

APPENDIX 2 – Serviced Land and Infrastructure Assessment

1.0 Purpose of the Report

This Serviced Land and Infrastructure Assessment has been prepared in accordance with the Methodology provided in the NPF and the Local Area Plans – Guidelines for Planning Authorities (DHPLG, 2013) and to determine a residential zoning framework for Cahir to support its sustainable growth and development over the lifetime of the Plan.

2.0 Policy Context

The NPF has provided a framework to promote the principles of compact sustainable growth and to seek to ensure effective linkages between the zoning of land and the availability of infrastructure. A standardised methodology to zoning is provided in Appendix 3 of the NPF and key national policy provisions are outlined below:

Tiered Approach to Assessment

National Planning Objective 72(a) requires local authorities to apply a standardised approach to zoning, to identify lands that are serviced (Tier 1) and land that are serviceable within the lifetime of the plan (Tier 2). Where lands do not fall within Tier 1 or Tier 2, they may not be zoned for development. National Policy Objective 72(b) also requires local authorities when considering the zoning of land to identify infrastructural requirements and where appropriate to provide a delivery strategy and cost estimate.

Sequential Approach and Sustainable Development

The NPF also recognises that the availability of physical infrastructure should not be the sole determinant of the zoning of land. In relation to the prioritising of development lands, Section 10.2 of the NPF states that *'there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development'*

3.0 Methodology

The Serviced Land and Infrastructure Assessment has been developed having regard to the policy provisions set out above and the standardised methodology provided in Appendix 3 of the NPF and as follows:

1. Population Growth

Chapter 3 of the Plan has provided for a sustainable population growth rate of 10% for Cahir up to 2026 and determined that 10.1ha of land is required to meet the anticipated population increase over the plan period. This provided a baseline figure to meet in identifying land suitable for development for residential purposes.

2. Site Identification

The existing Cahir LAP 2011 has included circa. 51 ha of zoned land for residential purposes and the majority of these lands have not been developed over the lifetime of the Plan. All lands currently identified with in existing plan and a number of contiguous sites were identified for detailed review and assessment. Land identified by the Strategic Flood Risk Assessment to be at risk of flooding was discounted from the assessment. In total 19 Sites were identified for further examination as illustrated in Figure 1 below.



FIGURE 1: SITE ASSESSMENT

3. Site Assessment

All sites have been appraised based on infrastructural requirements and land use criteria. Tables 1 and 2 provides a summary of the evaluation process and Table 3 provides an explanatory of the weighting/scoring description of infrastructure availability. It should be noted that the overriding infrastructural consideration and constraint is the capacity of the public waste water treatment plant. The plant currently has a limited space capacity of circa. 500 PE. However, Irish water has committed to upgrading the plant and the upgrade is included in the current investment programme. This will support a residential growth of 10% over the lifetime of the Plan but would not provide the infrastructural capacity to retain the level of residential zoned land within the current plan.

Score	Infrastructure Requirements
1	Existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems
2	Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the plan
0	The land could not reasonably be serviced over the course of the plan and capital investment works have not been identified to meet the infrastructural need to develop the site over the course of the plan. These sites are discounted, and no further assessment is made.

TABLE 1: INFRASTRUCTURE CAPACITY

Characteristic	Description
Compact Growth	Proximity to the town centre and services – distance of no more than 1km or 5 min walk from the town centre is desirable
Public Transport	Whether public transport modes are available within proximity of the site or connected walking & cycle routes provide easy access to public transport and services
Co-Ordinated Development	That the development of the land will contribute to or complete the strategic development of the wider area

TABLE 2: PLANNING ASSESSMENT CRITERIA

Ref:	Site Name	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Opp Site 1	Co-Op site	2.86	1	1	1	1	✓	✓	✓
Opp Site 2	The Mill Site	0.45	1	1	1	1	✓	✓	✓
1	Clogheen Road	6.44	1	1	1	1	x	x	x
2	Mitchelstown Road	7.79	1	2	1	1	x	x	x
3	Carrigeen	6.24	1	2	1	1	✓	x	x
4	Lissava (Mitchelstown Road)	4.99	1	1	1	1	✓	x	✓
5	Lissava (Mountain Road)	3.84	2	2	1	1	✓	x	✓
6	Carrigeen Castle	1.3	2	2	1	1	✓	x	✓
7	Mountain Road (west)	1.51	2	2	1	1	x	x	x
8	Mountain Road (central)	4.71	2	2	1	1	✓	x	✓
9	Mountain Road (east)	1.6	2	2	1	1	✓	x	✓
10	Abbey Street	0.23	2	2	1	1	✓	✓	x
11	The Mart	2.39	1	2	1	1	✓	✓	x
12	Cashel Road	1.05	1	2	1	1	x	✓	x
13	Barnora	3.9	1	1	1	1	✓	✓	✓
14	Dun Uisce	3.78	1	1	1	1	x	x	✓
15	Clonmel Road (north)	2.88	1	2	1	1	x	x	✓
16	Clonmel Road (south)	2.50	1	2	1	1	x	x	✓
17	Pearse Street East	1.68	1	2	1	0	✓	✓	✓

TABLE 3: SITE-SPECIFIC INFRASTRUCTURE ASSESSMENT

4.0 Land Use Framework

Having regard to the NPF methodology for land zoning, the population targets, infrastructure capacity and the comprehensive review of the lands, the following sites are considered to meet land zoning requirements and will support the sustainable growth of the town.

Zoning	Site	Comment	Area (ha.)
'Town Centre'	Opp Site 1 (Co-op site)	Key Sites to facilitate the regeneration of the town centre.	3.31
	Opp Site 2 (The Mill site)		
'New Residential'	Site 5 (Lissava Mountain Road)	<ul style="list-style-type: none"> • Effective Use of Infrastructure • Proximity to the Town Centre / Sequential Test • Co-ordinated development 	10.64
	Site 6 (Carrigeen Castle)		
	Site 9 (Mountain Road – east)		
	Site 13 (Barnora)		

TABLE 4: SITES TO BE ZONED FOR RESIDENTIAL / TOWN CENTRE USE

5.0 Infrastructure Delivery

Irish Water have committed to the up-grade of the Cahir Waste Water Treatment Plant by 2024. This investment programme will support development of all land zoned and the residential, commercial and social developed and sustainable growth in Cahir Town. In the interim period, all applications for development will have to be considered by Irish Water in term of available residual capacity.