

Tiered Approach to Land Zoning – Infrastructure Assessment

Appendix 3 of the National Planning Framework (NPF) introduces a new methodology for a two-tier approach to land zoning. National Policy Objective 72a requires Planning Authorities to apply a standardised, two-tier approach to differentiate between: zoned land that is serviced; and, zoned land that is serviceable within the life of the CDP.

- Tier 1 lands are serviced, and in general, part of or contiguous to the built-up footprint of an area.
- Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the CDP. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands.
- The CDP may include zoned lands which cannot be serviced during the lifetime of the Plan, by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above, and are not developable within the Plan period. Such lands should not be included within the Core Strategy for calculation purposes.

The NPF requires the CDP to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment must be aligned with the delivery program of relevant infrastructure providers. The following sections set out an assessment of strategic enabling infrastructure requirements for Tier 2 lands across the County. The assessment focuses on the provision of infrastructure that is considered to be strategic in nature. The delivery of minor and/or local level infrastructure may be delivered through operational works of a service provider or developer-led and co-ordinated through the development management process. The assessment does not comprise an exhaustive list of requisite infrastructures across the County and while it is intended to inform, it is not to be relied upon for development management purposes. The purpose of the assessment is to demonstrate how lands zoned in the CDP with potential for residential development, are either sufficiently serviced (Tier 1) or have potential to become fully serviced within the timeframe of the Plan (Tier 2) (in compliance with Appendix 3 of the NPF). The assessment is point-in-time and it is acknowledged that infrastructure requirements may change. The full extent of requisite enabling infrastructure will continue to be assessed through the development management process whereupon detailed assessment will be undertaken.

Sector	Infrastructure Type	Assessment Overview
Transportation	Roads	Can the lands be accessed directly from the public road? Are the lands dependent on the construction of any Link Roads?
	Footpath	Is there a public footpath to the lands?
	Public Lighting	Is there public lighting to the lands?
Water Services	Water	Is there a public water main in proximity to the lands? Is there available capacity in the water supply to accommodate the development of the lands? Is there capacity in the distribution network?
	Wastewater	Is there a public sewer in proximity to the lands? Is there capacity in the wastewater treatment plant the lands would discharge to? Is there capacity in the local foul sewer network to accommodate any additional loading?

Core Strategy Settlement		Proposed Zoning Residential (R) and Employment (E)		Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2
	Housing Land Requirement in hectares	Pop allocation	Undeveloped employment Land in hectares					
Metropolitan Area								
Baile Chláir	13	(975)	1.77	Adequate Capacity	Adequate Capacity		Good Road network. Connectivity to all TC and R1 lands. Completion of the Surface Water Drainage scheme and Advancement of the relief road would be of great benefit for all road users.	Tier 1
Bearna	10	(750)		Limited Capacity	Limited Capacity	Drainage Area Plan will identify network issues and needs. Provision for medium and long-term growth will be considered as part of Greater Galway Area Drainage Strategy. Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands Surface Water Drainage design. Completion of the Relief road.	Tier 1
Briarhill	16.1	(977)	34.41	Limited Capacity	Adequate Capacity		Urban Framework Plan-Detailed Guidance to be developed further as part of overall scheme	Tier 1
Oranmore	22.2	(1540)	105.98	Limited Capacity	Adequate Capacity	A local network reinforcement project in Galway city will improve existing capacity constraints at Oranmore main pumping station. Drainage Area Plan will identify network issues and needs. Provision for medium and longterm growth will be considered as part of Greater Galway Area Drainage Strategy.	Good Road network. Connectivity to all TC and R1 lands. The implementation of	Tier 1

Core Strategy Settlement	Proposed Zoning Residential (R) and Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2		
Garraun	20.7	1258	2.69	Limited Capacity	Adequate Capacity	A local network reinforcement project in Galway city will improve existing capacity constraints	the recently commissioned LTP will greatly enhance traffic movement and accessibility for all road users.	Tier 1
Key Towns								
Ballinasloe	23.0	1,999	55.99	Adequate Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands	Tier 1
Tuam	30.3	2,630	113.21	Adequate Capacity	Adequate Capacity		LAP to be reviewed Q1 of 2022 The implementation of the LTP will greatly enhance accessibility for all. The completion of the Ring Road will improve traffic	Tier 1

Core Strategy Settlement	Proposed Zoning Residential (R) and Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2		
					movement within the town.			
Strategic Potential								
Athenry	21.8	1,350	129.57	Limited Capacity	Adequate Capacity	Wastewater Treatment Plant Upgrade has been completed. Network contract due to commence construction in 2022.	LAP to be reviewed Q1 of 2022 LTP to be created in 2022. It should highlight many areas requiring improvements for all road users. The completion of the Athenry Ring Road will improve traffic movement and accessibility	Tier 1
Self Sustaining Towns								
Gort	12.9	800	30.54	Adequate Capacity	Limited Capacity	Provision of storage underway.	LAP to be reviewed Q1 of 2022 An additional connection to the Motorway would be advantageous. Improvements to Surface Water Drainage.	Tier 1
Loughrea	22.6	1,400	37.82	Limited Capacity	Limited Capacity	Extension of Tuam RWSS Ext to Loughrea due for completion early 2021. Wastewater network hydraulic study to be undertaken.	LAP to be reviewed Q1 of 2022. LTP in 2022 to highlight area of	Tier 1

Core Strategy Settlement	Proposed Zoning Residential (R) and Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2		
					improvement for all road users.			
Small Growth Towns								
Clifden	11.8	470		Adequate	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands Improvements to surface water drainage and FRS required.	Tier 1
Maigh Cuilinn	8.8	350		Adequate Capacity	Limited Capacity	NR 2 Key Roads Infrastructure Developments To support the delivery of the Galway City Ring Road (N6GCRR), N59 Maigh Cuilinn Bypass and the Galway – Clifden (N59) Schemes.	Good Road network. Connectivity to all TC and R1 lands Surface Water Design and FRS to be implemented	Tier 1
Oughterard	8.8	350		Adequate Capacity	Adequate Capacity	Short Term Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands The provision of the proposed new Road Bridge will improve safety for all road users.	Tier 1
Portumna	7.6	300		Limited Capacity	Limited Capacity	Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands	Tier 1

Core Strategy Settlement		Proposed Zoning Residential (R) and Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2
Headford	7.3	290	Adequate Capacity Adequate Capacity Small Growth			Good Road network. Connectivity to all TC and R1 lands The implementation of a LTP will improve traffic movements and accessibility for all Road Users.	Tier 1
Villages							
An Cheathrú Rua	5.5	150	Sea Outfall No Treatment	Adequate Capacity	Short-Term Project to provide new WWTP at detailed design stage. Water supply options will be assessed in the National Water Resource Plan.	Good Road network. Connectivity to all TC and R1 lands	Tier 1
An Spidéal	2.00	55	Sea Outfall No Treatment	Adequate Capacity New WWTP scheduled to commence construction 2021.		Good Road network. Connectivity to all TC and R1 lands	Tier 1
Ballygar	6.36	175	Limited Capacity	Adequate Capacity	Wastewater Infrastructure Improvements expected.	Good Road network. Connectivity to all TC and R1 lands	Tier 1
Dunmore	4.4	120	Adequate Capacity	Adequate Capacity		Good Road network. Connectivity to all TC and R1 lands The proposed improvements to bridge street will	Tier 1

Core Strategy Settlement		Proposed Zoning Residential (R) and Employment (E)		Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024	Road & Transportation requirements of the particular lands	Tier 1 / Tier 2
							greatly enhance safety and connectivity for all road users.	
Glenamaddy	4.8	130		Adequate Capacity	Adequate Capacity		Good Road network. Connectivity to all TC and R1 lands FRS for the Creggs road is required to prevent continuous flooding	Tier 1
Kinvara	7.3	200		Adequate Capacity	Adequate Capacity		Good Road network. Connectivity to all TC and R1 lands LTP being created will greatly enhance safety and connectivity for all road users. The provision of public parking and the implementation of parking restrictions will improve congestion The completion of the Relief road will improve connectivity	Tier 1
Moylough	4.6	125		Adequate Capacity	Adequate Capacity		Good Road network.	Tier 1

Core Strategy Settlement		Proposed Zoning Residential (R) and Employment (E)	Wastewater Capacity	Water Capacity	Water Service Capital Investment Programme 2020-2024		Road & Transportation requirements of the particular lands	Tier 1 / Tier 2
							Connectivity to all TC and R1 lands The requirement for a traffic calming to improve safety	
TOTAL	261.31	16394	512					