

2021 - 2027

LAOIS COUNTY COUNCIL
CHOMHAIRLE CHONTAE LAOISE



APPENDIX 9: INFRASTRUCTURE ASSESSMENT

Laois County Development Plan 2021 – 2027:

January 2022 (including Ministerial Direction changes)

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Delivery of Infrastructure	1
1.2 Irish Water's (IW) Small Towns and Villages Growth Programme.....	2
2. METHODOLOGY.....	3
2.1 Criteria and Assessment Scoring	3
3. ASSESSMENT OF ZONING FOR EACH SETTLEMENT	6
3.1 Key Town	7
3.1.1 Portlaoise	7
3.2 Self-Sustaining Towns.....	14
3.2.1 Abbeyleix.....	14
3.2.2 Mountmellick	19
3.2.3 Mountrath	24
3.2.4 Stradbally	27
3.3 Small Towns.....	31
3.3.1 Rathdowney	31
3.3.2 Durrrow	35
3.3.3 Ballylynan.....	39
3.4 Villages – Population > 500	43
3.4.1 Clonaslee	43
3.4.2 Ballyroan	47
3.4.3 Borris In Ossory.....	51
3.5 Villages – Population < 500	54
3.5.1 Ballybrittas.....	54
3.5.2 Ballinakill	57
3.5.3 Errill	60
3.5.4 Killeen	63
3.5.5 Killeshin.....	66
3.4 Rural Settlements.....	69
3.4.1 Ballacolla.....	69
3.4.2 Castletown	72
3.4.3 Coolrain.....	75
3.4.4 Emo.....	78
3.4.5 Newtown Doonane	81
3.4.6 The Swan.....	84
3.4.7 Timahoe	87
4. CONCLUSION	90

1. INTRODUCTION

This report identifies the infrastructure requirements of residential development sites (Residential 2 zoned lands) of those settlements wholly located within in County Laois. The purpose of this assessment is to comply with the requirements of the National Planning Framework (NPF) in relation to a tiered approach for zoning lands. National Policy Objectives 72a to 72c state the following:

National Policy Objective 72a: *‘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’.*

National Policy Objective 72b: *‘When considering zoning lands for development purposes that require 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’.*

National Policy Objective 72c: *‘When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development’.*

This requirement emphasises on the need for compact and sustainable growth where 30% of all new housing is required to be within existing urban footprints. This reduces the amount of greenfield land required to meet future housing requirements.

It should be noted, that at the time of writing, no detailed national guidance had been published in relation to the assessment for the Tiered Approach to Land Zoning as required by National Policy Objective 72a – 72c of the National Planning Framework.

1.1 DELIVERY OF INFRASTRUCTURE

The delivery of water and wastewater infrastructure by Irish Water, the Local Authority and other state bodies can often be a lengthy process and can extend beyond the lifetime of a Development Plan. The delivery of infrastructure is also dependent on the availability of funding via Central Government, Laois County Council and private developers.

Servicing infrastructure is provided by the following:

- **Transportation** - Laois County Council is responsible for the delivery of road infrastructure. Site access arrangements and some road improvement works will generally be developer-led through the development management process. Deficits, requirements and costings will be identified for each settlement.
- **Water** - Irish Water is responsible for the delivery of water service infrastructure and has a service agreement with Laois County Council Environment (Water Services Section) Department.
- **Waste_Water** - Irish Water is responsible for the delivery of water service infrastructure.

- **Drainage** - Any drainage works on site will generally be developer led through the development management process.

Requirements for additional works may be identified during the process of preparing and assessing planning applications. The infrastructure tables should therefore not be relied upon for development management purposes.

While it is noted that the NPF requires a reasonable estimate for the full cost of delivery of the required infrastructure identified, this presents an issue with respect to the availability or knowledge of such costs.

1.2 IRISH WATER'S (IW) SMALL TOWNS AND VILLAGES GROWTH PROGRAMME

The purpose of the Small Towns and Villages Growth Programme (STVGP) is to provide funding for water and wastewater treatment plant growth capacity in smaller settlements in each County which would not otherwise be provided for in Irish Water's 2020-2024 Capital Investment Plan.

The STVGP is focused on supporting growth in areas already served by IW infrastructure where current or future capacity deficits have been identified. In 2020, Laois County Council applied to IW for funding for the following settlements:

- Ballyroan;
- Borris In Ossory;
- Ballinakill; and
- Ballybrittas.

IW reviewed the nominations to determine which project(s) will be funded, taking into account the order of priority provided by the local authority, the allocation available, the necessary scope of works and associated cost estimates.

Further to this, a project to provide additional wastewater treatment capacity at Ballyroan (priority No. 1) will be funded as part of the STVGP. The review process will continue in order to identify which further project(s) in the local authority area will be progressed, if any.

It is imperative that this source funding is rolled out to other settlements across Laois to accommodate serviced sites or cluster type developments. As the programme develops, Laois County Council will be seeking funding for additional settlements to those mentioned above

2. METHODOLOGY

To inform the appropriate tier for the zoning of land, the Infrastructure Assessment comprises a quantitative and qualitative assessment.

The qualitative analysis consists of gathering relevant information from the relevant departments within Laois County Council and Irish Water to gain an understanding of underlying conditions and servicing relating to each site.

The Council's internal departments were requested to identify the specific delivery services required to service the lands, relevant to their respective areas of responsibility. In addition, they were requested to:

- (i) Confirm if funding for service delivery has been identified in relevant budgets and is aligned with the Plan period; and
- (ii) Consider a reasonable estimate for the full cost of delivery of these services.

The quantitative assessment comprises of a scoring matrix in order to appropriately determine and allocate lands for Tier 1 and Tier 2 zonings as indicated in the NPF. A quantitative method was used to quantify the data by way of generating numerical data that can be transformed into a categorisation and ranking of suitable sites.

2.1 CRITERIA AND ASSESSMENT SCORING

The approach to determining Tier 1 and Tier 2 development lands is a two-stage process which has been developed both from an infrastructural and planning/social perspective. The definition of each tier is included within Appendix 3 of the National Planning Framework, which is provided below:

- Tier 1 development sites are identified as having no infrastructure impediments restricting the development of the lands i.e. all transportation and water services infrastructure needs to be in place. Sites which may require minor additional works or investment have also been identified as Tier 1 in certain circumstances.
- Tier 2 development sites are identified as lands having some deficiencies in terms of infrastructure that need to be addressed prior to the lands being developed. For smaller rural settlements which are not serviced by public water and/or waste water, developer-led onsite water provision and waste water treatment systems are required to accommodate development in compliance with EPA standards. It is also recognised that IW's Small Towns and Villages Growth Programme that is being delivered over the coming years, can address deficits in targeted settlements.

While a site may be fully serviceable it may not comply with the provisions of the National Planning Framework (NPF) and the Laois County Development 2021 – 2027. Each Settlement Plan was analysed against each criterion with a weighting applied.

Stage 1

The focus of Stage 1 is related to transportation, water and wastewater infrastructure and flooding. Several pertinent questions in relation to the aforementioned was then compiled to determine how each site is serviced which are noted below.

TRANSPORTATION
Are the subject lands currently accessible by the existing road network (Yes/No – Other)
Accessed by Footpath /Public Lighting Provision / Cycle Lanes / Pedestrian Crossings / Traffic Calming Measures relevant to the site
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access / CPO required/ bridge crossings etc.
WATER AND WASTE WATER
Network name and capacity of Water Supply, closest water main in Meters
Issues identified with Water Supply
Treatment Plant Name and closest WWTP
Issues identified with WWTP
Confirm whether written commitment from delivery agency has been achieved
FLOODING
Sources of flooding with potential to effect the subject lands
Known issues with Drainage/Flooding on the subject lands

A traffic light matrix was then developed to highlight servicing available for development lands assessed and appropriate each land parcel as either Tier 1 or Tier 2.

Green	Services available or not applicable – Tier 1
Amber	Further investment provided during the lifetime of the Plan – Tier 2
Red	Unserviceable within the lifetime of the Plan

Stage 2

The NPF also requires the prioritising of development lands and 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’. Taking this into account it was decided to merge this infrastructure assessment with a land use evaluation as it will provide a more coherent overview of the suitability of lands for development in each settlement.

Again, several pertinent questions (listed below) in relation to social infrastructure and compliance with NPF, RSES and CDP polices was compiled to determine how each site has access to such facilities.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS
Distances to existing Crèche Facilities
Distances to existing Schools (both primary and secondary)
Distances to any existing Health Care Facilities
Distances to Town Centre or Commercial / Neighbourhood Centre
Distances to Community Services (Garda/Fire Services)
Provision of Public Transport
Compliance with CDP
Compliance with NPF and RSES

A traffic light matrix was used again to highlight access to social infrastructure and compliance with provisions such a compact growth and sustainable development.

Green	Services/Facilities available within 500m
Amber	Services/Facilities available within 1km
Red	Services Facilities available within 2km

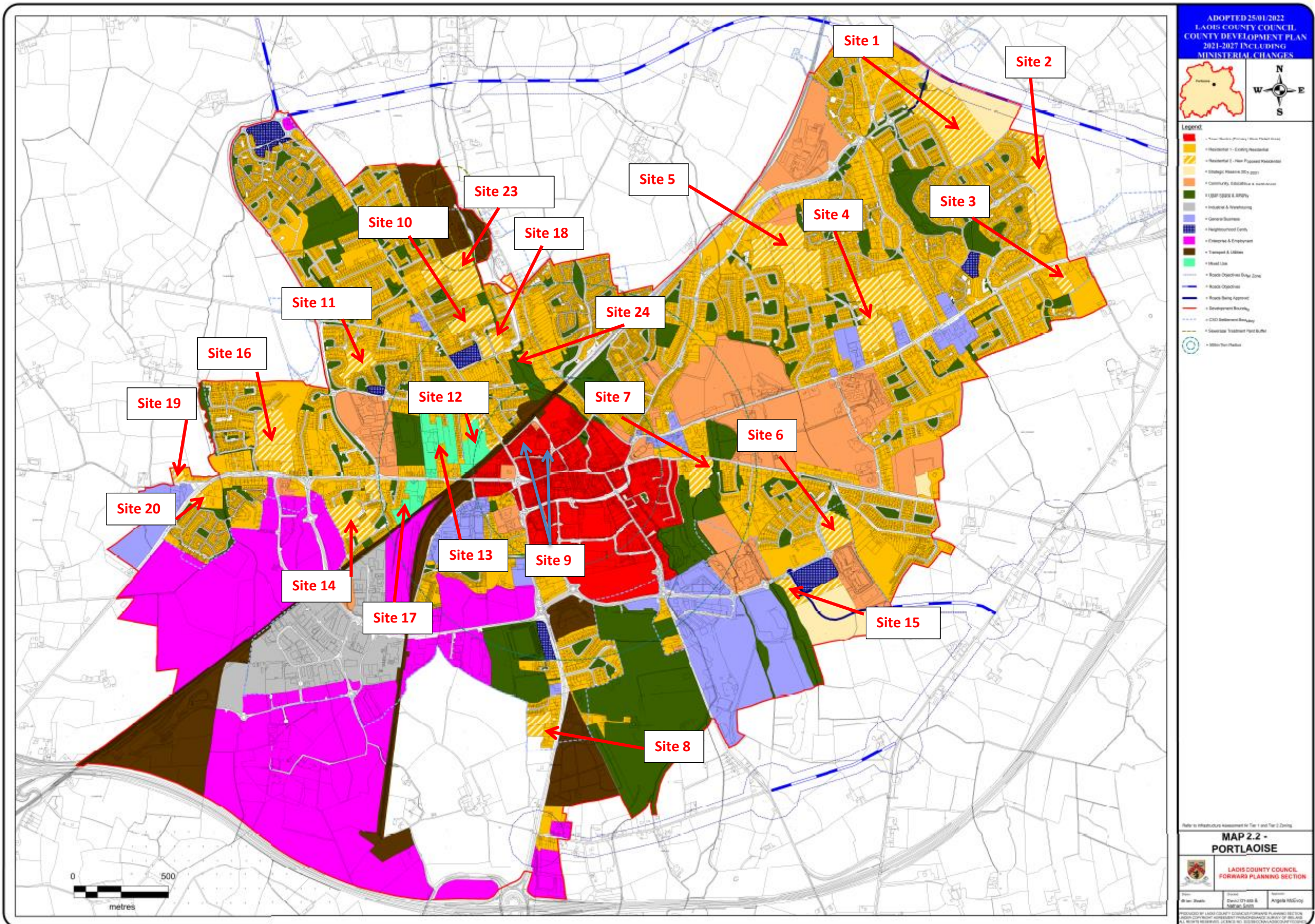
3. ASSESSMENT OF ZONING FOR EACH SETTLEMENT

Chapter 3 assesses the tiering of the proposed lands in the following settlements:

Settlement Typology	Settlement Name
Key Town	Portlaoise
Self-Sustaining Towns	Abbeyleix
	Mountmellick
	Mountrath
	Stradbally
Small Towns	Rathdowney
	Durrow
	Ballylynan
Villages – Population > 500	Clonaslee
	Ballyroan
	Borris in Ossory
Villages – Population < 500	Ballybrittas
	Ballinakill
	Errill
	Killeen
	Killeshin
Rural Settlements	Ballacolla
	Castletown
	Coolrain
	Emo
	Newtown Doonane
	The Swan
	Timahoe

3.1 KEY TOWN

3.1.1 PORTLAOISE



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1*	Site 2*	Site 3*	Site 4*	Site 5*	Site 6	Site 7	Site 8	Site 9	Site 10*	Site 11*	Site 12	Site 13	Site 14	Site 15*	Site 16	Site 17	Site 18	Site 19	Site 20	Site 23	Site 24
TRANSPORTATION																						
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Accessed by Footpath /Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings / Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	The Roads Department have a Roads objective to provide a link roadway for this site.	Infrastructure available in close proximity to this site.	The Roads Department have a Roads objective to provide a link roadway for this site.	The Roads Department have a Roads objective to provide a link roadway for this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	The Roads Department have a Roads objective to provide a link roadway for this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/CPO required/bridge crossings etc.	No current plans for upgrade works	Will require design, CPO, construction.	No current plans for upgrade works	Will require design, CPO, construction.	Will require design, CPO, construction.	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	Will require design, CPO, construction	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works
WATER AND WASTE WATER																						
Network name and capacity of Water Supply, closest water main in Meters	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS	Portlaoise WS
Issues identified with Water Supply	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth	Further upgrades may be required to accommodate projected growth
Treatment Plant Name and closest WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP	Portlaoise WWTP
Issues identified with WWTP	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth	Existing WWTP can accommodate projected growth
FLOODING																						
Sources of flooding with potential to effect the subject lands	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues
Known issues with Drainage/ Flooding on the subject lands	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues	No Issues

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement works. Improvement and upgrade works were identified generally for roads, cycle lanes and footpaths. In general, most facilities such as footpaths, lighting etc. are in place at the majority of the sites in the town centre but no cycle lanes are in place in other sections of the town. Road improvement works includes new or upgrading cycle lanes and new access road and public lighting for each site.
- Roads Objectives as identified in table above will comprise large scale interventions i.e. link roads and smaller scale interventions including cycling / footpath interventions, sustainable transport objectives etc.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council have confirmed they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Portlaoise Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Portlaoise is catered for by the Portlaoise Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting

as natural drainage. Any drainage works on site will generally be developer led through the development management process.

Site Number	Site 1*	Site 2*	Site 3*	Site 4*	Site 5*	Site 6*	Site 7	Site 8	Site 9	Site 10*	Site 11*	Site 12	Site 13	Site 14	Site 15*	Site 16	Site 17	Site 18	Site 19	Site 20	Site 23	Site 24	
Distances to existing Crèche Facilities	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Green
Distances to existing Schools	Yellow	Yellow	Yellow	Green	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Green
Distances to any existing Health Care Facilities	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Green
Distances to Town Centre or Commercial / Neighbourhood Centre	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Yellow	Green	Green
Distances to Community Services (Garda/Fire Services, Community Centres)	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Yellow	Green	Green
Provision of Public Transport	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Yellow	Green	Green
Compliance with CDP	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Yellow	Yellow	Green	Green
Compliance with NPF and RSES objectives for compact growth	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Site is located within the built up settlement boundary of Portlaoise	Red X	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓	Green ✓

Conclusion for Portlaoise Tiering Assessment

TIER 2 DEVELOPMENT SITE

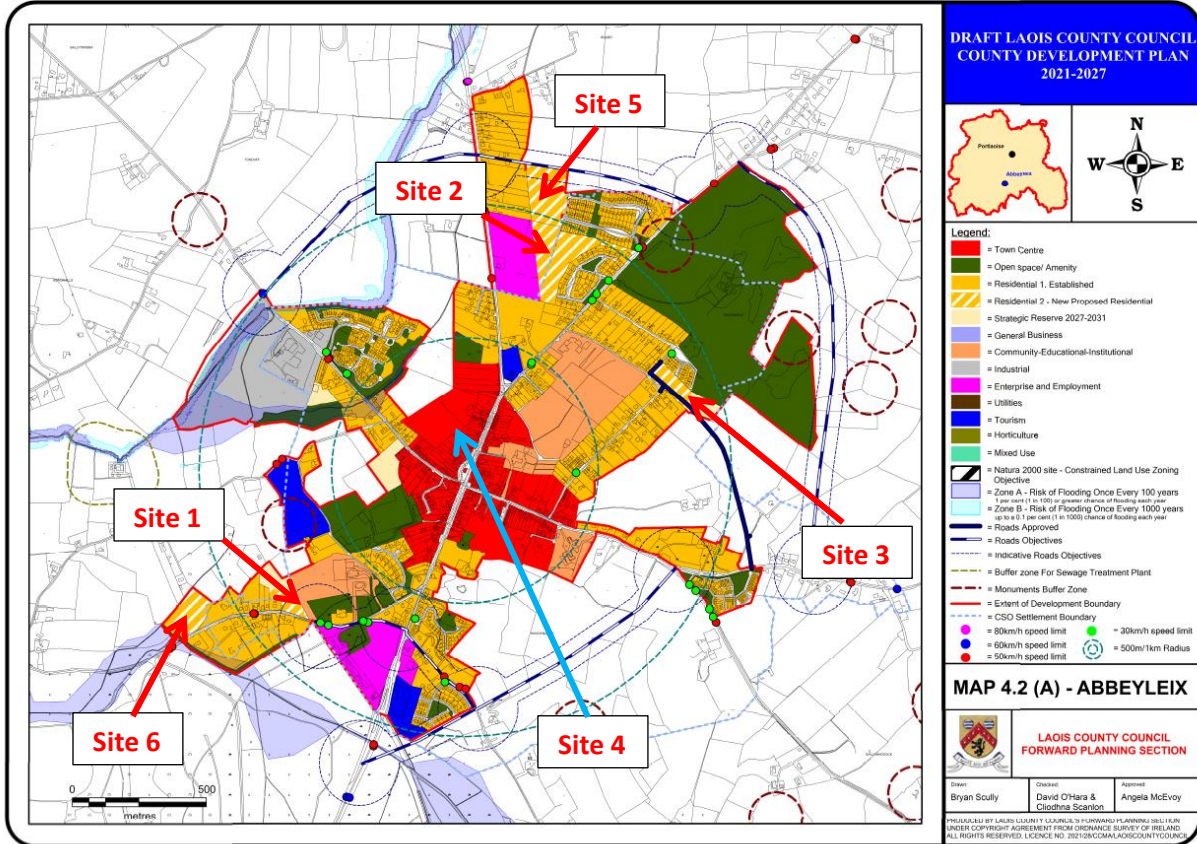
All sites are identified within the built up settlement boundary of Portlaoise. Upgrades to waste water and water, and some roads infrastructure, will be required to accommodate future growth.

All development sites are therefore considered Tier 2 sites for development.

A full Infrastructure Assessment and local transport plan will be carried out as part of the Portlaoise Local Area Plan process.

3.2 SELF-SUSTAINING TOWNS

3.2.1 ABBEYLEIX



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
TRANSPORTATION						
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes	Yes	Yes	Yes	Yes
Accessed by Footpath /Public Lighting Provision/ Cycle Lanes / Pedestrian Crossings / Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access /CPO required/ bridge crossings etc.	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works
WATER AND WASTE WATER						
Network name and capacity of Water Supply, closest water main in Meters	Abbeyleix WS	Abbeyleix WS	Abbeyleix WS	Abbeyleix WS	Abbeyleix WS	Abbeyleix WS
Issues identified with Water Supply	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection
Treatment Plant Name and closest WWTP	Abbeyleix WWTP	Abbeyleix WWTP	Abbeyleix WWTP	Abbeyleix WWTP	Abbeyleix WWTP	Abbeyleix WWTP
Issues identified with WWTP	Level of projected	Level of projected	Level of projected	Level of projected	Level of projected	Level of projected

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
	growth can be accommodated	growth can be accommodated	growth can be accommodated	growth can be accommodated	growth can be accommodated	growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth
FLOODING						
Sources of flooding with potential to effect the subject lands						
Known issues with Drainage/ Flooding on the subject lands						

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Abbeyleix Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as

may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- *Deficits and Requirements:* Abbeyleix is catered for by the Abbeyleix Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
Distances to existing Crèche Facilities	Green	Green	Green	Green	Yellow	Yellow
Distances to existing Schools	Yellow	Green	Green	Green	Yellow	Yellow
Distances to any existing Health Care Facilities	Yellow	Green	Green	Green	Yellow	Yellow
Distances to Town Centre or Commercial/Neighbourhood Centre	Green	Yellow	Yellow	Green	Yellow	Yellow
Distances to Community Services (Garda/Fire Services)	Green	Green	Green	Green	Green	Yellow
Provision of Public Transport	Green	Yellow	Yellow	Green	Green	Yellow
Compliance with CDP	Green	Green	Green	Green	Yellow	Yellow
Compliance with NPF and RSES objectives for compact growth	Green	Green	Green	Green	Yellow	Yellow
Sites are located within the built up settlement boundary of Abbeyleix	Green ✓	Green ✓	Green ✓	Green ✓	Red ✗	Red ✗

Conclusion for Abbeyleix Tiering Assessment

TIER 2 DEVELOPMENT SITE

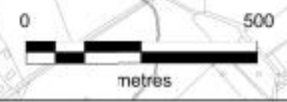
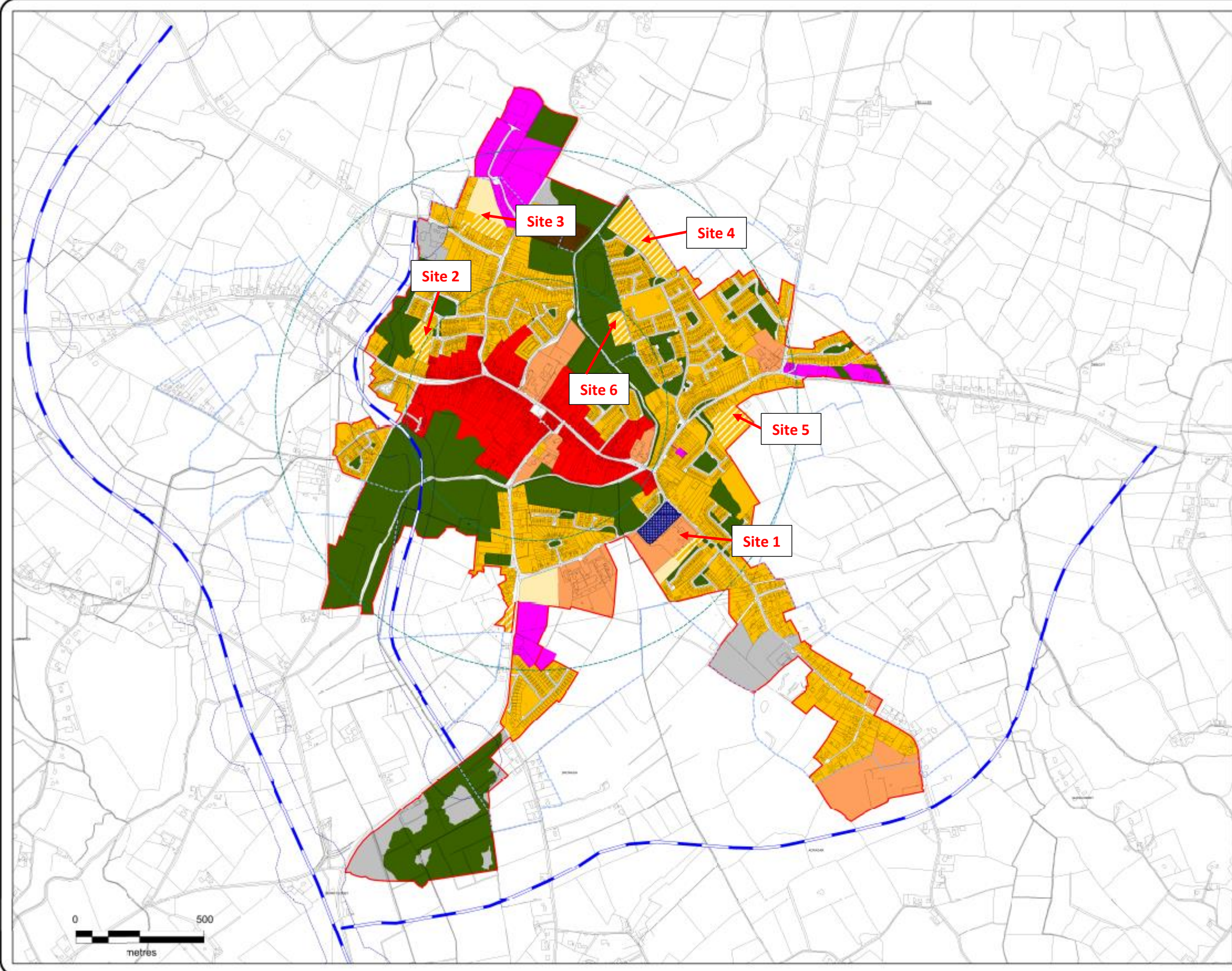
All sites are identified within the built up settlement boundary of Abbeyleix. Upgrades to waste water and water, will be required to accommodate future growth.

All development sites are therefore considered Tier 2 sites for development.

3.2.2 MOUNTMELICK



- Legend**
- Town Centre (Phase 1) Core Retail Area
 - Residential 1: Existing Residential
 - Residential 2: New Proposed Residential
 - Strategic Housing 2027-2031
 - Localised & National
 - Open Space & Priority
 - Multi-Use & Workhousing
 - District Business
 - Neighbourhood Jobs
 - Children & Employment
 - Transport & Utilities
 - Blue Line
 - Road Objective Buffer Zone
 - Road Objective
 - Road Being Approved
 - Development Boundary
 - CSO Sub-area Boundary
 - Millstream Hub



MAP 3.2 -
MOUNTMELICK

LAOIS COUNTY COUNCIL
FORWARD PLANNING SECTION

Author: Bryan Scully	Drawn: David O'Hara & Colm Scully	Checked: Angela McEvoy
----------------------	-----------------------------------	------------------------

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
TRANSPORTATION						
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes	Restricted access laneway present	Yes	Yes	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access / CPO required/ bridge crossings etc.	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works
WATER AND WASTE WATER						
Network name and capacity of Water Supply, closest water main in Meters	Derryguille WS	Derryguille WS	Derryguille WS	Derryguille WS	Derryguille WS	Derryguille WS
Issues identified with Water Supply	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Mountmellick WWTP	Mountmellick WWTP	Mountmellick WWTP	Mountmellick WWTP	Mountmellick WWTP	Mountmellick WWTP
Issues identified with WWTP	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
FLOODING						
Sources of flooding with potential to effect the subject lands						
Known issues with Drainage/ Flooding on the subject lands						

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement works. Improvement and upgrade works were identified generally for roads, cycle lanes and footpaths. In general, most facilities such as footpaths, lighting etc. are in place at the majority of the sites in the town centre but no cycle lanes are in place in other sections of the town. Road improvement works includes new or upgrading cycle lanes and new access road and public lighting for each site.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Derryguille Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Mountmellick is catered for by the Mountmellick Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

PLANNING AND SOCIAL INFRASTRUCTURE ASSESSMENT	Site 1	Site 2	Site 3	Ste 4	Site 5	Site 6
Distances to existing Crèche Facilities						
Distances to existing Schools						
Distances to any existing Health Care Facilities						
Distances to Town Centre or Commercial / Neighbourhood Centre						
Distances to Community Services (Garda/Fire Services, Community Centres)						
Provision of Public Transport						
Compliance with CDP						
Compliance with NPF and RSES objectives for compact growth						
Sites are located within the built up settlement boundary of Mountmellick	✓	✓	✓	✓	✓	✓

Conclusion for Mountmellick Tiering Assessment

TIER 1 DEVELOPMENT SITES

All sites identified are within the built up settlement boundary of Mountmellick, with the majority of infrastructure in place and with a capacity to accommodate future development.

All sites are therefore considered Tier 1 sites for development.

A full Infrastructure Assessment and Local Transport Plan will form part of the Mountmellick Local Area Plan Review process.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3
Treatment Plant Name and closest WWTP	Mountrath WWTP	Mountrath WWTP	Mountrath WWTP
Issues identified with WWTP	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
FLOODING			
Sources of flooding with potential to effect the subject lands			
Known issues with Drainage/Flooding on the subject lands			

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Mountrath Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- **Deficits and Requirements:** Mountrath is catered for by the Mountrath Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- **Costing:** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 3
Distances to existing Crèche Facilities			
Distances to existing Schools			
Distances to any existing Health Care Facilities			
Distances to Town Centre or Commercial/Neighbourhood Centre			
Distances to Community Services (Garda/Fire Services)			
Provision of Public Transport			
Compliance with CDP			
Compliance with NPF and RSES			
Sites are located within the built up settlement boundary of Mountrath	✓	✓	✓

Conclusion for Mountrath Tiering Assessment

TIER 1 DEVELOPMENT SITES

All sites identified are within the built up settlement boundary of Mountrath, with the majority of infrastructure in place and with a capacity to accommodate future development.

All sites are therefore considered **Tier 1** sites for development.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 4
Issues identified with Water Supply	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Stradbally WWTP	Stradbally WWTP	Stradbally WWTP
Issues identified with WWTP	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
FLOODING			
Sources of flooding with potential to effect the subject lands			
Known issues with Drainage/Flooding on the subject lands			

Commentary on Physical Infrastructure Considerations

Transportation

- Laois County Council is responsible for the delivery of road infrastructure. Site access arrangements and some road improvement works will generally be developer-led through the development management process.
- *Deficits and Requirements:* A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- *Costing:* Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- *Deficits and Requirements:* All sites are located in the Stradbally Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- *Costing:* Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify

infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Stradbally is catered for by the Stradbally Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 4	Site 5
Distances to existing Crèche Facilities				
Distances to existing Schools (both primary and secondary)				
Distances to any existing Health Care Facilities				
Distances to Town Centre or Commercial/Neighbourhood Centre				
Distances to Community Services (Garda/Fire Services)				
Provision of Public Transport				
Compliance with CDP				
Compliance with NPF and RSES				
Sites are located within the built up settlement boundary of Stradbally	✓	✓	✓	✗

Conclusion for Stradbally Tiering Assessment

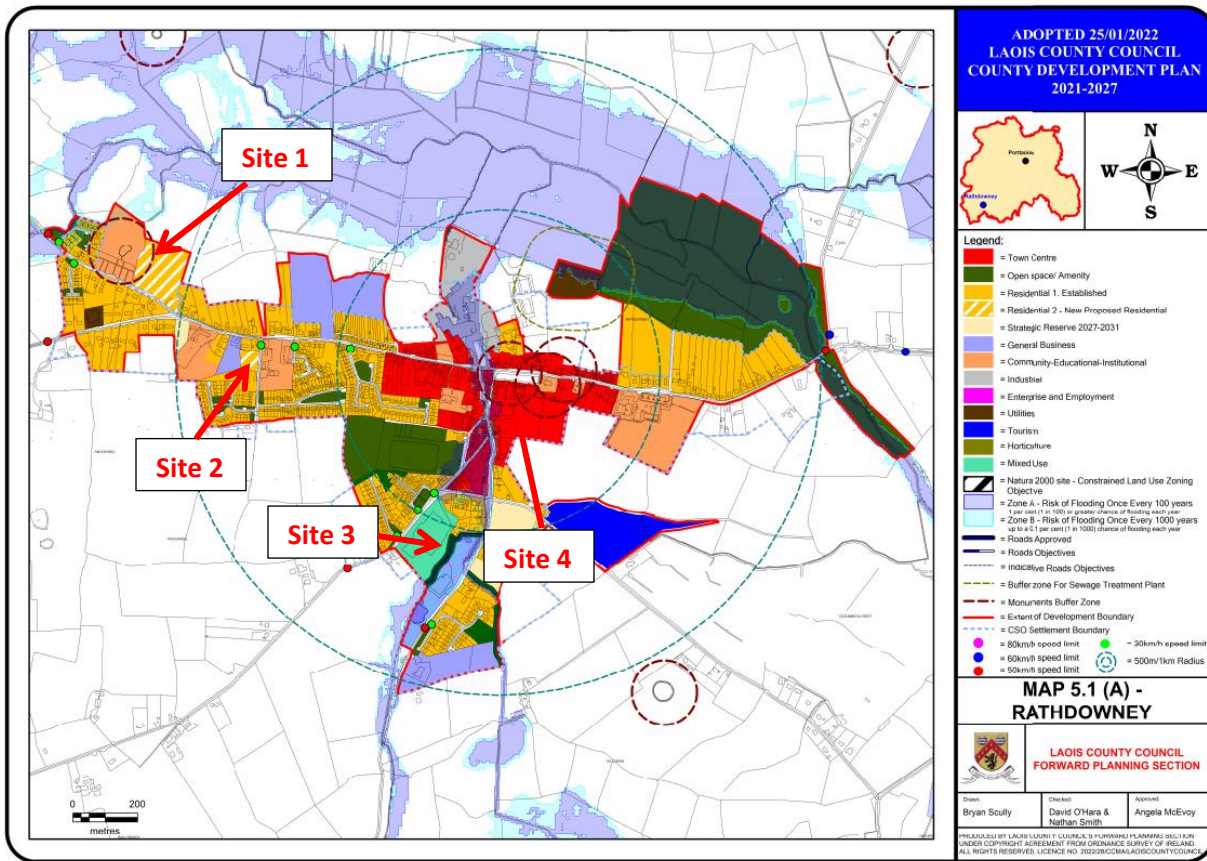
TIER 1 DEVELOPMENT SITES

All sites identified are within the built up settlement boundary of Stradbally, with the majority of infrastructure in place and with a capacity to accommodate future development.

All sites are therefore considered Tier 1 sites for development.

3.3 SMALL TOWNS

3.3.1 RATHDOWNEY



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
TRANSPORTATION				
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes	Yes	Yes
Accessed by Footpath / Public Lighting Provision/Cycle Lanes / Pedestrian Crossings/Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
Constraints envisaged with the subject lands i.e. access/ CPO required/ bridge crossings etc.				
WATER AND WASTE WATER				
Network name and capacity of Water Supply, closest water main in Meters	Rathdowney WS	Rathdowney WS	Rathdowney WS	Rathdowney WS
Issues identified with Water Supply	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Rathdowney WWTP	Rathdowney WWTP	Rathdowney WWTP	Rathdowney WWTP
Issues identified with WWTP	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
FLOODING				
Sources of flooding with potential to effect the subject lands				
Known issues with Drainage/Flooding on the subject lands				

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Rathdowney Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Rathdowney is catered for by the Rathdowney Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential

for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
Distances to existing Crèche Facilities				
Distances to existing Schools				
Distances to any existing Health Care Facilities				
Distances to Town Centre or Commercial/Neighbourhood Centre				
Distances to Community Services (Garda/Fire Services, Community Centre)				
Provision of Public Transport				
Compliance with CDP				
Compliance with NPF and RSES				
Sites are located within the built up settlement boundary of Rathdowney	✘	✔	✔	✔

Conclusion for Rathdowney Tiering Assessment

TIER 1 DEVELOPMENT SITES

All sites identified are within the built up settlement boundary of Rathdowney, with the majority of infrastructure in place and with a capacity to accommodate future development.

All sites are therefore considered Tier 1 sites for development.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
WATER AND WASTE WATER				
Network name and capacity of Water Supply, closest water main in Meters	Durrow WS	Durrow WS	Durrow WS	Durrow WS
Issues identified with Water Supply	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Durrow WWTP	Durrow WWTP	Durrow WWTP	Durrow WWTP
Issues identified with WWTP	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
FLOODING				
Sources of flooding with potential to effect the subject lands				
Known issues with Drainage/Flooding on the subject lands				

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Durrow Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led

through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- **Deficits and Requirements:** Durrow is catered for by the Durrow Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- **Costing:** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
Distances to existing Crèche Facilities				
Distances to existing Schools				
Distances to any existing Health Care Facilities				
Distances to Town Centre or Commercial/ Neighbourhood Centre				
Distances to Community Services (Garda/Fire Services, Community Centre)				
Provision of Public Transport				
Compliance with CDP				
Compliance with NPF and RSES				
Sites are located within the built up settlement boundary of Durrow	✓	✓	✓	✓

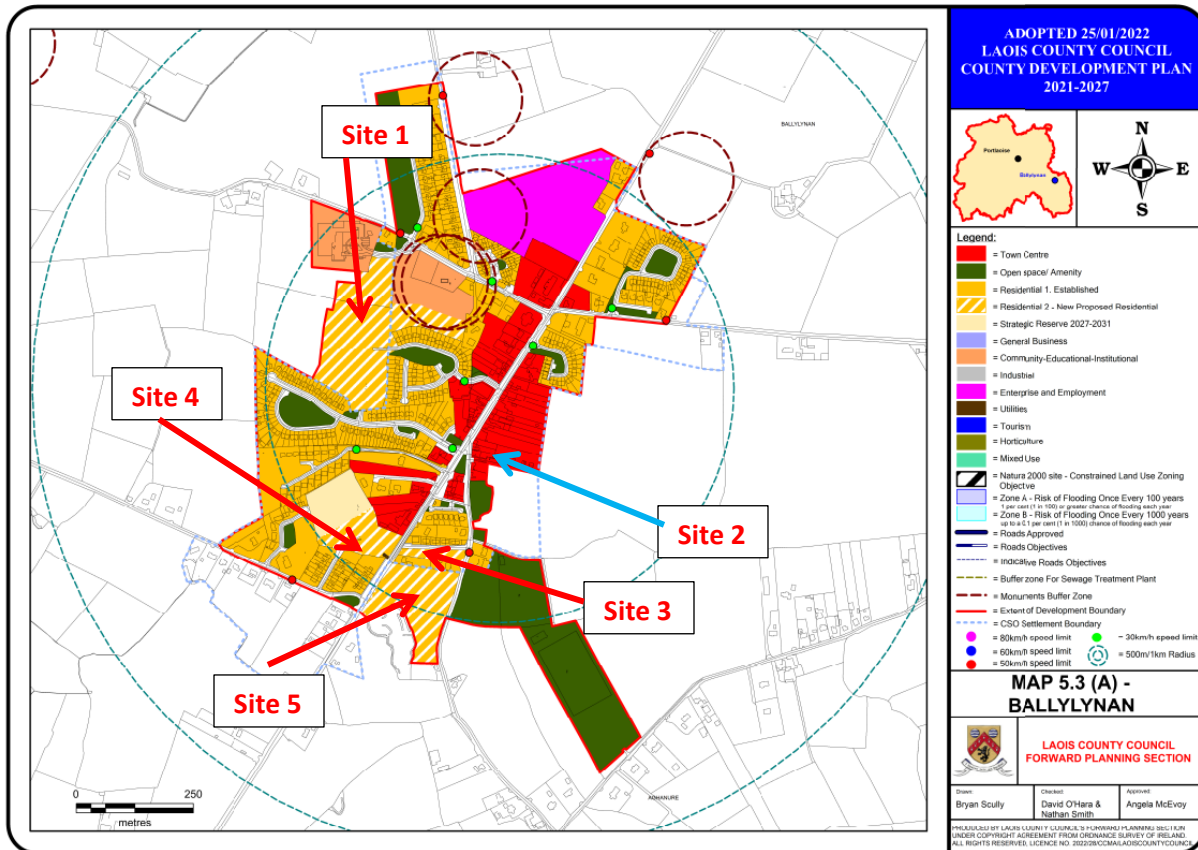
Conclusion for Durrow Tiering Assessment

TIER 1 DEVELOPMENT SITES

All sites identified are within the built up settlement boundary of Durrow, with the majority of infrastructure in place and with a capacity to accommodate future development.

All sites are therefore considered Tier 1 sites for development.

3.3.3 BALLYLYNAN



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4	Site 5
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes	Yes	Yes	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes / Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and constraints envisaged with the subject lands i.e. access/ CPO required/ bridge crossings etc.	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4	Site 5
Network name and capacity of Water Supply, closest water main in Meters	Ballylynan WS	Ballylynan WS	Ballylynan WS	Ballylynan WS	Ballylynan WS
Issues identified with Water Supply	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection
Treatment Plant Name and closest WWTP	Ballylinan WWTP	Ballylinan WWTP	Ballylinan WWTP	Ballylinan WWTP	Ballylinan WWTP
Issues identified with WWTP	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth
Sources of flooding with potential to effect the subject lands					
Known issues with Drainage/Flooding on the subject lands					

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- **Deficits and Requirements:** All sites are located in the Ballylinan Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- **Costing:** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- **Deficits and Requirements:** Ballylinan is catered for by the Ballylinan Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- **Costing:** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4	Site 5
Distances to existing Crèche Facilities					
Distances to existing Schools					
Distances to any existing Health Care Facilities					
Distances to Town Centre or Commercial/ Neighbourhood Centre					
Distances to Community Services (Garda/Fire Services)					
Provision of Public Transport					
Compliance with CDP					
Compliance with NPF and RSES					
Sites are located within the built up settlement boundary of Ballylinan	✓	✓	✓	✓	✗

Conclusion for Ballylynan Tiering Assessment

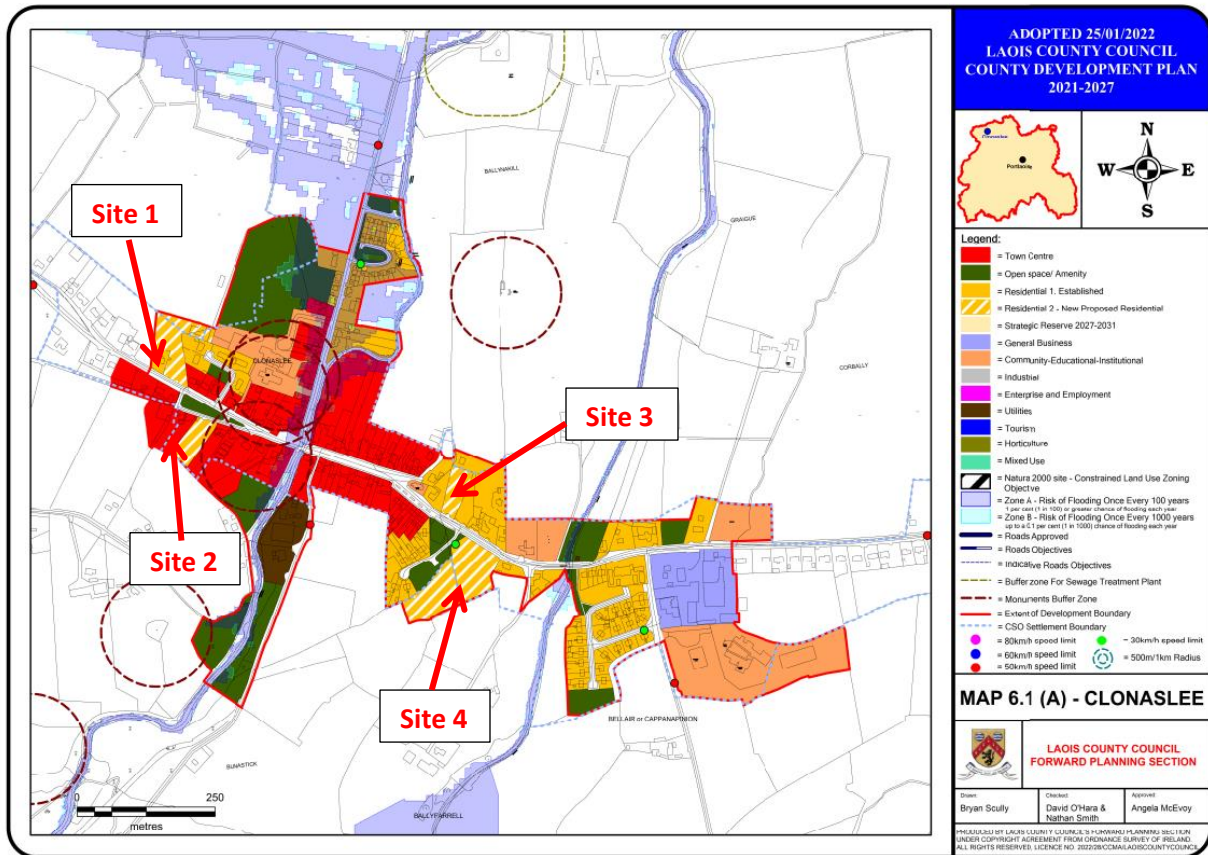
TIER 2 DEVELOPMENT SITES

All sites identified are within the built up settlement boundary of Ballylinan. While transportation infrastructure is in place, it is likely that upgrades to water and waste water will be required to accommodate future growth.

All sites are therefore considered Tier 2 sites for development.

3.4 VILLAGES – POPULATION > 500

3.4.1 CLONASLEE



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
TRANSPORTATION				
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes	Yes	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and constraints envisaged with the subject lands i.e. access/CPO	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
required/bridge crossings etc.				
WATER AND WASTE WATER				
Network name and capacity of Water Supply, closest water main in Meters	Clonaslee WS	Clonaslee WS	Clonaslee WS	Clonaslee WS
Issues identified with Water Supply	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Clonaslee WWTP	Clonaslee WWTP	Clonaslee WWTP	Clonaslee WWTP
Issues identified with WWTP	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated	Level of projected growth can be accommodated
FLOODING				
Sources of flooding with potential to effect the subject lands				
Known issues with Drainage/Flooding on the subject lands				

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Clonaslee Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or

in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.

- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Clonaslee is catered for by the Clonaslee Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 3	Site 4
Distances to existing Crèche Facilities				
Distances to existing Schools (both primary and secondary)				
Distances to any existing Health Care Facilities				
Distances to Town Centre or Commercial/Neighbourhood Centre				
Distances to Community Services (Garda/Fire Services)				
Provision of Public Transport				
Compliance with CDP				
Compliance with NPF and RSES				
Sites are located within the built up settlement boundary of Clonaslee	✓	✓	✓	✓

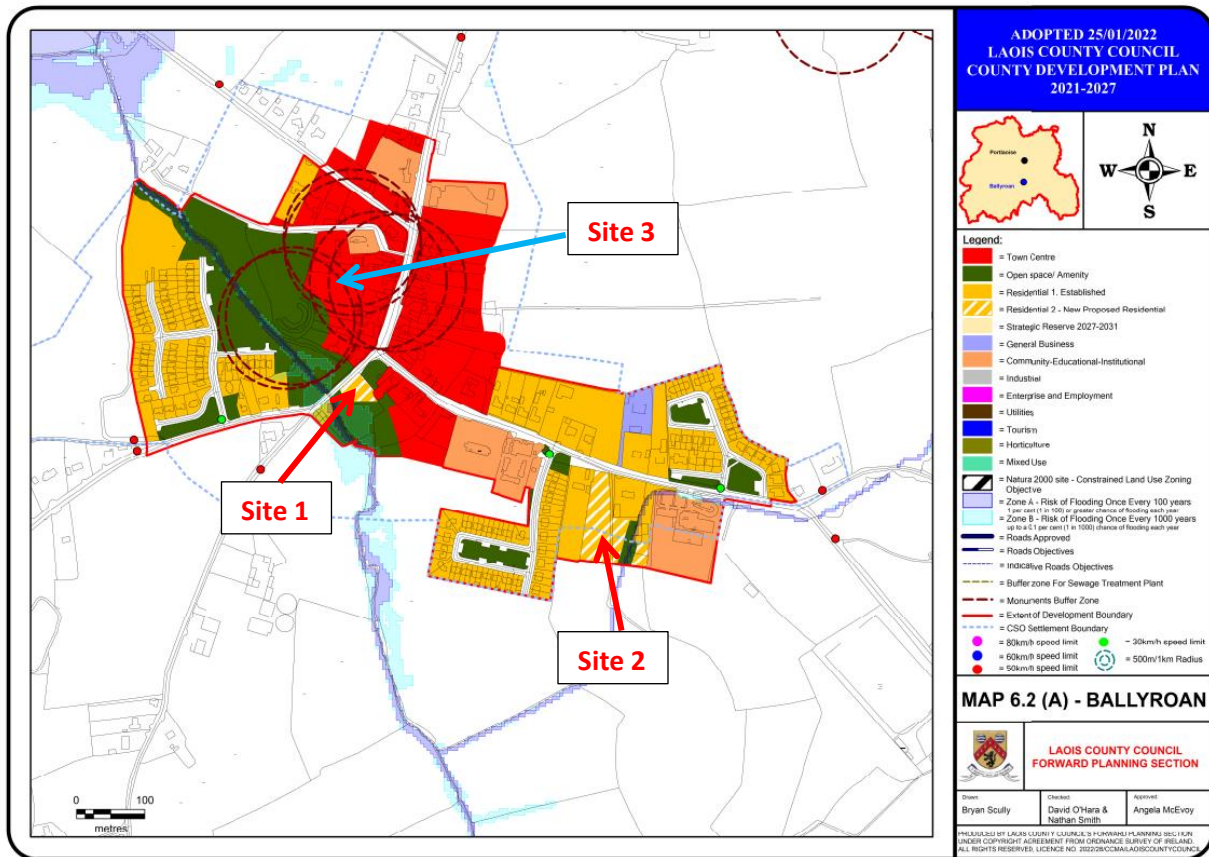
Conclusion for Clonaslee Tiering Assessment

TIER 1 DEVELOPMENT SITES

The majority of sites identified are within the built up settlement boundary of Clonaslee (however a portion of Site 4 lies just outside this boundary as identified by the CSO), with the majority of infrastructure in place and with a capacity to accommodate future development.

All sites are therefore considered Tier 1 sites for development.

3.4.2 BALLYROAN



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3 (regeneration site)
TRANSPORTATION			
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/ CPO required/bridge crossings etc.	No current plans for upgrade works	No current plans for upgrade works	No current plans for upgrade works
WATER AND WASTE WATER			
Network name and capacity of Water Supply, closest water main in Meters	Ballyroan WS	Ballyroan WS	Ballyroan WS

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2	Site 3 (regeneration site)
Issues identified with Water Supply	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection	Development can be accommodated but would likely require infrastructure upgrades to accommodate the full growth projection
Treatment Plant Name and closest WWTP	Ballyroan WWTP	Ballyroan WWTP	Ballyroan WWTP
Issues identified with WWTP	Further upgrades will be required the Small Towns & Villages Growth Programme	Further upgrades will be required the Small Towns & Villages Growth Programme	Further upgrades will be required the Small Towns & Villages Growth Programme
Confirm whether written commitment from delivery agency has been achieved	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth
FLOODING			
Sources of flooding with potential to effect the subject lands			
Known issues with Drainage/Flooding on the subject lands			

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Ballyroan Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or

in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.

- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Ballyroan is catered for by the Ballyroan Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network. It is also noted that Ballyroan has received funding for an upgrade to the system under the STVWP .
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2	Site 3
Distances to existing Crèche Facilities			
Distances to existing Schools			
Distances to any existing Health Care Facilities			
Distances to Town Centre or Commercial/Neighbourhood Centre			
Distances to Community Services (Community Centre)			
Provision of Public Transport			
Compliance with CDP			
Compliance with NPF and RSES			
Sites are located within the built up settlement boundary of Ballyroan	✓	✓	✓

Conclusion for Ballyroan Tiering Assessment

TIER 2 DEVELOPMENT SITES

All sites identified are within the built up settlement boundary of Ballyroan (with a portion of Site 3 lying slightly outside this boundary).

While transportation infrastructure is in place, it is likely that upgrades to water and waste water will be required to accommodate future growth and is subject to funding under the STVWP.

All sites are therefore considered Tier 2 sites for development.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2
	Towns & Villages Growth Programme	Small Towns & Villages Growth Programme
Confirm whether written commitment from delivery agency has been achieved	Further upgrades will need to be funded by Irish Water to accommodate projected growth	Further upgrades will need to be funded by Irish Water to accommodate projected growth
FLOODING		
Sources of flooding with potential to effect the subject lands		
Known issues with Drainage/Flooding on the subject lands		

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Borris-In-Ossory Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- **Deficits and Requirements:** Borris-In-Ossory is catered for by the Borris-In-Ossory Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- **Costing:** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2
Distances to existing Crèche Facilities	Yellow	Green
Distances to existing Schools	Yellow	Green
Distances to any existing Health Care Facilities	Yellow	Green
Distances to Town Centre or Commercial/Neighbourhood Centre	Green	Green
Distances to Community Services (Garda/Fire Services)	Yellow	Green
Provision of Public Transport	Green	Green
Compliance with CDP	Green	Green
Compliance with NPF and RSES	Green	Green
Sites are located within the built up settlement boundary of Borris In Ossory	Green ✓	Red ✗

Conclusion for Borris in Ossory Tiering Assessment

TIER 2 DEVELOPMENT SITES

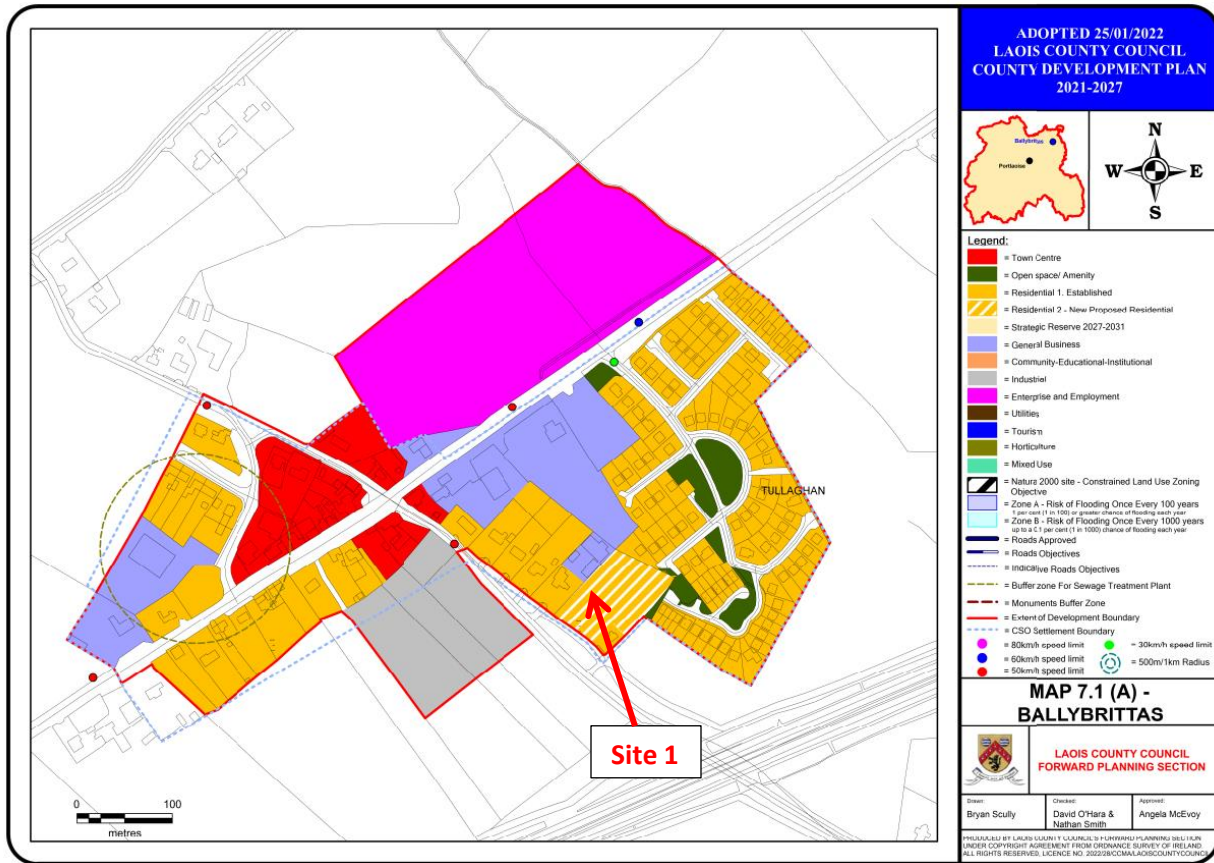
Site 1 is identified within the built up settlement boundary of Borris In Ossory, while Site 2 lies outside (however is brownfield site).

While transportation and Water infrastructure is in place, it is likely that upgrades to waste water will be required to accommodate future growth.

All sites are therefore considered Tier 2 sites for development.

3.5 VILLAGES – POPULATION < 500

3.5.1 BALLYBRITTAS



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
TRANSPORTATION	
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/CPO required/bridge crossings etc.	No current plans for upgrade works
WATER AND WASTE WATER	
Network name and capacity of Water Supply, closest water main in Meters	Ballybrittas WS
Issues identified with Water Supply	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Ballybrittas WWTP
Issues identified with WWTP	Further upgrades will be required the Small Towns & Villages Growth Programme

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
Confirm whether written commitment from delivery agency has been achieved	Wastewater will be required further upgrades.
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- **Deficits and Requirements:** A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- **Costing:** Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- **Deficits and Requirements:** All sites are located in the Ballybrittas Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- **Costing:** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- **Deficits and Requirements:** Ballybrittas is catered for by the Ballybrittas Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- **Costing:** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as

may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial/Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	
Sites are located within the built up settlement boundary of Ballybrittas	✓

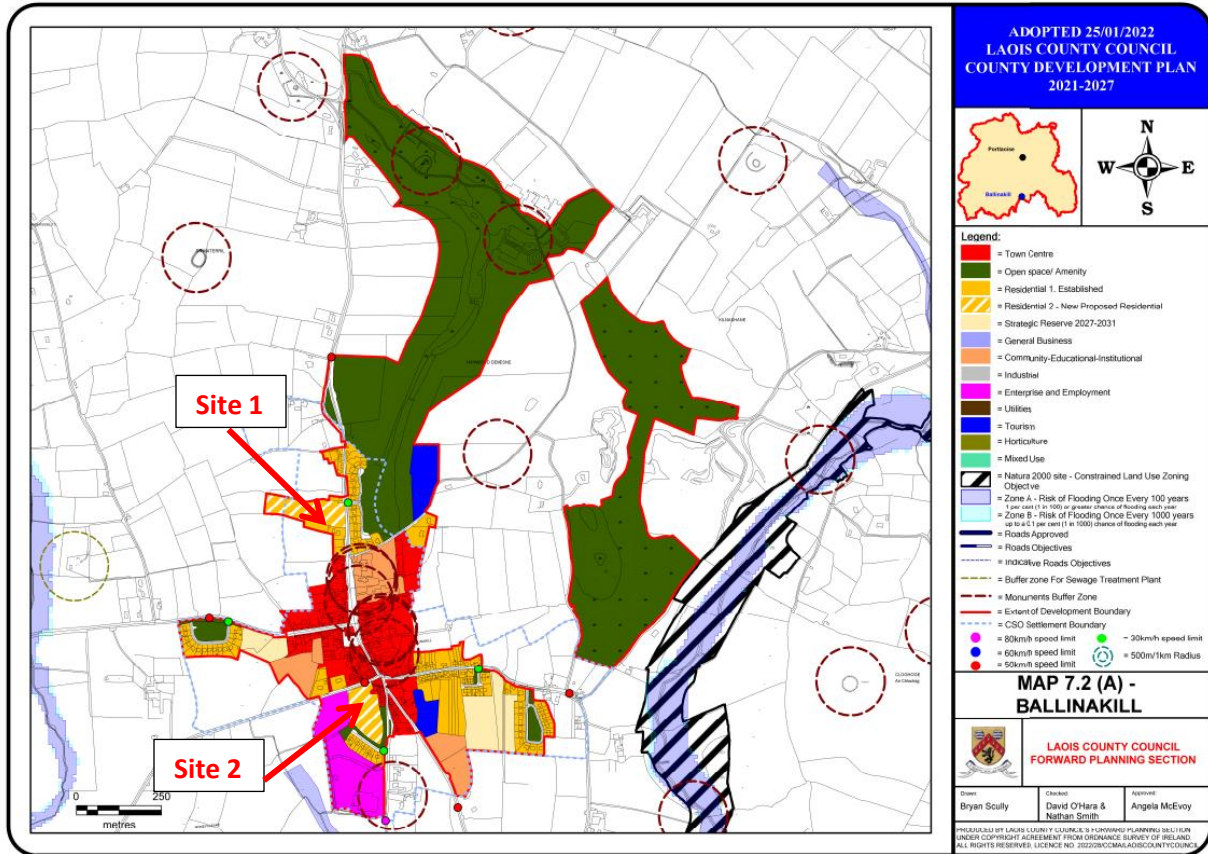
Conclusion for Ballybrittas Tiering Assessment

TIER 2 DEVELOPMENT SITE

Site 1 is identified within the built up settlement boundary of Ballybrittas. While transportation and Water infrastructure is in place, upgrades to waste water will be required to accommodate future growth.

All development sites (including town village centre regeneration) are therefore considered Tier 2 sites for development.

3.5.2 BALLINAKILL



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2
TRANSPORTATION		
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes
Accessed by Footpath /Public Lighting Provision/Cycle Lanes/Pedestrian Crossings/Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/ CPO required/bridge crossings etc.	No current plans for upgrade works	No current plans for upgrade works
WATER AND WASTE WATER		
Network name and capacity of Water Supply, closest water main in Meters	Ballinakill WS	Ballinakill WS
Issues identified with Water Supply	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Ballinakill WWTP	Ballinakill WWTP
Issues identified with WWTP	Further upgrades will be required the Small Towns & Villages Growth Programme	Further upgrades will be required the Small Towns & Villages Growth Programme

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2
		Villages Growth Programme
Confirm whether written commitment from delivery agency has been achieved	Wastewater will require further upgrades.	Wastewater will require further upgrades.
FLOODING		
Sources of flooding with potential to effect the subject lands		
Known issues with Drainage/Flooding on the subject lands		

Commentary on Physical Infrastructure Considerations

Transportation

- *Deficits and Requirements:* A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- *Costing:* Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- *Deficits and Requirements:* All sites are located in the Ballinakill Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- *Costing:* Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- *Deficits and Requirements:* Ballinakill is catered for by the Ballinakill Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- *Costing:* Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led

through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2
Distances to existing Crèche Facilities		
Distances to existing Schools		
Distances to any existing Health Care Facilities		
Distances to Town Centre or Commercial/Neighbourhood Centre		
Distances to Community Services (Garda/Fire Services)		
Provision of Public Transport		
Compliance with CDP		
Compliance with NPF and RSES		
Sites are located within the built up settlement boundary of Ballinakill	✓	✓

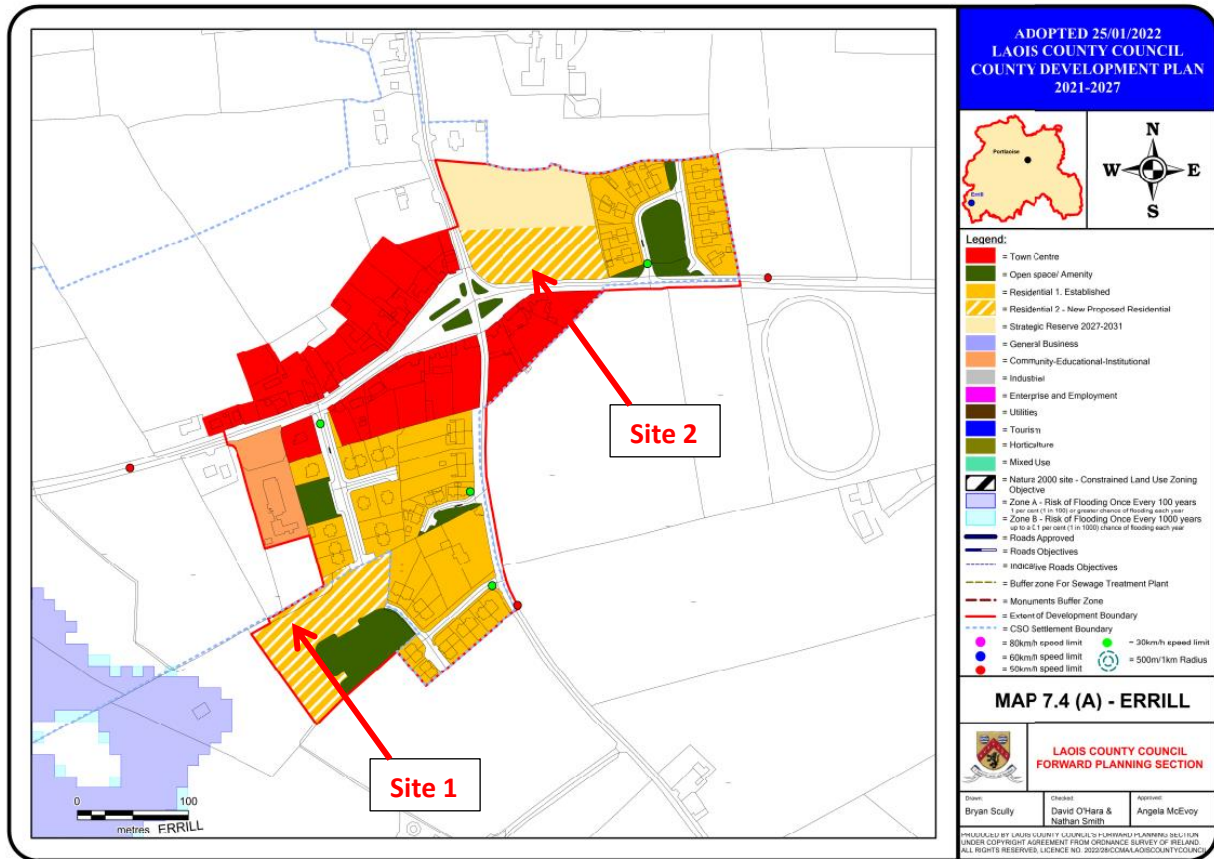
Conclusion for Ballinakill Tiering Assessment

TIER 2 DEVELOPMENT SITE

Both sites are identified within the built up settlement boundary of Ballinakill. While transportation and Water infrastructure is in place, upgrades to waste water will be required to accommodate future growth.

All development sites are therefore considered Tier 2 sites for development.

3.5.3 ERRILL



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2
TRANSPORTATION		
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes	Yes
Accessed by Footpath /Public Lighting Provision/Cycle Lanes/Pedestrian Crossings/Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/CPO required/bridge crossings etc.	No current plans for upgrade works	No current plans for upgrade works
WATER AND WASTE WATER		
Network name and capacity of Water Supply, closest water main in Meters	Errill WS	Errill WS
Issues identified with Water Supply	Level of projected growth can be accommodated	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Errill WWTP	Errill WWTP
Issues identified with WWTP	Further upgrades will be required (Small Towns & Villages Growth Programme)	Further upgrades will be required (Small Towns & Villages Growth Programme)

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1	Site 2
		Villages Growth Programme)
Confirm whether written commitment from delivery agency has been achieved	Wastewater will require further upgrades.	Wastewater will require further upgrades.
FLOODING		
Sources of flooding with potential to effect the subject lands		
Known issues with Drainage/Flooding on the subject lands		

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Errill Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Errill is catered for by the Errill Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led

through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1	Site 2
Distances to existing Crèche Facilities		
Distances to existing Schools		
Distances to any existing Health Care Facilities		
Distances to Town Centre or Commercial/Neighbourhood Centre		
Distances to Community Services (Garda/Fire Services)		
Provision of Public Transport		
Compliance with CDP		
Compliance with NPF and RSES		
Sites are located within the built up settlement boundary of Errill	✗	✓

Conclusion for Errill Tiering Assessment

TIER 2 DEVELOPMENT SITE

Site 2 is identified within the built up settlement boundary of Errill, however Site 1 lies just outside this boundary as identified by the CSO. The majority of infrastructure in place with a capacity to accommodate future development.

All development sites are therefore considered Tier 2 sites for development.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
FLOODING	
Sources of flooding with potential to effect the subject lands	Tributaries of the River Douglas
Known issues with Drainage/Flooding on the subject lands	Perimeter of site located within flood risk zone. Any development will be subject to a site specific flood risk assessment and flood risk areas shall be open space areas only

Commentary on Physical Infrastructure Considerations

Transportation

- *Deficits and Requirements:* A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- *Costing:* Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- *Deficits and Requirements:* All sites are located in the Killeen Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- *Costing:* Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- *Deficits and Requirements:* Killeen is catered for by the Killeen Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- *Costing:* Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as

may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process. The subject site is located in proximity to Flood Risk Area. A site specific flood risk assessment will be required for any future development proposals.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	
	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial/Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	
Sites are located within the built up settlement boundary of Killeen	X

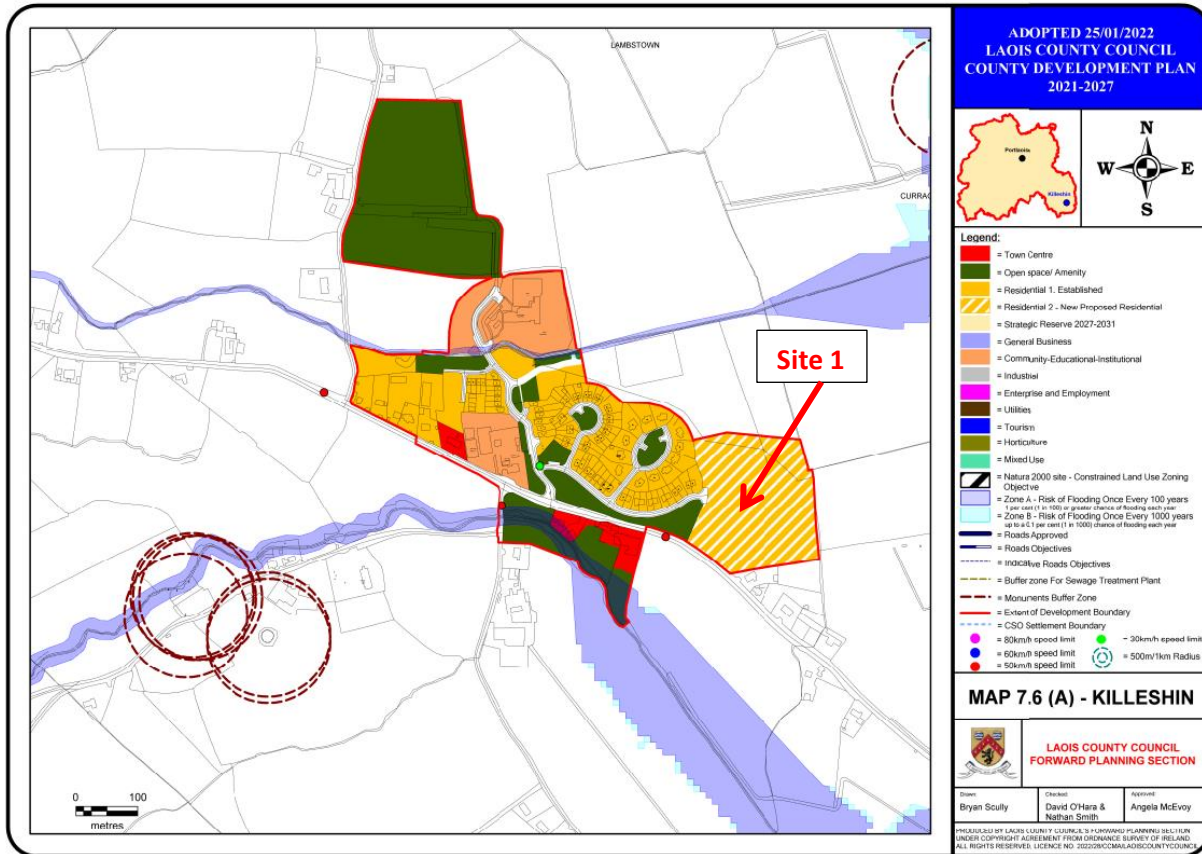
Conclusion for Killeen Tiering Assessment

TIER 2 DEVELOPMENT SITE
 Both sites are identified within the built up settlement boundary of Killeen. While transportation and Water infrastructure is in place, upgrades to waste water will be required to accommodate future growth.

A site specific flood risk assessment is also required with any future development applications.

Site 1 is therefore considered Tier 2 sites for development.

3.5.5 KILLESHIN



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
TRANSPORTATION	
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes
Accessed by Footpath /Public Lighting Provision/Cycle Lanes/Pedestrian Crossings/Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/CPO required/bridge crossings etc.	No current plans for upgrade works
WATER AND WASTE WATER	
Network name and capacity of Water Supply, closest water main in Meters	Killeshin WS
Issues identified with Water Supply	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Graiguecullen
Issues identified with WWTP	(Housing development has its own private pump station which pumps to public sewer in Graiguecullen). Waste water will require further upgrades.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
Confirm whether written commitment from delivery agency has been achieved	Wastewater will require further upgrades
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- ***Deficits and Requirements:*** A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- ***Costing:*** Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- ***Deficits and Requirements:*** All sites are located in the Killeslin Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- ***Costing:*** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- ***Deficits and Requirements:*** Killeslin is catered for by the Killeslin Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- ***Costing:*** Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as

may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial/Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	
Sites are located within the built up settlement boundary of Killeen	X

Conclusion for Killeshin Tiering Assessment

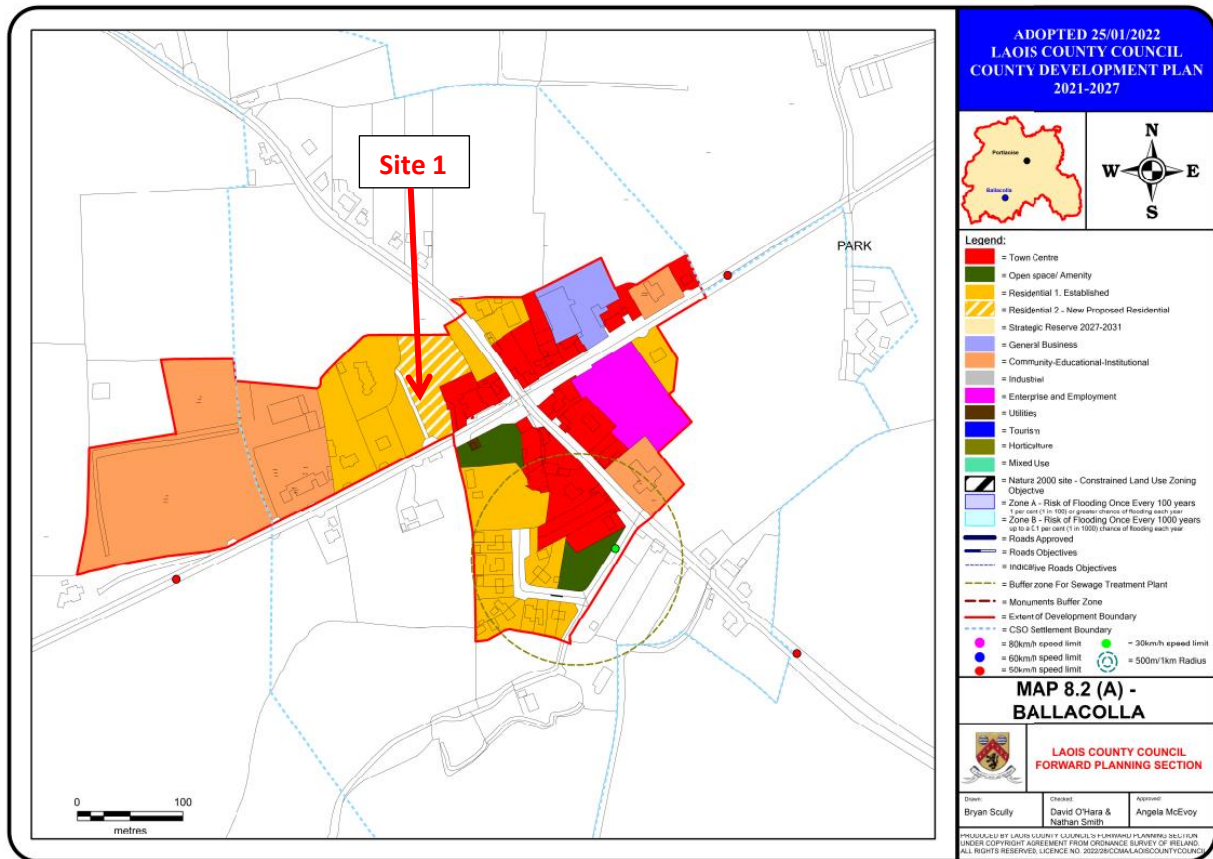
TIER 2 DEVELOPMENT SITE

Killeshin has not been classified an urban settlement by the CSO. While transportation and Water infrastructure is in place, upgrades to waste water will be required to accommodate future growth.

Site 1 is therefore considered Tier 2 sites for development.

3.4 RURAL SETTLEMENTS

3.4.1 BALLACOLLA



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
TRANSPORTATION	
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/CPO required/bridge crossings etc.	No current plans for upgrade works
WATER AND WASTE WATER	
Network name and capacity of Water Supply, closest water main in Meters	Ballacolla WS
Issues identified with Water Supply	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Ballacolla WWTP
Issues identified with WWTP	Wastewater will require further upgrades.
Confirm whether written commitment from delivery agency has been achieved	Wastewater will require further upgrades

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Ballacolla Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Ballacolla is catered for by the Ballacolla Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	Green
Distances to existing Schools	Green
Distances to any existing Health Care Facilities	Red
Distances to Town Centre or Commercial/Neighbourhood Centre	Green
Distances to Community Services (Community Centre)	Green
Provision of Public Transport	Yellow
Compliance with CDP	Green
Compliance with NPF and RSES	Green
Sites are located within the built up settlement boundary of Killeen	Red X

Conclusion for Ballacolla Tiering Assessment

TIER 2 DEVELOPMENT SITES

Site 1 is identified within the built up settlement boundary of Ballacolla. Transportation and water infrastructure is adequate however, upgrades to waste water infrastructure is required to accommodate future development.

Site 1 is therefore considered Tier 2 site for development.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Castletown Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Castletown is catered for by the Castletown Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as

may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial/Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	
Sites are located within the built up settlement boundary of Castletown	X

Conclusion for Castletown Tiering Assessment

TIER 1 DEVELOPMENT SITES

The site identified is within the built up settlement boundary of Castletown with the majority of infrastructure in place and with a capacity to accommodate future development.

Site 1 is therefore considered Tier 1 site for development.

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: Coolrain water supply is from individual wells. Any future development will need to address water supply on site.

Waste Water

- Deficits and Requirements: Coolrain is not serviced in terms of waste water treatment. Any new development will be required to deal with waste water treatment on site through various solutions.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial/Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	
Sites are located within the built up settlement boundary of Castletown	X

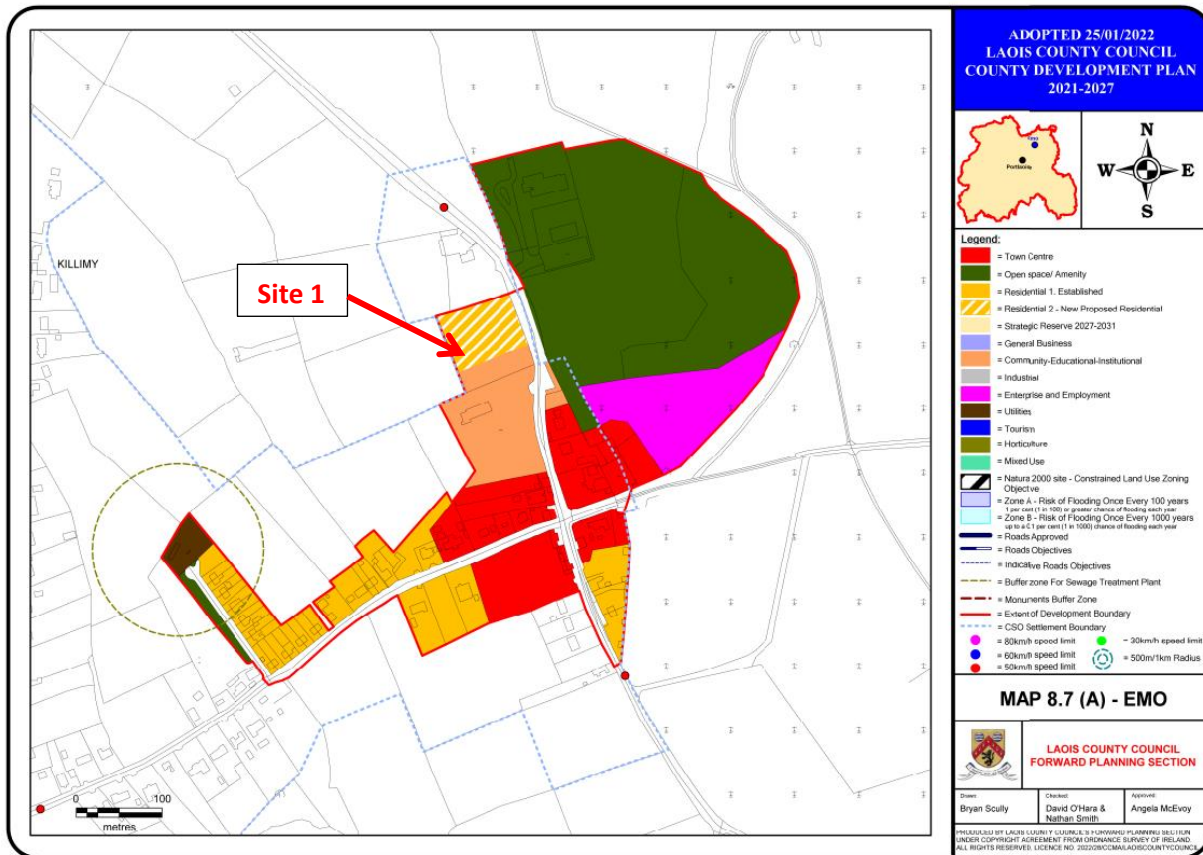
Conclusion for Coolrain Tiering Assessment

TIER 2 DEVELOPMENT SITE

Coolrain has not been classified an urban settlement by the CSO. There are no public services within the village and new development will require private water and waste water facilities.

The Small Towns and Villages Growth Programme would be a possible solution for the provision of such infrastructure.

3.4.4 EMO



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
TRANSPORTATION	
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/ CPO required/bridge crossings etc.	No current plans for upgrade works
WATER AND WASTE WATER	
Network name and capacity of Water Supply, closest water main in Meters	Emo WS
Issues identified with Water Supply	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Emo WWTP
Issues identified with WWTP	Wastewater will require further upgrades or on site through various solutions
Confirm whether written commitment from delivery agency has been achieved	Wastewater will require further upgrades or on site through various solutions

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Emo Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process and new infrastructure will generally be developer-led through the development management process. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Emo is catered for by the Emo Wastewater Treatment Plant. Further upgrades are required to facilitate development or the consideration of onsite waste water treatment solutions. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial/Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	

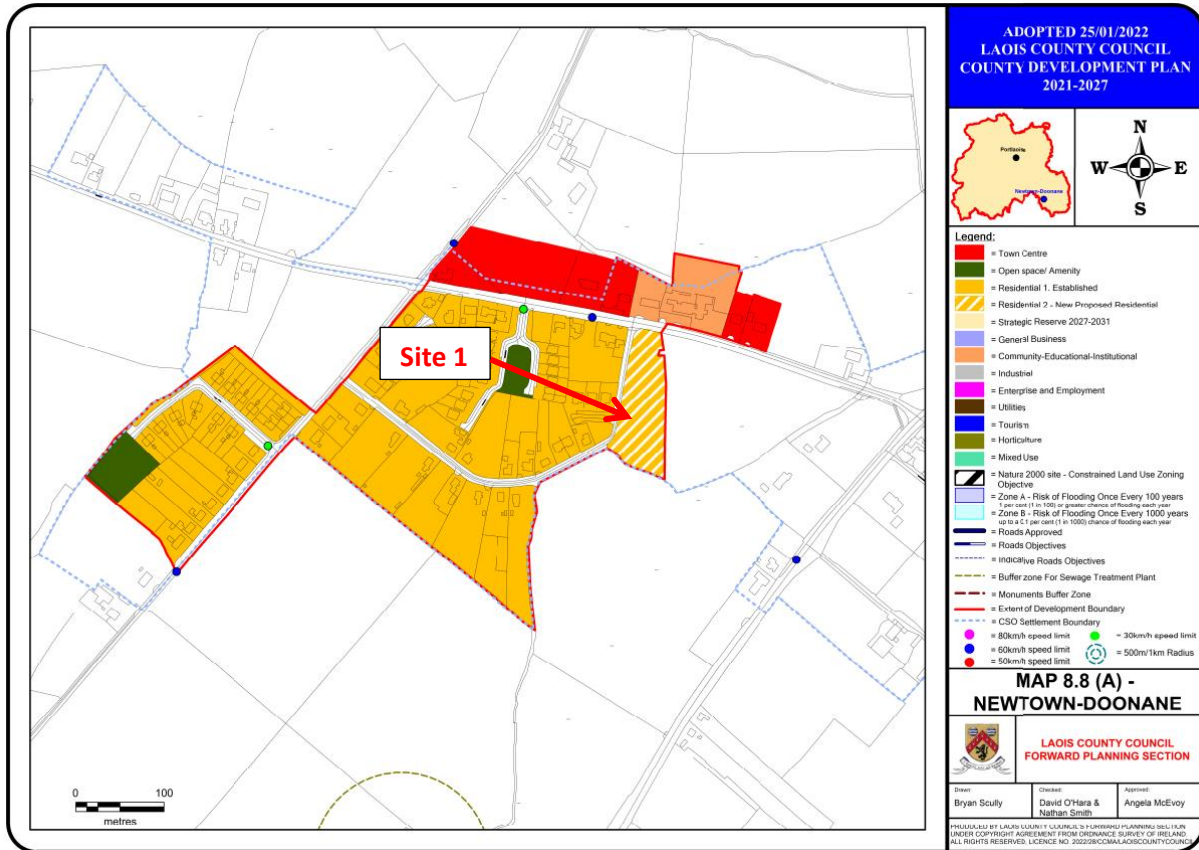
Conclusion for Emo Tiering Assessment

TIER 2 DEVELOPMENT SITES

Site 1 is identified within the built up settlement boundary of Emo. Transportation and water infrastructure is adequate however, upgrades to waste water infrastructure is required to accommodate future development.

Site 1 is therefore considered Tier 2 site for development.

3.4.5 NEWTOWN DOONANE



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
TRANSPORTATION	
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/ CPO required / bridge crossings etc.	No current plans for upgrade works
WATER AND WASTE WATER	
Network name and capacity of Water Supply, closest water main in Meters	Newtown Doonane WS
Issues identified with Water Supply	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Newtown Doonane WWTP
Issues identified with WWTP	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Newtown Doonane Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process and new infrastructure will generally be developer-led through the development management process. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: Newtown Doonane is catered for by the Newtown Doonane Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial/Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	

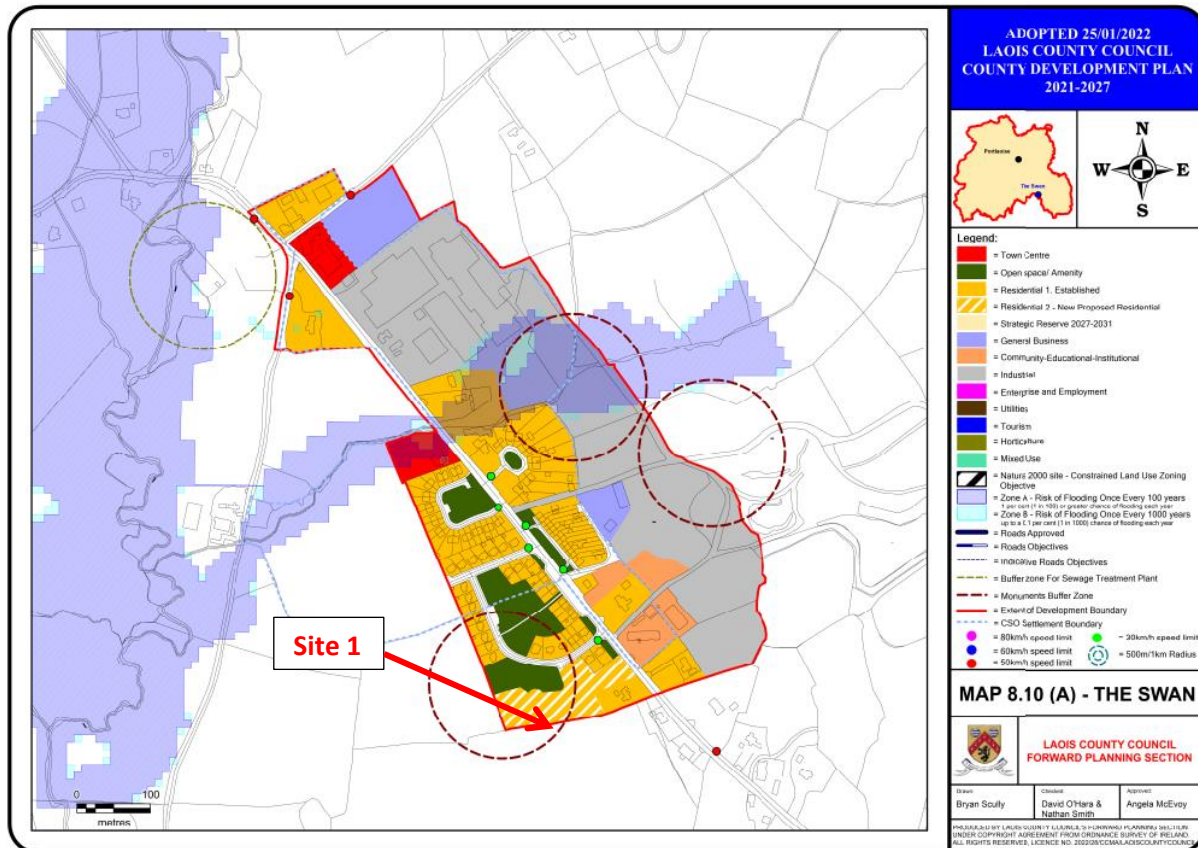
Conclusion for Newtown Doonane Tiering Assessment

TIER 1 DEVELOPMENT SITES

The site identified is within the built up settlement boundary of Newtown Doonane with the majority of infrastructure in place and with a capacity to accommodate future development.

Site 1 is therefore considered Tier 1 site for development.

3.4.6 THE SWAN



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
TRANSPORTATION	
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/Pedestrian Crossings /Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/CPO required/bridge crossings etc.	No current plans for upgrade works
WATER AND WASTE WATER	
Network name and capacity of Water Supply, closest water main in Meters	The Swan WS
Issues identified with Water Supply	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	The Swan WWTP
Issues identified with WWTP	Level of projected growth can be accommodated
Confirm whether written commitment from delivery agency has been achieved	Level of projected growth can be accommodated

PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- Deficits and Requirements: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- Costing: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- Deficits and Requirements: All sites are located in the Swan Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- Costing: Site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process and new infrastructure will generally be developer-led through the development management process. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- Deficits and Requirements: The Swan is catered for by The Swan Wastewater Treatment Plant. Water Services have confirmed that wastewater mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.
- Costing: Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer-led through the development management process. The assessment may identify infrastructure upgrades required to supply the specific site demand. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	Green
Distances to existing Schools	Green
Distances to any existing Health Care Facilities	Red
Distances to Town Centre or Commercial/Neighbourhood Centre	Red
Distances to Community Services (Community Centre)	Green
Provision of Public Transport	Green
Compliance with CDP	Green
Compliance with NPF and RSES	Green

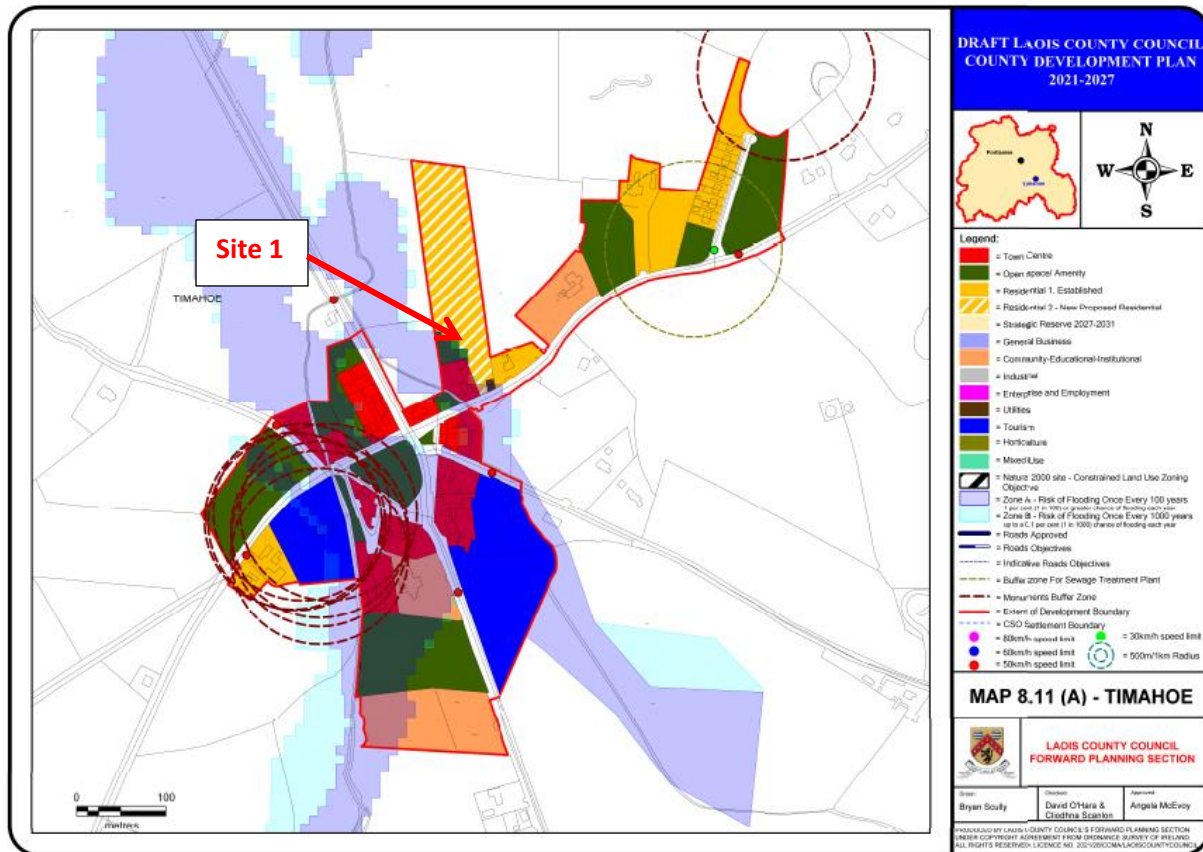
Conclusion for The Swan Tiering Assessment

TIER 1 DEVELOPMENT SITES

The site identified is within the built up settlement boundary of The Swan with the majority of infrastructure in place and with a capacity to accommodate future development.

Site 1 is therefore considered Tier 1 site for development.

3.4.7 TIMAHOE



PHYSICAL INFRASTRUCTURE CONSIDERATIONS	Site 1
TRANSPORTATION	
Are the subject lands currently accessible by the existing road network (Yes/No – Other)	Yes
Accessed by Footpath / Public Lighting Provision/ Cycle Lanes/ Pedestrian Crossings/ Traffic Calming Measures relevant to the site	Infrastructure available in close proximity to this site.
Existing Plans to upgrade or works proposed and Constraints envisaged with the subject lands i.e. access/ CPO required/ bridge crossings etc.	No current plans for upgrade works
WATER AND WASTE WATER	
Network name and capacity of Water Supply, closest water main in Meters	Timahoe WS
Issues identified with Water Supply	Level of projected growth can be accommodated
Treatment Plant Name and closest WWTP	Septic tanks
Issues identified with WWTP	Constrained
Confirm whether written commitment from delivery agency has been achieved	Any development will require a shared or individual waste water treatment system
FLOODING	
Sources of flooding with potential to effect the subject lands	
Known issues with Drainage/Flooding on the subject lands	

Commentary on Physical Infrastructure Considerations

Transportation

- *Deficits and Requirements*: A number of sites require road improvement work such as access/internal road network within any development, cycle lanes, lighting and footpaths. In general, the servicing road network provides most facilities such as footpaths, lighting etc, however cycle lanes need to be provided.
- *Costing*: Estimated costs include design and construction but exclude land costs. Laois County Council Roads Department have confirmed they do not have the resources or capacity at this time to carry out a costing exercise and therefore no costing has been provided.

Water

- *Deficits and Requirements*: All sites are located in the Timahoe Water Supply Zone. Water Services have confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites. Water Services advise that this assessment is based on a desktop exercise to identify the location of the adjacent local network.
- *Costing*: Site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process and new infrastructure will generally be developer-led through the development management process. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised). Laois County Council has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

Waste Water

- *Deficits and Requirements*: Timahoe is not serviced in terms of a waste water treatment plant. Investment is required to facilitate same. Any new development is required to deal with waste water treatment on site through various solutions. Water Services have advised that this initial assessment is based on a desktop exercise to identify the location of an adjacent local network.

Drainage

- Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off from existing and proposed developments. Sustainable Drainage Systems (SuDS) can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage. Any drainage works on site will generally be developer led through the development management process.

SOCIAL INFRASTRUCTURE AND PLANNING CONSIDERATIONS	Site 1
Distances to existing Crèche Facilities	
Distances to existing Schools	
Distances to any existing Health Care Facilities	
Distances to Town Centre or Commercial / Neighbourhood Centre	
Distances to Community Services (Community Centre)	
Provision of Public Transport	
Compliance with CDP	
Compliance with NPF and RSES	

Conclusion for Timahoe Tiering Assessment

TIER 2 DEVELOPMENT SITES

Timahoe is not identified as an urban settlement by the CSO. Public water is available, however there are no public waste water treatment facilities. Any development will require a shared or individual waste water treatment system.

Site 1 and 2 are therefore considered Tier 2 sites for development.

4. CONCLUSION

In conclusion, in accordance with National Policy Objective 72a, the Planning Authority has applied a standardised approach to differentiate between:

- i) Zoned land that is serviced; and
- ii) Zoned land that is serviceable within the life of the plan.

The following table provides a synopsis of the findings, that identifies development sites are either Tier 1 or Tier 2 within each respective settlement.

Settlement Typology	Settlement Name	Tiering of development sites by settlement
Key Town	Portlaoise	Tier 1
Self-Sustaining Towns	Abbeyleix	Tier 1
	Mountmellick	Tier 2
	Mountrath	Tier 2
	Stradbally	Tier 2
Small Towns	Rathdowney	Tier 2
	Durrow	Tier 2
	Ballylynan	Tier 1
Villages – Population > 500	Clonaslee	Tier 2
	Ballyroan	Tier 1
	Borris in Ossory	Tier 1
Villages – Population < 500	Ballybrittas	Tier 1
	Ballinakill	Tier 1
	Errill	Tier 1
	Killeen	Tier 1
	Killeshin	Tier 1
Rural Settlements	Ballacolla	Tier 1
	Castletown	Tier 2
	Coolrain	Tier 1
	Emo	Tier 1
	Newtown Doonane	Tier 2
	The Swan	Tier 2
	Timahoe	Tier 1

