



Comhairle Contae Thiobraid Árann
Tipperary County Council

Draft Roscrea and Environs Local Area Plan 2023 - 2029

Appendix 1: Serviced Land Assessment

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 2023 – 2029, therefore, the LAP landuse zoning requirement was adjusted by considering the TCDP 2031 framework and applying 1 additional year (2029)¹. This results in a requirement for approximately 26 ha residential lands to accommodate projected population growth. Consideration has also been given to the Guidelines and their provision that zoned housing land, that is serviced 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 (95) must be delivered within the existing built-up footprint/compact growth area of the town.

2.2 Site Identification

The Roscrea LAP 2012 included land zoned for **residential and mixed-use** purposes as follows:

Table 1: Landuse type that supports residential use as set out in the current Roscrea LAP 2012				
New Residential	Serviced sites	Mixed use	Town Centre	Existing Residential
15.27				
9.6				
15.38	6.19			
8.18	1.48			
48.43	7.67	6.01	21.55	165.5ha

¹ 27ha – 17.9 = 9.1/3 = 3ha (1 year) = 3ha plus 17.9ha = 21ha 2023 – 2029. For indicative purposes only an average density of 20/ha applied and 'additional capacity' at 25% was also applied.

This provided for **56.1ha** of land zoned solely for ‘New Residential’ (a combination of ‘New residential’, ‘Serviced Sites’) use, not including mixed use zoning types.

This SLA has examined potential sites in consultation with infrastructure providers across all these zoning types as outlined in the Roscrea LAP 2012, 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 Roscrea LAP 2023 - 2029.

This Draft LAP has revised landuse zoning across 9 headings with landuse zoning allocations also revised, the proposed areas dedicated to each landuse zone type is outlined in Table 2:

Table 2: Proposed Landuse Zone Type as set out in the Draft Roscrea LAP	
Landuse Zone Type	Ha
Existing Residential	148.72
New Residential	28.56
Strategic Reserve	20.15
Urban Core	25.03
Regeneration	10.80
Employment	83.39
Community Services and Infrastructure	58.19
Amenity	43.13
Town Environs	188.38

This provides for **28.56ha** lands dedicated for residential use only (not including mixed use zoning types and infill sites within existing residential areas). This is a reduction of 27.54ha from the Roscrea LAP 2012.

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:

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. At least 3 Sustainable Planning Criteria applicable.
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. At least 3 Sustainable Planning Criteria applicable.

SR	Unserviced - The land could not reasonably be serviced over the course of the plan 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 (Irish Water 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 (Roscrea 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 A for the corresponding SLA table to accompany SLA Map A.

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

2.4 Residential Development

In line with the Development Management Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, residential and mixed-use land use zoning for Roscrea has been allocated.

Land zoning	Area (ha)	Description
Tier 1	28.56	Serviced Land

Tier 2		Lands that are serviceable ² within the lifetime of the LAP
Strategic Reserve	20.15	Long-Term Strategic and Sustainable Development Site. Sites that may deliver housing within the subsequent plan period (unless a review of the current plan identifies a need for additional lands) (4.4.4 of the Guidelines).
Regeneration	10.80	Mixed use
Urban Core	25.03	Mixed use

3. Economic Development

3.1 Economic Growth

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

3.2 Economic Development

In line with the Development Management Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, economic landuse zoning for Roscrea has been allocated, the total 'available' land for such uses is set out below and in Table B and is mapped in Map B.

Land zoning	Area (ha)	Description
Employment	44.05ha	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.

² Subject to the approval of Irish Water on a case by case basis

4.0 Maps and SLA Tables

Table A: SLA for lands available for 'New Residential' development

Site Reference		Availability of Infrastructure at the Site						Sustainable Planning Criteria Applicable to the Site				Category Score
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/SR/ Rezone
1	1.386101663	✓	✗	✓	✗	✗	✗	✓	✗	✗	✗	Rezone
2	1.999289738	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	SR
3	1.554995354	✓	✗	✓	✗	✗	✗	✓	✗	✗	✗	SR
4	0.70618562	✗	✗	✗	✗	✗	✗	✓	✗	✗	✓	SR
5	0.395220615	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	SR
6	1.377275443	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	T1
7	1.695575236	✓	✓	✓	✗	✓	✓	✓	✗	✗	✗	T1
8	2.465742636	✓	✓	✓	✗	✓	✓	✓	✗	✗	✗	SR
9	1.733877968	✓	✗	✓	✗	✗	✓	✓	✗	✓	✗	T1
10	1.568904646	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	SR
11	1.249534839	✓	✗	✓	✗	✗	✓	✓	✗	✓	✗	T2
12	2.034405428	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	T2

13	0.428001788	✓	✓	✓	✗	✗	✓	✓	✗	✓	✓	T2
14	1.927861781	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	T2
15	1.016201853	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	T2
16	0.11774465	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	T2
17	0.339486949	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	T2
18	0.986450179	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	T2
19	1.4042956	✓	✓	✓	✗	✗	✓	✓	✗	✓	✗	T2
20	0.808074697	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	T2
21	1.192217583	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	T1
22	2.388822174	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	SR
23	1.830905842	✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
24	2.048789965	✓	✗	✓	✗	✓	✓	✓	✓	✗	✗	Rezone
25	1.467664823	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	SR
26	1.067439501	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	SR
27	1.843271906	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	SR
28	3.022104753	✓	✗	✓	✗	✓	✗	✓	✓	✗	✗	T2

29	2.356459716	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	T2
30	1.587508194	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	Rezone
31	1.242226774	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	T2
32	1.931086399	✓	✓	✓	✗	✓	✓	✓	✓	✗	✗	T2
33	2.422112921	✓	✓	✓	✗	✓	✗	✓	✗	✓	✗	Rezone
34	2.620959562	✓	✓	✓	✗	✓	✗	✓	✗	✓	✗	Rezone
35	1.927926366	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	SR
36	1.626082259	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	SR
37	1.091056478	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	T1
38	3.188068676	✓	✓	✓	✗	✓	✓	✓	✗	✗	✓	T1
39	7.054081159	✓	✓	✓	✗	✓	✓	✓	✗	✗	✓	T1
40	1.090268483	✓	✓	✓	✗	✓	✓	✓	✗	✗	✓	SR
41	0.92212923	✓	✓	✓	✗	✓	✓	✓	✗	✗	✓	SR
42	2	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	T1
43	0.84	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	T1

Note: Sites 42 and 43 are sites designated for residential use and not previously zone for such use in the former LAP.

Map A: SLA for lands available for 'New Residential' development

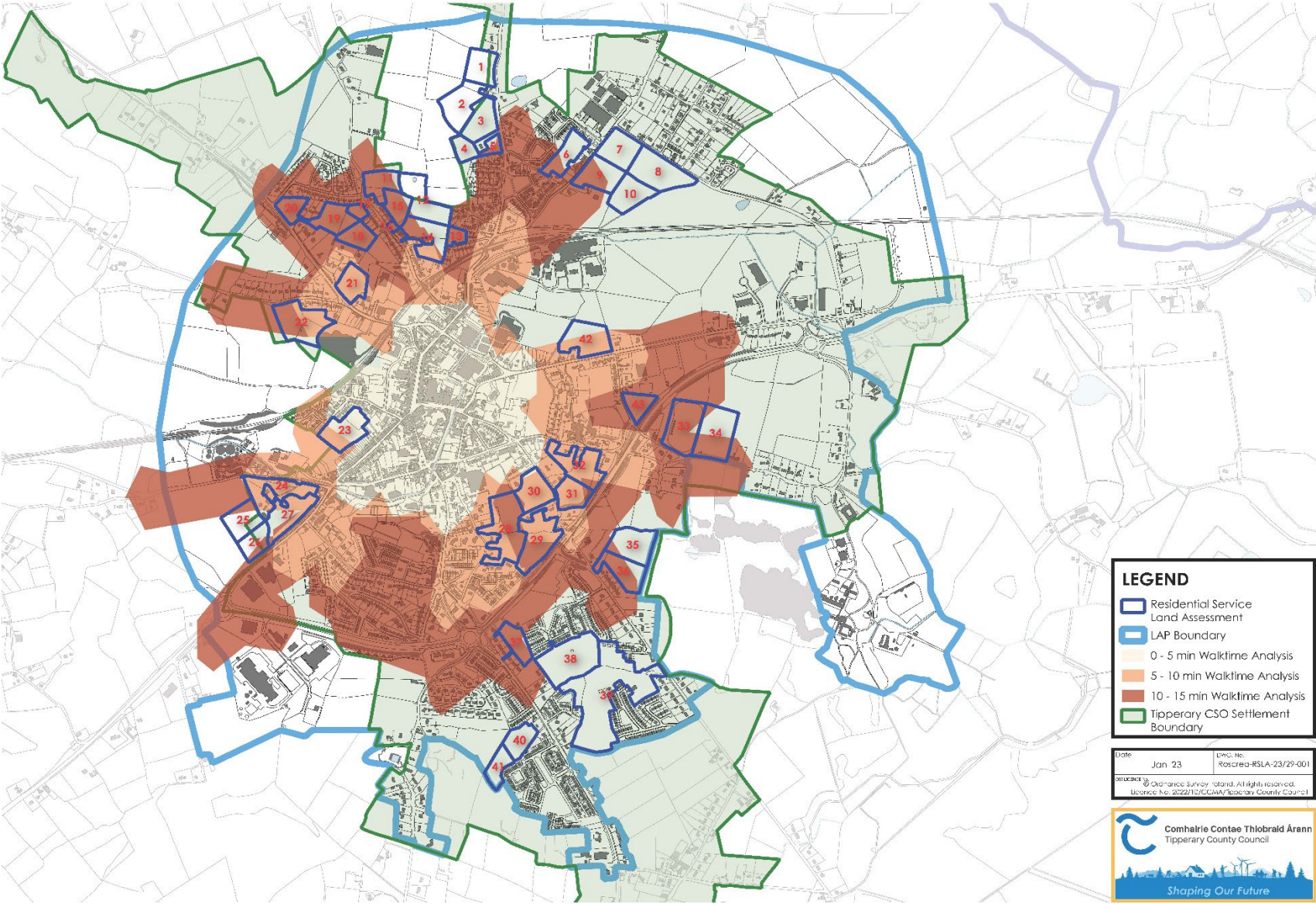


Table B: SLA for lands available (primarily vacant) and zoned for 'Employment' use

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	9.058202558	✓	✓	✓	✗	✓	✓	Benamore Business Park. Fully serviced park managed by Tipperary County Council. Designated 'strategic employment' area.	T1
2	14.70822781	✓	✓	✓	✗	✓	✓	Existing partially developed logistics and industrial area, fully serviced, with access on the Dublin Road. Designated 'Strategic employment area'. Areas at flood risk rezoned to 'amenity'	T1
3	2.59813777	✓	✓	✓	✗	✓	✓	Site located to the rear of existing meat processing facility.	T1
4	2.758303884	✓	✓	✓	✗	✓	✓	Located adjacent to an existing industrial area, this site is well serviced, with access from Monastery Road.	T1
5	3.133797753	✓	✓	✓	✗	✓	✓	Located adjacent to an existing industrial area, this site is well serviced, with access to the N62	T1
6	1.14261765	✓	✓	✓	✗	✓	✓	Located adjacent to an existing industrial area, this site is well serviced, with access to the N62. Adjoining 'strategic employment' area.	T1
7	6.08644877	✓	✓	✓	✗	✓	✓	Located adjacent to an existing industrial area, this site is well serviced, with access to the N62. Adjoining 'strategic employment' area.	T1
8	0.803400981	✗	✗	✓	✗	✗	✗	Located in existing mixed-use area. Consideration required with respect to access and services for this site.	T2

Note: No additional areas have been identified for employment use in Roscrea.

Map B: SLA lands for available for 'Employment' use

