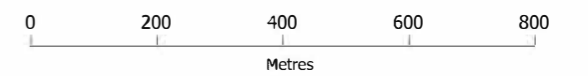
T2	R2a				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T2	R2b				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Moderate Intervention required. *Significant tract of lands. Detailed analysis maybe required.
T2	R2c				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Moderate intervention required.
T2	R2d				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Works required due to topography. Intervention required. *Significant tract of lands. Detailed analysis maybe required.
T2	R2e				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Works required due to topography. Moderate intervention required.
T2	R2f				Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Moderate intervention Required.



- Settlement Boundary
- Architectural Conservation Area
- Residential (Phase 1)
- Residential (Phase 2)
- Constrained Land Use
- Water

**Draft Loughrea Local Area
Plan 2024-2030**

**Infrastructural Assessment
Proposed Residential Lands**



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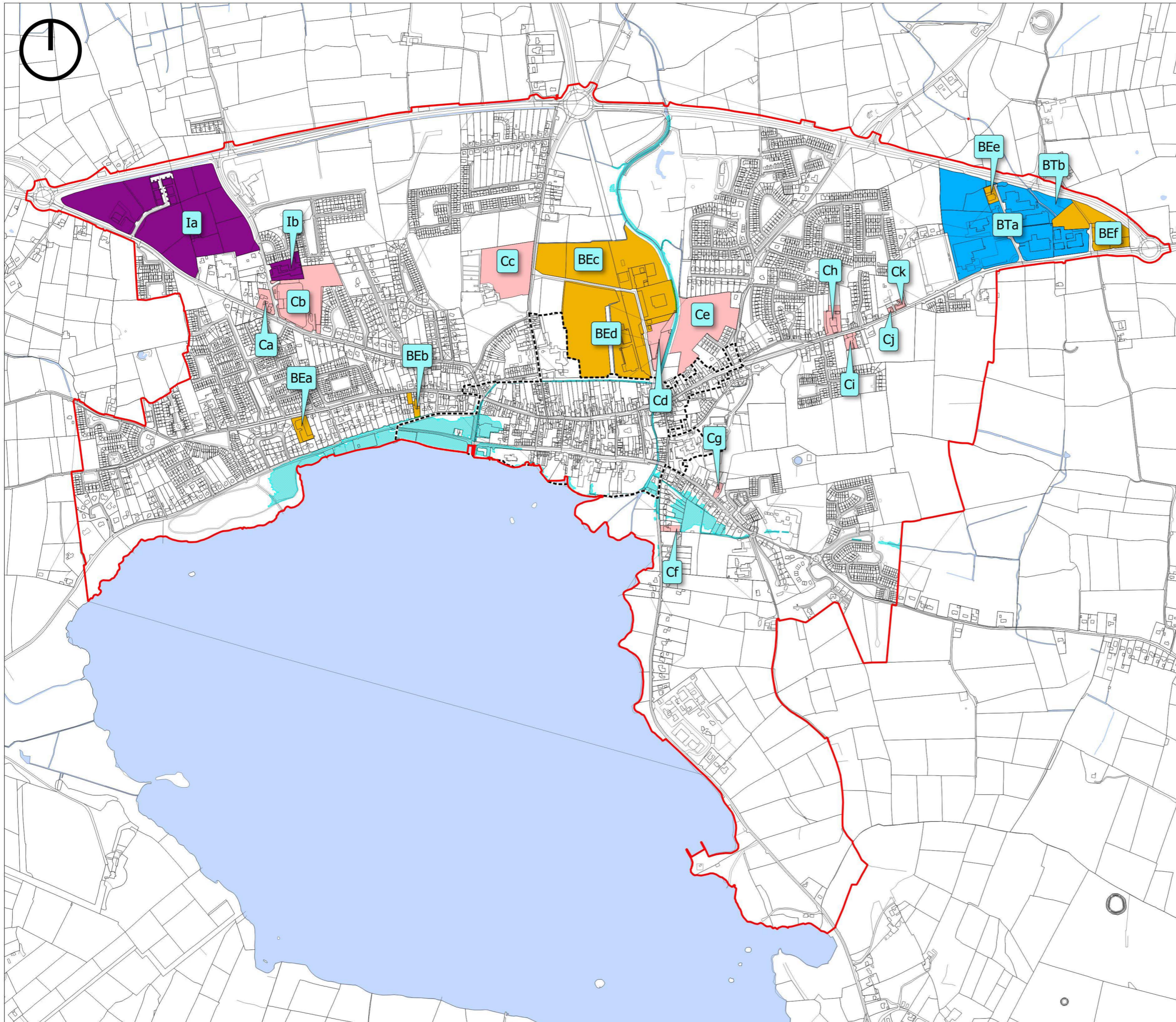
Infrastructure Assessment Proposed Employment Lands

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 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).

		Compact Growth	Infrastructure & Services	Physical Suitability	Justification/Rationale
		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 Loughrea Local Area Plan 2023-2029. The criteria listed are not considered to be exhaustive for all LAP areas.
Tier	Map Ref				
T1	BEa				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	BEb				Established Brownfield Lands, Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	BEc				Partly Established Brownfield lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	BEd				Partly Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	BEe				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	BEf				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	BTa				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	BTb				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Ca				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Cb				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Cc				Established Greenfield Lands. Education and medical facilities approx. 1km from subject land. Water &

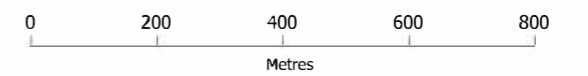
					Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Cd				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Ce				Established Greenfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available.
T1	Cf				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Cg				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Ch				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Ci				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	Cj				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available Proximity to footpath connectivity available. Minimal intervention required.
T1	Ck				Established Brownfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	la				Partially established Brownfield Lands. Education and medical approx. 1km from subject site. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.
T1	lb				Established Greenfield Lands. Education and medical facilities approx. 1km from subject land. Water & Sewerage services available. Proximity to footpath connectivity available. Minimal intervention required.



- Settlement Boundary
- Architectural Conservation Area
- Business & Enterprise
- Business & Technology
- Commercial/Mixed Use
- Industrial
- Constrained Land Use
- Water

**Draft Loughrea Local Area Plan
2024-2030**

**Infrastructural Assessment
Employment Lands**



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