



Comhairle Contae Thiobraid Árann
Tipperary County Council

Nenagh & Environs Local Area Plan 2024 - 2030

Appendix 1

Serviced Land Assessment

March 2024



1.0 Introduction

This Serviced Land Assessment (SLA) (including Settlement Capacity Audit) has been developed having regard to the standardised methodology provided in Appendix 3 of the NPF and the Section 4.5.2 of the Development Plan Guidelines for Planning Authorities (DHLGH, 2022). An assessment of the capacity of existing lands zoned for development has been carried out under a number of pre-set criteria in order to establish suitability for future development. Both **Residential (Section 2)** and **Employment (Section 3)** lands have been assessed.

2.0 Residential Assessment

2.1. Population Growth

Landuse zoning provision must accord with the Core Strategy of the TCDP. The LAP timeline is 2024 – 2030, therefore, the LAP landuse zoning requirement was adjusted by considering the TCDP 2031 framework and applying 2 additional years (2030)¹. This results in a requirement for approximately **44.4ha** of lands to be zoned for new residential use in order to accommodate projected population growth. This figure includes an additional capacity provision of 25%. Consideration has also been given to the Guidelines and their provision that zoned housing land, that is serviced, serviceable and can be developed for housing within the life of the new plan, should not be subject to de-zoning.

Consolidation and infill development underpin the development strategy in this LAP in line with achieving Strategic Objective No. 1 (Compact Growth) of the NPF. National Policy Objective (NPO 3c) of NPF requires that at least 30% of all new housing units must be delivered within the existing built-up footprint/compact growth area of the town. This principle has been embedded in this SLA and the resultant land zoning map.

2.2 Site Identification

The Nenagh Town Development Plan 2013 included land zoned for **residential** purposes as follows:

Land zoning Type	Ha	Ha
Existing Residential	165.5	
New Residential Phase 1		19.09
New Residential Phase 2		19.82
New Residential Low Density		12.27

¹ 40.0ha -26.6ha = 13.4. 13.4 * 0.66 = 8.93ha (2 out of 3 years). 8.93 plus 26.6ha = 35.53ha 2024 – 2030. For indicative purposes only an average density of 25/ha applied and ‘additional capacity’ at 25% was also applied. 35.53 plus 25% = 44.4ha

Residential Serviced Sites Phase 1		11.02
Residential Serviced Sites Phase 2		5.73
Total	165.5	67.93

This provided for **67.93ha** land zoned solely for ‘new residential’ (a combination of ‘New residential’, ‘Serviced Sites’) use², not including ‘Mixed Use’ and ‘Town Centre’ land use zoning types.

This SLA has examined potential sites in consultation with infrastructure providers across all these zoning types as outlined in the Nenagh Town Development Plan 2013, that are undeveloped and available for development. All available lands have been assessed by the SLA as part of the determination of what lands shall be zoned as suitable for residential development over the lifetime of the Nenagh LAP 2024 - 2030.

This LAP has set out revised land zoning across 11 headings with land-use zoning allocations also revised. The new zone types and allocations are set out below in Table 2.

New Land zoning Type	Hectares
Amenity	142.80
Community Services & Infrastructure	47.31
Employment	110.38
Existing Residential	177.83
Mixed Use	13.57
New Residential	65.49
Open Space & Recreation	22.87
Regeneration	10.28
Strategic Reserve	25.59
Town Environs	188.45
Urban Core	44.70

This provides for **65.49ha** lands dedicated for residential use only (not including mixed use zoning types and infill sites within existing residential areas).

2.3 Methodology

Sites for residential development were appraised based on ‘Infrastructural Requirements’ and ‘Sustainable Planning Criteria’. This enabled each site to be allocated a category based on its suitability for development, the allocation system is set out below:

² In addition, 34.86ha of undeveloped lands were zoned ‘Existing Residential’ in the Nenagh Town Development Plan 2013 (as varied and extended)

Score	SLA Assessment allocation requirements
Tier 1	Serviced Land - Existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems.
Tier 2	Serviceable Land - Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the plan.
SR	The land could not reasonably be serviced over the course of the plan but is likely to be serviceable in future years, once other lands have been developed. The land is designated as ' Strategic Reserve '.
Rezone	Where the site did not come under any of the above, it was rezoned to an alternative use

The availability of the following infrastructure has been considered in relation to the site:

- Roads
- Footpath
- Water
- Cycle lane
- Public Lighting
- Foul and Surface Water Infrastructure (Uisce Eireann datasets)

In addition, the following 'Sustainable Planning Criteria' were considered in relation to each site.

Criteria (Y/N)	Sustainable Planning Criteria applicable to the site
Compact Growth	Is the site located within the Compact Growth area (Nenagh Town profile Plan)
Walking Analysis	Is the site located within 5 -10-minute walking distance to the town centre
Walking Analysis	Is the site located within 10 –15-minute walking distance to the town centre
Consolidation/ Sequential	That the development of the land will contribute to or complete the strategic development of the wider area by virtue of consolidating an existing built pattern

All lands identified by the SFRA identified to be at risk of flooding were discounted from the assessment and consideration was given to risk arising for localised ground water flooding. The sites subject to this residential SLA are mapped. Please refer to Table 1 for the corresponding SLA table to accompany SLA Map 1.

Sites for employment uses were subject to a very similar SLA approach. However, Strategic Reserve was not applied.

A planned upgrade of the Nenagh Wastewater Treatment Plan is currently underway by Uisce Éireann to increase the capacity of the plant. An application for planning permission for the upgrade works is due to be submitted in the first half of 2024. Project delivery timeframes for the project will be available when the investment planning process, which is currently underway for the next Capital Investment Plan (2025-2029), has concluded. Project timelines are subject to planning approvals and statutory consents being obtained. The upgraded plant will have sufficient capacity to cater for the projected growth to 2030 and beyond. In the interim, while the planned upgrade project is progressing, the existing WWTP has available capacity for 927 Population Equivalent (PE). Further information is included at section 8.2.2 of the Plan. For the purposes of the SLA assessment, where waste water capacity and availability is the only issue that would indicate that a site is not serviceable now i.e. services are currently available for all other infrastructure requirements, sites will be treated as being Tier 1.

2.4 Residential Development

In line with the Development Plan Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, residential and mixed-use landing for Nenagh has been allocated.

Land zoning	Area (ha)	Description
Tier 1	32.4	Serviced Land
Tier 2	38.0	Lands that are serviceable ³ within the lifetime of the LAP
Strategic Reserve	25.59	Long-Term Strategic and Sustainable Development Sites. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines)
Regeneration	10.28	Mixed use
Urban Core	44.70	Mixed use

3. Economic Development

3.1 Economic Growth

Section 4.6.2 of the Development Plan Guidelines applies and it is stated that the development plan should include a specific focus on the spatial components of economic activity. The LECF should be augmented with a spatial analysis of economic activity, which may, in turn, inform employment and enterprise land-use zoning proposals. SLA for the lands zoned for employment use is set out in Table 2.

³ Subject to the approval of Uisce Éireann on a case by case basis

3.2 Economic Development

In line with the Development Plan Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, economic land-use zoning for Nenagh has been allocated, the total ‘available’ land for such uses is set out below and in Table 2 and is mapped in Map 2.

Land zoning	Area (ha)	Description
Employment – Tier 1	59.23	To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism. Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.
Employment – Tier 2	8.74	To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism. Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.

4.0 Maps and SLA Tables

Table 1: SLA for Lands available for new residential development

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ Excess
1	0.64	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	Rezone
2	1.86	✓	✓	✓	✓	✓	✓	✗	✗	✗	✓	T1
3	9.21	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	SR
4	3.75	✓	✓	✓	✓	✓	✓	✗	✗	✓	✓	T1
5	9.09	✓	✓	✓	✓	✓	✓	✗	✗	✗	✗	T1
6	4.20	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
7	4.15	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T2
8	1.21	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T2
9	2.52	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	Rezone
10	3.48	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T2
11	2.71	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	SR
12	0.78	✓	✓	✓	✗	✓	✓	✗	✓	✗	✓	T1

13	0.67	✓	✓	✓	✓	✓	✓	✗	✗	✓	✓	T1
14	0.38	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T1
15	0.74	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T2
16	2.14	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	SR
17	1.37	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	SR
18	11.59	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
19	0.38	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
20	3.32	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T2
21	0.43	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T1
22	1.14	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T1
23	1.52	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T2
24	2.93	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T2
25	7.13	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T2
26	4.43	✗	✗	✓	✗	✗	✓	✗	✓	✓	✓	T2
27	1.04	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T2
28	2.57	✓	✗	✓	✗	✗	✓	✗	✗	✓	✓	SR

29	1.01	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T2
30	2.16	✓	✓	✓	✗	✓	✓	✗	✗	✓	✗	SR
31	6.56	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	Rezone
32	0.19	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	Rezone
33	2.02	✓	✓	✓	✗	✗	✗	✗	✗	✗	✗	Rezone
34	0.46	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	Rezone
35	2.04	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	Rezone
36	0.24	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T2
37	32.40	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	Rezone
38	3.31	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗	SR
39	4.84	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	T2
40	6.22	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	SR / T2
41	5.24	✗	✓	✗	✗	✓	✗	✗	✗	✓	✗	Rezone

Map 1: SLA for Lands available for new residential development

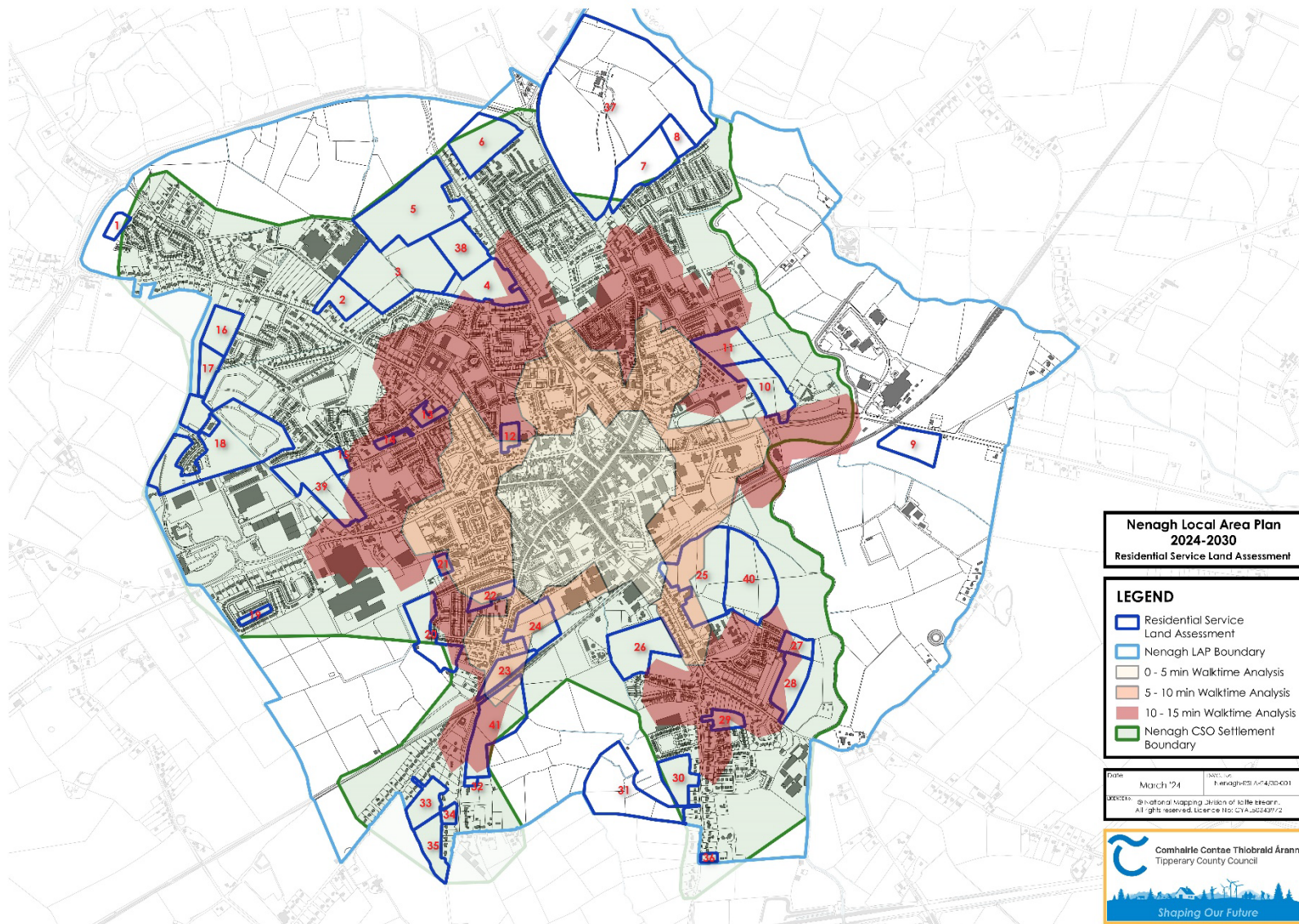


Table 2 SLA for lands available for employment use

Site reference		Availability of Infrastructure at the site						Assessment including Consideration of Sustainable Planning Criteria	Recommendation
Site reference	Area Ha	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Comment	Tier 1 or Tier 2
1	1.27	✗	✓	✓	✗	✓	✗	Access likely to be problematic given proximity to roundabout and national road and site is peripheral	Rezone
2	37.03	✓	✓	✓	✓	✓	✓	Large strategic site that will allow for the expansion for the Gortlandroe Business Park and will require access from Gortlanroe and Drommin road. Site had strategic advantages with proximity to motorway for large format low employment intensity use operators	T1
3	2.04	✓	✓	✓	✓	✓	✗	Site has strategic advantages with proximity to motorway for large format low employment intensity use operators. Also proximate to residentially zoned lands. Expected that waste water services will be available within the lifetime of the Plan	T2
4	5.85	✗	✓	✓	✓	✓	✗	Site is proximate to residentially zoned lands. Expected that waste water services will be available within the lifetime of the Plan. However, the site only has road access onto national routes which is unlikely to be supported, particularly given proximity to the roundabout junction. See Spatial Planning and National Roads Guidelines.	Rezone
5	9.97	✓	✓	✓	✗	✓	✓	Strategic Employment Site; well serviced, good motorway access for heavier industry but also Active travel links planned to connect to the town. Some flood risk issues along the river on the northern side	T1

6	6.70	✓	✓	✓	✗	✗	✗	Well serviced site which will benefit from Active travel links; Waste water infrastructure would need to be develop-led	T2
7	0.16	✗	✗	✓	✗	✓	✓	Access likely to be problematic and scale of the site would lend itself better to other uses	Rezone
8	0.99	✓	✓	✓	✗	✓	✓	Would allow for expansion of existing facilities at the Co-op and utilise existing services in this location	T1
9	6.81	✓	✓	✓	✓	✓	✓	Would allow for expansion of existing facilities at the Carey Glass and utilise existing services in this location	T1
10	1.64	✓	✓	✓	✓	✓	✓	Would allow for expansion of existing facilities at the Fi-Serv and utilise existing services in this location	T1
11	2.79	✓	✓	✓	✓	✓	✓	Would allow for expansion of existing facilities, and synergises with development of other businesses and new neighbourhood in this location and utilise existing services in this location	T1

Map 2: SLA Lands for Employment use

