Appendix C

TEMPLATE SITE APPRAISAL FORM

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| SITE APPRAISAL FORM |
| 1.0 | GENERAL INFORMATION |
| 1.1 | Location: |  |
| 1.2 | Site area: |  |
| 1.3 | Total developable area: |  |
| 1.4 | Floorspace in use, for sale and/or vacant: |  |
| 1.5 | Current land-use and character of the surrounding area: |  |
| 1.6 | How was the site identified? |  |
| 2.0 | PLANNING AND SPATIAL ANALYSIS |
| 2.1 | Site history: |  |
| 2.2 | Settlement type (with reference to NPF, RSES and development plan settlement hierarchies): |  |
| 2.3 | Is the site located within the built-up footprint of a settlement?74 |  |
| 2.4 | Site location:1. Central area;
2. Urban area;
3. Suburban or edge area;75 or
4. Rural area.
 |  |
| 2.5 | Is the site indicated in a Town Centre First (TCF) plan as a priority area or opportunity site? |  |

74 As defined in the [National Planning Framework](https://www.opr.ie/wp-content/uploads/2024/05/Project-Ireland-2040-NPF-1.pdf), Appendix 4, Reference 17 and any subsequent revision.

75 As defined in the [Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities](https://www.gov.ie/pdf/?file=https%3A//assets.gov.ie/280882/af1b1694-6ff4-4a14-b2c6-f104347ffb53.pdf&page=null) [(2024)](https://www.gov.ie/pdf/?file=https%3A//assets.gov.ie/280882/af1b1694-6ff4-4a14-b2c6-f104347ffb53.pdf&page=null).

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| 3.0 | LOCATION AND ACCESSIBILITY CRITERIAThe accessibility of locations can be rated having regard to criteria for location accessibility determined by the DHLGH.76 Ease of access to/from populated areas walking, cycling and by public transport networks; NTA’s ATOS and PTAL scores (to be determined in consultation with NTA). |
| 3.1 | Central Urban Locations: | Distance range of site (metres) | ATOS & PTALscore |
|  | Sites within walking distance (i.e. up to 15 minutes or 1,000-1,500m) of principal city centres. |  |  |
| 3.2 | High Capacity Public Transport Node or Interchange: | Distance range of site (metres) | ATOS & PTALscore |
|  | Lands within 1,000m (1km) walking distance of an existing or planned77 high capacity urban public transport node or interchange, namely an interchange or node that includes DART, high frequency commuter rail,78 light rail or MetroLink services; or locations within 500m walking distance of an existing or planned Bus Connects *‘Core Bus Corridor*’ stop. |  |  |
| 3.3 | Accessible Locations: | Distance range of site (metres) | ATOS & PTALscore |
|  | Sites within easy walking distance (i.e. up to five minutes or 400-500m) to/from high frequency (i.e. ten minute peak hour frequency) urban bus services. |  |  |
| 3.4 | Intermediate Locations: | Distance range of site (metres) | ATOS & PTALscore |
|  | Lands within 500-1,000m (i.e. 10-12 minute walk) of existing or planned high frequency (i.e. ten minute peak hour frequency) urban bus services. |  |  |
|  | Lands within 500m (i.e. six minute walk) of a reasonably frequent (minimum 15 minute peak hour frequency) urban bus service. |  |  |
| 3.5 | Peripheral and/or Less Accessible Urban Locations: | Distance range of site (metres) | ATOS & PTALscore |
|  | All other locations within settlement. |  |  |
| 3.6 | Rural Locations: | Distance from relevant settlement(s)(kilometres) | ATOS & PTALscore |
|  | Site location: |  |  |
|  | Transport Infrastructure Characteristics of Site: | Proximity (metres) |
| 3.7 | Footpath access (including public lighting): |  |

76 Under Table 3.8 of the [Sustainable Residential Development and Compact Settlements Guidelines for Planning](https://www.opr.ie/wp-content/uploads/2024/01/Sustainable-Residential-Development-and-Compact-Settlements-Guidelines-for-Planning-Authorities.pdf) [Authorities (2024)](https://www.opr.ie/wp-content/uploads/2024/01/Sustainable-Residential-Development-and-Compact-Settlements-Guidelines-for-Planning-Authorities.pdf) and Section 2.4 of the [Sustainable Urban Housing: Design Standards for New Apartments (2020)](https://www.opr.ie/wp-content/uploads/2021/01/December-2020-Design-Standards-for-New-Apartments.pdf).

77 *‘Planned public transport’* refers to transport infrastructure and services identified in a Metropolitan Area Transport Strategy for the five cities and where a public authority (e.g. NTA, TII or Irish Rail) has published the preferred route option and stop locations for the planned public transport.

78 10-15 minute peak hour frequency.

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| 3.8 | Cycle access (including type and public lighting): |  |
| 3.9 | Road access (including lighting provision): |  |
| 3.10 | Access to road network – national, regional, local or other road access: |  |

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| 4.0 | INFRASTRUCTURE CRITERIA (TIER 1 OR TIER 2)Availability of footpath access, cycle access, road access, public lighting, wastewater, water supply, surface water drainage, and cost of delivery of infrastructure, where not currently available. |
| 4.1 | Cost of extending existing physical infrastructure networks to the site for access where it is unavailable and where feasible:1. Pedestrian;
2. Cycle;
3. Public transport;
4. Road network.
 |  |
| 4.2 | Foul drainage:1. Will zoning accommodate developments with particular waste loading characteristics79 that will place high demand on wastewater treatment and/or network infrastructure?
2. Treatment – is there sufficient capacity at the treatment plant? Is there sufficient capacity in the receiving waters for additional discharges to the plant and/or the receiving environment?
3. Network – is the site proximal to the existing wastewater collection network? Is there capacity in the wastewater network for the additional discharge?
4. Is there potential for complementary development to reuse water effluent from one sector as an input to another, in line with the circular economy?
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| 4.3 | Water supply:1. Will zoning accommodate developments with particular waste loading characteristics80 that will place high demand on water supply and/or network infrastructure?
2. Source vulnerability?
3. Is the site proximal to the existing water network?
4. Is there sufficient capacity at the water treatment plant?
5. Is there sufficient capacity in the water network?
6. Is there potential to provide water from alternative sources, such as rainwater harvesting and use of grey water and treated wastewater reuse, if appropriate?
7. Is there potential for water use on the site to be offset in other parts of the catchment, so that water neutrality can be achieved?
8. Is there potential for complementary development to reuse water effluent from one sector as water supply for another, in line with the circular economy?
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79 This may include developments producing high quantities of effluent and/or producing effluent with particularly high Biological Oxygen Demand (BOD) or other particular effluent characteristics, such as high temperatures or very clean water, that place specific and/or high demand on wastewater treatment facilities. Uisce Éireann should be consulted.

80 In particular, this would include all food processing, textile production, data centres and some technology industries. Uisce Éireann should be consulted.

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| 4.4 | Surface water drainage:1. Will zoning accommodate developments with particular surface water characteristics that will place high demand on water supply and/or network infrastructure?
2. Capacity of the site to manage surface water drainage by nature-based solutions on-site and/or

network requirements.1. Is there potential reuse of surface water runoff as an input to development, in line with the circular economy?
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| 4.5 | Public lighting: |  |
| 4.6 | Broadband availability: |  |
| 4.7 | Potential costings to deliver additional infrastructure under 4.2-4.6: |  |
| 4.8 | Agency responsible for the delivery of the requisite infrastructure: |  |

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| 5.0 | ENVIRONMENTAL CRITERIAFlood risk management, environmental protection sites, cultural heritage, amenity areas, and sensitive uses. |
| 5.1 | Flood risk: |  |
| 5.2 | Contaminated land: |  |
| 5.3 | Archaeology and built heritage: |  |
| 5.4 | Natural Heritage Designations – proximity to European sites (SAC/ SPA), RAMSAR sites, National Heritage Areas etc.: |  |
| 5.5 | Landscape and visual amenity (objective rating): |  |

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| 6.0 | OTHER RELEVANT OPPORTUNITIES OR CONSTRAINTS RELATING TO THE SITE |
| 6.1 | Other opportunities or constraints that may be relevant to consider in the assessment of the site.Examples of constraints may include legal, budgetary, resource, technical.Examples of opportunities may relate to circular economy, as referred to in respect of foul effluent, water supply and surface water runoff above and to waste management infrastructure. |  |

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| 7.0 | SITE ASSESSMENT SUMMARY |
| 7.1 | Deliverability and potential phasing:Is the portfolio suitable for tier 1 or tier 2 or long-term strategic reserve? |  |
| 7.2 | All specific interventions necessary to facilitate development of the site: |  |
| 7.3 | Coordination:Responsible body for enabling interventions and development of the site: |  |
| 7.4 | Site suitability/potential:Location for expansion; Location for new development;Location for potential relocation of enterprise; and Site not suitable (state reasons). |  |
| 7.5 | Monitoring criteria:Outline relevant indicators that will be used for the purposes of monitoring the uptake of the site in future reviews. |  |