

KKCDP Variation 8B

Appendix 1: Infrastructure Assessment

This Infrastructure Assessment was carried out to inform Variation 8B to the Kilkenny City and County Development Plan 2021.

The *National Planning Framework First Revision* (NPF) requires that the zoning of undeveloped lands is carried out in accordance with a standardised methodology, termed a Tiered Approach to Zoning (TAZ)¹. This is intended to improve the coordination of zoning and infrastructure and service provision.

National Policy Objective 101 states as follows:

Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.

The NPF requires that where lands are identified as Tier 2 lands, requiring investment in service infrastructure, planning authorities, will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.

As stated in Section 10.2 The Planning System of the NPF, 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.

The considerations above and an analysis of the servicing of subject lands, have been compiled into an Assessment Matrix.

Sites were included in this assessment on the basis of local context, planning history and development activity.

Traffic Light Rating System

To inform the matrix, a traffic light rating system has been developed for both Infrastructure and Land Use evaluation that rates the status of the lands.

For infrastructure, the categories are as follows:

Table A: Infrastructure Rating System

Legend	Tier
Infrastructure/services available	
Further investment required	

¹ National Policy Objective 101 of the *National Planning Framework First Revision*, 2025

Provision of infrastructure/services unlikely during period of Plan	
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The land use evaluation takes account of compact growth and physical suitability considerations in terms of built and natural heritage and flood risk. In this regard, the traffic light rating system also reflects a score rating of 1 to 3 for land use evaluation, with 1 being the most optimal and 3 being the least optimal score.

Table B: Land Use Evaluation Score

Legend examples	Tier
1 Centrally located, physically suitable, accessible to transport services	
2 Edge of centre, not physically unsuitable, not inaccessible to transport services	
3 Outer location/physically unsuitable/inaccessible to transport services	

Assessment Matrix

The Assessment for Callan, Thomastown and Graiguenamanagh is set out in table form below. All lands that have been examined are identified in the table with individual reference numbers. These reference numbers can be used to identify the lands on the accompanying map. Uisce Éireann were consulted in this process, and their input is recorded as relevant.

Infrastructure Assessment Matrix –Callan Variation 8B

Tier 1 or 2	Map Ref.	Zoning in 2019 LAP	Infrastructure & services ²	Land Use evaluation		Proposed Zoning	Area (ha)	Within CSO boundary ³	Potential Housing yield	Justification Rationale
				Compact Growth ⁴	Physical Suitability ⁵					
Tier 1	A	Agriculture				New Residential –	2.296 ha	Yes	55	Good access, serviced by water and wastewater, pedestrian linkages to town centre via footpath and lighting, new cycle path proposed along N76 which will link site to town and schools community , sports grounds including soccer and GAA pitches park, playground, amenity, employment and retail services, bus stop all located within 500m of the site
Tier 1	B	Agriculture				New Residential	1.1ha	yes	26	Good access onto R698 and L5136-2, serviced by water and wastewater, pedestrian linkages to town centre via footpath and lighting op opposite side of L5135, community , sports facilities soccer and GAA pitches, playground amenity, employment and retail services, bus stop all located within 500m of the site
Tier 1	C	LD1				New Residential	2.8	Yes	67	serviced by water and wastewater. Having regard to its town central location, walking distance to community , sports facilities, playground amenity, employment and retail services, bus stop all located within 500m of the site, and town centre uses more sustainable use of lands to increase density.
Tier 1	D	Agriculture				<i>New Residential</i>	5.82 ha	yes	140	Serviced by water and wastewater. Previously zoned in 2009 LAP- had been subject to a previous permission some roads infrastructure already in place located within the immediate vicinity (within 500m) of creche, primary, secondary schools, health centre and retail unit. Town centre located within 600m. Flood risk mapped to north of site.

² This includes water supply, wastewater capacity, roads/footpath/cycle and surface water.

³ 2022 CSO boundary

⁴ Factors considered here include the extent to which the site: would be infill/consolidation, proximity to town centre, promotes sustainable mobility, has access to community facilities

⁵ Factors considered here include topography, flood risk and built & natural heritage context

Infrastructure Assessment Matrix –Thomastown Variation 8B

Tier 1 or 2	Map Ref.	Zoning in 2019 LAP	Infrastructure & services	Land Use evaluation		Proposed Zoning	Area (ha)	Within CSO boundary	Potential Housing yield	Justification Rationale
				Compact Growth	Physical Suitability					
Tier 1	A	Low Density Res				New Residential –	.85ha	Yes	20	Serviced by water and wastewater having regard to location walking distance to amenity / sport clubs (soccer), retail (Lidl/ Supervalu/School of food) education and town centre uses more sustainable use of lands to increase density. Served by footpath and lighting, 600m from a public transport bus stop.
Tier 1	B	Agriculture				New Residential	5	no	120	Serviced by water and wastewater having regard to its town central location, walking distance to amenity / sport clubs retail, education (primary school / secondary school within 750m) and town centre uses. Previously zoned residential in an earlier LAP. 750m to bus stop.
Tier 1	C	Low Density Res				New Residential	1.8	Yes	43	Serviced by water and wastewater. Having regard to its central location, walking distance to amenity / sport clubs (soccer), retail, adjacent to primary school education and town centre uses; more sustainable use of lands to increase density.
Tier 1	D	Mixed Use				New Residential –	.87ha	Yes	26	Serviced by water and wastewater having regard to its location; walking distance to amenity / sport clubs, retail (adjacent to Lidl, SuperValu within 200m) education and town centre uses more sustainable use of lands to increase density. Served by footpath and lighting. Bus stop 550m.
Tier 2	E					Not zoned – outside of development boundary.	2.4 ha	Yes	57	Site is located outside of the built-up area in a peripheral location. Site was previously zoned in 2002, and permission granted for housing permission under re 03/960 (on appeal to An Bord Pleanála. Substantially completed to date. Notwithstanding its peripheral location, this site is included on the basis of the extensive planning history and the extent of development completed.

Infrastructure Assessment Matrix –Graigenamanagh Variation 8B

Tier 1 or 2	Map Ref.	Zoning in 2019 LAP	Infrastruc ture & services	Land Use evaluation		Proposed Zoning	Area (ha)	Within CSO boundar y	Poten tial Housi ng yield	Justification Rationale
				Compac t Growth	Physical Suitability					
2	A	Low densit y And Agric				New Residential	4.3	No	104	Inside LAP development boundary, located 500m from town centre including retail, footpath and lighting. 450m form secondary school, within 600m from amenity Barrow Valley Hub – river activities.
2	B	Agricu lture				New Residential	1.699h a	no	41	Inside LAP development boundary, footpath and lighting on opposite side of the road, adjacent to community facilities (Fire Station and site identified for primary care unit). 350m from secondary school, within 600 from Barrow valley Hub -river activities.

Note: This matrix has been prepared to assist the preparation of this Variation. The criteria listed are not considered to be exhaustive