



Comhairle Chontae na Gaillimhe
Galway County Council

Gort Local Area Plan 2025 - 2031

September 2025
Infrastructure Assessment

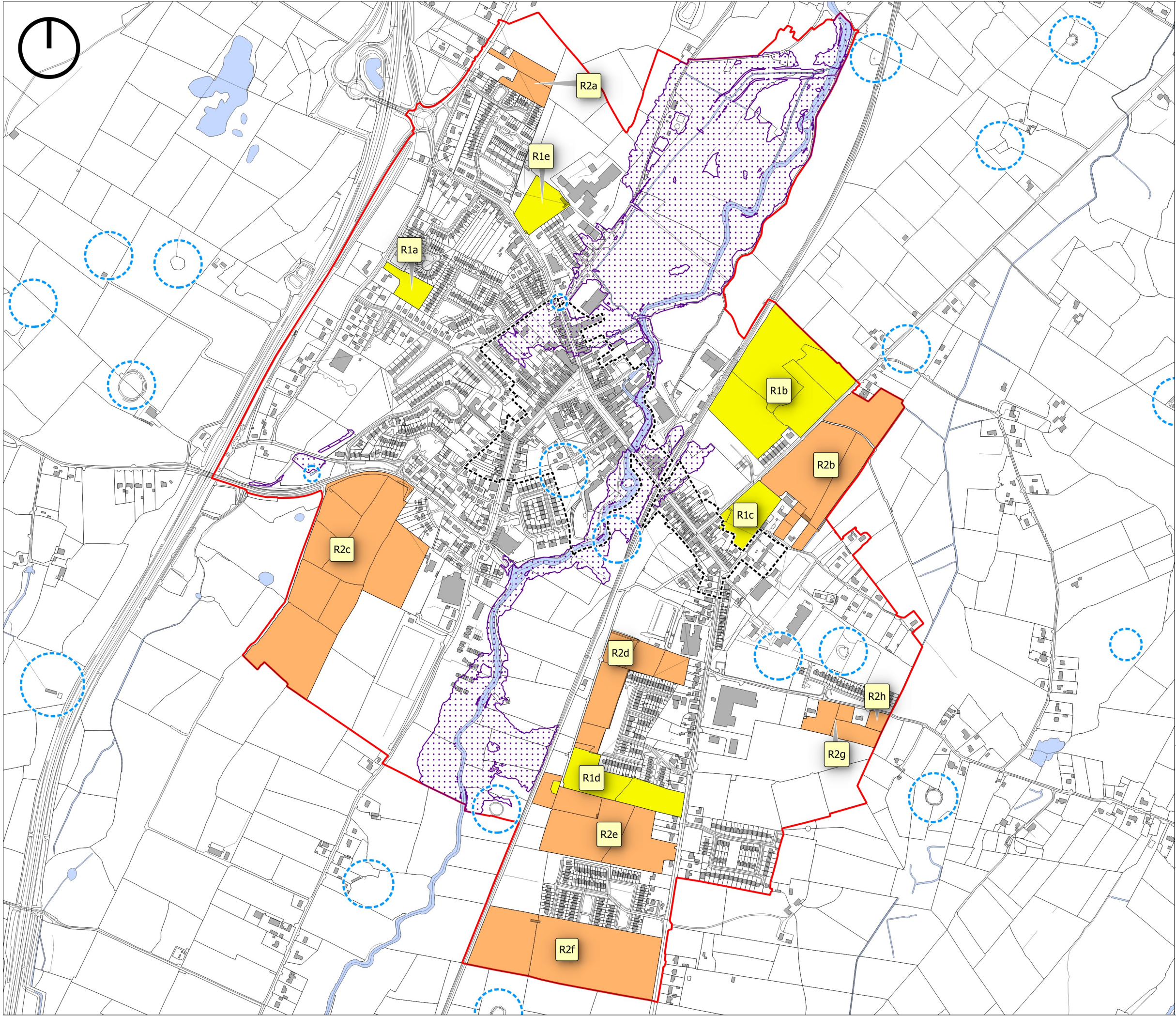
Infrastructure Assessment Proposed Residential Lands

Appendix 3 of Project Ireland 2040; National Planning Framework (NPF) sets out a methodology for a two-tier approach for zoning of land which is informed by an Infrastructural Assessment, which must identify “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 both the draft and final development or local area plan”.

The NPF defines Tier 1 and 2 lands as follows; Tier 1: Serviced Zoned Land, comprising lands that are able to connect to existing development services for which there is service capacity available and can therefore accommodate new development; and Tier 2: Serviceable Zoned Land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan. It states that Tier 1 lands will generally be positioned within the existing built up footprint of the settlement or contiguous to existing developed lands and inclusion in Tier 1 will generally require the lands to be within the footprint or spatially sequential within the identified settlement. It should be noted that the NPF refers to ‘development services’ as “road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply for which there is capacity available and can therefore accommodate new development.” 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).

		Compact Growth	Infrastructure & Services	Physical Suitability	Justification/Rationale
		Within existing settlement Infill/consolidation Proximity to town centre Promotes sustainable mobility. Access to health, education & childcare	Water Supply Wastewater Capacity Roads/Footpath/ Cycle, Surface Water	Flood Risk Built & Natural Heritage	Note; This matrix has been prepared to assist the preparation of the Local Area Plan for Gort Local Area Plan 2025-2031. The criteria listed are not considered to be exhaustive for all LAP areas.
Tier	Map Ref				
T1	R1a				Water & Sewerage services available. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required.
T1	R1b				Water & Sewerage services available. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required.
T1	R1c				Water & Sewerage services available. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required. Located in Flood Zone C.
T1	R1d				Water & Sewerage services available. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required.
T1	R1E				Water connections available. Sewer extension required. Footpath connectivity available. Medical facilities within 1km of site. Minimal intervention required. On edge of town, over 1km from schools. Moderate Intervention required.
T2	R2a				Water connections available. Sewer extension required. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required. Moderate Intervention required.
T2	R2b				Water & Sewerage services available. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required.
T2	R2c				Water & Sewerage services available. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required.
T2	R2d				Lands subject to phasing and development of R1D lands. Water & Sewerage services extension required. Education and medical facilities within 1km of site. Moderate Intervention required
T2	R2e				Water & Sewerage services available. Footpath connectivity available. Education and medical facilities within 1km of site. Minimal intervention required.
T2	R2f				Footpath connectivity available on other side of road. 100mm diameter water main in Ennis Road along eastern boundary of site. Capacity assessment required. 250mm gravity sewer in Ennis Road, northeast of the site. Extension between 50m and 250m required.

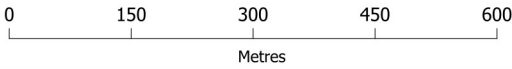
T2	R2g				Footpath extension required. 225mm diameter gravity sewer, 300m away in public roadway to the west of the site (Ennis Rd). Capacity assessment required. Third party agreement required.
T2	R2h				Footpath extension required. 225mm diameter gravity sewer, 300m away in public roadway to the west of the site (Ennis Rd). Capacity assessment required. Third party agreement required.



- Settlement Boundary
 - Constrained Land Use
 - Archaeological Zone of Notification
 - Architectural Conservation Area
- ### Residential Lands Assessment
- Residential (Phase 1) Lands
 - Residential (Phase 2) Lands

Gort Local Area Plan
2025-2031

Infrastructure Assessment
Proposed Residential Lands



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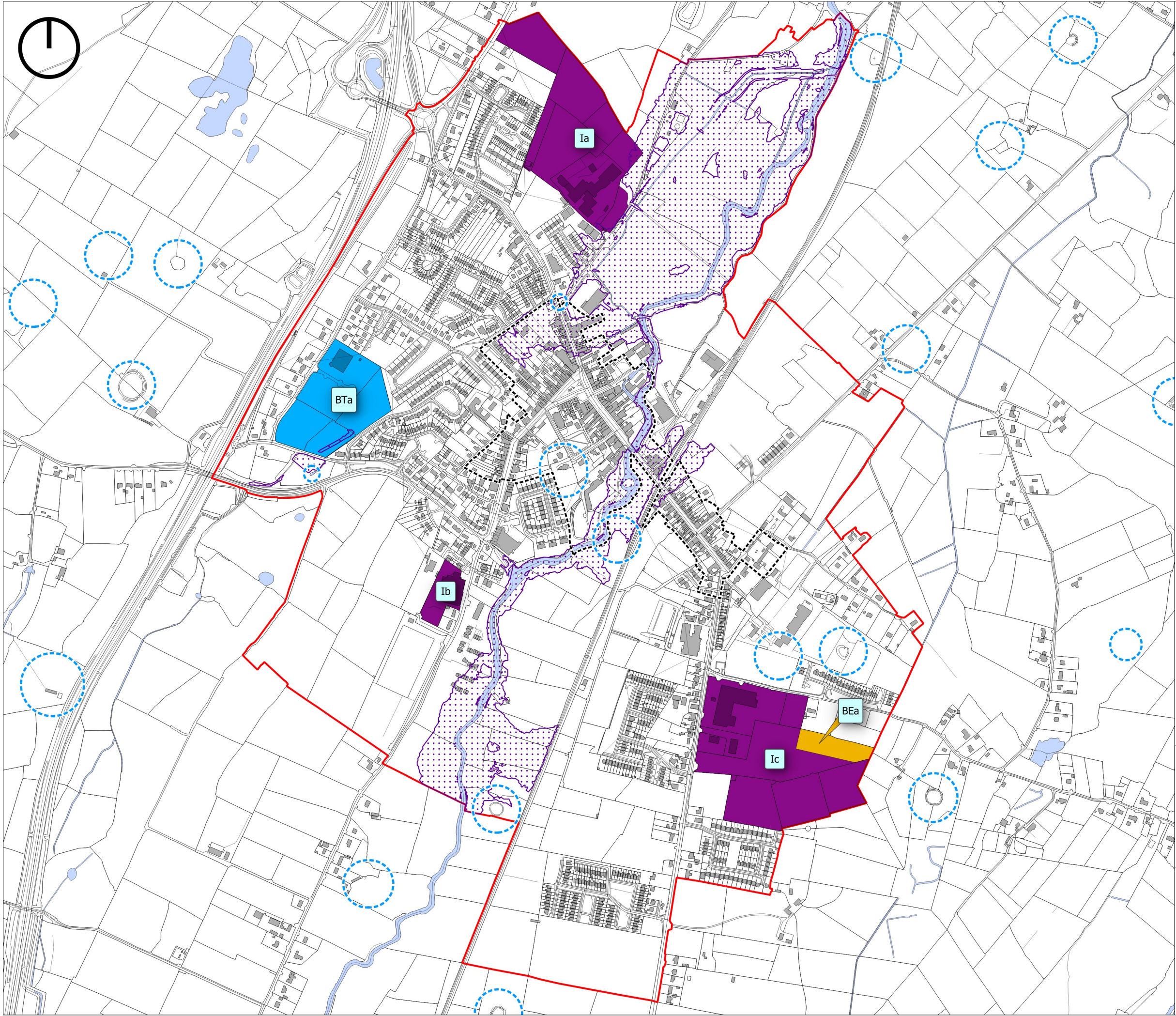
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Infrastructure Assessment Proposed Employment Lands

Appendix 3 of Project Ireland 2040; National Planning Framework (NPF) sets out a methodology for a two-tier approach for zoning of land which is informed by an Infrastructural Assessment, which must identify “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 both the draft and final development or local area plan”.

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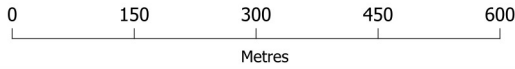
		Compact Growth	Infrastructure & Services	Physical Suitability	Justification/Rationale
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Tier	Map Ref				
T1	BEa				Water and sewer extension required. Public lighting. Site is landlocked with no footpath or road access. Intervention required.
T1	BTa				Site fully serviced, existing development serviced by public water and sewer connection.
T1	Ia				Site fully serviced, existing development serviced by public water and sewer connection.
T1	Ib				Site fully serviced, existing development serviced by public water and sewer connection.
T1	Ic				Site fully serviced, existing development serviced by public water and sewer connection.



- Settlement Boundary
- Archaeological Zone of Notification
- Architectural Conservation Area
- Constrained Land Use
- ### Employment Lands Assessment
- Business & Enterprise
- Business & Technology
- Industrial

Gort Local Area Plan
2025-2031

Infrastructure Assessment
Employment Lands



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