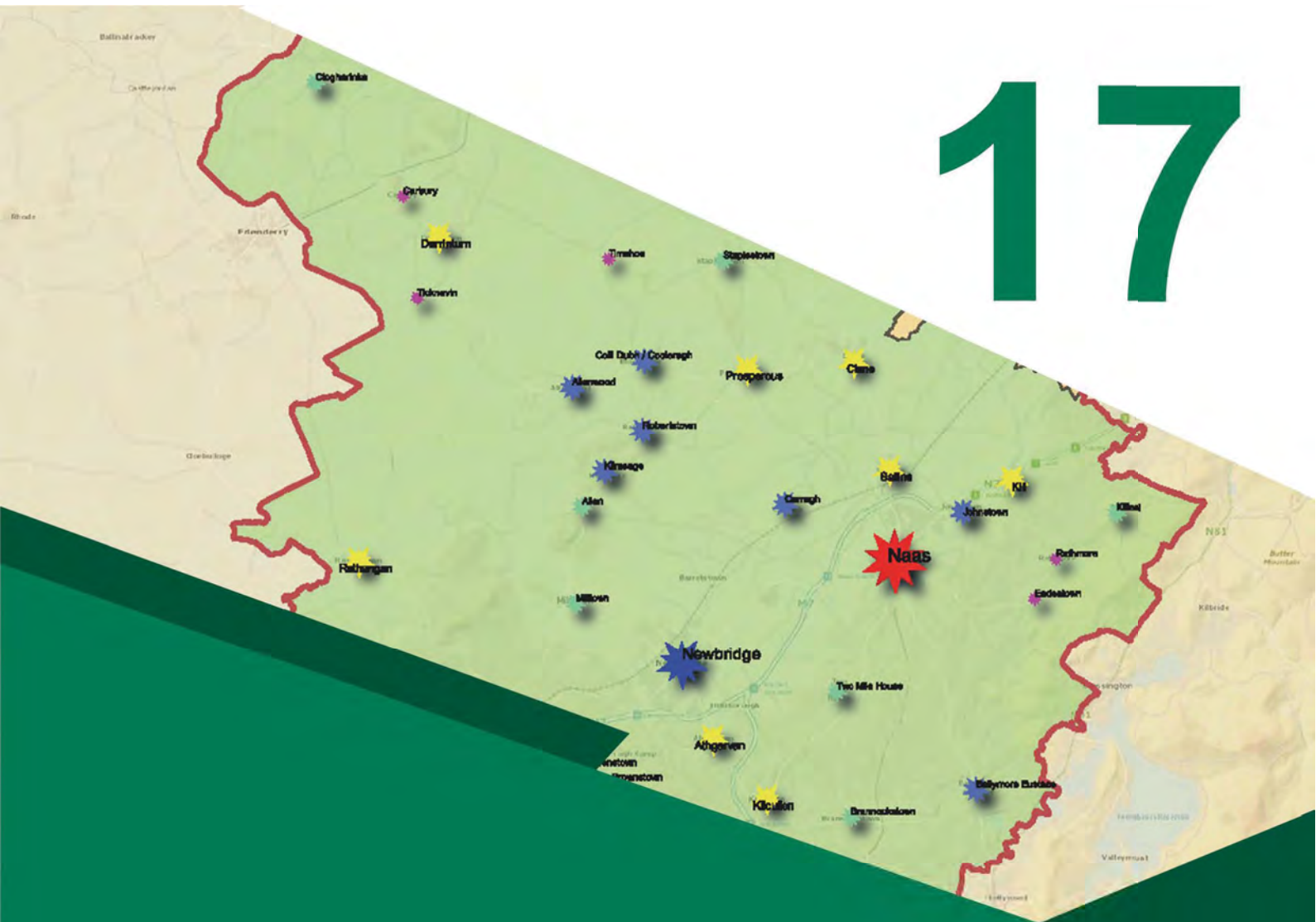


# 17



## Infrastructural Assessment



# Chapter 17 Infrastructural Assessment

## 17.1 Policy Context

A key consideration is identifying locations for sustainable population growth and new development is the availability and capacity of existing or planned services. The National Planning Framework – Project Ireland 2040 (NPF) (in Appendix 3 (NPF)) sets out a tiered approach for zoning lands (TAZ), 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.

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. The NPF further states that an 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).

Further guidance will be provided by the Department of Housing, Local Government and Heritage in respect of Infrastructural Assessments in updated Statutory Guidelines that will be issued under Section 28 of the Planning and Development Act 2000 (as amended). In the absence of these guidelines, a high-level Infrastructural Assessment has been carried out in accordance with Appendix 3 of the NPF. To this end, the Planning Department undertook a review of the available land supply within a defined study area for each of the settlements across the county.

## 17.2 Methodology

All sites that were undeveloped and within or contiguous to existing settlement boundaries were examined. The suitability of lands were considered on the basis of compact growth, sequential development, connectivity to village/settlement centres, availability (inc. capacity) and access to physical and social infrastructure and environmental considerations such as flood risk, proximity to SACs etc.

An infrastructural assessment is presented for each of the Towns (which are not LAPs), Villages and Rural Settlements. These include:

|               |  |
|---------------|--|
| Towns (5)     | Castledermot, Derrinturn, Kill, Prosperous and Rathangan   |
| Environs (2)  | Blessington and Ladytown   |
| Villages (17) | Athgarvan, Johnstown, Straffan, Ballymore Eustace, Allenwood, Johnstownbridge, Coill Dubh / Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown, Ballitore, Crookstown, Moone, Narraghmore and Timolin |

|  |   |
|--|---|
| Rural Settlements <sup>1</sup><br>(20) | Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Cutbush, Kilberry, Kilmead, Killeel, Lackagh/ Mountrice, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Twomilehouse, Clogharinka, Kilkea |
|--|---|

The zoning of these settlements established by the Kildare County Development Plan 2017-2023 was evaluated to determine if lands zoned are currently serviced (Tier 1) or if lands zoned would be serviceable within the lifetime of this Development Plan (Tier 2).

This assessment was undertaken using research documented in Volume 2 of the Kildare County Development Plan 2023-2029.

### **Tier 1: Serviced Zoned Land**

Areas zoned (A) Town/Village Centre and (B) Existing / Infill Residential fall within the definition of Tier 1 Serviced Zoned Land. These zoned areas are able to connect to existing development services like 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. Furthermore, these zoned lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands.

### **Tier 2: Serviceable Zoned Land**

Areas zoned (Q) Enterprise and Employment, (H) Industry and Employment (C) New Residential and (D) Serviced Sites fall within the definition of Tier 2 Serviceable Zoned Land. These zoned areas are not sufficiently serviced to support new development currently but have potential to become fully serviced within the life of the plan. While these zoned areas are positioned within the existing built-up footprint of a settlement, sequentially they may be located further from the centre of settlements when compared to Tier 1 Serviced Zoned Land.

### **Non-Tiered Land**

Areas that do not meet the criteria of either Tier 1: Serviced Zoned Land or Tier 2: Serviceable Zoned Land because sequentially they are located too far away from the social infrastructure located within the settlement centre (i.e., the shops, schools, GPs, creches etc.). Physical infrastructure (i.e., pathways, wastewater treatment etc.) is unlikely to be provided over the life of this Development Plan and/or environmental considerations (i.e., flood risk, proximity to SACs etc.). These areas are likely to be unzoned and lie outside the Settlement boundary. If an area within the settlement boundary does not meet the criteria of either Tiers 1 or 2 it may be zoned (F) Open Space and Amenity or (I) Agricultural.

<sup>1</sup> Lands within the rural settlements are not zoned lands

## **17.3 Assessments of Settlements**

### **17.3.1 Towns**

#### **Castledermot**

Water treatment in Castledermot is mainly supplied by Carlow County Council with some of the northern parts of the town supplied by the Ballymore Eustace Plant. It has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan. The town is also connected to the Castledermot Wastewater Treatment Plant, which has spare capacity. Both schools within the town are currently close to full capacity (Colaiste Lorcaín Community College and Scoil Diarmada National). The town centre contains a variety of retail uses and has a regular bus service to local and national destinations. Areas zoned (A) Town/Village Centre and (B) Existing / Infill Residential are Tier 1 Serviced Zoned Lands and are located within the centre of the town or along the two main streets (R448 and R418). While areas zoned (C) New Residential and (H) Industry and Warehousing are Tier 2 Serviceable Zoned Lands. The development of these areas will require improvements and access to existing road and water infrastructure and may require additional school places over the life of this development plan.

#### **Derrinturn**

Derrinturn is served by the Srowland WTP and has an adequate water supply to meet the current demand and future planned growth over the life of this Plan. Derrinturn Wastewater Treatment Plant is overloaded at present and has been selected for upgrade under the Irish Water Small Towns and Villages Growth Programme which is expected to be completed during the life of this Plan. St. Conleth's National School north of the town centre has no issues with capacity. Areas zoned (A) Town/Village Centre and (B) Existing / Infill Residential are Tier 1 Serviced Zoned Lands and are located within the centre of the town or along the two main streets (R403 and L5023). While areas zoned (C) New Residential are Tier 2 Serviceable Zoned Lands. The development of these areas will require upgrading of the Derrinturn Wastewater Treatment Plant and access to existing road and water infrastructure, over the life of this development plan.

#### **Kill**

Kill is served by the Ballymore Eustace WTP and has an adequate water supply to meet the current demand and future planned growth over the life of this Plan. There are also no noted issues with the capacity of the wastewater treatment plant which covers the town (Osberstown WWTP). Kill National School (Saint Brigid's National School) east of the town centre has no issues with capacity. Areas zoned (A) Town/Village Centre and (B) Existing / Infill Residential are Tier 1 Serviced Zoned Lands and are located within the centre of the town or along the two main streets (Main Street and Hartwell Green). While areas zoned (C) New Residential (SS) Serviced Sites (H) Industry and Warehousing are Tier 2 Serviceable Zoned Lands. The development of these areas will require upgrading and access to existing road and water infrastructure, over the life of this development plan.

## **Prosperous**

Prosperous is served by the Srowland WTP and has an adequate water supply to meet the current demand and future planned growth over the life of this Plan. There are also no noted issues with the capacity of the wastewater treatment plant which covers the town (Upper Liffey Valley Regional Sewerage Scheme). Both St. Farnan's Post Primary School and Prosperous National School are at capacity, however it is noted that a new 1000 pupil school on the green field site at St Farnan's Prosperous is being proposed. The town is also well serviced by footpaths which extend to residential areas and amenities. Areas zoned (A) Town/Village Centre and (B) Existing/Infill Residential are Tier 1 Serviced Zoned Lands and are located within the centre of the town or along the two main streets (R403 and Church View Lawns). While areas zoned (C) New Residential (SS) Serviced Sites and (H) Industry and Warehousing are Tier 2 Serviceable Zoned Lands. The development of these more peripheral sites will require improvements and access to existing road and water infrastructure, which should be provided over the life of this Development Plan.

## **Rathangan**

Rathangan is served by the Rathangan Wellfields and has an adequate water supply to meet the current demand and future planned growth over the life of this Plan. Rathangan is served by the Rathangan WWTP. There is very little capacity currently available. Kildare County Council Wastewater Operations are currently working with Irish Water to engage a Consultant to put together a programme of improvements over the period 2023 to 2025 (subject to funding).

There are three schools in Rathangan (Ard Scoil Rath Iomghain Vocational School, Scoil Bhride N.S. and St Patrick's Boys School N.S) two of which have capacity for additional pupils (Scoil Bhride N.S. and St Patrick's Boys School N.S). The town is also well serviced by footpaths which extend to residential areas and amenities. Areas zoned (A) Town/Village Centre and (B) Existing / Infill Residential are Tier 1 Serviced Zoned Lands and are located within the centre of the town or along the two main streets (R403 and Church View Lawns). While areas zoned (C) New Residential, (SS) Serviced Sites and (H) Industry and Warehousing are Tier 2 Serviceable Zoned Lands. The development of these more peripheral sites will require improvements and access to existing road and water infrastructure, which should be provided over the life of this Development Plan.

### **7.3.2 Environs**

#### **Blessington**

Areas zoned (B) Existing / Infill Residential are Tier 1 Serviced Zoned Lands where the largely developed and minor infill development would not require additional supporting infrastructure. Areas zoned (C) New Residential are Tier 2 Serviceable Lands which facilitate the future expansion of Blessington in co-operation with Wicklow County Council and require some supporting infrastructure.

## **Ladytown**

Areas zoned (H) Industry/Warehousing are Tier 2 Serviceable Lands and provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up areas of Naas and Newbridge, and which are, or could be made available with appropriate road improvements, readily accessible to the national road network.

### **7.3.3 Villages**

#### **Athgarvan**

Athgarvan is served by the Srowland Water Treatment Plant (WTP) and has an adequate water supply to meet the current demand and future planned growth over the life of this Plan. There are also no noted issues with the capacity of the wastewater treatment plant which covers the town (Upper Liffey Valley Regional Sewerage Scheme). However, Scoil Bride NS west of the town centre is near capacity, and an additional site has been zoned (E) for Community and Education use. Areas zoned (A) Town/Village Centre and (B) Existing / Infill Residential which are Tier 1 Serviced Zoned Lands are located within the centre of the town or along the two main streets (R416 and Athgarvan Road). While areas zoned (C) New Residential and (SS) Serviced Sites are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

#### **Allenwood**

Allenwood is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Allenwood Wastewater Treatment Plant (WWTP) with further capacity available within this facility. However, capacity is expected to be an issue in a few years due to ongoing development in the village. Scoil Mhuire National School, immediately west of the village centre is near capacity with limited space for expansion on site. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, (E) Community and Education, and (Q) Enterprise and Employment are existing Tier 1 Serviced Zoned Lands. While areas zoned (C) New Residential are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

#### **Ballitore**

Ballitore is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Ballitore Wastewater Treatment Plant (WWTP) with spare capacity available within this facility. St. Laurence National School located in the village of Crookstown serves the village and is less than 2km north of Ballitore. There are no issues with capacity in the school (newly built school). Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (Q) Enterprise and Employment are existing Tier 1 Serviced Zoned Lands while areas zoned (C) New Residential, are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Ballymore Eustace**

Ballymore Eustace is served by the Ballymore Eustace Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Ballymore Eustace Wastewater Treatment Plant (WWTP) with further capacity available within this facility. Scoil Mhuire primary school, north west of the village centre is near capacity with land zoned (E) Community and Education adjoining the school site to cater for potential future demand / extensions. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, (E) Community and Education, (Q) Enterprise and Employment, and (U) Existing Utilities are existing Tier 1 Serviced Zoned Lands. While areas zoned (C) New Residential are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Caragh**

Caragh is served by the Ballymore Eustace Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Osberstown Wastewater Treatment Plant (WWTP) with spare capacity available within this facility. Caragh National School immediately adjacent to the village centre is almost at capacity. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced Zoned Lands, while areas zoned (C) New Residential, are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Coill Dubh / Coolearagh**

Coill Dubh / Coolearagh is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Coill Dubh Wastewater Treatment Plant (WWTP) with spare capacity available within this facility. Coill Dubh National School north west of the village centre on (E) Community and Education zoned lands has capacity at present having recently been extended. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, (E) Community and Education, and (Q) Enterprise and Employment are existing Tier 1 Serviced Zoned Lands. While areas zoned (C) New Residential are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Crookstown**

Crookstown is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village does not have a standalone Wastewater Treatment Plant (WWTP) with sewerage flows being pumped from the national school from an Irish Water Pumping Station to Ballitore WWTP. It is planned to connect the only housing development in the village to this pumping station to address the developments

malfunctioning WWTP. St. Laurence's Primary School (newly built premises) north west of the village centre has no issues with capacity. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, (E) Community and Education, and (Q) Enterprise and Employment are existing Tier 1 Serviced Zoned Lands. Areas zoned (C) New Residential, and (SS) Serviced Sites are Tier 2 Serviceable Zoned Land. The development of these areas will require access to existing road and water infrastructure over the life of this development plan.

### **Johnstown**

Johnstown is served by the Ballymore Eustace Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Osberstown Wastewater Treatment Plant (WWTP) with further capacity available within this facility. Areas zoned (A) Village Centre, (B) Existing / Infill Residential, (E) Community and Education, and (Q) Enterprise and Employment are existing Tier 1 Serviced Zoned Lands. Areas zoned (C) New Residential are Tier 2 Serviceable Zoned Land. The development of these areas will require access to existing road and water infrastructure over the life of this development plan.

### **Johnstownbridge**

Johnstownbridge is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Enfield Wastewater Treatment Plant (WWTP) in Co. Meath. The facility is operating above capacity and is currently being upgraded with works due to be completed by 2024. St. Patrick's National School immediately west of the village centre has capacity to accommodate further growth. Land zoned (E) Community and Education is also available adjoining the school site to the north should expansion be required. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced Zoned Land. While areas zoned (C) New Residential and (SS) Serviced Sites are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Kildangan**

Kildangan is served by the Monasterevin Wellfields Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Kildangan Wastewater Treatment Plant (WWTP) with spare capacity available within this facility. Kildangan National School east of the village centre is presently operating at full capacity. However, there is scope for expansion in adjoining lands to the south which are zoned for (E) Community and Education uses. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced Zoned Lands while areas zoned (C) New Residential, and (SS) Serviced Sites are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.



### **Kilmeague**

Kilmeague is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Kilmeague Wastewater Treatment Plant (WWTP) with limited spare capacity available within this facility. The Council are liaising with Irish Water to improve the treatment processes at this facility. Allen National School located in the adjacent settlement of Allen serves the village of Kilmeague (connected by footpath) and has available capacity at present. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced Zoned Lands. While areas zoned (C) New Residential are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Moone**

Moone is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village does not have a standalone Wastewater Treatment Plant (WWTP). St. Colmcille's primary school located adjacent to the village centre has no issue with capacity at present. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced Zoned Lands while areas zoned (C) New Residential, are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Narraghmore**

Narraghmore is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village does not have a standalone Wastewater Treatment Plant (WWTP). St. Laurence's National School located in the village of Crookstown serves the village and is 3km south of Narraghmore. There are no issues with capacity in the school (newly built school). Areas zoned (A) Town/Village Centre, and (B) Existing / Infill Residential, are existing Tier 1 Serviced Zoned Lands while areas zoned (C) New Residential, are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Robertstown**

Robertstown is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Robertstown Wastewater Treatment Plant (WWTP) with spare capacity available within this facility. Robertstown National School which is southeast of the village centre has no issues with capacity at present. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced Zoned Lands while areas zoned (SS) Serviced Sites are Tier 2 Serviceable Zoned Lands. The development of these areas

will require access to existing road and water infrastructure.

### **Straffan**

Straffan is served by the Ballymore Eustace Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Osberstown Wastewater Treatment Plant (WWTP) with further capacity available within this facility. Straffan National School north of the village centre is near capacity with land zoned (E) Community and Education adjoining the school site to cater for potential future demand / extensions.

Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, (C) New Residential and (E) Community and Education are Tier 1 Serviced Zoned Lands. While areas zoned (Q) Enterprise and Employment are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **Suncroft**

Suncroft is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Osberstown Wastewater Treatment Plant (WWTP) with spare capacity available within this facility. St. Brigid's National School which is northeast of the village centre has no issues with capacity at present. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced Zoned Lands while areas zoned (C) New Residential are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure.

### **Timolin**

Timolin is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. There is no Wastewater Treatment Capacity in the village at present however, it is due to be upgraded under the Irish Water Small Towns and Villages Growth Programme. St. Colmcille's primary school located in the adjacent village of Moone also serves Timolin. Both villages are linked by footpath and there is no issue with capacity in the school at present. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education are existing Tier 1 Serviced Zoned Lands while areas zoned (C) New Residential, are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure and may require additional school places over the life of this development plan.

### **7.3.4 Rural Settlements**

While there are no zoned lands within the 'Rural Settlement' areas, the principles of Appendix 3 of the NPF have been applied in relation to the servicing of lands within each rural settlement boundary.

The majority of growth is within the areas shown as Settlement Core and Existing Development. These zones are within the established centre of these small rural settlements. To allow for some marginal growth a limited number of sites have been earmarked as Tier 2 Serviceable Land. These areas are shown as Settlement Expansion (SE) areas and Serviced Sites (SS) areas and may infill in-between areas shown as Existing Settlement or be located on the periphery of the established centre. These areas shown for Settlement Expansion and Serviced Sites require upgrades to current infrastructure including water treatment or footpath provision to support development and it is considered that this infrastructure could be provided over the lifetime of the Development Plan.