



Comhairle Chontae na Gaillimhe
Galway County Council

Athenry Local Area Plan 2024-2030

February 2024

Infrastructure Assessments on
Residential and Employment Lands

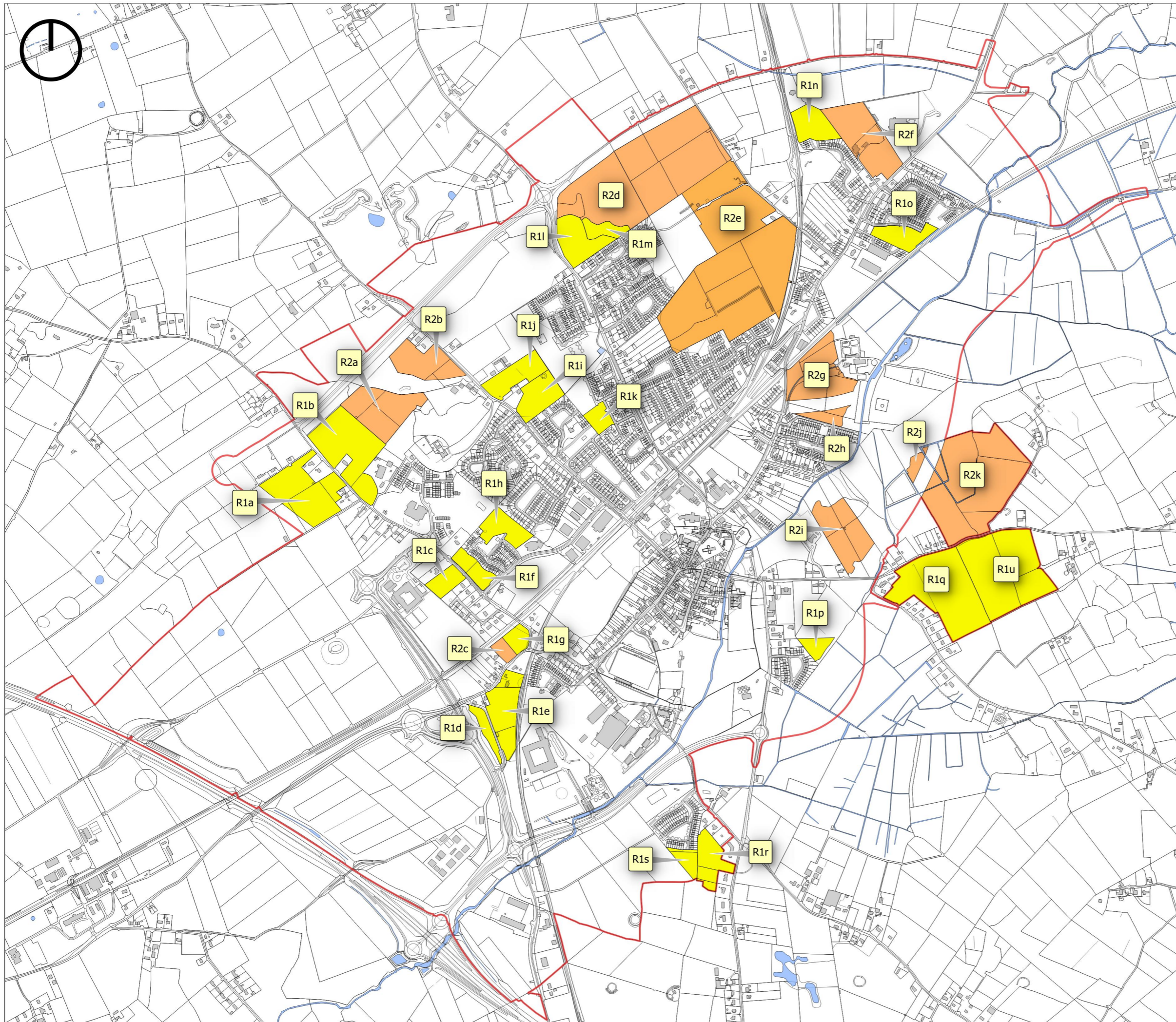
Infrastructure Assessment on Residential Lands

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 Athenry Local Area Plan 2023-2029. The criteria listed are not considered to be exhaustive for all LAP areas.	
Tier	Map Ref	MA Ref					
T2	R1a						Connection extension required to Sewer, but footpath and public lighting present
T2	R1b						Connection extension to Sewer, but footpath and public lighting present
T1	R1c						
T2	R1d	MA 43					All services available except footpath connectivity. Moderate intervention required.
T2	R1e	MA 40 - 42					All services available except footpath connectivity. Moderate intervention required.
T1	R1f						
T2	R1g	MA 39					All services available except footpath connectivity. Moderate intervention required.
T1	R1h						
T1	R1i						
T1	R1j	MA 3					
T1	R1k						Proposed Change to Transport Infrastructure - CE Recommendation
T1	R1l						
T1	R1m						
T2	R1n						All services available except footpath connectivity. Moderate intervention required.
T1	R1o						
T1	R1p						
T2	R1q	MA 49					Connection extension to Sewer. No footpath connections or lighting. Significant Intervention required.
T2	R1u	MA 46					Connection extension to Sewer. No footpath connections or lighting. Significant Intervention required.
T2	R1r	MA 47					Connection extension to Sewer. Footpath extensions required. Moderate Intervention required.
T2	R1s	MA 5					
T2	R2a						Lands subject to phasing and

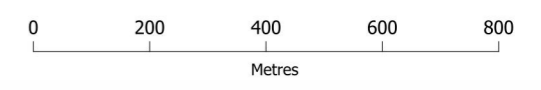
							dependent on adjoining R1b lands. Connection extension to Sewer, but footpath and public lighting present.
T2	R2b						Services available, however constrains present regarding road connectivity and footpath.
T2	R2c						All services available except footpath connectivity. Moderate intervention required.
T2	R2d	MA 24					Connection extension to Sewer. Moderate intervention required. Urban Framework Plan to be prepared to take into account all servicing on this land in a cohere and adherent
T2	R2e						Connection extension to Sewer. Moderate intervention required. Urban Framework Plan to be prepared to take into account all servicing on this land in a cohere and adherent
T2	R2f						Connection extension to Sewer. Moderate interventions required for footpath connections
T2	R2g						Services available, however constrains present regarding road connectivity and footpath.
T2	R2h						Services available, however constrains present regarding road connectivity and footpath.
T2	R2i	MA59 - 60					Services available, however constrains present regarding footpath connectivity.
T2	R2j	MA 50					Connection extension to Sewer. No footpath connections or lighting. Significant Intervention required.
T2	R2k	MA 51					Connection extension to Sewer. No footpath connections or lighting. Significant Intervention required.



- Settlement Boundary
- Infrastructural Assessment Residential Zonings**
- Residential (Phase 1)
- Residential (Phase 2)

**Athenry Local Area Plan
2024-2030**

**Infrastructural Assessment
Proposed Residential Lands**

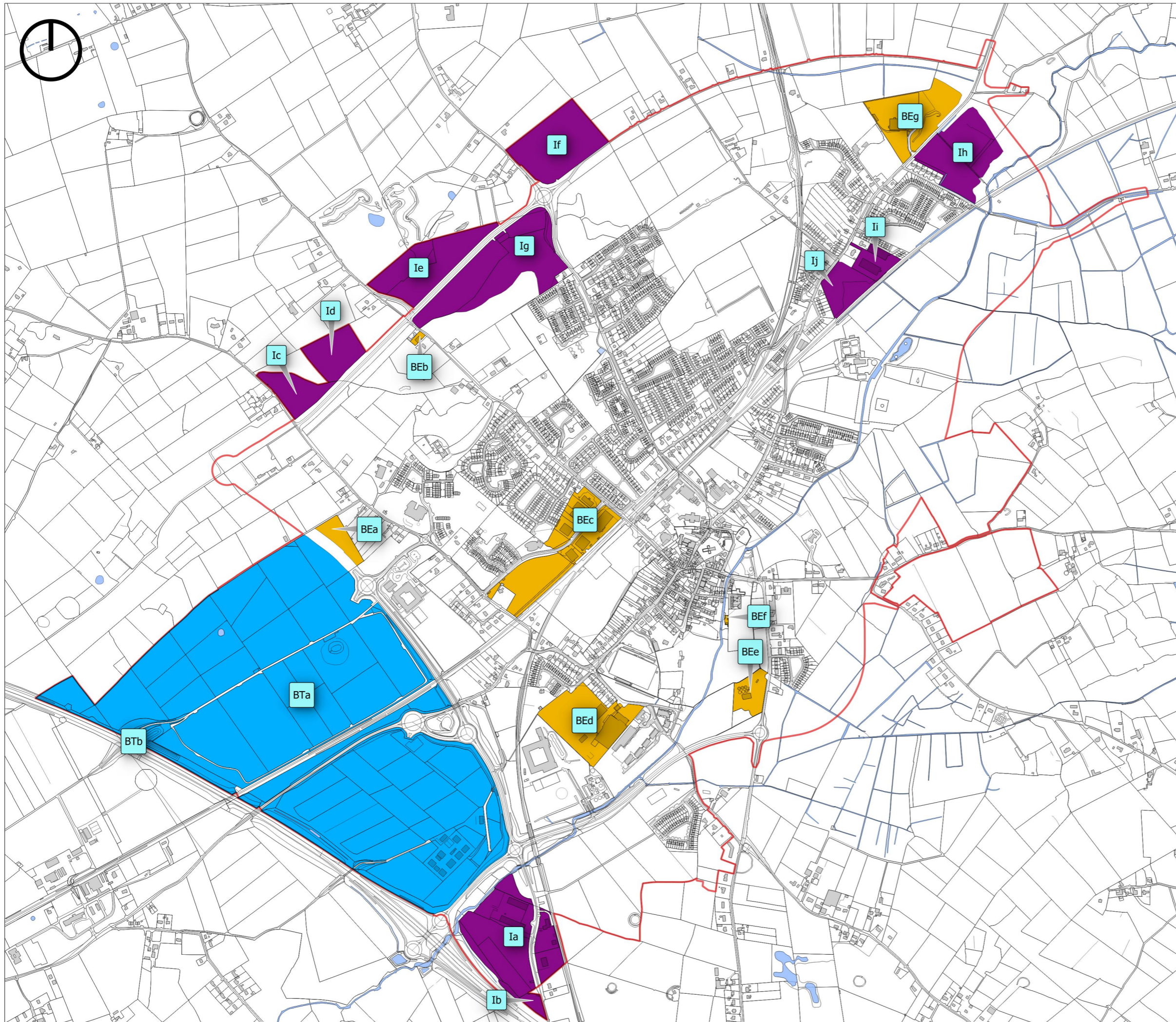


Infrastructure Assessment on Employment Lands

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T1	BTa						Connection extension required to Sewer, but footpath and public lighting present
T1	BTb	MA 32					Connection extension to Sewer, but footpath and public lighting present
T1	la						
T1	lb	MA33 - 34					All services available except footpath connectivity. Moderate intervention required.
T2	lc	MA55					Increase trip generated as a result of their location on the extremities on the edge of the town.
T2	ld	MA64					Increase trip generated as a result of their location on the extremities on the edge of the town.
T2	le	MA58					Increase trip generated as a result of their location on the extremities on the edge of the town.
T2	lf	MA56					Increase trip generated as a result of their location on the extremities on the edge of the town.
T1	lg						
T2	lh						All services available except footpath connectivity. Moderate intervention required.
T1	li						
T1	lj	MA57					
T2	BEa	MA54					All services available except footpath connectivity. Moderate intervention required.
T2	BEb						All services available except footpath connectivity. Moderate intervention required.
T1	BEc						
T1	BEd						
T1	BEe						
T1	BEf						
T2	BEg						All services available except footpath connectivity. Moderate intervention required.



-  Settlement Boundary
- Infrastructural Assessment
Employment Zonings**
-  Business & Enterprise
-  Business & Technology
-  Industrial

**Athery Local Area Plan
2024-2030**

**Infrastructural Assessment
Proposed Employment Lands**

