

## Appendix N

### Kilkenny City Infrastructure Assessment

#### 1. Introduction:

The provision for housing in the plan is based on the zoning of the appropriate extent of land to accommodate the anticipated population growth for Kilkenny city. Zoning of lands in Kilkenny City was preceded by an Infrastructure Assessments to ensure that lands are developable over the lifetime of the plan. The Methodology for a Tiered Approach to Zoning (MTZ) in Appendix 3 of the NPF was followed for this plan.

**The Infrastructure Assessment primarily reviewed peripheral lands, mostly located outside the CSO boundary that were zoned either phase 1 or phase 2 in the 2014-2020 City and Environs Development Plan, but were not developed during the period of that plan. Lands inside the City boundary are all serviceable and will contribute towards the objectives of compact growth.**

#### 2. The Tiered Approach:

The infrastructure Assessment makes use of a traffic light system to classify lands as most suitable to be in either Tier 1 and Tier 2 respectively. Tiers 1 and 2 in accordance with the NPF's definition, expands on suitability criteria to consider not only infrastructure provision, but also other sustainability criteria.

The NPF primarily distinguishes between Tier 1 and Tier 2 lands as follows:

- **Tier 1: Serviced Zoned Land**

*This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.*

*These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. The location and geographical extent of such lands shall be determined by the planning authority at a settlement scale as an integral part of the plan-making process and shall include assessment of available development services. Inclusion in Tier 1 will generally require the lands to be within the footprint of or spatially sequential within the identified settlement.*

- **Tier 2: Serviceable Zoned Land**

*This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul sewer drainage, surface water*

*drainage, water supply and/or additional service capacity. These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.*

Hence, in combination with the land's potential for contributing to priority development areas as identified in the core Strategy and its ability to be serviced within the lifetime of the plan, the classification therefore also considers attributes such as its potential to support infill/consolidation, its proximity to the city centre, the extent to which it has the potential to support sustainable mobility, access to health, education & childcare, extant permissions, topography, flood risk, built & natural heritage.

**Determination:**

The NPF states that land that does not comply with the requirements of Tiers 1 and 2 should not be included in the zoning or in zoning calculations. Zoning in the Plan only included lands that complies with the requirements for Tiers 1 and Tier 2.

**Please reference Map in figure 1 and corresponding land parcels/sites in Table 1 below**

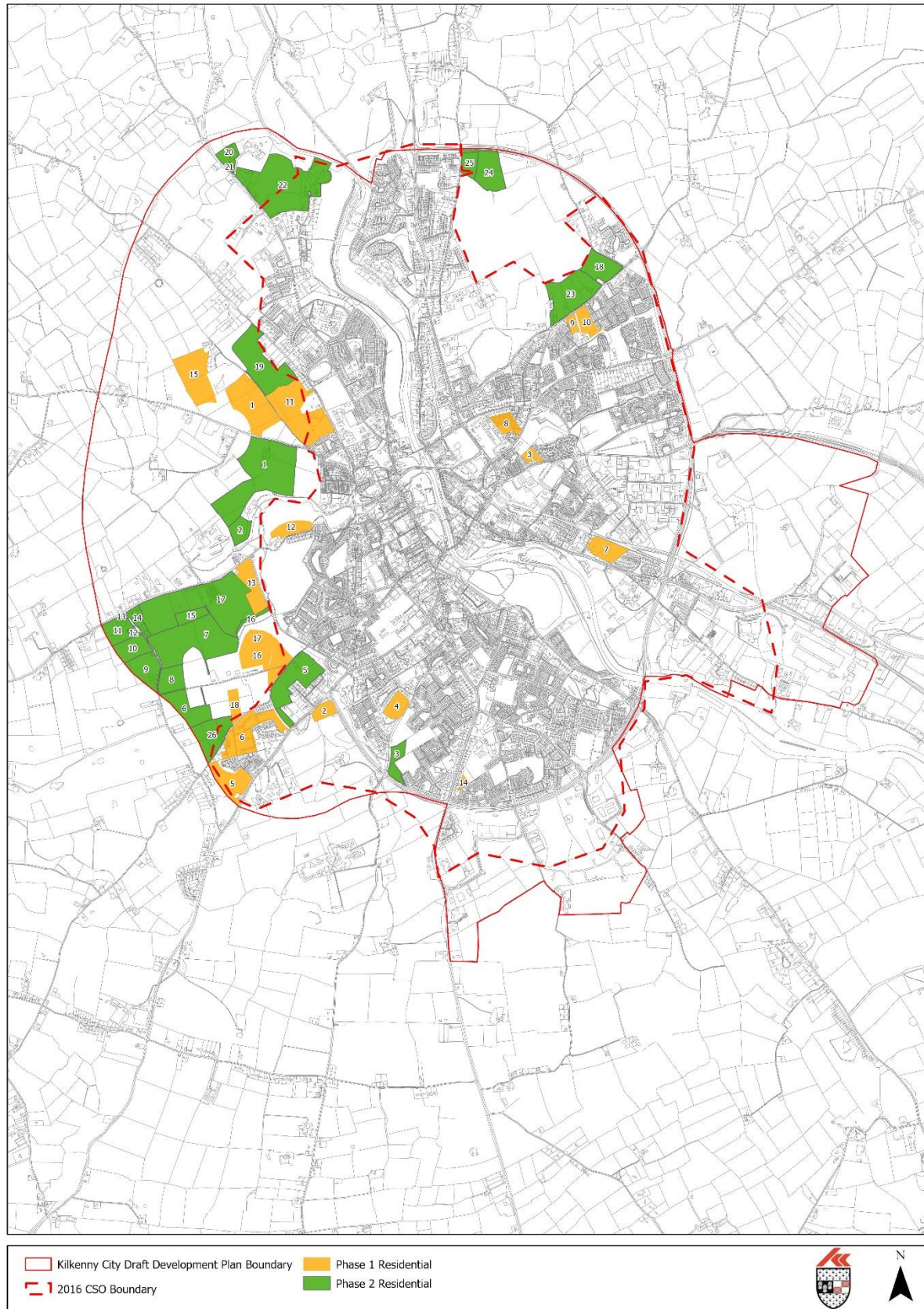


Figure 1: Reference Map for Infrastructure Assessment indicating land parcels/sites

**Assessment Matrix:**

**Key to the traffic Light System to Assessment Criteria:**

- **Green :** Lands are serviced
- **Orange :** Lands are likely to be serviced within Plan period
- **Red:** Not Serviced and unlikely to be serviced within the Plan period

**Table 1: Housing Lands Assessment Matrix - Kilkenny City 2021-2027**

	<b>Criterion A: Compact Growth</b>	<b>Criterion B: Infrastructure &amp; services</b>	<b>Criterion C: Physical Suitability</b>			Note; This matrix has been prepared to assist the preparation of the City Development Plan for Kilkenny City (2021-2027).
	Within or adjacent to existing settlement, priority area for 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	<b>Resultant Classification</b>	<b>Permissions</b>	
<b>MAP REF Colour coded Former Phase 1 Residential</b>						<b>Justification Rationale</b>
<b>Site 1 (8.33ha)</b>				Tier 1	10/15 = 267 Units	Tier 1 serviced Spatially sequential
<b>Site 2 (1.55ha)</b>				Tier 1	16/593 = 30 Units	Tier 1 with permission
<b>Site 3 (0.88ha)</b>				Tier 1	18/830 = 58 Units	Tier 1 with permission

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Site 4 (2.08ha)				Tier 1	part of 16/593	Tier 1 Not available for development
Site 5 (4.22ha)				Tier 1	17/704 = 33 Units	Tier 1 No permission
Site 6 (6.62ha)				Tier 1	No PP	Infill Tier 1 planning history
Site 7 (2.95ha)				Tier 1	No PP	Tier 1
Site 8 (2.06ha)				Tier 1	16/403 = 39 Units	Tier 1 development complete
Site 9 (0.71ha)				Tier 1	No PP 17/866 = 54 Units and 17/801= 54 Units	Tier 1 Not available for development
Site 10 (7.92ha)				Tier 1	No PP	Tier 1 Not available for development
Site 11 (10.49ha)				Tier 1	No PP 19/546 for 73 Units Refused	Tier 1 Spatially sequential
Site 12 (2.24ha)				Tier 1	ABP Ref 305062-19 = 86 Units	Tier 1 with permission
Site 13 (3.79ha)				Tier 1	17/866 = 54 Units and 17/801= 54 Units	Tier 1 with permission
Site 14 (0.40ha)				Tier 1	No PP	Tier 1 infill
Site 15 (7.02ha)				Tier 1	10/10 = 112 Units	Tier 1 with permission
Site 16 (3.57ha)				Tier 1	No PP	Tier 1 Neighbourhood expansion. Will be serviced within Plan period

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Site 17 (1.94ha)				Tier 1	No PP	Tier 1 infill Granges Rd
Site 18 (1.58ha)				Tier 1	No PP	Tier 1 infill Breagagh
Map Ref Former Phase 2 Residential						
Site 1 (16.78ha)				Tier 2	No PP	Not zoned new residential
Site 2 (2.09ha)				Tier 1	18/856 = 9 Units	Tier 1 with permission
Site 3 (1.92ha)				Tier 2	No PP	Not zoned new residential
Site 5 (7.28ha)				Tier 2	No PP	Not zoned new residential
Site 6 (4.29ha)				Tier 2	No PP	Not zoned new residential
Site 7 (13.09ha)				Tier 2	No PP	Not zoned new residential
Site 8 (2.97ha)				Tier 2	No PP	Not zoned new residential
Site 9 (3.92ha)				Tier 2	No PP	Not zoned new residential
Site 10 (3.09ha)				Tier 2	No PP	Not zoned new residential
Site 11 (2.77ha)				Tier 2	No PP	Not zoned new residential
Site 12 (0.41ha)				Tier 2	No PP	Not zoned new residential
Site 13 (0.16ha)				Tier 2	No PP	Not zoned new residential
Site 14 (1.50ha)				Tier 2	No PP	Not zoned new residential

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Site 15 (1.65ha)				Tier 2	No PP	Not zoned new residential
Site 16 (0.59ha)				Tier 2	No PP	Not zoned new residential
Site 17 (18.57ha)				Tier 2	No PP	Not zoned new residential
Site 18 (3.76ha)				Tier 2	No PP	Not zoned new residential
Site 19 (9.16ha)				Tier 2	No PP	Not zoned new residential
Site 20 (1.63ha)				Tier 2	No PP	Not zoned new residential
Site 21 (0.20ha)				Tier 2	No PP	Not zoned new residential
Site 22 (17.22ha)				Tier 2	No PP	Not zoned new residential
Site 23 (7.75ha)				Tier 2	No PP	Not zoned new residential
Site 24 (4.87ha)				Tier 2	No PP	Not zoned new residential
Site 25 (1.99ha)				Tier 2	No PP	Not zoned new residential
Site 26 (5.25ha)				Tier 2	No PP	Not zoned new residential

