

Kildare County Council

**Proposed Amendment No. 1 to the  
Maynooth Local Area Plan 2013-  
2019**

Infrastructural Assessment

Appendix IV

Issue 1 13 June 2018

## **1. Introduction**

- 1.1. This report is provided to support Proposed Amendment No.1 to the Maynooth Local Area Plan 2013-2019 (LAP) with regard to the delivery of infrastructure required for the LAP and additional land zonings proposed, as required by the National Planning Framework (NPF). The NPF sets out a tiered approach for zoning lands:

*Tier 1: Serviced Zoned Land, comprising lands that are able to connect to existing development services for which there is service capacity available and can therefore accommodate new development; and*

*Tier 2: Serviceable Zoned Land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan*

- 1.2. The NPF requires that where lands are identified as Tier 2 lands, the potential for delivery of the required services and / or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of the draft and final local area plan. This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The planning authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning. The infrastructural assessment must include a reasonable estimate of the full cost of delivery of the required infrastructure to the identified zoned lands.
- 1.3. Further guidance will be provided by the Department in respect of Infrastructural Assessments in updated Statutory Guidelines that will be issued under s.28 of the Planning & Development Act 2000 (as amended).
- 1.4. The purpose of this report is to:
- Identify if the additional lands to be zoned are Tier 1 or Tier 2 lands;
  - If the lands are identified as Tier 2 lands, identify the development services<sup>1</sup> required to support new development;
  - If the lands are identified as Tier 2 lands, confirm that funding for the required infrastructure is aligned with the lifetime of the plan; and
  - If the lands are identified as Tier 2 lands, provide a reasonable estimate of the full cost of delivering the required infrastructure to the zoned land.

## **2. Methodology**

- 2.1 In the absence of the guidance issued under s.28 of the Planning and Development Act 2000 (as amended) referred to in the NPF, the draft Infrastructural Assessment has been developed in accordance with Appendix 3 of the NPF.

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<sup>1</sup> The NPF refers to 'development services' as "road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply"

- 2.2 The Planning Department has engaged with the Transportation Department within Kildare County Council, as well as Irish Water, to assist in informing the Infrastructural Assessment. The Transportation Department and Irish Water were requested to identify the specific delivery services required to service the lands, relevant to their respective areas of responsibility. In addition, they have been requested to: (i) confirm that funding for service delivery has been identified in relevant budgets and is aligned with the local area plan period; and (ii) estimate the full cost of the delivery of these services. Further details are set out in Section 3 of this report. The lands were identified as Tier 2 lands.

### **3. Infrastructure Assessment**

#### *Water Supply*

- 3.1 With regard to water supply, Irish Water has confirmed that the lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the plan. The lands are therefore Tier 2 lands in this regard.
- 3.2 Irish Water have identified that the delivery of a new water supply main is envisaged on the route of the Maynooth Easter Relief Road. Local water supply networks within the lands would be provided by developers.
- 3.3 Irish Water has confirmed that the delivery of strategic water supply infrastructure to serve the subject lands is aligned with the current Irish Water Investment Plan. Strategic water supply infrastructure is to be delivered in conjunction with the proposed roads objective.

#### *Waste Water*

- 3.4 With regard to Waste Water infrastructure, Irish Water have confirmed that the lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the plan. The lands are therefore Tier 2 lands in this regard.
- 3.5 Irish Water has indicated that a new wastewater pumping station with associated rising main to discharge to existing gravity sewer on the R148 (Leixlip Road) is required. Delivery of a gravity trunk sewer is also required to serve the subject lands. Local wastewater network within development land to be developer provided.
- 3.6 Irish Water has confirmed that delivery of strategic waste water infrastructure to serve the subject lands is aligned with the current Irish Water Investment Plan. Strategic waste water infrastructure is to be delivered in conjunction with the proposed roads objective.

#### *Transport Infrastructure*

- 3.7 With regard to the road network infrastructure, the Council's Transportation Department has confirmed that the lands are not currently sufficiently serviced to

support new development but have potential to become fully serviced within the lifetime of the plan. The lands are therefore Tier 2 lands in this regard.

- 3.8 The Council's Transportation Department has confirmed that delivery of the required road infrastructure to serve the lands is aligned with funding through the Local Infrastructure Housing Activation Fund [LIHAF].
- 3.9 The Council's Transportation Department has estimated that the costs of delivering the road, inclusive of VAT, would be €14.5m, in line with the funding allocated for the construction of the road through LIHAF.

#### **4. Conclusions**

- 4.1. The additional lands zoned by Proposed Amendment No.1 to the Maynooth Local Area Plan 2013-2019 requires the delivery of infrastructure in order to support the future development of the lands, and can be considered to be Tier 2 lands.
- 4.2. This report identifies that roads and associated pedestrian, cycle and vehicular infrastructure will be required to support new development as well as new water and waste water infrastructure. Irish Water and the Council's Transportation Department have confirmed that funding for the implementation of this infrastructure is aligned with the Local Infrastructure Housing Activation Fund and Irish Water's Strategic Investment Plan.