



# **DEVELOPMENT IMPACT ASSESSMENT**

## **AGENTS GUIDANCE DOCUMENT**

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## **1.0 Introduction**

Under section 9.8 of the South Tipperary County Development Plan (CDP) 2009-2015 which was adopted on the 9<sup>th</sup> February 2009 it is stated that South Tipperary County Council (STCC) will require that all new residential development proposals [which are subject to the provisions of Part V of the Planning and Development Act 2000 (as amended)] be accompanied by a Development Impact Assessment (DIA).

DIA is a new and innovative mechanism not only within the development management system currently in place in South Tipperary but nationwide.

The purpose of this Guidance Document is to set out how the Planning Section envisages a DIA to be undertaken and to broadly indicate the level of detail to be provided. It is intended that this document will guide the DIA process rather than being prescriptive or exhaustive. It is intended that the Planning Section will also engage all agents operating within the County in a DIA Best Practise Seminar.

### **1.1 What is Development Impact Assessment**

A DIA should identify the impact a proposed development will have on existing services and community facilities in the settlement and identify how an applicant proposes to address any identified deficiencies and develop appropriate new facilities.

The purpose of DIA is to ensure that receiving settlements have the capacity to cater for any proposed development. A DIA (when undertaken properly) will identify any deficiencies in the existing community which need to be addressed. During the assessment process it will be possible to ensure that any development occurs in tandem with community and service facilities leading to the formation of sustainable communities within South Tipperary. A DIA should be as concise as possible with only the necessary information included. Notwithstanding the content of this Guidance Document the Area Planner will assess each DIA on its own merit and shall be satisfied that a DIA has addressed all of the relevant issues

### **1.2 Contents of a DIA**

As set out in the CDP 2009-2015;

*“Scoping for DIA should consider the impact of the proposed development on the visual qualities and distinctive characteristics of the settlement and streetscape, phasing of the development dependent on the relevant function of the settlement within the settlement strategy, sequential testing, capacity of schools and childcare places, capacity of community facilities including bring bank facilities, open space, retail and other commercial uses, trip generation, car parking particularly in the settlement centre, pedestrian movements and general traffic safety and infrastructure such as waste and surface water treatment/disposal and water supply”.*

*“Where constraints are identified as a result of the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application.*

*“The Council will assess each development on its own merits, having regard to the statutory requirements of the development, the nature and use(s) proposed, the range of existing services available to the community and having regard to other relevant policies and standards of the County Development Plan. Developers are encouraged to consult with the local community as part of the preparation of the Development Impact Assessment”.*

## **2.0 Guidance on undertaking a DIA**

Section 9.8 of the CDP 2009-2015 provides an indicative list of the issues which should be assessed to establish the impact the development will have under a DIA. However this list is not exhaustive and having regard to the individual character and attributes of each settlement there is an inherent degree of flexibility.

### **2.1 Community Consultation**

With respect to applicants collating information under all of the headings set out below it is essential that the local community is consulted by the developer/applicant using the Community & Voluntary Forum as a contact (see Section 6 for Contact Details). The Community & Voluntary Forum will provide information to applicants regarding the active community groups in a locality and has also volunteered to function as a mediator at community meetings. The applicant shall include a statement in the DIA setting out the manner in which the necessary community groups were consulted in order to gain local knowledge of the existing and required facilities along with any proposals for provision of such services/facilities.

It is vital to clearly set out that the purpose of engaging with any local community groups is not to compile a set list of what the community would like to see delivered in exchange for support for any proposed development but rather to gather local knowledge regarding the characteristics of the receiving settlement and existing/necessary community facilities. STCC and the South Tipperary County Childcare Committee (STCCC) will also be able to provide a portion of the required information/data (Contacts are included under Section 6). A checklist of positive indicators has also been provided under **Appendix 1**; applicants shall evaluate a development proposal using the criteria below and the checklist should be completed at regular intervals as the design progresses to ensure that the development is in accordance with best practice design principles.

### **2.2 Visual qualities and distinctive characteristics of the settlement and streetscape & design of the proposed development in context**

Under this section the applicant shall describe the defining characteristics of the existing settlement and streetscape. A design concept for the proposed development and the manner in which the development will contribute and integrate into the existing settlement shall be set out. In this regard Section 4.4 (Housing Design & Development on Zoned Lands) Section 9.4 (Design Considerations) & Section 9.6 (Residential Development in Settlements) of the CDP 2009-2015 in addition to the Urban Design Manual (companion document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas December 2008) provide guidance on best practice urban design standards and shall be consulted at the design stage of any proposed development to ensure a high quality of layout, design and public realm. Sketches/photomontages/visuals may also be used in responding to this element of the DIA.

### 2.2.2 District Service Centre Enhancement Schemes

The Council has endorsed five District Service Centre Enhancement Schemes (DSCES) for Ardfinnan, Kilsheelan, Ballyclerihan, Killenale and Lisvarrinane and it is likely that the Council will endorse a further scheme for Dundrum, in the near future. Further DSCES will also be prepared during the lifetime of the current CDP; those listed for 2009 are Holycross, Bansha, Golden, Ballingarry, Mullinahone, Clogheen and Ballyporeen. Where a DSCES has been endorsed by the Council, developers will be required to conform to the provisions of the scheme and to include for same under the submitted DIA (see Specific Housing Objective No. 5 & Section 9.8 of the CDP 2009-2015).

### 2.3 Sequential Testing

The applicant shall demonstrate, using mapping where required, that the application site is the next logical site to be developed having regard to its location relative to the village centre. Where the applicant is proposing to develop a site at the edge of the settlement centre whilst there are undeveloped and suitable zoned lands at a more appropriate location, the justification for selecting the application site shall be clearly set out i.e. serviced site at edge of village may be acceptable as a Waste Water Treatment Plant is being provided.

### 2.4 Capacity of schools

The development of new residential units within a settlement can result in three possible scenarios for local schools;

- (a) The school is operating well below capacity and is in fact seeking to increase attendance numbers
- (b) The school is operating near capacity but can facilitate the pupils from the new development
- (c) The school is operating at capacity and cannot increase attendance numbers without extending the existing facilities

The existing educational facilities within or serving the settlement (primary & secondary) shall be consulted as to their capacity to cater for the proposed development. The applicant shall provide a letter from the school(s) or a copy of the school enrolment policy to substantiate any statements made regarding available and projected capacity in this regard. In calculating the number of required primary/secondary school places generated by a proposed development the following methodology shall be used.

$$\begin{array}{rcl}
 \text{No. of proposed} & & \text{average no. of} \\
 \text{residential units} & \times & \text{persons/private} \\
 & & \text{household} \\
 & & (2.8 \text{ for South} \\
 & & \text{Tipperary as per} \\
 & & \text{Census 2006}) \\
 & & = \\
 & & \text{Proposed} \\
 & & \text{increase in} \\
 & & \text{population}
 \end{array}$$

The Department of Education calculates that 12% of the population at any given time is of primary school going age and that 8.5% of the population at any time is of post primary school going age. Furthermore each primary school classroom will have an assumed 25 pupils. Based on this information it is possible to calculate the number of required school places generated by a proposed development. Where it is identified that the school serving the receiving settlement cannot cater for the proposed increase in pupil numbers (calculated using the methodology set out above) the applicant/developer shall set out definitive measures by the applicant or the relevant schools to overcome/address this issue.

## 2.5 Capacity of community facilities

The DIA shall provide information regarding all existing community facilities within the receiving settlement. The DIA shall make specific reference to the location, capacity and condition of the existing facilities using mapping tools and photographs where necessary. Discussions with any active Community Groups (as advised through discussions with the Community and Voluntary Forum) will highlight existing capacity issues in addition to pinpointing a need for a particular facility/service. As set out previously the purpose of meeting with various community groups is not to formulate a shopping list of unrealistic demands but rather to gather local knowledge. This process will also enable a developer/applicant to undertake market research and in response to the DIA process a design brief may evolve so as to better meet the needs of the local community. **Table 1** below sets out the facilities/services which it is desirable to see provided in each of the settlement tiers (this is based on the Settlement Tier/Facility Matrix included as **Appendix 2**). This list is not exhaustive and some settlements may currently have less than or in excess of the facilities/services listed. A review of the existing facilities within the settlement in conjunction with the matrix included as **Appendix 2** will highlight deficiencies in existing services. It is important to note that whilst it is desirable that a proposed development will somewhat address an identified deficit any proposed measure in this regard should be relevant in scale to the proposed development and the characteristics of the receiving settlement.

### District Service Centre

- |                                    |                         |
|------------------------------------|-------------------------|
| ❖ Post Office                      | ❖ Sports Hall           |
| ❖ Local Shop/Garage                | ❖ Community/Parish Hall |
| ❖ Bring Bank Facilities            | ❖ School                |
| ❖ Church/Graveyard                 | ❖ Playground            |
| ❖ Doctors Surgery                  | ❖ Childcare Facilities  |
| ❖ Outdoor Sports Pitches/Clubhouse |                         |

### Local Service Centre

- |                         |                                    |
|-------------------------|------------------------------------|
| ❖ Post Office           | ❖ Community Hall                   |
| ❖ Local Shop/Garage     | ❖ School                           |
| ❖ Bring Bank Facilities | ❖ Outdoor Sports Pitches/Clubhouse |
| ❖ Church/Graveyard      | ❖ Childcare Facilities             |

### Settlement Nodes

- |                          |                         |
|--------------------------|-------------------------|
| ❖ Post Office/Local Shop | ❖ Bring Bank Facilities |
| ❖ School                 | ❖ Church/Graveyard      |
| ❖ Outdoor Sports Pitches |                         |

**Table 1:** List of facilities to be achieved within each settlement tier

## 2.6 Open space

The manner in which the open space to be provided under the proposed development will integrate with the existing open spaces in terms of use and connectivity shall be evaluated i.e. riverwalks, access ways, pedestrian & cycle routes. Section 9.11 (Open Space Requirements) and any relevant specific objectives set out under Appendix 13 (Volume 3) in addition to any applicable DSCES shall be consulted and adhered to in this regard. Furthermore the applicant shall demonstrate that the open space forms an integrated part of the development, is well designed, usable and capable of being supervised.

## 2.7 Retail/commercial uses

Where an application site includes village/town centre zoning the DIA shall include an audit of existing retail/commercial facilities within the settlement and any evident potential for the development of retail/commercial uses shall be identified. If appropriate the applicant/developer shall set out means to address potential/deficit.

## 2.8 Pedestrian movements & traffic safety, trip generation & car parking

As set out in Section 7.1.4 and Appendix 2 Section 1.1 of the CDP 2009-2015 pedestrians and cyclists, particularly children and persons with impaired mobility, need attractive routes that are positive, safe, directly related to desire lines, accessible and free from barriers. People feel safer on streets where there is activity, where drivers, residents and other road users can see them. An applicant shall demonstrate that there is an acceptable level of connectivity for pedestrians/cyclists to services from the proposed residential development. Where there are no satisfactory pedestrian/cyclist routes to local services and the settlement centre the applicant shall be required to provide same where possible. In addition where the size of the development is sufficient to be served by public transport the applicant shall demonstrate that the layout of the development provides for a bus company (including Ring-a-Link and other private bus/mini-bus providers) to service the scheme (also see Section 2.2.2 of this document which refers to the DSCES).

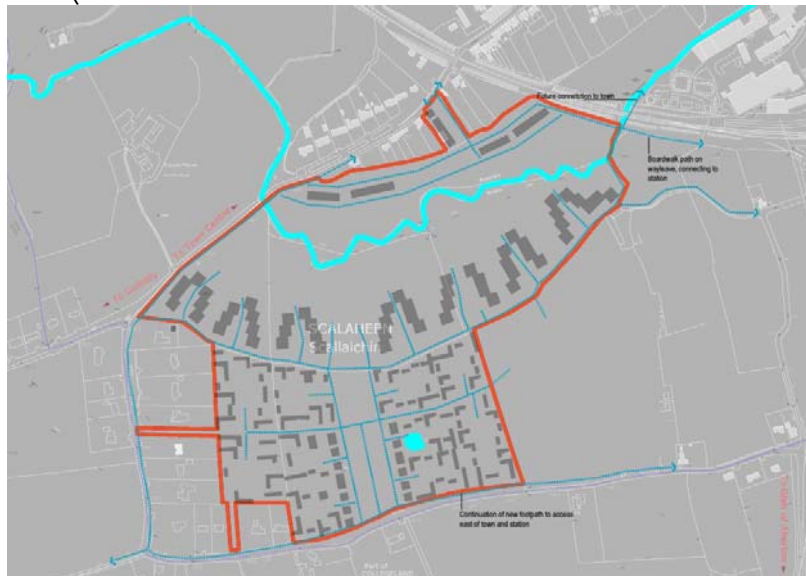
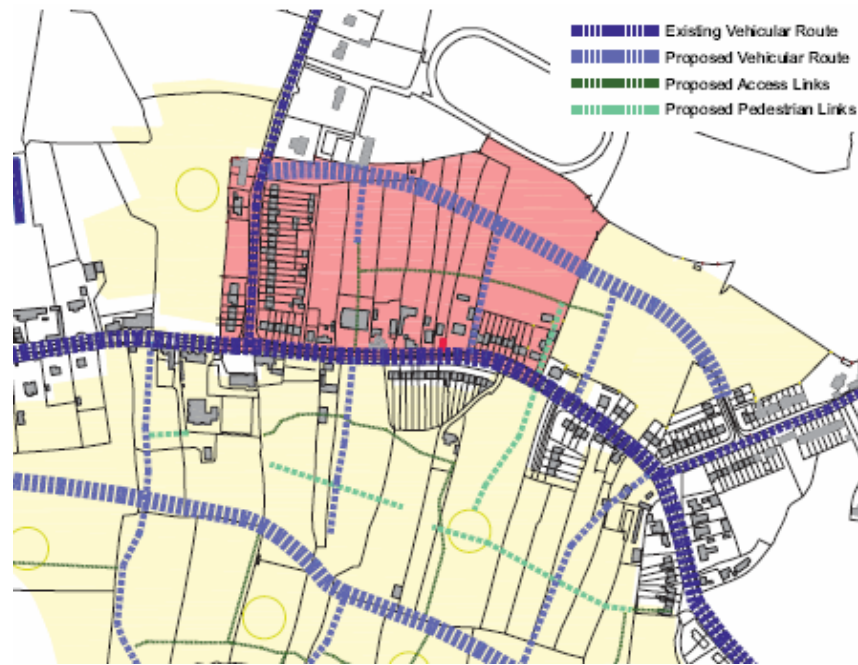


Plate 1: Pedestrian Movement

Source: Master Plan Development Brief for Scalaheen, Tipperary Town



**Plate 2: Residential Scheme**  
**Source: Urban Design Manual DoEHLG 2008**

Where the application site is to be located adjacent to a community facility which suffers from a car parking deficit it may be appropriate to provide for additional car parking spaces on the application site to address same. The recommendation as to whether this approach is necessary will ultimately rest with the Area Planner.

### 2.9 Phasing of the development

The DIA should consider the impact of the development on the settlement and its associated services/facilities and present appropriate phasing arrangements with specified timescales so as to ensure the timely integration of the new development into the settlement in line with appropriate facilities/services.

### 3.0 Childcare Facilities

One of the core objectives of DIA is to encourage pooling of Childcare Facilities/places within settlements so that the potential for duplication of facilities (which tend to operate below capacity) is avoided in the future. It is essential to bear in mind that the intention of STCC is not to inhibit competition and the Area Planner will make a decision with regards to whether additional childcare facilities are equitable. Among other requirements the DIA shall assess the capacity of existing childcare facilities to cater to the proposed development. The CDP 2009 - 2015 also requires that;

*“Where constraints are identified in the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application”.*

Where an application requires a DIA the applicant is obliged to consult with the STCCC who will indicate in writing what the current situation is. The applicant shall include copies of all correspondence with the DIA and shall have regard to the advice of the STCCC in designing the proposed development.

As a result of this process an applicant may be required to provide for childcare facilities/spaces at a suitable location or alternatively the Planning Authority may encourage extending an existing childcare facility within the settlement, where the development will create a need. This approach will eliminate existing situations where there are a number of childcare facilities located in close proximity to each other yet none operating at full capacity. Exact requirements in this regard shall be decided by the Planning Authority in consultation with STCCC.

#### **4.0 Practical Issues**

If there is a need for a certain community facility and same community facility can be properly accommodated on the application site having regard to the location and zoning then the Local Authority may request the applicant to amend the proposed scheme having regard to the findings of the DIA. For example an applicant on a residentially zoned site on the fringe of the settlement may undertake to provide a playing pitch in excess of the required open space standards whilst a developer on a village centre zoned site may undertake to cater to an identified need in retail/medical services.

It is desirable that a proposed development will somewhat address an identified deficit and any proposed measures in this regard should be relevant in scale to the proposed development and the characteristics of the receiving settlement. If a proposed development exacerbates an identified deficit then this may give rise to reason for refusal.

Ultimately it is hoped that the DIA will aid the Local Authority in building up a picture of needs, will encourage the community and the developer to talk about needs, agree a way forward on how to deliver same and avoid duplication of services.

## 5.0 Contacts

**The Community & Voluntary Forum,**  
The Wilderness Youth & Community Centre,  
Wilderness Grove,  
Clonmel  
Co. Tipperary.  
Tel: 052- 6180699  
Mob: 087 - 9271524  
Fax: 052-6180697  
E-mail: [southtipforum@eircom.net](mailto:southtipforum@eircom.net)

**South Tipperary County Childcare  
Committee,**  
Unit 5, Ground Floor,  
Hughes Mill,  
Suir Island,  
Clonmel  
Co. Tipperary  
052 – 6182274

**Water Supply & Connections,**  
County Hall,  
Emmet Street,  
Clonmel,  
Tel: 052 6134464/ 052 6134478  
Email: [water@southtippcoco.ie](mailto:water@southtippcoco.ie)

**Roads Department,**  
County Hall,  
Emmet Street,  
Clonmel.  
Tel: 052 6134455  
Email: [roads@southtippcoco.ie](mailto:roads@southtippcoco.ie)

**Environment Department,**  
Old Museum Building,  
Parnell Street,  
Clonmel  
Co. Tipperary  
Tel: 1800 20 26 27  
Email: [environment@southtippcoco.ie](mailto:environment@southtippcoco.ie)

**Community & Enterprise Department,**  
County Hall,  
Clonmel,  
Co Tipperary.  
Tel: 052 6134455  
Fax: 052 6124355  
Email: [dce@southtippcoco.ie](mailto:dce@southtippcoco.ie)

**Planning Department,**  
County Hall,  
Emmet Street,  
Clonmel  
Tel: 052 6134646  
Fax: 052 6124355/052 6123228  
Email: [planning@southtippcoco.ie](mailto:planning@southtippcoco.ie)

## **APPENDIX 1: CHECKLIST**

*This checklist should be completed at regular intervals to inform the design process.*

**Methodology/Public Consultation** **TICK BOX**

Have the following organisations been contacted prior to undertaking the DIA? (attach all relevant correspondence)	Community & Voluntary Forum	
	Active community groups (where applicable)	
	Community & Enterprise Department (STCC)	
	South Tipperary County Childcare Committee	
	Area Planner	
	Area Engineer Roads Department (STCC)	
	Environment Department (STCC)	
	Water Services	
	Fire Service	
	Local Schools	

**Visual Qualities & Distinctive Characteristics of the receiving environment & Design of the proposed development**

Are the defining characteristics of the receiving environment identified?	
Will the proposed development integrate with the streetscape/character of the settlement?	
Does the development respond to its surroundings so that it appears to have evolved naturally as part of the settlement?	
Do the proposed density, scale and massing respect and enhance the existing environment?	
Are the streets designed as places instead of roads for cars, helping to create shared surfaces for all modes of transport?	
Are traffic calming measures an integral part of the design?	

**Phasing of the Development**

Have appropriate phasing arrangements with specified timescales been set out where required?	
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**Sequential Testing**

Is the development the next logical site to be developed within the settlement in terms of proximity to the village centre?	
If not have the reasons for developing the application site at this stage been justified?	

**Capacity of Schools**

Has the DIA established the current capacity of schools serving the proposed development?	
Has a letter from the school regarding capacity or a copy of the enrolment policy been included?	
If capacity issues have been identified what mitigation measures have been or can be included? Have these been discussed with Department of Education/Board of Management?	

**Capacity of Community Facilities**

Has an assessment of the existing community facilities been undertaken?	
Where deficiencies occur, as a result of the proposed development, have options for the provision/expansion of facilities as part of the development been set out?	

**Open Space**

Has the proposed open space been integrated into the design from an early stage and is it clearly defined?	
Is the open space provision usable and both visually and physically accessible to all residential units?	
Have active and passive uses been considered?	
Are the roads and parking areas considered as an integral landscape element?	

**Retail/Commercial/Service Uses**

Where an application site includes village centre/town centre zoning has an audit of existing retail/commercial/uses within the settlement been compiled?	
Where deficiencies have been identified in relation to such services has it been indicated how the proposed development has attempted to address same, where appropriate.	

**Pedestrian Movements, Traffic Safety, Trip Generation, Car Parking**

Do pedestrian and cycle paths correspond to desire lines to local facilities?	
Are proposed pedestrian and cycle paths overlooked, well lit and safe?	
Where appropriate does the layout of the proposed development lend itself to being served by private/public bus operators? If yes, please set out reasons, if not please explain.	
Are soft traffic calming measures integrated into the development? (Note: chicanes, ramps should only be fitted retrospectively into older estates and should not be employed for traffic calming means in new build estates) Has the Area Engineer been consulted?	
If a shortage is identified are mitigation measures proposed?	
Is car parking on the application site safe and overlooked?	
Are high quality materials used for car parking?	

**Physical Infrastructure**

Have the requirements of the Roads, Environment and Water Services Departments of STCC been identified and met?	
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**Water Quality**

Has it been demonstrated using the appropriate ecological assessments that the proposed development if permitted will not result in increased nutrient, sediment or containment loadings in wastewater discharges to the local river network, to such an extent that there will be a decline in water quality in the river, and is a Sustainable Urban Drainage System (SUDS) appropriate?	
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**Childcare Facilities/Places**

Has the STCCC been consulted as to their requirements prior to undertaking the DIA?	
Have the relevant sections of the Planning Application been completed?	

## **APPENDIX 2: SETTLEMENT TIER/FACILITIES MATRIX**

Settlement Name & Existing Facilities	Post Office	Local Shop/Garage	Bring Bank Facilities	Church/Graveyard	School	Childcare Facilities	Doctors Surgery	Outdoor Sports Pitches	Sports Halls	Gym	Tennis Courts	Swimming Pools	Public Playgrounds	Golf Courses	Handball/Racketball Alley	Squash Courts	Basketball Courts	Racecourse	Community & Parish Halls	Community Rooms	Community Houses	Community Buildings	Youth Centres	Scouts Halls	Libraries	Theatres	Arts & Cultural Centres				
<b>District Service Centres</b>																															
Ardfinnan	x	x	x	x	x (P)	x	x	x	x		x				x				x					x							
Ballingarry	x	x	x	x	x (P/S)	x	x	x	x	x	x						x		x												
Ballyclerihan		x	x	x	x (P)	x		x	x		x						x		x												
Ballyporeen	x	x	x	x	x (P)	x	x	x	x						x				x												
Bansha	x	x	x	x	x (P)		x	x (3)	x										x (2)												
Cappawhite	x	x	x	x	x (P)	x	x	x	x	x	x								x (2)												
Clogheen	x	x	x	x	x (P)	x		x (2)	x	x		x							x (2)												
Dundrum	x	x	x	x	x (P)	x	x	x	x	x		x		x					x					x							
Emly	x	x	x	x	x (P)	x	x	x	x		x								x												
Fethard	x	x	x	x	x (P/S)	x	x	x	x		x				x				x (3)		x		x			x					
Golden	x	x	x	x				x	x	x					x				x												
Holycross	x	x		x	x (P)	x		x (3)	x										x (2)												
Limerick Junction										x		x		x				x													
Killenaule	x	x	x	x	x (P/S)	x	x	x (3)	x							x			x		x	x			x		x				
Kilsheelan	x	x	x	x	x (P)	x		x			x								x												
Lisvarrinane	x	x	x	x	x (P)	x		x	x										x												
Mullinahone	x	x	x	x	x (P)	x	x	x (2)	x (2)	x	x								x												
Newcastle	x	x	x		x (P)	x		x	x (2)										x		x										
New Inn		x	x	x	x (P)	x		x	x		x								x												
<b>Local Service Centres</b>																															
Annacarty		x	x	x	x (P)	x		x	x				x						x												
Ballypatrick					x (P)	x		x	x		x					x															
Ballysloe		x	x																												
Boherlahan		x	x	x	x (P)			x	x						x				x												
Burncourt	x	x	x		x (P)	x		x	x										x												
Cloneen	x	x	x	x	x (P)			x	x										x			x									
Clonoulty	x	x	x	x	x (2 P)			x	x		x								x												
Donohill		x	x	x	x (P)			x					x						x												
Drangan	x	x	x	x	x (P)	x	x	x	x		x		x						x (2)												
Dualla	x	x	x	x	x (P)			x	x (2)		x						x		x												
Glengoole	x	x	x	x	x (P)	x		x											x		x										
Gortnahoo		x	x	x	x (P)	x	x	x											x												
Grangemockler		x	x	x	x (P)	x	x	x	x										x												
Hollyford	x	x	x	x	x (P)		x		x						x				x												
Kilfeackle			x	x				x	x		x								x												
Lattin			x	x	x (P)			x	x		x																				
Rosegreen	x	x	x	x	x (P)	x		x							x				x												
<b>Settlement Nodes</b>																															
Ahenny																															
Ardmayle																													x		
Ballagh					x (P)																										
Ballinure					x (P)															x											
Ballylooby	x	x		x	x (P)	x	x	x	x										x												
Ballyneill				x	x (P)			x	x										x												
Ballynonty		x	x																			x									
Coalbrook		x			x (P)																										
Commons	x	x	x		x (P)	x		x	x																						
Cullen		x		x	x (P)			x	x																						
Donaskeagh		x	x	x	x (P)				x										x												
Faugheen		x	x	x	x (P)														x												
Goatenbridge	x		x					x	x	x																					
Gouldscross					x (P)			x																							
Grange		x	x																												
Grange (Clonmel)	x			x				x	x (2)										x												
Kilcash			x	x	x (P)				x										x												
Killusty			x	x				x			x																				
Kilross					x (P)																										
Knockavilla		x		x	x (P)														x												
Knocklofty										x		x																			
Lisronagh			x	x	x (P)			x	x	x	x			x					x					x							
Marfield			x					x																							
Monard		x			x (P)	x		x											x												
Moyglass			x		x (P)				x		x								x												
Ninemilehouse		x																													
Rossadrehid			x					x																							
Rossmore	x	x	x	x	x (P)										x				x		x										
Solohead				x	x (P)			x																							
Thomastown					x (P)																										
Toem																															

x indicates if there is an existing facility of the specified type within the settlement. The number in brackets indicates the quantity of this facility if more than one. P indicates a Primary School whilst S refers to a Secondary School