



Draft Clare County Development Plan 2023–2029

Volume 10b(i) Strategic Environmental Assessment- Environmental Report Appendices

10th December 2021



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL



Appendix A – Detailed Assessment of Plan Objectives

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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal XVII: A County Clare that is resilient to climate change, plans for and adapts to climate change adaptation and flood risk, is the national leader in renewable energy generation, facilitates a low carbon future, supports energy efficiency and conservation and enables the decarbonisation of our lifestyles and economy.</p>														<p>Suggest alteration to wording to indicate we need to plan and “adapt” to climate change.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 2.1 Climate Action</p> <p>It is an objective of the Development Plan:</p> <p>a) To support the implementation of the National Climate Action Plan 2021, the National Climate Change Adaptation Framework for climate change (and any subsequent versions thereof), and to work with the Regional Climate Action Offices to enable County Clare to transition to a low carbon and climate resilient County;</p>	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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<p>b) To adopt sustainable planning strategies through integrating land use and transportation and by facilitating mixed use developments as a means of supporting national targets for climate policy mitigation and adaptation objectives, and reducing our carbon footprint and greenhouse emissions; and</p> <p>c) To raise awareness and understanding of the impacts of climate change on both the local economy and communities in the County, and the ways communities can increase response and resilience to these impacts.</p>														
<p>CDP 2.2 Climate Change Mitigation, Adaptation and Resilience</p> <p>It is an objective of the development plan:</p> <p>a) To support the implementation of the Clare Climate Change Adaptation Strategy 2019-2024 (and any subsequent versions);</p>	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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<p>b) To promote measures that build resilience to climate change to address impact reduction, adaptive capacity, awareness raising, providing for nature-based solutions and emergency planning;</p> <p>c) To raise awareness of issues relating to climate change and climate change adaptation during the lifetime of this Plan;</p> <p>d) To liaise, collaborate and work in partnership with the relevant Government approved sectors in relation to initiatives and activities across the County;</p> <p>e) To support the Ennis 2040 Spatial and Economic Strategy and its aspiration for Ennis to become Irelands first climate adaptive town; and</p> <p>f) To facilitate and support the relevant stakeholders and enterprises in the progression of advancements in climate adaptation solutions and renewable energy generation and technologies.</p>														

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<p>CDP 2.3 Severe Weather Emergency Response Plans</p> <p>It is an objective of the development plan:</p> <p>To support the implementation of the Flood Emergency Plan for the County with specific flood response plans for identified areas and a Business Continuity Plan to identify and address impacts associated with extreme weather events on all functions/services of the Local Authority.</p>	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 2.4 Smart Growth Initiatives</p> <p>It is an objective of Clare County Council:</p> <p>To support smart growth initiatives that develop new solutions to existing and future urban challenges, including climate risks in the County and to seek climate and smart technology funding in this regard.</p>	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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<p>CDP 2.5 Decarbonisation Zone</p> <p>It is an objective of the development plan:</p> <p>a) To support and facilitate the sustainable development of a decarbonisation zone in County Clare in accordance with the Climate Action Plan 2021; and</p> <p>b) To prepare an implementation plan for the decarbonisation zone.</p>	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 2.6 Flood Risk Assessment and Management</p> <p>It is an objective of Clare County Council:</p> <p>a) To ensure development proposals have regard to the requirements of the SFRA and Flood Risk Management Guidelines; and where required are supported by an appropriately detailed hydrological assessment / flood risk assessment.</p> <p>b) To ensure that flood risk assessments include consideration of potential impacts</p>		+	+	+	+	+	+	+	+	+	0	+	+	<p>Suggested amendment:</p> <p>b) To ensure all development proposals are supported by an appropriately detailed drainage impact assessment assessment hydrological assessment/ flood risk assessment which has regard to the</p>

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<p>of flood risk arising from climate change including sea level rise and coastal erosion;</p> <p>c) To integrate sustainable water management solutions, prioritising nature-based solutions (such as SUDS, nonporous surfacing and green roofs) into development proposals;</p> <p>d) To include Natural Water Retention Measures (NWRMS) where appropriate in consultation with the Office of Public Works (OPW) and other relevant stakeholders;</p> <p>e) To support investment in the sustainable development of capital works under the flood capital investment programme and Flood Risk Management Plans developed under the Catchment Flood Risk Assessment and Management (CFRAM) process; and</p> <p>f) To ensure that potential future flood information obtained/generated through the Development Management process is used to inform suitable adaptation requirements in line with the Guidelines</p>														<p>requirements of the SFRA and the Planning System and Flood Risk Management Guidelines;</p> <p>d) To integrate sustainable water management solutions prioritising Nature Based Solutions (such as SUDS, nonporous surfacing and green roofs) to create safe places in accordance with the Guidelines;</p> <p>SEA Recommendation incorporated</p>

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for Planning Authorities on Flood Risk Management (DoECLG & OPW, 2009).														
<p>CDP 2.7 Coastal Erosion & Flooding</p> <p>It is an objective of Clare County Council:</p> <p>a) To support measures (including Integrated Coastal Zone Management (ICZM)) for the management and protection of coastal resources and communities against sea level rise, coastal erosion, flooding and other threats and the implementation of adaptation responses in vulnerable areas; and</p> <p>b) To monitor the impact of Climate Change on the potential shock flows of surface water on to Clare’s beaches during severe weather events, and how increased surface water flows will impact on bathing water quality and erosion of the beach infrastructure.</p>	+	+	+	+	+	+	+	+	+	+	0	+	+	
CDP 2.8 Floods Directive and CFRAMS	+	+	+	+	+	+	+	+	+	+	0	+	+	

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<p>It is an objective of the development plan:</p> <p>a) To support the implementation of the EU Floods Directive 2007/60/EC to manage flood risks; and</p> <p>b) To implement the recommendations of the Catchment Flood Risk Assessment and Management Study (CFRAMS) programme as it relates to County Clare and to ensure that flood risk management policies and infrastructure are progressively implemented.</p>														
<p>CDP 2.9 Effective Collaboration to Implement River Basin Management Plans and the Water Framework Directive</p> <p>It is an objective of the development plan:</p> <p>a) To ensure a cross-agency collaborative approach to implementing the River Basin Management Plan;</p>		+	+	+	+	+	+	+	+	+	0	+	+	<p>Suggested additional sub-objective:</p> <p>The relevant policies and objectives of the National River Basin Management Plan 2022-2027 and associated programme of measures for the relevant catchment</p>

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<p>b) To ensure effective co-ordination between the requirements of the Floods Directive and the Water Framework Directive;</p> <p>c) To promote a catchment-based approach to water management to facilitate cross boundary collaboration and shared responsibility;</p> <p>d) To support bottom-up community initiatives through the integrated catchment management approach; and</p> <p>e) To support the work of the Local Authority Waters Programme in promoting an integrated approach to catchment management.</p>														<p>management units for the plan area shall be integrated into the Plan through amendment or otherwise.</p> <p>Land uses shall not give rise to the pollution of ground or surface waters during the construction or operation of developments. This shall be achieved through the adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface waters and effluents in</p>

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														accordance with the WFD and associated RBMP. SEA Recommendation not incorporated.
<p>CDP 2.10 Flood Relief Schemes</p> <p>It is an objective of the development plan:</p> <p>a) Support investment in subsequent projects by capital spending agencies to deliver flood relief schemes under the National Strategic Outcome, Transition to a Low Carbon and Climate Resilient Society. Such projects should be future proofed for adaptation to consider potential impacts of climate change; and</p> <p>b) Ensure that all Infrastructure and energy providers/operators provide for adaptation measures to protect strategic infrastructure (including roads, railways, ports and energy infrastructure) from</p>	+	+	+	+	+	+	+	+	+	0	+	+		

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increased flood risk associated with climate change.															
<p>CDP 2.11 Storm Water Management</p> <p>It is an objective of the Clare County Council:</p> <p>a) To ensure that adequate storm water infrastructure is in place to accommodate the planned level of growth in the Plan area;</p> <p>b) To require all new developments to provide a separate foul and surface water drainage system;</p> <p>c) To ensure the implementation of Sustainable Drainage Systems (SuDS) and in particular, to ensure that all storm water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved storm water system; and</p> <p>d) To request the submission of details regarding Surface Water Attenuation</p>															
	+	+	+	+	+	+	+	+	+	+	0	+	+		

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Systems that take account of the potential future impact of climate change for multi-unit development applications in the Plan area. Development will only be permitted in areas where sufficient surface water capacity exists.														
<p>CDP 2.12 Flood Risk Management, Green Infrastructure & Biodiversity</p> <p>It is an objective of the Clare County Council:</p> <p>a) To facilitate and implement green infrastructure developments as a means of managing flood risk and enhancing the natural environment in the Plan area in compliance with Objective CDP 3.1; and</p> <p>b) To avail of opportunities to enhance biodiversity and amenity and to ensure the protection of environmentally sensitive sites and habitats where flood risk management measures are planned subject to the requirements of the Habitats Directive.</p>	+	+	+	+	+	+	+	+	+	0	+	+		

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<p>CDP 2.13 Maintenance of Rivers</p> <p>It is an objective of the Clare County Development Plan:</p> <p>To encourage and facilitate the maintenance of rivers and waterways by statutory authorities and the cleaning of drains in urban areas where appropriate, subject to the requirements of Objective CDP 3.1, and OPW Best Practice Guidelines.</p>	+	+	+	+	+	+	+	+	+	+	0	+	+	<p>Suggested amendment:</p> <p>To encourage and facilitate the maintenance of rivers and waterways by statutory authorities and the cleaning of drains in urban areas where appropriate, subject to the requirements of Objective CDP 3.1, the OPW Best Practice Guidelines and the Wildlife Act.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 2.14 Transition to a Low Carbon Economy & Society</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate measures which will accelerate the transition to a low carbon economy and a circular economy through</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	

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<p>mechanisms such as the Climate Action Competitive Fund;</p> <p>b) To support the development of enterprises that create and employ green technologies and to promote County Clare as a Low Carbon County as a means of attracting inward investment to the County and to the wider Southern Region;</p> <p>c) To support the Ennis 2040 Strategic Objective to establish Ennis as Ireland’s first climate adaptive town;</p> <p>d) To support and facilitate the implementation of the Clare Climate Change Adaptation Strategy 2019-2024;</p> <p>e) To ensure that the development of green industry and technologies incorporates careful consideration of potential environmental impacts at project level including the capacity of the receiving environment and existing infrastructure to serve these new industries.</p> <p>f) To facilitate the development of energy sources which will achieve low carbon output.</p> <p>g) To support sustainable modes of transport such as walking and cycling through promotional strategies and the</p>														

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<p>provision of active travel infrastructure where required;</p> <p>h) To work to implement the provisions of Ireland’s Transition to a Low Carbon Energy Future 2015-2030 as they relate to County Clare;</p> <p>i) To require the submission of an Energy Efficiency and Climate Change Adaptation Design Statements for large scale commercial and residential applications;</p> <p>j) To promote climate change issues across business, public and residential sectors and to target measures and support initiatives to achieve reduced greenhouse gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture;</p> <p>k) To support investments in the energy efficiency of existing commercial and public building stock with a target of all public buildings and at least one-third of</p>														

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total commercial premises upgraded to BER Rating 'B'; and l) To report annually on energy usage in all public buildings and to achieve a target of 33% improvement in energy efficiency in all buildings in accordance with the National Energy Efficiency Action Plan (NEEAP).														
CDP 2.15 Renewable Transport It is an objective of Clare County Council: a) To seek initiatives that will achieve the decarbonisation of the transport sector, moving to the use of clean generated electricity bio-gas hydrogen and other non-fossil fuels for private and public transportation and the provision of clean energy and low carbon fuelling stations by 2030; b) To reduce reliance on private cars and achieve modal shift to sustainable transportation in conjunction with policies to achieve compact growth and reduce congestion; c) To seek the development of clean energy and lower carbon fuelling and	+	+	+	+	+	+	+	+	+	+	+	+	+	

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electric vehicle charging stations and infrastructure at the appropriate locations in the County which take into consideration electric, hydrogen, CNG/biogas inter-alia; and d) To support actions to transition the movement of freight, ports and airports to a low carbon future.														
CDP 2.16 Community Energy It is an objective of the Development Plan: a) To support and encourage the development of community owned energy initiatives at appropriate locations across the County; b) To support communities seeking designation as 'Sustainable Energy Communities'; and c) To explore the potential of designating Shannon Town Centre as a 'Sustainable Energy Community' during the lifetime of the Plan.	+	+	+	+	+	+	+	+	+	+	+	+	+	
CDP 2.17 Renewable Heat It is an objective of the Development:	+	+	+	+	+	+	+	+	+	+	+	+	+	

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<p>To support and encourage the development of District Heating, in compliance with the objectives set out in Chapter 14, as a means of facilitating:</p> <p>a) The increased use of heat generated from indigenous, low carbon, renewable resources (e.g., bio-energy, solar and geothermal);</p> <p>b) The utilisation and distribution of useful waste heat from large thermal processes; and</p> <p>c) The utilisation and distribution of useful heat from a combined heat and power (CHP) plant, where such a plant’s primary energy is met by indigenous, low carbon, renewable resources (e.g., bio energy, solar and geothermal).</p>														
<p>CDP 2.18 Solar Energy</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate and support the development of solar farms in appropriate locations throughout the County including agricultural lands and brownfield sites</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	

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subject to normal planning considerations; and b) To encourage the use of solar thermal or solar PV installations as part of the design and planning process for new developments and refurbishments.														
CDP 2.19 Bio-Energy It is an objective of Clare County Council: To facilitate and support the development of bio-energy opportunities, facilities, and associated enterprises throughout the County including brownfield sites subject to normal planning considerations.	+	+	+	+	+	+	+	+	+	+	+	+	+	
CDP 2.20 Micro-Energy It is an objective of Clare County Council: To facilitate and support the development of micro-renewable energy installations	+	+	+	+	+	+	+	+	+	+	+	+	+	

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and technologies at appropriate locations throughout the County and to encourage the use of micro-renewable technologies throughout the County for all redevelopment / extension / expansion projects subject to normal planning considerations.														
<p>CDP 2.21 Micro-Hydroelectric Generation</p> <p>It is an objective of Clare County Council:</p> <p>To facilitate the development of micro hydro power developments on a case by case basis, where proposals comply with requirements of the Habitats Directive, Birds Directive, the relevant River Basin District Management Plan, ‘Guidelines on the Planning, Design, Construction and Operation of small scale hydroelectric schemes and Fisheries’ DCENR and Inland Fisheries Ireland and other related legislation/ guidance that is available , in accordance with proper planning and sustainable development.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	

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<p>CDP 2.22 Ardnacrusha Hydroelectric Power Station</p> <p>It is an objective of Clare County Council:</p> <p>To support the utilisation of all the existing infrastructure at Ardnacrusha Hydroelectric Power Station, to increase its power input to the National Energy Grid.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	

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Chapter 3 Core Strategy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal I: A County Clare that drives local and regional sustainable growth by harnessing the potential of its unique location, quality of life, natural resources and other competitive advantages.														
<p>CDP 3.1 Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment It is an objective of the development plan:</p> <p>a) To require compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.</p> <p>b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species, where required.</p> <p>c) To protect, manage and enhance</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	<p>a) To require ensure compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.</p> <p>b) To require project planning to be fully informed by ecological and environmental constraints at the</p>

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<p>ecological connectivity and improve the coherence of the Natura 2000 Network.</p> <p>d) To ensure that European sites and Natural Heritage Areas (designated proposed NHAs) are appropriately protected.</p> <p>e) To require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this Development Plan;</p> <p>f) to require compliance with the objectives of the Water Framework Directive and support the implementation of the 3rd Cycle River Basin Management Plan (are any other iteration during the lifetime of the CDP).</p>																<p>earliest stage of project development and any necessary assessment to be undertaken, including assessments of impacts and disturbance to species, where required.</p> <p>(c) To protect, manage and enhance ecological connectivity and improve the coherence of the Natura 2000 Network.</p> <p>d) To ensure that European sites and Natural Heritage Areas (designated and notified proposed NHAs) are appropriately protected.</p> <p>e)To require the preparation and assessment of all planning applications in the Plan area to have regard to the information, data and requirements of the Appropriate</p>
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																		Assessment Natura Impact Report, EIAR, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this Development Plan;
																		SEA/AA Recommendation Incorporated in an appropriate manner.

Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	A Q	M A	Waste	Water Supply	Waste Supply	R E	C H	L	Commentary/ Recommendation
Goal II: A County Clare with strong and balanced urban and rural areas providing key services and a good quality of life and where people with social or economic requirements to live in the countryside are accommodated.	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-	
CDP 4.1 Ennis It is an objective of Clare County Council:	-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-	Suggest wording addition

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To support Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the County and the Southern Region, and to support its enhanced development based on its strategic location relative to Limerick and Galway Cities, Shannon International Airport and the Atlantic Economic Corridor as well as its role as a centre of employment and economic activity;</p> <p>b) To support the implementation of Ennis 2040 to set the long-term economic and spatial strategy for the County Town with an agreed focus on an economic future and spatial pattern to 2040 and beyond;</p> <p>c) To prepare and implement a local area plan for the Ennis Town and Environs area incorporating a Strategic Environmental Assessment and Appropriate Assessment during the lifetime of this Development Plan;</p> <p>d) To seek investment and to support the delivery of holistic infrastructure that will facilitate and accommodate sustainable growth in Ennis, subject to the outcome of the planning process and environmental assessments;</p> <p>e) To prepare a Mobility Plan for Ennis;</p> <p>f) To develop Ennis into a centre for lifelong learning and to support the further development of higher education facilities in the Town;</p>														<p>c) To prepare and implement a local area plan for the Ennis and Environs area during the lifetime of this development plan incorporating a Strategic Environmental Assessment and Appropriate Assessment.</p> <p>h) To support and promote placemaking in Ennis which would include public realm regeneration and urban renewal initiatives which</p>

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	A Q	M A	Waste	Water Supply	Waste Supply	R E	C H	L	Commentary/ Recommendation
<p>g) To support initiatives which seek to strengthen and develop niche retail and mixed-use services in Ennis town centre;</p> <p>h) To support and promote placemaking in Ennis which would include public realm regeneration and urban renewal initiatives which incorporate SuDs and public private partnership approaches for town centre regeneration;</p> <p>i) To seek the sustainable development of tourism facilities that enhance diverse tourism roles for Ennis and to seek investment in services to cater for increased visitor numbers;</p> <p>j) To support increased levels of town centre living and to assess the potential of the development of a modern family town centre living pilot project during the lifetime of the Plan;</p> <p>k) To support climate adaptation initiatives within Ennis Town and surrounding areas to deliver on the objective of Ennis becoming Ireland’s First Climate Adaptive Town;</p> <p>l) Where connection to a public wastewater treatment plant is proposed Clare County Council will monitor the cumulative effect of grants of planning permission on available wastewater capacity; and</p> <p>m) To promote appropriate measures from the “Biodiversity for Low and Zero Carbon Buildings; A</p>														<p>incorporate SuDs and public private partnership approaches for town centre regeneration.</p> <p>j) To promote appropriate measures from the “Biodiversity for Low and Zero Carbon Buildings; A Technical guide for New builds” to all regeneration and urban renewal projects.</p> <p>SEA Recommendations incorporated.</p>

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geolog y	Wate r	A Q	M A	Wast e	Wate r Suppl y	Wast e Suppl y	R E	C H	L	Commentary/ Recommendatio n	
Technical guide for New builds” to all regeneration and urban renewal projects.															
<p>CDP 4.2 Limerick-Shannon Metropolitan Area It is an objective of Clare County Council:</p> <p>a) To strengthen the role of the Limerick Shannon Metropolitan Area as an international location of scale, a complement to Dublin and a primary driver of sustainable economic and population growth in the Southern Region; b) To promote and to seek investment to sustainably develop the Limerick Shannon Metropolitan Area as a cohesive metropolitan area with: i) Compact and sustainable growth and regeneration of Shannon; ii) Active land management initiatives to deliver housing and employment locations in a sustainable, infrastructure led manner. c) To seek co-ordinated investment and delivery of holistic infrastructure packages across State Departments and infrastructure delivery agencies as they apply to the Limerick Shannon Metropolitan Area and seek further investments to deliver on the Metropolitan Area Goals set out in the Regional Spatial and Economic</p>															<p>It is recommended that a new overarching objective be included for the Limerick Shannon Metropolitan Area as follows: <i>To sustainably manage future development within this planning area, taking account of its environmental, ecological, heritage and landscape values with a particular focus on building</i></p>

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<p>Strategy for the Southern Region and the National Development Plan;</p> <p>d) To protect, manage and improve the coherence of the Natura 2000 Network through enhanced ecological connectivity;</p> <p>e) To support the sustainable delivery of the Strategic Investment Priorities identified by the National Development Plan for the Limerick-Shannon Metropolitan Area and progress co-ordination between the principal stakeholders for delivery to achieve the vision and objectives identified for the MASP;</p> <p>f) To promote the sustainable implementation of innovative, collaborative projects through the Urban Regeneration and Development, Rural Regeneration and Development, Climate Action and Disruptive Technologies funds for the Limerick-Shannon Metropolitan Area;</p> <p>g) To ensure the investment in and the delivery of the Sustainable Place Framework delivering quality of place attributes as an incentive to attract people to live, work and visit;</p> <p>h) To carry out a site selection process which considers all environmental issues, and which identifies suitable sites for regeneration and development; i) To sustainably</p>														<p><i>a climate resilient growth area.</i></p> <p>SEA Recommendation incorporated as part i) of newly wording CDP Objective 4.2 from Pre-Draft to Draft.</p>

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manage future development within the Limerick-Shannon Metropolitan Area, taking account of its environmental, ecological, heritage and landscape values with a particular focus on building a climate resilient growth area.														
<p>CDP 4.3 Compact Growth in the Limerick-Shannon Metropolitan Area It is an objective of Clare County Council:</p> <p>To achieve compact growth in the Limerick Shannon Metropolitan Area through:</p> <p>a) Supporting the creation and role of an Active Land Management Unit with a remit to focus on the Metropolitan Area and compact growth targets;</p> <p>b) Working with the Land Development Agency to progress housing and employment delivery in existing centres, and focusing on co-ordinating and developing large, strategically located publicly owned land banks, to reduce vacancy and to regenerate key sites;</p> <p>c) Supporting initiatives that facilitate the regeneration of derelict buildings and vacant sites for the provision of high-quality, environmentally friendly Nearly Zero Energy Buildings (NZEB) affordable housing;</p> <p>d) the implementation of strategic land reserve initiatives;</p>	+/ -	+/-	+	+/-	+/-	+/ -	+/-	+/-	+/-	+/-	0	+	+/ -	

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>e) The preparation of design briefs for strategic sites;</p> <p>f) Seeking design competitions for key strategic sites that deliver greater density, mixed uses where appropriate, sustainable design, smart technology, green infrastructure and public gain through good design;</p> <p>g) Active land management within areas designated as site specific regeneration areas under the Urban Regeneration and Housing Act 2015 and other locations in need of renewal, including the use of site briefs and masterplans for a design led approach to renewal;</p> <p>h) The identification of public realm and site regeneration initiatives which combine, on an area wide basis, opportunities for regeneration of private owned underutilised sites, public owned underutilised sites, private and public buildings and upgrade of parks, streetscapes and public realm areas; and</p> <p>i) The creation of continually updated data bases identifying brownfield, infill sites, regeneration areas and infrastructure packages to enable progress towards achieving compact growth targets. Through active land management initiatives, identify strategic locations for residential growth responding to the growth targets and</p>														

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	A Q	M A	Waste	Water Supply	Waste Supply	R E	C H	L	Commentary/ Recommendation
achievement of compact growth and employment growth.														
<p>CDP 4.4 Shannon It is an objective of Clare County Council:</p> <p>a) To ensure that Shannon, in its critical role as a metropolitan town within the Limerick Shannon Metropolitan Area is a driver of prosperity for the Metropolitan Area, County and Region by harnessing its strategic location on the Atlantic Economic Corridor, its high-quality connectivity and it's employment base, international airport, and other competitive advantages;</p> <p>b) To seek investment to regenerate and rejuvenate Shannon, through the preparation and implementation of a new Local Area Plan, the enhancement of transport services, amenity and design quality, and the delivery of smart technologies in order to sustainably influence and support the Metropolitan Area and the wider County/Region.</p> <p>c) To seek investment and to support the delivery of holistic infrastructure that will facilitate and accommodate sustainable growth in Shannon, subject to the outcome of the planning process and environmental assessments.</p>	-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggest wording addition;</p> <p>Suggested additional sub point:</p> <p>g) All new buildings should provide and include for Sustainable Urban Drainage , green roofs , promote energy-efficient building design throughout the Town Centre, promote renewable energy use</p>

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<p>d) To have regard to the for the Shannon Town Centre Masterplan in the preparation of the local area plan.</p> <p>e) To support and promote placemaking in Shannon which would include public realm regeneration and urban renewal initiatives and public private partnership approaches for town centre regeneration.</p> <p>f) To support the development of housing and ancillary facilities in Shannon to facilitate the growth of Shannon’s population by 30% by 2040.</p> <p>g) Where connection to a public wastewater treatment plant is proposed Clare County Council will monitor the cumulative effect of grants of planning permission on available wastewater capacity.</p>														<p>throughout new builds and for all retrofitting, promote solar panels on rooftops of all commercial buildings.</p> <p>SEA Recommendation not incorporated.</p>
<p>CDP 4.5 Service Towns</p> <p>It is an objective of Clare County Council:</p> <p>a) To ensure that the Service Towns are each drivers of growth and prosperity for their respective catchments, by consolidating their administrative, retail and service bases, protecting and enhancing their distinctive town centre characteristics and natural landscape settings, and maximising their role for sub-regional growth.</p> <p>b) To work with the relevant bodies and to seek investment for the timely and sustainable delivery of holistic infrastructures, to enhance the levels of amenity and design quality and to regenerate and rejuvenate the Service Towns throughout the County.</p>	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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c) Where connection to a public wastewater treatment plant is proposed Clare County Council will monitor the cumulative effect of grants of planning permission on available wastewater capacity.														
<p>CDP 4.6 Small Towns It is an objective of Clare County Council: a) To ensure that the small towns throughout the County continue to act as important local service centres that maintain sustainable communities, help to ensure a good quality environment, provide public transport to the main centres, and provide a high quality of life for those who live in the vicinity. b) To work with the relevant bodies and to seek investment for the timely and sustainable delivery of holistic infrastructures, to enhance the levels of amenity and design quality and to regenerate and rejuvenate the Small Towns throughout the County. c) To ensure that future growth is incremental and balanced in nature, and is relative and appropriate to the scale, size and character of the small towns. d) To seek investment in the sustainable development of a “New Homes in Small Towns and Villages” initiative in the County and the provision of services and serviced sites to create serviced site “build your own home”</p>	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested amendments</p> <p>c) To ensure that future growth is incremental and balanced in nature, and is relative and appropriate to the scale, size and character of the small towns</p> <p>prioritising vacancy properties within the town centre first.</p> <p>SEA Recommendation</p>

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	A Q	M A	Waste	Water Supply	Waste Supply	R E	C H	L	Commentary/ Recommendation
opportunities within the existing footprint of small towns. e) Where connection to a public wastewater treatment plan is proposed Clare County Council will monitor the cumulative effect of grants of planning permission on wastewater capacity.														n not incorporated
CDP 4.7 Large Villages It is an objective of Clare County Council: a) To promote the consolidation of the existing large villages through brownfield reuse/redevelopment and compact growth within the appropriate land use zoning and/or the areas identified for village growth. b) To ensure that future growth is incremental and balanced in nature, and is relative and appropriate to the scale, size and character of the villages. c) To work with the relevant bodies and to seek investment for the timely and sustainable delivery of holistic infrastructures, to enhance the levels of amenity and design quality and to regenerate and rejuvenate the large villages throughout the County. d) To seek investment in the sustainable development of a ‘New Homes in Small Towns and Villages’ initiative in the County and the provision of services and serviced sites to create serviced site build your own home	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested addition: b) To ensure that future growth is incremental and balanced in nature, and is relative and appropriate to the scale, size and character of the villages prioritising vacancy within the village centre first.

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opportunities within the existing footprint of large villages. e) To ensure that any development/reuse or redevelopment where connection to an existing wastewater treatment plant is not possible that the provision of a private wastewater treatment system will only be permitted where it can be demonstrated that the proposed system meets standards set out within EU and national legislation and guidance														
CDP 4.8 Small Villages It is an objective of Clare County Council: a) To promote the consolidation of the existing small villages through brownfield reuse/redevelopment and compact growth within the designated village growth areas. b) To ensure that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages. c) To work with the relevant bodies and to seek investment for the timely and sustainable delivery of holistic infrastructures, to enhance the levels of amenity and design quality and to regenerate and rejuvenate the Small Villages throughout the County. d) To seek investment in the sustainable development of the ‘New Homes in Small Towns and Villages’ initiative in the County and the provision of services and serviced	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	b) To ensure that future growth is incremental and small scale in nature, and is relative and appropriate to the scale, size and character of the villages prioritising vacancy within the village centre first. SEA Recommendation

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sites to create serviced site build your own home opportunities within the existing footprint of small villages.														n not incorporated.
<p>CDP 4.9 Clusters It is an objective of the Clare County Council:</p> <p>To ensure that clusters throughout the County maintain their existing character providing only for very small-scale growth of dwellings and/or small enterprises where they can be suitably integrated with respect to the setting and context.</p>	0	+	+	+	+	+	+	+	+	+	0	+	+	<p>To ensure that clusters throughout the County maintain their existing character providing only for very small-scale growth of dwellings and/or small enterprises where they can be suitably integrated with respect to the setting and context.</p> <p>SEA Recommendation incorporated.</p>
<p>CDP 4.10 Countryside It is an objective of the Clare County Council:</p>	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	To ensure that the countryside

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To ensure that the countryside continues to play its role as a place to live, work, recreate and visit having careful regard to the viability of smaller towns and rural settlements, the carrying capacity of the countryside, siting and design issues and environmental sensitivities.														continues to play its role as a place to live, work, recreate and visit having careful regard to the viability of smaller towns and rural settlements, the carrying capacity of the countryside, siting and design issues and environmental sensitivities. SEA Recommendation incorporated.
CDP 4.11 Settlement Networks It is an objective of Clare County Council: To support the concept of settlement networks, to assist collaborative projects and the sharing of assets and strengths, to strengthen the viability of County Clare's	0	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	A Q	M A	Waste	Water Supply	Waste Supply	R E	C H	L	Commentary/ Recommendation
towns, villages and rural communities and the maintenance and expansion of existing population levels, services and roles.														
CDP 4.12 Monitoring and Implementation of Settlement Strategy It is an objective of Clare County Council: a) To achieve the delivery of strategic, plan-led, co-ordinated and balanced development of the settlements throughout the County; b) To monitor carefully the scale, rate and location of newly permitted developments and apply appropriate development management measures to ensure compliance with the Settlement Hierarchy and Strategy, including the population and housing targets for the County.	0	+	+	+	+	+	+	+	+	+	0	+	+	
CDP 4.13 Planned Growth of Settlements It is an objective of Clare County Council: a) To ensure compact growth through the regeneration of brownfield sites and that the sequential approach is applied to the assessment of proposals for development in towns and villages and to ensure that new developments are of a scale and character that is appropriate to the area in which they are located; b) To restrict single and/or multiple large-scale developments which would lead to rapid completion of	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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any settlement within its development boundary, and in excess of its capacity to absorb development in terms of physical infrastructure (i.e. water, wastewater, surface water, lighting, footpaths, access etc.) and social infrastructure (i.e. schools, community facilities etc).														
<p>CDP 4.14 New single Houses in the Countryside outside the ‘Areas of Special Control’ It is an objective of Clare County Council:</p> <p>i. In the parts of the countryside within the ‘Areas of Special Control’ i.e.:</p> <ul style="list-style-type: none"> • Areas Under Strong Urban Influence • Heritage Landscapes • Sites accessed from or abutting Scenic Routes <p>To permit a new single house for the permanent occupation of an applicant who meets the necessary criteria as set out in the following categories.</p> <p>ii. To ensure compliance with all relevant environmental legislation as outlined in Objective CDP3.1 and have regard to the County Clare House Design Guide, in particular with respect to siting and boundary treatments.</p> <p>Note: Where the proposed site is accessed from a National route or certain Regional routes, the proposal</p>	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 4 Urban and Rural Settlement Strategy	CC	BF F	PH H	Soils & Geology	Water	A Q	M A	Waste	Water Supply	Waste Supply	R E	C H	L	Commentary/ Recommendation
must in addition to compliance with this objective, also be subject to compliance with objectives CDP11.13 and 11.14 as set out in Chapter 11.														
<p>CDP 4.15 New Single Houses in the Countryside Outside the ‘Areas of Special Control’</p> <p>It is an objective of Clare County Council: Within the parts of the countryside outside of the ‘Areas of Special Control’ i.e.:</p> <ul style="list-style-type: none"> • Outside of the Areas Under Strong Urban Influence; • Outside of Heritage Landscapes; and • Not accessed and/or abutting a designated Scenic Route. <p>To permit an application for a single house by persons who seek a dwelling as their principal private residence and will therefore contribute to the social and economic wellbeing of the area, subject to high quality siting and design and compliance with all relevant environmental legislation. Any application for a rural house for permanent occupancy must be made in the name of the person who will occupy the house in the first instance.</p>	+/ -	+/-	+	+/-	+/-	+/ -	+/-	+/-	+/-	+/-	0	+/ -	+/ -	

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<p>The assessment of an application for a rural house in the countryside Outside of the ‘Areas of Special Control’ shall have regard to environmental considerations, the viability of smaller towns and rural settlements and siting and design issues and the Clare Rural House Design Guide.</p> <p>Where the proposed site is accessed from a National route or certain Regional routes, the proposal must in addition to compliance with this objective, also be subject to compliance with objectives CDP11.13 and CDP11.14 as set out in Chapter 11.</p>															
<p>CDP 4.16 New Single Houses on Infill Sites in the Countryside</p> <p>It is an objective of Clare County Council:</p> <p>In the case where there is a grouping of rural houses, the development of a small gap site, sufficient to accommodate only one house, within an otherwise substantial and continuously built-up frontage, will be permitted provided it respects the existing development pattern along the frontage in terms of size, scale, siting, plot size and meets normal site suitability requirements. Dwellings constructed on infill sites of this nature must be for the permanent occupation of the applicant. The</p>	0	+/-	+	+	+	+	+/-	+	+	+	0	+/-	+		

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applicant must not already own or have owned a house in the surrounding rural area (except in the exceptional circumstances as set out in sub-category iii under the Social Need criteria) and needs the dwelling for their own permanent occupation. The siting of new dwellings in the countryside so as to deliberately create a gap site of this nature will not be permitted. In circumstances where these sites occur in the 'Areas of Special Control', unless otherwise specified in this objective the provisions of Objective CDP 4.14 (i.e. Economic or Social Need requirement) will not apply. The assessment of an application for a rural house on an infill site shall have regard to environmental considerations, the viability of smaller towns and rural settlements, siting and design issues and the Clare Rural House Design Guide.														
<p>CDP 4.17 Replacement of a Substandard Habitable House in the Countryside It is an objective of Clare County Council:</p> <p>a) To permit the proposed demolition of a habitable but substandard house and its replacement with a new single house, subject to normal site suitability considerations; b) To permit the replacement of a house damaged by fire, flood or other natural disaster subject to normal site suitability considerations;</p>	0	-	+	-	+/-	+/ -	+/-	+/-	+/-	+/-	0	+/ -	+/ -	Additional criteria The refurbishment takes into account the "Bat Mitigation Guidelines for Ireland"

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<p>c) That any proposed replacement dwelling proposal takes into account the 'Bat Mitigation Guidelines for Ireland' produced by the NPWS;</p> <p>d) In such circumstances where these sites occur in 'Areas of Special Control' the provisions of Objective CDP4.14 (i.e. 'Economic or Social Housing Need' requirement) will not apply; and</p> <p>e) Notwithstanding the above, it is Council policy to protect the County's vernacular building stock from demolition where restoration and extension is an option (see Objective 16.4).</p>														<p>produced by the NPWS in any proposed works</p> <p>SEA Recommendation incorporated</p>
<p>CDP 4.18 Refurbishment of a Derelict House/Structure in the Countryside</p> <p>It is an objective of Clare County Council:</p> <p>To permit applications for the refurbishment of a derelict house/structure in the countryside subject to the following criteria:</p> <ul style="list-style-type: none"> The external walls are substantially intact and are capable of being refurbished; The design of the proposal does not erode the siting and design qualities of the dwelling/structure. The size of any extension takes account of the siting and size of the existing dwelling/structure. 	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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<ul style="list-style-type: none"> The design, scale and materials used in the refurbishment and/or extension are in keeping and sympathetic with the existing structure. Contemporary designs and finishes which constitute a modern interpretation of the traditional architectural vernacular of the area will also be considered on a case-by-case basis. Mature landscape features are retained and enhanced, as appropriate. That normal planning considerations i.e. road safety, amenities, public health, design, protected species (especially Lesser Horseshoe Bats and other bat species) etc. shall take precedence over the 'principle' of encouraging such development, and in particular that for such developments alongside or directly accessed from National Roads, that the provisions of Objective CDP 11.13 shall apply. (Refer to Chapter 11). In such circumstances where these sites occur in 'Areas of Special Control' the provisions of Objective CDP 4.14 (i.e. 'Economic and Social Housing Need' requirement) will not apply except where the total or substantial demolition of the existing structure and a new dwelling is proposed. 														
CDP 4.19 New Single Holiday Homes in the Countryside	+	+	+	+	+	+	+	+	+	+	+	+	+	

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<p>It is an objective of Clare County Council: To restrict new single holiday homes in the Countryside and to direct this need to appropriately zoned land within certain settlements. Alternatively, this need can be met through the refurbishment of derelict dwellings/structures.</p>														
<p>CDP 4.20 Clare Rural House Design Guide It is an objective of Clare County Council: To prepare a new Clare Rural House Design Guide during the period of the Development Plan.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	

Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal III: A County Clare with high quality housing at appropriate locations throughout the County, ensuring the development of a range of house types, sizes and tenures to accommodate differing household needs, promote sustainable communities, social integration and inclusion and facilitating a sense of place.</p>														

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 5.1 Implementation the Housing Strategy It is an objective of Clare County Council:</p> <p>To secure the implementation and delivery of the Clare County Housing Strategy 2023-2029.</p>		+	+	+	+	+	+	+	+	+	+	+	+	This reflects a potential positive effect given the strategy has already been through the SEA process.
<p>CDP 5.2 Facilitate the Housing Needs of the Population It is an objective of Clare County Council:</p> <p>a) To facilitate the housing needs of the existing and future population of County Clare through the management of housing development throughout Clare in accordance with the Urban and Rural Settlement Strategy;</p> <p>b) To monitor and review the effectiveness of the Housing Strategy in meeting and resolving identified housing needs; and</p> <p>c) To prioritise the reuse of existing housing stock in the Plan area and the renovation and re-use of obsolete, vacant and derelict homes.</p>	+/-	-	+	-	-	-	+/-	-	-	-	0	+/-	+/-	
<p>CDP 5.3 Living in our Towns and Villages</p> <p>It is an objective of the Development Plan:</p> <p>a) To encourage the reuse of upper floors above commercial premises for residential accommodation;</p> <p>b) To promote the retention of town centre residential units and to discourage their</p>		+/-	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>a) To encourage the reuse of upper floors above commercial premises for residential accommodation where</p>

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>subdivision into smaller units or conversion into non-residential uses;</p> <p>c) To encourage the development of new residential accommodation in or adjoining town centres and to ensure that such developments provide a range of accommodation types and tenures and a high level of residential amenity;</p> <p>d) To support the procurement of vacant town centre residential property by Clare County Council to ensure its continued use for residential purposes into the future; and</p> <p>e) To support opportunities for the delivery of serviced sites for housing within towns and villages.</p>														<p>the commercial use is compatible with residential living.</p> <p>SEA Recommendation not incorporated</p>
<p>CDP 5.4 Use of Public Lands</p> <p>It is an objective of the Development Plan:</p> <p>It is an objective of Clare County Council:</p> <p>a) To work with the National Land Agency, other public bodies and capital spending departments and agencies to co-ordinate and secure the best use of lands in public ownership; and</p> <p>b) To drive the renewal of underutilised strategic areas to assist in the effective regeneration of places identified as being most in need.</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 5.5 Social and Affordable Housing It is an objective of Clare County Council: a) To require lands in respect of which permission for the development of houses is granted to comply with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended) (or any amendment thereof). The Council reserves the right to determine the appropriateness of ‘Part V’ Cost Rental and/or affordable purchase delivery on individual sites on a case-by-case basis. b) To acquire land/properties for social and affordable housing provision in advance of immediate requirements in order to be in a position to respond to housing supply and demand opportunities; c) To support and encourage the use of existing housing stock, brownfield and infill sites, in close proximity to services in towns and villages, for social and affordable housing provision; d) To ensure that new social and affordable housing developments are strongly integrated into the structure of existing settlements and are not isolated from services or segregated from the surrounding community;</p>														
	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation	
<p>e) To ensure that new social and affordable housing developments are designed and constructed on the principles of universal design and life-long adaptability;</p> <p>f) To support the work of voluntary and cooperative housing associations in County Clare;</p> <p>g) To ensure that there is a balanced supply of private, social and affordable housing such that no settlement in the County experiences an over-concentration of any one type of accommodation.</p>															
<p>CDP 5.6 Emergency Accommodation It is an objective of the development plan:</p> <p>a) To support the work of the Clare Homeless Action Team and ensure that assistance is provided to those who are homeless or who are at risk of homelessness in the County;</p> <p>b) To work with all relevant stakeholders to implement Housing for All: A new Housing Plan for Ireland within the County.</p>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<p>This objective reflects a potential positive effect on the Population and Human Health SEO's and neutral effect on the remaining SEAs as a result of the additional objective.</p>
<p>CDP 5.7 Unfinished Developments and Taking in Charge It is an objective of the development plan:</p>	+/-	-	+	-	-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-		

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To work with all relevant stakeholders to secure the satisfactory completion of unfinished developments in the County in accordance with Managing and Resolving Unfinished Housing Developments (DoECLG 2011); and</p> <p>b) To work with all relevant stakeholders to ensure that residential developments are taken in charge in accordance with the requirements of the Planning and Development Act, 2000 (as amended) and the Council’s Taking in Charge Policy for Private Housing Developments 2009 and any subsequent policy.</p>														
<p>CDP 5.8 Housing Mix It is an objective of the development plan: a) To secure the development of a mix of house types and sizes throughout the County to meet the needs of the likely future population in accordance with the guidance set out in the Housing Strategy, Housing Need Demand Assessment (HNDA) and the Guidelines on Sustainable Residential Development in Urban Areas and any subsequent guidelines; (b) To require new housing developments to incorporate a variety of plot sizes to meet the current and future needs of residents; and</p>	+/-	+/-	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
(c) To require the submission of a Statement of Housing Mix with all applications for multi-unit residential developments in order to facilitate the proper evaluation of the proposal relative to this objective.														
<p>CDP 5.9 Sites for Independent Development It is an objective of Clare County Council: a) To support the development of ‘sites for independent development’ housing schemes in the settlements of County Clare on lands that have been zoned for residential or low-density residential development or sites that have been designated as Village Growth Areas; b) To prepare a guidance document on the progression of ‘sites for independent development’ housing schemes during the lifetime of this Plan.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 5.10 Housing for the Older People It is an objective of the development plan: To provide appropriate housing accommodation for the Traveller Community in accordance with the Clare County Council Traveller Accommodation Programme 2019-2024, and any subsequent programme adopted by the Council.</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 5.11 Lifelong Housing It is an objective of the development plan:</p> <p>a) To ensure that new housing developments are attractive, safe, provide a range of house types and that accessibility and lifetime adaptability that can accommodate the changing needs of a household over time are key elements in house design;</p> <p>b) To provide and facilitate the provision of accommodation to meet the needs of the older people and to encourage the provision of a range of housing options for older people in appropriate, convenient and easily accessible locations;</p> <p>c) Promote ‘aging in place’ opportunities for ‘downsizing’ or ‘right sizing’ within their community;</p> <p>d) To support the development of new nursing home and day care facilities in towns and villages in the County;</p> <p>e) To support nursing home and day care facilities on brownfield sites outside of settlements, subject to normal site suitability criteria; and</p> <p>f) To proactively support the implementation of the Smart Ageing and National Positive Ageing policies, the An Garda Síochána Older People</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Strategy and the Clare Age Friendly Strategy and Action Plan 2018-2022.														
<p>CDP 5.12 Accommodation for People with Disabilities</p> <p>It is an objective of the development plan:</p> <p>a) To provide and facilitate the provision of accommodation to meet the needs of those with disabilities through the provision and/or adaptation of appropriate accommodation and through the promotion of lifetime adaptable homes;</p> <p>b) To require all new residential buildings to provide a ground floor low level access shower and toilet to ensure adaptability to future needs; and</p> <p>c) To support housing options for older people and persons with disabilities in line with current and future national policies and plans including Rebuilding Ireland: An Action Plan for Housing and Homelessness.</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 5.13 Student Accommodation</p> <p>It is an objective of the Development Plan:</p> <p>a) To facilitate the provision of high-quality student accommodation in appropriate locations having regard to relevant guidance in relation to residential development; and</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
b) To encourage new student accommodation to locate in areas where smarter travel transport options are available.														
<p>CDP 5.14 Holiday Homes It is an objective of Clare County Council:</p> <p>a) To permit holiday homes in settlements where the developments are of a scale and location which contributes to sustainable communities, ensuring an appropriate balance between the number of permanent homes and holiday homes;</p> <p>b) In settlements where an overconcentration of holiday homes has been identified, namely Ballyvaughan, Bellharbour, Bunratty, Carrigaholt, Doolin, Doonbeg, Fanore, Kilkee, Lahinch, Liscannor, Mountshannon, Querrin and Spanish Point to permit new residential development for permanent occupancy only;</p> <p>c) In the settlements of Ballyvaughan, Bellharbour, Bunratty, Carrigaholt, Doolin, Doonbeg, Fanore, Kilkee, Lahinch, Liscannor, Mountshannon, Querrin and Spanish Point to support and facilitate the conversion of some holiday home units to permanent homes or appropriate uses where:</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>i) It can be demonstrated that both the dwellings and the associated infrastructure (open space provision, car parking, wastewater capacity etc.) are of a sufficient standard to support the proposed new use; and</p> <p>ii) The Planning Authority is satisfied that the conversion will not have a negative impact on the tourism product in the area.</p>														
<p>CDP 5.15 Naming of Developments It is an objective of Clare County Council: To promote local heritage by encouraging the use of local placenames or geographical, historical or cultural names in the naming of new residential or other developments.</p>	0	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 5.16 Green Infrastructure in Residential Developments It is an objective of Clare County Council:</p> <p>a) To ensure that green areas associated with new residential developments enrich the quality of life of local residents and provide ecologically rich areas that enhance biodiversity and contribute to the green infrastructure network in the County; and</p> <p>b) To facilitate and encourage community stakeholders to repurpose underutilised pockets within existing residential areas for the</p>	+	+	+	+	+	+	+	+	+	+	0	0	0	

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Chapter 5 Housing	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
enhancement of biodiversity and green infrastructure.														
<p>CDP 5.17 Radon It is an objective of the development plan:</p> <p>To have regard to the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding regulations that may be published within the lifetime of this Development Plan).</p>														<p>As Radon levels across the county are above reference level the Plan should include a commitment to provide appropriate measures to mitigate for the harmful effects of radon in line with the development management process. This is particularly relevant in housing stock currently owned by the council and utilised for social and affordable housing.</p> <p>SEA Recommendation not incorporated</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal V: A County Clare in which jobs and people are brought together and where the sustainable growth of employment, indigenous enterprise and economic activity is pursued proactively across all economic sectors throughout the County.</p>													
<p>CDP 6.1 Economic Development and Enterprise</p> <p>It is an objective of Clare County Council and LEO Clare:</p> <p>a) To work in partnership with development agencies such as Enterprise Ireland and IDA Ireland, adjoining local authorities, the Southern Regional Assembly and all other relevant agencies to proactively pursue enterprise and sustainable economic development in line with the policies and objectives as set out in national, regional and local strategies;</p> <p>b) To co-operate with local and national development agencies and engage with existing and future employers in order to maximise job opportunities in the County</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested addition</p> <p>a) To work in partnership with LEO Clare, adjoining local authorities, the Regional Assembly and all other relevant agencies to proactively pursue enterprise and sustainable economic development in line with the policies and objectives as set out in national, regional and local strategies.</p> <p>SEA Recommendation incorporated.</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>including the transition of talent from declining industries to more competitive sectors through the promotion of Labour Activation Programmes and market reactivation emergency funds;</p> <p>c) To support start-up businesses and small-scale industrial enterprise at appropriate locations throughout the County, subject to the principles of proper planning and sustainable development;</p> <p>d) To sustainably develop, deepen and enhance the economic resilience of County Clare by facilitating the widening of our economic sectors, boosting innovation, export diversification, productivity enhancement and access to new markets;</p> <p>e) To give favourable consideration to locating appropriate employment where it would address unemployment blackspots, support sectoral and location-based strengths and synergies with existing employers, and take advantage of 'ready to go' property solutions and local ambition;</p> <p>f) To support the development of innovation hubs and centres of excellence (with particular opportunities for innovation in agri-food, agri-tech, marine research, creative industries,</p>													

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>knowledge economy etc) as local drivers for growth;</p> <p>g) To support the Southern Regional Assembly in the development of contingency plans and pilot projects to counteract the effect from industrial decline and potential external shocks in the Region including lifelong learning programmes, appropriate business supports and up skilling to facilitate moving to alternative sectors in the locality or region; and</p> <p>h) To facilitate the further development of a diverse base of smart economic specialisms within the County including innovation and diversification in agriculture (Agri-Tech, Food and Beverage), the Marine (Ports, Fisheries and the wider Blue Economy potential), Forestry, Peatlands, Renewable Energy, Tourism (leverage the opportunities from the Wild Atlantic Way and Ireland’s Hidden Heartlands corridors), Social Enterprise, Circular Economy, Knowledge Economy, Global Business Services, Fin-Tech, Specialised Engineering, Heritage, Arts and Culture, Design and Craft Industries as dynamic divers for the rural economy.</p>													

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<p>CDP 6.2 Mid-West Regional Enterprise Plan</p> <p>It is an objective of Clare County Council and LEO Clare:</p> <p>To collaborate with all relevant stakeholders to proactively progress the delivery of the actions set out in the Regional Enterprise Plan (or any updated/superseding plan).</p>													
<p>CDP 6.3 Atlantic Economic Corridor</p> <p>It is an objective of Clare County Council:</p> <p>To support the development of the AEC initiative as a driver for enterprise, growth investment and attracting entrepreneurial skills and talent along the Western Seaboard, and work with key stakeholders including adjoining local authorities to optimise the combined advantages and opportunities of the AEC including delivering a high-value and low-carbon economy.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 6.4 Economic Development in Ennis</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate the implementation of <i>Ennis 2040</i> to set the long-term economic strategy for Ennis with an agreed focus on an economic future and spatial development to 2040 and beyond in line with the requirements of the associated SEA Environmental Report, the Appropriate Assessment Natura Impact Report together with the Strategic Flood Risk Assessment;</p> <p>b) To support the future development of the ‘Key Town’ of Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the Region;</p> <p>c) To support the future development of Ennis which capitalises on its strategic location relative to Limerick and Galway Cities and Shannon International Airport, as well as its role as a centre of employment and economic activity within the Region;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording:</p> <p>a) To facilitate the implementation of ‘Ennis 2040’ to set the long-term economic strategy for Ennis with an agreed focus on an economic future and spatial development to 2040 and beyond in line with the requirements of the associated SEA Environmental Report, the Appropriate Assessment Natura Impact Report together with the Strategic Flood Risk Assessment.</p> <p>SEA Recommendation incorporated</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>d) To support the creation of a strong and diverse employment base, that capitalises upon the strengths of Ennis and its environs; and</p> <p>e) To facilitate the higher education growth potential of Ennis and its vision to become a centre for lifelong learning.</p>													
<p>CDP 6.5 Development of Shannon</p> <p>It is an objective of Clare County Council:</p> <p>a) To protect and promote Shannon as a significant regional strength and employment centre in the Limerick-Shannon MASP and a primary location for industrial, manufacturing, warehousing, distribution, and transport operating centres, and facilitate, where required, the adaptation of industrial areas to other employment generators;</p> <p>b) To facilitate the continued development of the International Aviation Services Centre (IASC) cluster at Shannon as recognised in National Aviation Policy;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>c) To support the redevelopment and renewal of enterprise and industrial units in the Shannon Area, in particular works to enhance the energy efficiency of the buildings and the physical appearance of the existing business park/industrial zones in the Town;</p> <p>d) To support opportunities for the expansion of Shannon as a globally recognised centre of excellence for software engineering/aviation/logistics talent; and</p> <p>e) to support the development of Shannon as a centre for unmanned aerial vehicles (UAV) or drones building on the establishment of Ireland’s first air taxi service in the town;</p> <p>f) To support the development of Shannon as a centre for research and development in Autonomous Connected Electric Shared Vehicles (ACES), including Connected and Autonomous Vehicles (CAV); and</p> <p>g) To ensure compliance with the environmental requirements of Objective CDP3.1.</p>													

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CDP 6.6 Shannon International Airport													
It is an objective of Clare County Council:													
a) To facilitate the future development and expansion of Shannon International Airport and its continued role as a driver of economic, social and tourism growth in the Region whilst recognising the need to support actions to transition to a low carbon future;													
b) To facilitate the development of enhanced freight cargo facilities at Shannon International Airport;	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
c) To facilitate the improvement/upgrade (as necessary) of key infrastructural resources within the Airport, to the airport lands, and to the N19 providing access to the area as well as improved sustainable transport links between Shannon International Airport, Limerick City Centre, the Technological University of the Shannon, Midlands Midwest, the University of													

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<p>Limerick and the National Technology Park at Limerick;</p> <p>d) To support the development of initiatives that harness the potential of the Airport including, but not exclusive to, a residential flight school, unmanned aerospace systems (UAS) and a centre for space collaboration and research cooperation; and</p> <p>e) To ensure compliance with all relevant legislation as outlined in Objective CDP 3.1</p>													
<p>CDP 6.7 Higher Education Institutes & the Knowledge Economy</p> <p>It is an objective of Clare County Council:</p> <p>a) To foster and develop strategic links with industries/businesses and higher education institutions in order to provide an enhanced local-based knowledge economy and in order to improve education, training and skills development in the workforce;</p> <p>b) To encourage research, technology, development and innovation in collaboration with higher education institutes and development agencies;</p>													

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>c) To support the continued development of third level provision in County Clare including the expansion of existing facilities such as the NUIG Shannon College of Hotel Management at Shannon, the University of Limerick, and the Technological University of the Shannon: Midlands Midwest campus' in Ennis as well as the development of new third level facilities.</p> <p>d) to support the higher education growth potential of Ennis town and its vision to become a centre for lifelong learning; and</p> <p>e) To encourage and facilitate start-up businesses with high growth potential</p>													
<p>CDP 6.8 University of Limerick – Clare Campus Proposed Strategic Development Zone. It is an objective of Clare County Council:</p> <p>a) To secure the designation and subsequent development of the South Clare/University of Limerick Economic Strategic Development Zone (SDZ) on lands including those identified as the University Zone, in accordance with the objectives and provisions of this development plan subject to the provisions of the Planning and Development Act 2000 (as amended) and all environmental considerations;</p> <p>b) To support, promote and encourage the further expansion of the University of Limerick</p>													

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<p>campus on the north side of the River Shannon, including hinterland development within the Zone;</p> <p>c) To work closely with the University of Limerick in realising the vision for the Clare Campus as a world class learning, research and development hub through its development as a world-class centre for the localisation of globalised development.</p> <p>d) To improve sustainable mobility to the SDZ and UL campus from County Clare and Limerick City centre;</p> <p>e) To support and promote the future reopening of the Errina Canal as a functioning waterway infrastructure facilitating water-borne access to the Clare Campus, and to support any development proposals the University may have to maximise its strategic position adjacent to the River Shannon, River Blackwater and Errina Canal, including the reinstatement of the riverside walkway;</p> <p>f) To support the future attainment of a strategic rail link including the prospect of unmanned light electric rail from the Clare Campus of UL to the Ennis – Limerick line;</p> <p>i) To implement innovative decarbonisation and green infrastructure measures in the SDZ</p>													

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in accordance with the European Green Deal and national policy and legislation													
CDP 6.9 Burlington It is an objective of Clare County Council: a) To support the optimal use and/or redevelopment of the former Burlington site and encourage appropriate new development in accordance with the zoning on the site; b) To facilitate the development of a pedestrian link from the Burlington site to the University of Limerick; and c) To ensure that all works on the site are in compliance with Objective CDP3.1 of this Plan.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 6.10 Shannon Estuary It is an objective of Clare County Council: a) To proactively implement the Strategic Integrated Framework Plan for the Shannon Estuary including the mitigation measures identified in Volume 9 of this Plan; and	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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b) To support the promotion, marketing and seeking of financial and expertise support for the Strategic Integrated Framework Plan for the Shannon Estuary and specific projects emerging there from.													
<p>CDP 6.11 Research and Innovation</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and facilitate the development and progression of beneficial interactions between industries located in County Clare and relevant higher education institutes;</p> <p>b) To work with relevant stakeholder to support research, innovation and enterprise development in the county including incubation facilities for new business development; and</p> <p>c) To work with relevant stakeholders to secure funding to implement innovative and collaborative projects through funding mechanisms such as the Urban Regeneration and Development Fund, the Rural Regeneration and Development Fund, the</p>													
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	

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Climate Action Fund and the Disruptive Technologies Innovation Fund amongst others.													
<p>CDP 6.12 Clare Digital Hub Network</p> <p>It is an objective of Clare County Council:</p> <p>To support the continued development of the network of digital hubs in order to facilitate remote working / co-working space opportunities at appropriate locations, to attract new businesses to locate in County Clare, and to support the further growth and development of the digital and media industries in the County.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	
<p>CDP 6.13 High Quality Development</p> <p>It is an objective of the development plan:</p> <p>a) To encourage the development of attractive, accessible and healthy working environments that enhance the character and quality of an area;</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To ensure that the design of employment-generating development, regardless of location, is high quality, inclusive and accessible;</p> <p>c) To require new large-scale developments (>75 employees) to prepare and implement a Mobility Management Plan to support the use of sustainable modes of transport; and</p> <p>d) To encourage new employment generating developments to support modal shift through the provision of facilities such as lockers, changing rooms and drying rooms for their employees.</p>													
<p>CDP 6.14 Availability of Land and Infrastructure</p> <p>It is an objective of the Development Plan:</p> <p>a) To ensure that an adequate supply of land is zoned in appropriate locations throughout the County to support economic development and employment-generating activities;</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To maximise the efficiency of zoned lands by advocating for and facilitating the provision, upgrade or refurbishment of necessary infrastructure;</p> <p>c) To protect land zoned for employment-generating uses from inappropriate development that would negate future economic activity; and</p> <p>d) To ensure that lands are zoned for industry and enterprise development in towns and villages across the County at a scale appropriate to the size and role of the settlement as per the settlement hierarchy.</p>													
<p>CDP 6.15 Re-Use of Brownfield Sites</p> <p>It is an objective of the development plan:</p> <p>To favourably consider the redevelopment of brownfield sites and disused agricultural or commercial buildings in urban and rural areas for industrial, enterprise or cultural development subject to normal planning considerations, ensuring that all such</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
developments will not adversely affect protected habitats and species.													
<p>CDP 6.16 Ancillary Services</p> <p>It is an objective of the development plan:</p> <p>To support the development of small-scale ancillary services in large industrial and business parks where they do not detract from the vitality and viability of the town centre in the subject settlement.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 6.17 Energy Supply</p> <p>It is an objective of Clare County Council:</p> <p>a) To contribute to the economic development and enhanced employment opportunities in the County by:</p> <p>i) Enabling the development of a self-sustaining, secure, reliable and efficient renewable energy supply and storage for the County in line with CDP Objective 3.1;</p> <p>ii) Facilitating the county to become a leader in the production of sustainable and renewable</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	<p>Suggested additional wording:</p> <p>a) To contribute to the economic development and enhanced employment opportunities in the County by:</p> <p>i) Enabling the development of a self-sustaining, secure,</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>energy for national and international consumption through research, technology development and innovation; and</p> <p>iii) Supporting on-land and off-shore renewable energy production by a range of appropriate technologies in line with CDP Objective 3.1</p>													<p>reliable and efficient renewable energy supply and storage for the County in line with CDP Objective 3.1.</p> <p>ii) Facilitating the county to become a leader in the production of sustainable and renewable energy for national and international consumption through research, technology development and innovation.</p> <p>iii) Supporting on-land and off-shore renewable energy production by a range of appropriate technologies in line with CDP Objective 3.1.</p> <p>SEA Recommendation incorporated.</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP6.18 Green Technology</p> <p>It is an objective of the development plan:</p> <p>To support the development of low carbon and green tech businesses and industries throughout the county</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	
<p>CDP6.19 Circular Economy</p> <p>It is an objective of the development plan:</p> <p>(i) a) To support the development of industries that create and employ green technologies and take measures to accelerate the transition towards a low carbon economy and circular economy.</p> <p>b) To support the development of social enterprises and the circular economy within local communities to benefit environmental protection, employment generation and community development.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 6.20 Agricultural Development</p> <p>It is an objective of the development plan:</p> <p>a)To support and encourage the development of alternative farm enterprise, agri-tourism projects and farm shops on agricultural lands which are complementary to the agricultural operation on the farm and the biodiversity supported by the farm, subject to compliance with appropriate planning, environmental and services requirements; and</p> <p>b)To support and encourage the re-use of redundant farm buildings of vernacular importance for appropriate agri-tourism enterprises subject to compliance with appropriate planning and services requirements.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>a) To support and encourage the development of alternative farm enterprise, agri-tourism projects and farm shops on agricultural lands which are complementary to the agricultural operation on the farm, the biodiversity supported by the farm and is operation as part of the farm holding subject to compliance with appropriate planning and services requirements; and</p> <p>SEA Recommendation incorporated.</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 6.21 The Food Industry</p> <p>It is an objective of the development plan:</p> <p>To encourage and support the development of a network of Food Hubs throughout the county to support the expansion of the food industry in County Clare</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 6.22 Craft/Creative Industries</p> <p>It is an objective of the development plan:</p> <p>To work in coordination with Local Enterprise Office Clare and all relevant stakeholders to support the further development and expansion of craft industries in County Clare and to proactively seek new market opportunities for locally produced crafts at local, national and international level.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 6.23 Home-Based Economic Activities</p> <p>It is an objective of the development plan:</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To support the conversion of part of a dwelling to an appropriate home-based economic activity, where the dwelling remains as the main residence of the practitioner;</p> <p>b) To facilitate home-working and innovative forms of working which reduce the need to travel where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas;</p> <p>c) To co-operate with and facilitate government agencies and other bodies where feasible, in encouraging home-based employment; and</p> <p>d) To engage with all relevant stakeholders and broadband infrastructure providers to ensure the roll-out of the National Broadband Plan as well as supporting improvements to existing broadband networks.</p>													
<p>CDP 6.24 The Film Industry</p> <p>It is an objective of Clare County Council:</p> <p>a) To work with all relevant stakeholders to promote County Clare as a film location.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
b) To support new and existing businesses involved in the film industry in County Clare and to support their future expansion.													
<p>CDP 6.25 Retail Developments</p> <p>It is an objective of Clare County Council:</p> <p>To facilitate and support the implementation of the County Clare Retail Strategy 2023-2029 and to harness the economic potential of retail development at appropriate locations throughout the County.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 6.26 Tourism</p> <p>It is an objective of Clare County Council:</p> <p>To harness the economic potential of tourism in County Clare through the enhancement of tourism and leisure amenities and supporting the coordination and promotion of appropriate tourism initiatives in accordance with CDP Objective 3.1.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording:</p> <p>To harness the economic potential of tourism in County Clare through the enhancement of tourism and leisure amenities and supporting the coordination and promotion of appropriate tourism</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													<p>initiatives in accordance with CDP Objective 3.1.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 6.27 Data Centres</p> <p>It is an objective of Clare County Council:</p> <p>To facilitate and support the development of a data centre on the Enterprise zoned lands (ENT 3) at Toureen Ennis subject to normal planning considerations and the implementation of the findings of the SEA and AA associated with <i>this Plan</i>.</p>													<p>Suggested additional wording:</p> <p>To facilitate and support the development of a data centre on the Enterprise (ENT 3) zoning at Toureen Ennis subject to normal planning considerations and to the full implementation of the findings of the SEA and AA associated with Variation No.1 to the Clare CDP 2017-2023.</p> <p>SEA Recommendation as outlined at Pre-Draft stage not included as the mitigation associated with this site</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													is included in Appendix D of this SEA.

Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal VI: A County Clare with viable and vibrant town and village centres, that have shopping areas and markets at appropriate scales and locations and which function to serve their communities and rural hinterlands.													
CDP 7.1 Retail Strategy It is an objective of the Development Plan: a) To work with relevant Local Authorities to implement the Retail Strategy for the Limerick-Shannon Metropolitan Area and County Clare in line with Retail Planning Guidelines and the Regional Economic and Spatial Strategy for the Southern Region; and b) To work with adjoining Local Authorities to prepare a Retail Strategy for the wider Region, if deemed necessary, during the lifetime of this Plan.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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<p>CDP 7.2 Retail Activity It is an objective of the Development Plan: a) To ensure that sufficient lands are appropriately zoned for retail development in the settlements of County Clare to support a level, quantum, and form of retail activity that is appropriate to the position of the settlement on the Settlement Hierarchy for the County; b) To have regard to the guidance set out in 'Retail Planning – Guidelines for Planning Authorities 2012' in the assessment of development proposals for retail development; c) To improve the physical appearance, vitality and vibrancy of town centre and village locations through collaboration with retail traders associations and other key stakeholders in regeneration / public realm projects and other measures; d) To ensure that retail development is focussed on urban and village centres with the application of a sequential approach to consideration of retail development which does not fall into this category; and e) To support the Clare Economic Task Force to pursue further economic development opportunities for the County, recognising the clear beneficial relationship between towns and the surrounding rural areas.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Each of the settlements have been assessed against the SEOs as per Appendix B with mitigation incorporated as appropriate.
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<p>CDP7.3 Ennis Town Centre and Retail Offer It is an objective of the development plan:</p> <p>a) To support the improvement of retail accommodation in Ennis town centre to cater for modern retailers, whilst preserving the town's attractive historic character;</p> <p>b) To facilitate the need for additional non-bulky comparison goods floorspace within the town centre, ensuring it is integrated into the existing shopping facilities;</p> <p>c) To harness the retail development potential of any appropriate opportunity/brownfield sites within or adjacent to the town centre;</p> <p>d) To maintain and expand the attractive network of independent fashion boutiques and other speciality shops in the town centre, which combined with the character of the town and its public spaces, creates a niche shopping experience for residents and tourists;</p> <p>e) To carefully consider qualitative factors in assessing the appropriate nature, scale and distribution of any future proposals for new retail development in Ennis town; and</p> <p>f) To support the Ennis 2040 Development Activity company to deliver the <i>Ennis 2040</i> strategic objectives and guiding principles.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	<p>Suggested additional sub-objective:</p> <p>g) To promote the sustainable reuse vacant retail spaces in the town prior to the development of new sites.</p> <p>SEA Recommendation not incorporated.</p>
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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 7.4 Neighbourhood Centres in Ennis It is an objective of the development plan: To support the development of Neighbourhood Centres in identified areas to provide a mix of uses and services suited to the scale of the local neighbourhood.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional sub-objective:</p> <p>Existing, old or disused centres should be prioritised for re-development opportunities prior to the development of new neighbourhood centres.</p> <p>SEA Recommendation not incorporated.</p>
<p>CDP 7.5 Shannon Town Centre It is an objective of the development plan: a) To support the continuing development of retail facilities in Shannon Town Centre in accordance with the Retail Strategy for the Limerick-Shannon Metropolitan Area, Shannon Town Centre Masterplan and the forthcoming Shannon Local Area Plan; and b) To encourage the growth of retail floorspace so that the town centre can improve its quality of service to its local catchment area.</p>	0	+/-	0	0	0	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP7.6 Service Towns It is an objective of the development plan: a) To support Service Towns as important centres for the provision of convenience goods and retail services; and b) To encourage the provision of good quality convenience outlets capable of supporting a main food shopping trip.	0	+	0	0	+	+	+	+	+	0	0	0	
CDP 7.7 Small Towns It is an objective of the Development Plan: a) To support small towns as important centres for the provision of convenience goods and retail services for the catchment population; b) To encourage the provision (where not already provided) of good quality convenience outlets capable of supporting a main food shopping trip in or on the edge of the town centre; and c) To encourage the provision of tourist and visitor-orientated retail provision to capitalise on the central role that these towns play in the tourism industry in the county.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 7.8 Large Villages It is an objective of the development plan: To encourage the retention of existing retail services and facilitate retail development within designated village centres, where it is appropriate to its location and catchment.	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 7.9 Small Villages It is an objective of the development plan: To facilitate retail development in small villages where the nature and scale of the proposed development is appropriate to the location and catchment.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 7.10 Retail Uses in Rural Areas It is an objective of the development plan: To consider proposals for the introduction of a retail use on a farm where it can be demonstrated that the scale and scope of retailing proposed is ancillary to the continued agricultural use of the farm and will not harm the vitality and viability of retail facilities in any nearby town or village;	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 7.11 Over-Concentration of Uses It is an objective of the development plan: To ensure that, in the interest of vitality and viability, development proposals result in a balance of services and outlets thus avoiding an over-concentration of a particular type of retail activity in a given area.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 7.12 Town Centre Access and Mobility It is an objective of the development plan: a) To ensure that all new town centre developments, including developments relating to the enhancement of civic spaces and streetscapes, are based on the principles of universal access; b) To work to ensure that town and village centres are pedestrian-friendly, cycle-friendly and generally promote the safe use of sustainable modes of transport.</p>	+/-	+	+/-	+/-	+	+	+	+/-	+/-	0	+/-	+/-	
<p>CDP 7.13 Retail Health Checks It is an objective of Clare County Council: To carry out retail health checks, as required, in accordance with Annex 2 of the <i>Retail Planning Guidelines 2012</i>.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 7.14 Shop Fronts It is an objective of the development plan: a) To encourage the use of traditional shop front designs, materials and signs and to seek the repair and retention of shop fronts of architectural interest, where appropriate. b) To ensure that new shop fronts and the fronts of other commercial buildings:</p> <ul style="list-style-type: none"> • Display a unity with the building of which they are part, including the use of appropriate materials; • Reflect the scale and proportion of existing shopfront on the adjoining buildings and the street scene as a whole; • Are of a format and design, using appropriate colouring and lettering, which complements the visual amenities of the surrounding buildings and locality. 	+/-	+	+	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 7.15 Evening and Late Night Uses It is an objective of the development plan: a) To support proposals for development involving evening and late night commercial, retail or entertainment uses within, or immediately adjacent to, the defined town centres or local district/neighbourhood centres, where it can be demonstrated that the development will enhance the character and function of the area. b) To encourage the provision of limited on-site eating floor-space as part of hot food takeaway developments in order to assist in reducing disturbance and litter in public streets and places.</p>	0	+/-	0	+/-	+/-	+/-	0	0	0	0	+/-	+/-	
<p>CDP 7.16 Leisure and Entertainment Facilities It is an objective of the development plan: To consider proposals for establishment of leisure or entertainment facilities within, or immediately adjacent to, town centres or other centres, where it can be clearly demonstrated that the development will enhance the character and function of the areas including in respect of signage.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP7.17 Edge-of-Centre and Out-of-Centre Retail Developments</p> <p>It is an objective of the development plan:</p> <p>a) To assess applications for edge-of-centre and out-of-centre retail developments having regard to the criteria and considerations set out in <i>'Retail Planning – Guidelines for Planning Authorities (2012)</i> and the <i>Clare Retail Strategy</i>;</p> <p>b) To apply the sequential test to development proposals for edge of centre retail developments; and</p> <p>c) To permit edge of centre retail developments only where development will strongly integrate into the existing town centre and will not have a negative impact on the vitality and viability of the relevant town centre, subject to normal planning requirements.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP7.18 Retail Parks/Retail Warehousing It is an objective of the development plan: a) To encourage and facilitate an improved bulky comparison retail offer in Ennis where it can be achieved through a qualitative improvement of existing retail floorspace; and b) To permit new retail warehouse development in the Shannon Town and Environs area subject to the application of the sequential test and the preparation of a Retail Impact Assessment to ensure that there will be no negative impacts on the vitality and viability of the town centre area.</p>													
<p>CDP7.19 Tourism-Related Retail It is an objective of the development plan: To encourage and facilitate the delivery of sustainable tourism-related retail developments and initiatives, of appropriate scales, located in the vicinity of established tourism attractions.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP7.20 Ancillary Retailing It is an objective of the development plan: To facilitate industrial and commercial businesses located in premises outside the town centres to trade to customers where such retailing operations are ancillary to the business as a whole and where they do not have a negative impact on neighbouring businesses and/or town centre retailing.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 7.21 Petrol Filling Stations It is an objective of the development plan: To consider development proposals for petrol filling stations, and associated shops with a floor space no greater than 100m ² (net), on their individual merits, subject to traffic impact considerations and the location, health and scale of existing retail services in the area.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XII: A County Clare with diverse and strong rural communities and economy, where													

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
its natural resources are <i>sustainably managed</i> in a manner that is compatible with the sensitivity of rural areas and the existing quality of life.													
CDP 8.1 Rural Economic Development It is an objective of Clare County Council: a) To work with all relevant stakeholders to deliver the actions identified under the <i>Our Rural Future: Rural Development Policy 2021-2025</i> and the Rural Development Programme 2014-2022 (and subsequent programmes). b) To promote and support the development and implementation of a Rural Town Stimulus Programme and to seek investment from sources such as the Rural Regeneration and Development Fund to support regeneration and economic growth in rural areas of County Clare; c) To harness the potential of shared learning and good practice from European Programmes and policy to assist rural development; and d) To further develop a diverse base of smart economic specialism's involving innovation and diversification in rural areas, in agriculture, the marine, forestry, peatlands, renewable energy, tourism (leverage the opportunities from the Wild Atlantic Way and Ireland's Hidden Heartlands corridors), social	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
enterprise, circular economy, knowledge economy, global business services, fin-tech, specialised engineering, heritage, arts and culture, design and craft Industries as dynamic divers for the rural economy.													
<p>CDP 8.2 Rural Innovation, Enterprise and Employment It is an objective of Clare County Council:</p> <p>To encourage growth and arrest the decline of rural areas through supporting the sustainable development of these areas by:</p> <p>a) Facilitating innovative rural enterprises and the diversification of the rural economy into new sectors and services including ICT based industries and those addressing climate change and sustainability;</p> <p>b) To give favourable consideration to the sustainable development of existing and start-up rural resource-based industries in rural areas.</p> <p>b) Supporting and facilitating proposals for new small-scale rural enterprises or extensions to existing small-scale rural-based indigenous industries;</p> <p>c) Encouraging new commercial uses for vacant or derelict buildings, including historic buildings and buildings in rural areas subject to</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-		

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
compliance with appropriate planning, wildlife legislation and services requirements; and d) Encouraging and supporting the sustainable development of new rural and farm-related enterprises, existing initiatives, innovation in indigenous enterprise (both high-tech and traditional) and on and off farm employment activities.													
<p>CDP 8.3 Alternative Farm Enterprises It is an objective of Clare County Council: a) To assist the sustainable development of the rural economy through the facilitation and encouragement of: i) Alternative farm enterprises, agri-tourism projects and farm shops; ii) The re-use of redundant farm buildings of vernacular importance for appropriate agri-tourism enterprises, subject to compliance with appropriate planning and services requirements and the appropriate maintenance and protection of Clare's natural landscapes and built heritage which are vital to rural tourism; iii) Farm-based renewable energy technologies such as bio-energy and anaerobic digestion, in compliance with relevant environmental legislation.</p>	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 8.4 Agriculture It is an objective of the development plan: a) To facilitate proposals for sustainable and economically efficient agricultural and horticultural development whilst maintaining and protecting the environment, the natural landscape and built heritage; b) To encourage the linking of agricultural production with added value enterprise and the diversification of rural enterprises; c) To support the development of rural/farmers markets and the development of food-based enterprises and tourism activities; and d) To support the on-going growth and development of the artisan food sector in the County.	0	+	0	0	0	+	0	0	0	0	0	0	
CDP 8.5 Rural Services It is an objective of Clare County Council: a) To encourage the development and facilitate the retention, where possible, of local services and shops in rural areas; and b) To facilitate the redevelopment of existing services to other enterprises within the countryside where necessary.	0	+	0	0	0	+	0	0	0	0	0	0	
CDP 8.6 Rural Transport It is an objective of Clare County Council:	0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To support the retention and enhancement of existing rural transport services in County Clare and the expansion of the Local Link Rural Transport Programme by the National Transport Authority in the following manner:</p> <ul style="list-style-type: none"> • Seek further integration with other public transport services, including HSE and school transport; • Better linkage of services between towns, villages and rural areas. • Ensure fully accessible vehicles operate on all services; • Enhance the customer experience; • Increase patronage among children and young people; and • Encourage innovation in the service. <p>b) To support the provision of new rural transportation initiatives which provide greater accessibility between towns and villages and all rural areas;</p> <p>c) To encourage the development of ‘hub and spoke’ rural transport services at key locations in order to support the integration of local and regional transport services; and</p> <p>d) To support the provision of regular express bus services throughout the County and to encourage private-public partnership in the</p>													

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
provision of more widespread rural bus services.													
<p>CDP 8.7 Rural Broadband It is an objective of Clare County Council:</p> <p>To support and facilitate the expedited delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas in accordance with the findings of the Intervention Strategy SEA, NIR and associated Best Practice Guidance.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested amendment to text:</p> <p>To support and facilitate the expedited delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas in accordance with the findings of the Intervention Strategy SEA, NIR and associated Best Practice Guidance.</p> <p>SEA Recommendation Incorporated.</p>
<p>CDP 8.8 Natural Resources It is an objective of Clare County Council:</p>													

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To facilitate, encourage and appropriately manage the development of the natural resources of the County and to ensure that this is done in a sensitive way, eliminating any significant adverse effects on the natural and built environment and in compliance with all relevant legislation and planning requirements.													
CDP 8.9 Non-Commercial Fishing It is an objective of Clare County Council: To support the expansion of non-commercial fishing activities in coastal communities and the development of complementary on-shore hospitality facilities/services in a sensitive way and subject to normal environmental and planning considerations.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 8.10 Forestry It is an objective of Clare County Council: a) To promote and encourage state and private afforestation and reforestation throughout the countryside in appropriate locations, in compliance with Objective CDP___ and on suitable soil types as a means of promoting rural diversity and strengthening both the rural and urban economy; b) To support the development of enterprises ancillary to the forestry industry, in particular value-improvement enterprises relating to	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
timber extracted from County Clare forests; and c) To encourage the sustainable development of native woodlands as a means of enhancing biodiversity, climate and flood mitigation, carbon sequestration, landscape enhancement, recreational amenity, educational resource and strengthening the rural economy.													
CDP 8.11 Bio-Energy It is an objective of Clare County Council: To support initiatives for energy research funding and to encourage the development of bio-energy opportunities, facilities and associated rural enterprises in the countryside in appropriate locations where such activities do not have a significant negative impact on the environment and where they assist in the diversification away from fossil fuels to green energy.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	To support initiatives for energy research funding and to encourage the development of bio-energy opportunities, facilities and associated rural enterprises in the countryside in appropriate locations where such activities do not have a significant negative impact on the environment and where they assist in the diversification away from fossil fuels to green energy. See Chapter 9 of the CDP SEA ER for Wind Energy Strategy and

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													Renewable Energy Strategy Mitigation Measures
<p>CDP 8.12 Renewable Energy Development It is an objective of Clare County Council:</p> <p>To support the implementation of the <i>National Renewable Energy Action Plan (NREAP)</i>, the <i>Clare Wind Energy Strategy</i> and the <i>Clare Renewable Energy Strategy</i> to facilitate the development of renewable energy developments in rural areas to meet national objectives towards achieving a low carbon economy by 2050 subject to the requirement of the RES SEA Environmental Report and the mitigation measures arising from the CDP Appropriate Assessment as contained in Volume 10(a).</p>	+	+	+	+	+	+	+	+	+	0	+	+	<p>Suggested additions:</p> <p>To support the implementation of the National Renewable Energy Action Plan (NREAP), the Clare Wind Energy Strategy and the Clare Renewable Energy Strategy to facilitate the development of renewable energy developments in rural areas to meet national objectives towards achieving a low carbon economy by 2050 subject to the requirement of the RES SEA Environmental Report and the mitigation measures arising from the CDP Appropriate Assessment</p>

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													as contained in Volume 10(a) SEA Recommendation Incorporated.
<p>CDP 8.13 Unconventional Gas Exploration and Extraction It is an objective of Clare County Council: To require the application of the precautionary principle to Unconventional Oil/Gas Exploration and Extraction (UGEE) projects/operations proposed within the County.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additions: To require the application of the precautionary principle to Unconventional Oil/Gas Exploration and Extraction (UGEE) projects/operations proposed within the County subject to the requirements of CDP Objective 3.1. SEA Recommendation Incorporated.
<p>CDP 8.14 Minerals, Mining and Quarrying It is an objective of Clare County Council: To promote the extraction of minerals and aggregates and their associated processes where such activities do not have a significant negative impact on the environment, landscape, public health, archaeology or</p>													

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Chapter 8 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
residential amenities of neighbouring settlements and where such operations are in compliance with all national regulations and guidelines applicable to quarrying and mining activities.													

Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal VIII: A County Clare in which tourism growth continues to play a major role in the future development of the County, which is the gateway to the west, which delivers tourism experiences which reflect our strong commitment to sustainability, connectivity, innovation and new approaches to doing business, a place that is globally recognised as a sustainable destination and where the benefits of tourism are spread across the County throughout the seasons.													A County Clare in which tourism growth continues to play a major role in the future development of the County, which is the gateway to the west, which delivers tourism experiences which reflect our strong commitment to sustainability and the “slow travel” movement, connectivity, innovation and new approaches to doing business, a place that is globally recognised as a sustainable destination

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													and where the benefits of tourism are spread across the County throughout the seasons.
<p>CDP 9.1 County Clare Tourism Strategy It is an objective of Clare County Council To support the implementation of the County Clare Tourism Strategy 2030 which establishes a vision for the development of tourism in County Clare and provides for the sustainable and efficient provision and management of Clare's tourism resource.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP 9.2 Promotion of Tourism in County Clare It is an objective of Clare County Council: a) To support Clare Tourism Recovery Task Force in the reactivation of the County as a Tourism Destination and to support their ongoing work in promoting County Clare; b) To continue to work in partnership with local, national and international agencies/bodies to promote County Clare as a tourist destination; c) To support and encourage cohesion and linkages between the relevant agencies/bodies to implement the key tourism objectives in this Plan; and d) To support and facilitate community groups and tourism providers, to access funding for</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
appropriate and beneficial tourism developments.													
<p>CDP 9.3 Integrated Tourism Products It is an objective of Clare County Council: a) To work with all relevant stakeholders to achieve an integrated and co-ordinated tourism product. Particular emphasis will be placed on the integration of tourism attractions with accommodation and tourist services in the wider community; b) To support and encourage the creation of linkages between tourism activities and businesses in key areas c) To ensure a well-signed and interpreted heritage and landscape; d) To improve connectivity to those areas that are difficult to access through the sustainable development of the road network and public transport services and facilities for improved visitor access and longer dwell times; and e) To support sustainable travel in the tourism sector by the promotion of public transport use and by undertaking enhancements to overall accessibility.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP 9.4 Tourist Developments and Tourist Facilities It is an objective of the development plan:</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	Suggest amendment.

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To permit tourism-related developments and facilities inside existing settlements where the scale and size of the proposed development is appropriate and in keeping with the character of the settlement, subject to normal site suitability considerations;</p> <p>b) To permit tourism-related developments outside of settlements where there is a clear need for the specific location and the benefits to the local community are balanced with any potential environmental impact;</p> <p>c) Development of new or enhanced tourism infrastructure and facilities should include an assessment of the environmental sensitivities of the area including an Environmental Impact Assessment (EIA); Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) if required in order to avoid adverse impacts on the receiving environment; and</p> <p>d) To work with the relevant authorities to develop specific monitoring protocols for visitor pressure on the County's natural, archaeological and built heritage asset and to ensure that tourism activities are maintained within sustainable limits for the European sites in the County.</p>													<p>c) Development of new or enhanced tourism infrastructure and facilities should include an assessment of the environmental sensitivities of the area and should be accompanied by a Screening for Appropriate Assessment or appropriate assessment together with an Environmental Impact Assessment Report, whichever is deemed necessary. The proposal should clearly identify the spatial extent of any tourism activities and should address the implications of increased recreational disturbance (both in isolation and in combination with other tourism activities) on any European sites as a</p>

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													<p>result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.</p> <p>SEA Recommendation not incorporated</p>
<p>CDP 9.5 Visitor Accommodation</p> <p>It is an objective of Clare County Council:</p> <p>a) To promote, encourage and facilitate the provision of new visitor accommodation and the expansion/upgrade of existing hotels, guesthouses, B&Bs and other tourist accommodation at appropriate locations throughout the County;</p> <p>b) To support the redevelopment of brownfield sites, both in settlements and in rural areas, for the provision of tourist accommodation; and</p> <p>c) To support the development of new camping and glamping facilities and facilities for campervans/motor homes/touring caravans both within settlements and in rural locations at a variety of locations across the County. Sites in rural locations should be located in close</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
proximity to, and have good connectivity to existing tourism assets.													
<p>CDP 9.6 Tourism Corridors It is an objective of Clare County Council:</p> <p>a) To work with all relevant stakeholders to ensure the sustainable improvement and expansion of tourist services, infrastructure, visitor management and interpretative information and transport networks and amenities for Ireland's Hidden Heartlands, the Shannon Estuary Way, at the identified Wild Atlantic Way Signature Points and Discovery Points, and for all of the key tourism corridors in the County subject to robust feasibility studies to reduce impacts on the environment and required appraisal, planning and environmental assessment processes;</p> <p>b) To provide coordinated signage, navigational aids (apps etc.) and information on surrounding services, amenities and activities at key points along County Clare’s tourism corridors to raise awareness of services and amenities available in close proximity to these routes, to enhance the overall visitor experience, and to ensure that businesses in the wider area benefit from the increased visitor numbers;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	<p>Suggested addition:</p> <p><i>f) To implement the Visitor Management Guidelines for the Wild Atlantic Way in relation to all activities associated with it.</i></p> <p><i>* These guidelines should be considered and applied having consideration for the “Site Maintenance Guidelines (remedial works guidelines)” which forms part of the Wild Atlantic Way Operational Plan as well as “Wild Atlantic Way Signature Discovery Points- Visitor Management and Design Considerations</i></p>

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<p>c) To develop the potential of Loop Head as a key destination on the Wild Atlantic Way and Inis Cealtra (Holy Island) as a key destination for Ireland's Hidden Heartlands;</p> <p>d) To work with Fáilte Ireland and other key stakeholders to ensure the sustainable delivery of the Tourism Masterplan for the River Shannon 2020-2030;</p> <p>d) To work to develop linkages between the tourism corridors in the County and to the Key Town of Ennis which acts as a tourism hub for the County; and</p> <p>f) To support and facilitate the preparation and delivery of the <i>Doolin Pier Masterplan</i> and a visitor services centre at Doolin Pier during the lifetime of this Plan; and</p> <p>g) To implement the mitigation measures and recommendations as they apply to the County, in particular for the Cliffs of Moher and Loop Head arising from the Wild Atlantic Way Operational Monitoring Programmes.</p>													SEA Recommendation incorporated
<p>Objective 9.7 Business Tourism It is an objective of Clare County Council: a) To promote, encourage and facilitate the provision of new conference facilities and the expansion/upgrade of existing conference facilities throughout the County at appropriate locations and in full compliance with all relevant</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	<p>Suggested additional wording</p> <p>a) To promote, encourage and facilitate the provision of new conference facilities and</p>

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<p>environmental legislation in particular the requirements of the Habitats Directive;</p> <p>b) To support the work of the Shannon Region Conference and Sports Bureau;</p> <p>c) To encourage the development of a new internationally-branded hotel and convention facility in Ennis to enhance the tourism product; and</p> <p>d) To support and encourage the marketing of County Clare as a conference location at national and international levels.</p>													<p>the expansion/upgrade of existing conference facilities throughout the county at appropriate locations and in full compliance with all relevant environmental legislation in particular the requirements of the Habitats Directive.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 9.8 Activity and Adventure Tourism It is an objective of Clare County Council:</p> <p>a) To work with local communities and relevant agencies to achieve the sustainable development of County Clare as a world-class destination for sports and recreation-related tourism development;</p> <p>b) To support the development of low-impact experiential tourism in order to diversify the range of tourist activities available in the County at appropriate locations, subject to an analysis of their potential environmental impact and expand the tourist season;</p> <p>c) To support the sustainable development of water sports, surfing, sailing and water-related</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	<p>Suggested amendments:</p> <p>b) To support the development of low-impact experiential tourism in order to diversify the range of tourist activities available in the County at appropriate locations, subject to an analysis of their potential environmental impact and to expand the tourist season;</p>

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<p>events at appropriate locations in the county, subject to analysis of their potential environmental impact;</p> <p>d) To sustainably develop greenways, blueways and peatways and walking and cycling trails including the West Clare Railway Greenway to achieve greater accessibility to the countryside and marine environment by sustainable modes and to achieve maximum impact and connectivity at the local, regional and national level;</p> <p>e) To promote activity tourism subject to appropriate site selection and environmental assessment processes; and</p> <p>f) To ensure the siting of Blue and Green Infrastructure is carefully considered in the context of Climate Change Resilience and Flood protection.</p>													<p>Additional Sub-Objective:</p> <p>g) The siting of Blue and Green Infrastructure must be carefully considered in the context of Climate Change Resilience and Flood protection and not located within buffers or riparian zones of river channels.</p> <p>Part B of this SEA Recommendation was incorporated.</p>
<p>CDP 9.9 Educational Tourism It is an objective of Clare County Council: To support the promotion and expansion of the educational tourism sector in County Clare.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP 9.10 Rural Tourism and Forestry Tourism It is an objective of Clare County Council:</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To promote and facilitate the development of rural tourism such as open farms, on-farm craft centres and visitor centres where the development will not have a negative impact on the character, scenic value or rural amenity of the surrounding area and is subject to normal planning and environmental requirements;</p> <p>b) To promote the provision of on-farm tourism enterprises such as the renovation of buildings for tourism purposes, angling, pony-trekking etc, subject to compliance with normal planning and environmental requirements; and</p> <p>c) To work in collaboration with Coillte, private forestry owners, community organisations and other interested parties to develop new forest accommodation, access, signage and trails for walking, cycling, mountain-biking and horse-riding (bridle paths).</p>													
<p>CDP 9.11 Arts, Crafts and Food Tourism It is an objective of Clare County Council: To support the development of the arts, crafts and food sectors and work in coordination with relevant stakeholders to facilitate growth in this sector.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP 9.12 Coastal Tourism It is an objective of Clare County Council: a) To encourage the development of coastal tourism in areas such as water-sports and</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	Suggested additional wording

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<p>water-related activities and events subject to normal planning and environmental criteria;</p> <p>b) To support proposals for tourism development in coastal areas where it can be demonstrated that there will be no negative impacts on the amenities of the area the integrity of the natural environment or the economic value of the County’s coastline and beaches; and</p> <p>c) To continue to work with An Taisce, the local community and other relevant stakeholders to retain and increase the number of Blue Flag awards in the County.</p>													<p>b) To support proposals for tourism development in coastal areas where it can be demonstrated that there will be no negative impacts on the amenities of the area, the integrity of the natural environment or the economic value of the County’s coastline and beaches;</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 9.13 Lakeland and Waterway Tourism It is an objective of the development plan:</p> <p>To support the development of tourism activities in Lakeland areas and along Waterways subject to normal planning and environmental requirements. All proposed developments shall be in accordance the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP 9.14 Urban Tourism It is an objective of the development plan:</p>	+	+	+	+	+	+	+	+	+	0	+	+	

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To improve the visual appearance of towns and villages, protect their character and maximise their tourism potential by the continuation of environmental and public realm programmes, design management and improvement of identified derelict sites.													
CDP 9.15 Festivals and Events It is an objective of Clare County Council: a) To support and promote the existing festivals and cultural events which take place in the County and to facilitate the establishment of new events; b) To promote County Clare as a County of Culture; c) To support community groups and festival committees to identify and access new sources of funding for festivals and events in the County; and d) To promote the development of a variety of new festivals and sporting events to appeal to a wide range of visitors and to increase the profile of the County as a key tourism destination.	+	+	+	+	+	+	+	+	+	0	+	+	
CDP 9.16 Heritage and Cultural Tourism It is an objective of Clare County Council: To work with stakeholders including the Office of Public Works, the Heritage Council, the Arts Council, local communities and businesses to	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
support the development of heritage and cultural tourism in County Clare.													
CDP 9.17 Sustainable and responsible Tourism It is an objective of the development plan: To support sustainable and responsible tourism initiatives across County Clare in order to ensure that on-going growth in the tourism industry is balanced with the long term protection of the natural environment and cultural identity of the County.	+	+	+	+	+	+	+	+	+	0	+	+	
CDP9.18 Niche Tourism It is an objective of the development plan: To explore the expansion of the niche tourism industry in County Clare to expand the range of tourism products on offer.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
CDP 9.19 Accessible Tourism It is an objective of the development plan: a) To facilitate and support the provision of improved accessibility at visitor accommodation, venues and activities, including access to water-based activities, and to ensure that the principles of universal design are integrated into development proposals for	0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
future tourism developments in the County; and b) To collaborate and work with relevant agencies and the hospitality sector to ensure that Ennis and County Clare are an age-friendly tourist destination.													
CDP 9.20 Signage Management It is an objective of the development plan: a) To implement the signage plans that have been prepared for the Lough Derg and Burren areas; b) To prepare and implement signage plans for the Ennis and Loop Head areas; and c) To support the provision of accurate and easy-to-use roadside information including: i) Integrated signage plans throughout the County to improve navigation and visual impact; and ii) The development of a digital platform to disseminate information to visitors; and d) To ensure that all plans will undergo screening for Appropriate Assessment to address the potential for effects on European sites as a result of increased visitor numbers.	0	+	0	0	0	+	0	0	0	0	0	0	Suggested addition: d) All plans will undergo screening for Appropriate Assessment to address the potential for effects on European sites as a result of increased visitor numbers. SEA Recommendation Incorporated
CDP 9.21 Tourism in Ennis and its Environs It is an objective of the development plan:	0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To promote Ennis as both a tourist destination and as a tourism hub for the wider tourism product in County Clare;</p> <p>b) To facilitate the expansion of tourism infrastructure, facilities and entertainment in the Ennis and Environs area;</p> <p>c) To expand the nature and extent of tourist accommodation in the Ennis and Environs area, including camping, glamping and motor home facilities;</p> <p>d) To support the development of Ennis and its environs as a hub for cycleways, greenways and eco-tourism; and</p> <p>e) To support the Promote Ennis initiative and Purple Flag accreditation, and any subsequent initiative for the promotion/development of Ennis as a tourist destination.</p>													
<p>CDP 9.22 Tourism in South Clare and the Limerick-Shannon Metropolitan Area It is an objective of the development plan:</p> <p>a) To support investment in infrastructure, increased capacity of Shannon International Airport, road and rail accessibility, to maximise the potential of tourism subject to the outcome of environmental assessments and the planning process;</p> <p>b) To facilitate the enhancement of Bunratty Castle and Folk Park as a visitor experience;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>c) To support the development of a flagship, international-scale tourism project in Bunratty;</p> <p>d) To facilitate the development and expansion of the hospitality sector, particularly as it relates to business tourism, in Bunratty and Shannon Town;</p> <p>e) To facilitate the provision of an international/national scale conference centre;</p> <p>f) To support the development of Shannon as a visitor destination including enhanced evening entertainment, promotion of looped walking trails , provision of an airport museum and enhanced aircraft viewing areas;</p> <p>g) To work with relevant stakeholders to promote the monastic sites in the area as key tourist attractions;</p> <p>h) To promote equestrian, boating, outdoor activities and the natural amenities and traditions of the area; and</p> <p>i) To support the Limerick-Shannon Metropolitan Area as a smart tourism destination.</p>													
<p>CDP 9.23 Tourism in East Clare</p> <p>It is an objective of the development plan:</p> <p>a) To support East Clare as a tourism destination and promote the tourism assets of the area including Ireland's Lakelands, greenways, blueways, the Munster Vales, Brú</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>na Bóinne and the Ireland's Hidden Heartlands tourism experience;</p> <p>b) To work with relevant stakeholders to implement the <i>Inis Cealtra (Holy Island) Visitor Management and Sustainable Tourism Development Plan</i> including the development of an associated visitor centre in Mountshannon;</p> <p>c) To promote the Lough Derg (on the Shannon) Heritage and Nature Trail, the work of the Lough Derg Marketing Strategy Group and other future initiatives that enhance established attractions and work to promote Lough Derg and the surrounding area as a tourism destination;</p> <p>d) To facilitate sustainable marina developments and associated amenities at appropriate locations inside and outside of settlements along Lough Derg and lake areas;</p> <p>e) To develop and enhance tourism products in particular sustainable and eco-tourism;</p> <p>f) To facilitate and encourage the development of new and expanded outdoor activities in East Clare such as canoeing, water sports, bird watching, mountain-biking and walking trails and to develop links to complementary facilities;</p>													

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>g) To promote Lough Derg and the Slieve Aughty region as a tourism location and to develop a series of viewing points in the area;</p> <p>h) To promote wellness and self-development facilities; spa and health complexes and agri-tourism enterprises;</p> <p>i) To support the upgrade of the amenity facilities in the Ballycuggaran area;</p> <p>j) To facilitate the investigation of historical sites in East Clare containing the remains of a complex of blast furnaces and iron foundries;</p> <p>k) To support the development of a footpath/walking route around Lough Derg, linking Killaloe to Tuamgraney and Mountshannon;</p> <p>l) To promote the implementation of the <i>Tourism Masterplan for the Shannon 2020–2030</i>.</p>													
<p>CDP 9.24 Tourism in North Clare & The Burren It is an objective of Clare County Council:</p> <p>a) To maintain the Cliffs of Moher as one of Ireland's premier tourist attractions and harness its potential as a driver of tourism in County Clare through the implementation of the <i>Cliffs of Moher Strategy 2040</i> in accordance with the recommendations and mitigation measures as outlined in the accompanying SEA</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested amendments:</p> <p>a) To maintain the Cliffs of Moher as one of Ireland's premier tourist attractions and harness its potential as a driver of tourism in North Clare through the implementation of the</p>

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Environmental Report and Natura Impact Report; b) To enhance and promote established attractions in the towns and villages of North Clare and the surrounding hinterland; c) To consolidate and improve the Burren as a vibrant, sustainable, world-class destination in order to retain its UNESCO Global Geopark status; d) To promote the development of ecotourism and agri-tourism and support the work of the Burren Ecotourism Network; e) To develop a year-round sustainable tourism product by ensuring linkages to other tourist products in the area; f) To support and promote, with the co-operation of private landowners, public access and interpretive signage at heritage sites and features where appropriate; g) To maximise the opportunities and benefits from natural amenities such as the Atlantic Ocean and the Burren and to enhance and manage outdoor activity and specialised tourist products such as surfing, rock climbing and water-sports activities; h) To work with key stakeholders such as the National Parks and Wildlife Services to promote tourism initiatives within the Burren including													Cliffs of Moher Strategy 2040 in accordance with the recommendations and mitigation measures as outlined in the accompanying SEA Environmental Report and Natura Impact Report; SEA Recommendation Incorporated.

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>the park and ride service operating from Corofin; and</p> <p>i) To deliver an Enhancement Strategy for Corofin which will provide for an integrated tourism experience associated with the Burren within the lifetime of the Plan.</p>													
<p>CDP 9.25 Tourism in West Clare It is an Objective of Clare County Council: a) To work with all relevant stakeholders to further develop and enhance the opportunity for tourism products in particular coastal and cliff walks in the Kilkee and Loop Head areas, cycling and niche tourism; b) To promote and market the area, building on the cultural amenities and entertainment facilities of Kilrush, Kilkee, and Doonbeg; c) To further develop Kilrush as a recognised destination for marine-based recreation; d) To support the promotion of the Loop Head Peninsula as a tourist destination and the enhancement of visitor facilities including upgraded visitor experience facilities at the Loophead Lighthouse, park and ride facilities and looped trails; e) To encourage the development of sustainable tourism at the Bridges of Ross;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional text:</p> <p>k) To ensure that all proposals, plans, projects and works are Screened for Appropriate Assessment to address the potential for effects on European sites as a result of increased visitor numbers to these areas.</p> <p>SEA Recommendation Not Incorporated</p>

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>f) To further promote Vandeleur Gardens and Scattery Island as key tourist attractions in the Kilrush area;</p> <p>g) To support the enhancement of the tourist accommodation offer in Kilrush town;</p> <p>h) To maximise the opportunities of the area's coastal location and availability of fresh local produce to develop, facilitate and expand the local food and hospitality tourist product;</p> <p>i) To develop and enhance the piers, harbours and slipways along the Shannon Estuary, in accordance with the <i>Strategic Integrated Framework Plan</i> for the area, to maximise their potential for watersports activities;</p> <p>j) To promote and further develop the Shannon Estuary Way and the Wild Atlantic Way;</p>													
<p>CDP 9.26 West Clare Railway It is an objective of the development plan: To facilitate the reopening of the West Clare Railway as an operational tourist attraction by permitting where appropriate new sections of railway as alternatives to parts of the line which have been built on or are inaccessible since its closure.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 9.27 Tourism and the Islands It is an objective of the development plan:</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
a) To identify the tourism function of the islands and address the functional, planning and environmental impacts of additional visitors in order to facilitate increased access to the islands in a sensitive and appropriate manner; b) To support and promote the Scattery Island Ferry Service and to support the provision of signage associated with this service; c) To ensure the on-going sustainable management of the historic and natural resources of Scattery Island and support tourism product development on the Island; d) To facilitate the further exploration of the tourism/leisure potential of the Shannon Estuary Islands having regard to the landscape/heritage sensitivities in the area and the European and local designations in the Estuary; and e) To promote the sustainable tourism development and management of Inis Cealtra (Holy Island) as part of the overall Visitor Management and Sustainable Tourism Development Plan.													

Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal IV: A County Clare where healthy and sustainable communities are developed and													

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
integrated with the timely delivery of a wide range of community, educational and cultural facilities and where, through a commitment to equality, accessibility and social inclusion, the county develops as a unique location with an enhanced quality of life for its citizens and visitors.													
CDP 10.1 Sustainable Communities It is an objective of Clare County Council: a) To ensure that future development proposals contribute to the creation of sustainable communities throughout County Clare; b) To work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community facilities throughout the county.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 10.2 Local Community Development Committee It is an objective of Clare County Council: a) To support the work of the Clare Local Community Development Committee b) To work with the Clare Local Community Development Committee and all relevant stakeholders to seek investment in delivering the actions and stakeholder initiatives of the Clare Local Economic and Community Plan 2016-2021 (and any subsequent Plan) so as to strengthen community infrastructure and	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>promote social inclusion for all citizens across all our communities;</p> <p>c) To seek investment in initiatives that achieve the physical, economic, social and environmental regeneration of disadvantaged areas in the County and the Limerick Shannon Metropolitan Area; and</p> <p>d) To support the development of an inter-agency Social Enterprise Strategy to support the retention and expansion of existing social enterprises and the development of new social enterprises.</p>													
<p>CDP 10.3 Voluntary and Community Groups It is an objective of Clare County Council:</p> <p>a) To actively engage with the Clare Public Participation Network in the preparation and implementation of this Plan and other local authorities policies and programmes to ensure that it represents and responds to the needs of the residents of County Clare; and</p> <p>b) To support the empowerment of individuals and groups in communities through volunteering and active citizen engagement.</p>	+	+	+	+	+	+	+	+	+	+	+	+	
<p>CDP 10.4 Diverse and Socially Inclusive Society It is an objective of Clare County Council:</p>	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To plan for a more diverse and socially inclusive society which:</p> <p>i) Recognises the positive contribution of migrants, refugees and asylum seekers to multi-cultural communities and the economic life of an area and supports Government policy The Migrant Integration Strategy;</p> <p>ii) Prioritises parity of opportunity and improved well-being and quality of life for all citizens of the County including for example the LBGTI+ community, travellers and minority groups through enhanced integration programmes, measures to support sustainable accessible communities and the provision of associated services;</p> <p>b) To work with all relevant stakeholders to help tackle disadvantage and social exclusion, to secure improvements in the quality of life for all citizens and to promote equality of access to public and social services; and</p> <p>c) To work with all target groups, including older persons, young people, the disabled, the traveller community, refugees, asylum seekers and migrants, to advance their physical, social and cultural integration.</p>													
CDP 10.5 Inclusivity and Equal Access It is an objective of Clare County Council:	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To promote social inclusion by implementing best practice in universal accessibility and design;</p> <p>b) In conjunction with representative organisations to promote disability awareness and improve equal access for all through universal design for public transport access, housing, social, cultural and recreational facilities and the public realm so as to improve quality of life equally for all;</p> <p>c) To work with representative organisations to ensure that investment in infrastructure and facilities is appropriately informed with regard to accessibility issues; and</p> <p>d) To take all required steps to ensure compliance with the Disability Act (2005).</p> <p>e) To support the upgrade and extension of existing pedestrian provision and public lighting facilities in existing urban areas to further promote walking, cycling and active travel.</p>													
<p>CDP 10.6 Age-Friendly County It is an objective of Clare County Council:</p> <p>a) To proactively support the implementation of the Smart Ageing and National Positive Ageing policies, the An Garda Síochána Older</p>	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>People Strategy and the Clare Age Friendly Strategy and Action Plan 2018-2022, (and any subsequent strategy and action plan);</p> <p>b) To work with developers, communities and relevant stakeholders to achieve accessible and age-friendly built environments across the County including housing, transport infrastructure and leisure amenities and facilities; and</p> <p>c) To have regard to the 'Age Friendly Principles and Guidelines for the Planning Authority' in the assessment of proposed developments.</p>													
<p>CDP 10.7 Community Facilities</p> <p>It is an objective of the development plan:</p> <p>a) To promote and encourage optimum usage of the large number of community facilities across the county;</p> <p>b) To update the inventory of community, social and cultural facilities throughout the county within the lifetime of this plan;</p> <p>c) To encourage, advise and assist community groups wishing to provide community facilities in their area;</p> <p>d) To ensure that sufficient lands are zoned for community use to meet the demands of the projected population during the lifetime of this plan.</p>	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 10.8 Community Gardens and Allotments It is an objective of the development plan:</p> <p>To facilitate the development of community gardens and allotments in County Clare (subject to normal environmental and planning considerations)</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	.
<p>CDP 10.9 Arts and Cultural Development It is an objective of Clare County Council:</p> <p>a) To develop programmes that support the arts and people's experience of the arts both as participants and audience members;</p> <p>b) To support and to seek investment for the development of a network of workspaces/ hubs and display facilities for visual arts works throughout the County for artists, artistic organisations and community groups;</p> <p>c) To support cultural and entertainment activities in the County by operating within the national cultural policy framework 'Culture 2025' and by co-operating with the Arts Council of Ireland, community groups and other bodies; and</p> <p>d) To support the events and activities that allow people from different cultures to meet</p>	0	+	0	0	0	0	0	0	0	0	0		

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
and learn about their different traditions, music, food, religions etc. in order to support the development of an open, inclusive and multi-cultural society in County Clare.													
<p>CDP 10.10 Physical Recreation and Active Living It is an objective of Clare County Council:</p> <p>a) To support the implementation of the National Sports Policy 2018-2027 (both the vision and objectives), the National Sports Capital Programme, the Healthy Ireland initiative, the National Physical Activity Plan and the Healthy Clare Strategic Plan 2019-2021 and any subsequent policies, strategies, plans or programmes;</p> <p>b) To promote Active Living as a means of enhancing health, wellbeing and social inclusion;</p> <p>c) To work with local community groups to support and expand the Slí na Sláinte network in County Clare, in compliance with all relevant legislation;</p> <p>d) To work with Clare Sports Partnership, local communities, clubs and relevant bodies to support local groups that promote/organise walking, cycling and other recreational</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>activities and to increase sport and physical activity participation in the County;</p> <p>e) To support the coordinated development of new indoor and outdoor recreational facilities in County Clare, based on need;</p> <p>f) To support investment in the sustainable development of larger sports projects in the region under the Large-Scale Sports Infrastructure Fund;</p> <p>g) To work in coordination with all relevant stakeholders to ensure that the necessary facilities and infrastructure are in place to support Active Living and increased levels of physical recreation;</p> <p>h) To support the development of cycle-parking facilities at appropriate locations in all urban areas in the County;</p> <p>) To ensure that new recreation facilities/amenities are based on the principles of sustainable development and incorporate efficient heating systems, lighting etc;</p> <p>k) To ensure that sufficient lands are zoned for the recreational uses to meet the needs of the projected population during the lifetime of this Plan; and</p> <p>l) To ensure that future development, zoning or recreational facilities are in compliance with all</p>													

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
relevant legislation as outlined in Objective CDP3.1													
<p>CDP 10.11 Recreational Routes It is an objective of the development plan: a) To support the maintenance of existing off-road walking and cycling trails and support investment in the sustainable development of walking and cycling facilities, greenway and blueway corridors within the County and region extending into and between our County's settlements; b) To support and facilitate the development of the West Clare Railway Greenway and necessary supporting infrastructure; c) To promote the development of regional-scale off-road cycling trails and associated facilities in the Cratloe Woods area; d) To ensure any proposed development for off-road walking and cycling are based on rigorous site/route selection studies, take into consideration the safe and adequate provision of access, set-down and parking areas, and where appropriate that natural borders/buffers are included as an integral component of the design; e) To complete heritage audits and improve heritage interpretation along walking and cycling routes in the County;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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<p>f) To encourage and support the development of ancillary businesses such as bike hire and repair, outdoor clothing sales, drying rooms for walkers, surfers etc. and businesses offering walking and cycling tours subject to normal planning considerations;</p> <p>g) To ensure that the development of any off-road walking and cycling routes blueways and peatways is informed by an appropriate level of environmental assessment, including all necessary reports to assess the potential impact on designated European sites and any impacts that may arise from increased visitor pressures; and</p> <p>h) To ensure all cycle routes adhere to the principles contained within the national policy document ‘Smarter Travel A Sustainable Transport Future’, and ‘The National Cycle Policy Framework’ or any updated/amended guidance document and integration between routes is achieved where appropriate.</p>													
<p>CDP 10.12 Countryside Recreation It is an objective of Clare County Council: a) To support the diversification of the rural economy through the development of the recreational potential of the countryside, in accordance with the Comhairle na Tuaithe: National Countryside Recreation Strategy and</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
the Walks Scheme and subject to compliance with Objective CDP 3.1; and b) To promote and support access to rural areas including upland areas, forestry, coastal areas and the development of and existing walking routes, pilgrim paths, mountain trails and nature trails in conjunction with other public bodies, representative agencies and community groups.													
CDP 10.13 Public Rights of Way It is an objective of the development plan: a) To encourage the preservation of existing public rights of way within the plan area; b) In accordance with the provisions of the Planning and Development Act, 2000 (as amended), including Sections 10 and 14, to preserve public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility, as set out in the maps associated with this Plan.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 10.14 Play Facilities It is an objective of the development plan: To support local communities in the provision of a range of play facilities across the county,	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording: To support local communities in the provision of a range of

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
including tot-lots, play grounds, skate parks and other play areas in appropriate locations.													play facilities across the county, including tot-lots, playgrounds, skate parks and other play areas in appropriate locations across the county. SEA Recommendation Incorporated
<p>CDP 10.15 Childcare Facilities It is an objective of the development plan:</p> <p>a) To encourage the provision of affordable and accessible childcare and preschool facilities on well located sites that are close to the populations they intend to serve throughout County Clare and in line with population and employment growth;</p> <p>b) To facilitate the development of additional childcare services for vulnerable or disadvantaged groups in the community; and</p> <p>c) To have regard to ‘Childcare Facilities – Guidelines for Planning Authorities (2001) or any updated version in the assessment of applications for childcare facilities.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 10.16 Primary and Secondary Education It is an objective of Clare County Council:</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional text:

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>(a) To facilitate the provision of schools by zoning suitable lands in settlement plans and local area plans capable of meeting the demands of the projected populations and in line with the 2008 Code of Practice ‘The Provision of Schools and the Planning System’;</p> <p>b) To ensure that land developed for educational purposes is located as close as possible to the area experiencing population growth that it is intended to serve, are along public transport corridors where available and in close proximity to complementary services/facilities to allow for shared use;</p> <p>c) To assess and ensure the adequacy of school capacity when dealing with planning applications for large residential developments; and</p> <p>d) To require the provision of cycle lanes, pedestrian footpaths and crossings and to promote the idea of a ‘walking school bus’ serving primary and secondary school facilities to support safe and convenient active travel modes.</p>													<p>d) To require the provision of cycle lanes, pedestrian footpaths and crossings and to promote the idea of a “walking school bus” serving primary and secondary school facilities to support safe and convenient active travel modes.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 10.17 Higher Education Institutes It is an objective of Clare County Council:</p> <p>(a) The support the further development of higher education facilities in County Clare;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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<p>b) To support the consolidation and expansion of the Limerick Institute of Technology in Ennis, the Shannon College of Hotel Management and the Burren College of Art;</p> <p>c) To collaborate with the higher education institutes and the Regional Skills Fora in the provision of a knowledge and innovation-based economy for the County and Region, including off-campus research and development;</p> <p>d) To support investment in Higher Education Institutes, Education and Training Board, apprenticeships and skills development in the County as an enabler for jobs growth; and</p> <p>e) It is an objective to support the delivery of a Regional Design Centre to provide the focus for linkages between third level institutes, private design companies and enterprise.</p>													
<p>CDP 10.18 Further Education and Lifelong Learning It is an objective of Clare County Council:</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate a collaborative approach to regional skills development aligned to the needs and opportunities of regional economies and to encourage the consolidation and expansion of all tiers of educational services and associated educational and skills training</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
programmes subject to compliance with Objective C3.1; and b) To collaborate with other agencies including the Limerick Clare Education and Training Board (LCETB) in the delivery of lifelong learning, skills training and post-secondary school education especially in areas of higher education and further education and training where skills gaps are identified.													
CDP 10.19 Dual Use Facilities It is an objective of Clare County Council: a) To encourage and promote the shared use of school facilities with community groups where possible; and b) To encourage the shared use of all community facilities for use by all groups in the Plan area.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 10.20 Health Services It is an objective of Clare County Council: a) To improve access to quality healthcare services through facilitating initiatives and projects under the National Development Plan (NDP) 2018-2027 as well as facilitating public, private and community-based agencies to provide appropriate healthcare facilities including for mental health, hospital care and community-based primary care throughout the County;	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To encourage the integration of appropriate healthcare facilities within new and existing communities;</p> <p>c) To facilitate and encourage the accommodation of emergency services including fire services, rescue services, helipads and acute care, in locations that facilitate ease of access, effectiveness and safety; and</p> <p>d) To support and facilitate the implementation of Sláinte care and to support development of outreach and community services for an expanding and ageing population across the County.</p>													
<p>CDP 10.21 Air Ambulance Facilities It is an objective of Clare County Council: To work in coordination with all relevant stakeholders to identify air ambulance landing locations in coastal, estuarine and lakeside locations in County Clare.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 10.22 Libraries It is an objective of the development plan: a) To support and promote the services provided by the Branch Libraries to local communities across the County; and b) To support the completion and operation of the new library to serve the Ennis and Environs area during the lifetime of this Plan.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-	

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Chapter 10 Sustainable Communities	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 10.23 Burial Grounds/Crematoria It is an objective of Clare County Council: a) To provide extensions to existing burial grounds and facilitate the provision of burial grounds in cooperation with local communities, at appropriate locations throughout the County; b) To ensure that burial grounds throughout the County are managed and maintained in a manner which respects their associated culture and heritage, having regard to the relevant byelaws; c) To support the development of crematoria in County Clare, subject to normal planning considerations; and d) To support the provision of new funeral homes which are designed to sensitively meet the needs of the service.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal VII: A County Clare that supports strong economic growth and a high quality of life for all residents through the provision of efficient and robust physical infrastructure whilst having regard to environmental responsibilities and complying with European and National legislation.</p>													
<p>CDP 11.1 Regional Spatial and Economic Strategy</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate, support, seek funding for and invest in the infrastructure projects identified in the <i>RSES</i> throughout the lifetime of this Plan; and</p> <p>b) To prioritise investment and delivery of comprehensive infrastructure packages that address infrastructure deficits and meet growth targets that prioritise the delivery of compact growth and sustainable mobility as per the <i>NPF</i> and <i>RSES</i> objectives.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 11.2 Smarter Travel	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested addition:

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>To support and facilitate:</p> <p>a) Sustainable, multi-modal and integrated travel in County Clare, reduce car dependence and achieve the National Smarter Travel Targets;</p> <p>b) Steady State Investment to maintain and upgrade the existing road, rail and bus networks to provide a quality service to transport users;</p> <p>c) Initiatives under the Department of Transport to reduce congestion in urban areas primarily by enhancing sustainable travel options through Smarter Travel projects that include traffic management, bus priority, urban cycling and urban walking routes;</p> <p>d) The reduction in the use of fossil fuels for public transport and increasing use of technology and green energy sources to pursue low emission public transport fleets;</p> <p>e) The delivery of the strategic bus network programme for Ennis and the Limerick- Shannon Metropolitan Area including associated customer services and facilities;</p> <p>f) Park and ride multi-modal travel;</p> <p>g) The delivery of a comprehensive cycling and walking network with an emphasis on Ennis and the Limerick-Shannon Metropolitan Area;</p>													<p>h) The development of sustainable water transportation services for the Shannon Estuary in accordance with SIFP Objectives SIFP TPT 1.5, SIFP SPN 1.7 & SIFP SPN 1.8. as contained in Volume 7 of the CDP.</p> <p>SEA Recommendation Incorporated</p>

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>h)The development of sustainable water transportation services for the Shannon Estuary in accordance with SIFP Objectives SIFP TPT 1.5, 1.7 and 1.8 contained in Volume 7 of the Plan; and</p> <p>i)To ensure developments are in compliance with the environmental requirements of Objectives CDP11.17 and CDP3.1.</p>													
<p>CDP 11.3 Limerick-Shannon Metropolitan Area Transport Strategy and Local Transport Planning</p> <p>It is an objective of Clare County Council</p> <p>a) To implement the Draft Limerick Shannon Metropolitan Area Transport Strategy during the lifetime of this Development Plan;</p> <p>b) To implement the Local Transport Plan for the Ennis, Shannon, Sixmilebridge, Kilkee, Kilrush, Lahinch, Corofin and Tulla during the lifetime of this Development Plan; and</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
c) To work in close co-operation with Technical University of the Shannon: Midlands Midwest and the Endurance European network.													
<p>CDP 11.4 Active Travel Towns</p> <p>It is an objective of Clare County Council:</p> <p>a) To implement an Active Travel Towns Programme in the Ennis area during the lifetime of this Plan;</p> <p>b) To pursue opportunities for additional funding that may arise, for Ennis and other towns in the County; and</p> <p>c) To support and facilitate the National Transport Authority in the implementation of the Active Travel Programme in County Clare.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 11.5 Walking and Cycling</p> <p>It is an objective of Clare County Council:</p> <p>a) To require walkability and accessibility by walking mode to be a central consideration in</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>the planning and design of all new developments, transport infrastructure and public transport services;</p> <p>b) To facilitate and support the delivery of a safe, accessible and convenient cycle network and environment across the County and in the Limerick Shannon Metropolitan Area as set out in the Cycle Network Plans;</p> <p>c) To support the development and enhancement of long-distance cycling routes in County Clare, in accordance with the Strategy for the Future Development of National and Regional Greenways;</p> <p>d) To safeguard, where feasible, the route of the old West Clare Railway which has not been affected by existing development and to encourage its use for recreational purposes and/or as part of a tourist attraction. Exceptions to this shall include short sections within the curtilage of residential or commercial property;</p> <p>e) To support the development of cycle-lanes in urban areas linking residential areas to town</p>													

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>centres, employment centres and school locations;</p> <p>f) To support the development of new accessible walking routes and trails throughout the County;</p> <p>g) To support the enhancement of permeability, footpaths and the provision of safe crossing points in the town and villages of the County;</p> <p>h) To support the creation of a safer environment for cyclists and signposted 'quiet routes' off the arterial roads which include speed limit reviews and junction redesigns where appropriate;</p> <p>i) To require significant walking and cycling route proposals to provide a Quality Audit, as referred to in the Design Manual for Urban Roads and Streets; and</p> <p>j) To ensure the development, enhancement, safeguarding of all walking and cycling routes are in compliance with the requirements of Objectives CDP3.1.</p>													

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<p>CDP 11.6 Rail Networks</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and facilitate the maintenance, improvement and strengthening of rail infrastructure and services and the provision of multi-modal transport interconnection facilities subject to appropriate environmental assessment and the outcome of the planning process;</p> <p>b) To support and facilitate the opening/reinstatement of railway stations on the Western Railway Corridor within County Clare and in particular at Crusheen;</p> <p>c) To protect lands adjacent to rail stations against encroachment by inappropriate uses that could compromise the long-term development of the rail infrastructure;</p> <p>d) To identify and safeguard land required for the development of rail infrastructure including bridges, stations, goods terminals, weather proofed facilities and areas necessary for the development of the rail infrastructure in the County;</p> <p>e) To work with Iarnród Éireann and other interested parties to find a resolution to the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>issue of periodic flooding of the Ennis to Limerick railway line thereby sustaining year round rail services from Ennis to Limerick City.</p> <p>All proposed developments shall be in accordance with the requirements of Objective CDP3.1.</p>													
<p>CDP 11.7 Shannon Rail Link</p> <p>It is an objective of Clare County Council:</p> <p>a) To work in conjunction with the NTA, Irish Rail and other relevant stakeholders to carry out a review of the existing feasibility study as it applies to the Shannon Rail Link infrastructural safeguard extending from Hurlers Cross to Shannon International Airport taking account of and being informed by the N19 National Road upgrade; and</p> <p>b) To facilitate a proposed Shannon Rail Link which does not inhibit the N19 National Road Upgrade;</p>	+	+	+	+	+	+	0	0	0	0	0	0	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 11.8 Bus Transport													
It is an objective of the development plan:													
a) To support the provision of more regular, efficient and fully accessible bus services throughout the County;													
b) To encourage and support Local Link private/public/ community partnerships in the provision of more widespread rural bus services;	+	+	+	+	+	+	0	0	0	0	0	+	
c) To facilitate the creation of bus corridors, integrated bus interchange stations and bus parking facilities both within settlements and at tourist facilities throughout the County subject to appropriate environmental assessment and the outcome of the planning process;													
d) To promote the introduction of new bus services on routes where they can offer a direct alternative to the routes most popular with private car users;													

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>e) To work with all relevant stakeholders to provide new bus pick up/drop off locations and bus shelters in towns and villages across the County;</p> <p>f) To work with others to encourage and promote a sustainable community-based public transport scheme that will enable access to service centres for all members of the community in the County;</p> <p>g) To support and facilitate the provision of a local bus service in Ennis and Clarecastle; and</p> <p>g) To support direct inter-regional bus services to/and from Shannon International Airport, Limerick and Galway.</p>													
<p>CDP 11.9 Transport Assets and Multi-Modal Travel Integration</p> <p>It is an objective of Clare County Council:</p> <p>a) To support accessibility to transport services and the integration of transport services throughout the County, with the wider Region, along the Atlantic Economic Corridor and</p>	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	+/-	0	0	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Galway – Ennis – Shannon - Limerick (GESL) Economic Network, and between the Metropolitan Areas in order to create a more efficient transport network that meet the needs of a wide range of users and which supports the use of sustainable travel choices; b) To ensure that the enhancement of existing land transport networks are subject to robust feasibility, route selection, environmental assessment and planning processes that reduce impacts on the environment; c) To work with stakeholder agencies and government departments to ensure the effective management, maintenance and expansion of the strategic land transport networks; and d) To develop Ennis as a bus and rail connecting hub for the County and surrounding areas; e) To incorporate considerations of the impact of climate change on transport planning including proposals under the Minor Works Programme.													
CDP 11.10 EV and CNG Infrastructure and Smart Mobility	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>a) To support investment in the sustainable development of Electric Vehicle charging facilities aligned with the County's transportation networks;</p> <p>b) To support investment in the sustainable development of CNG refueling stations aligned with the Trans European Transport Network corridors as a renewable technology for servicing public service vehicles and commercial fleets;</p> <p>c) To require the inclusion of electric vehicle charging point infrastructure within residential, commercial and mixed-use developments in accordance with the standards set out in Appendix 1 Development Management Guidelines; and</p> <p>d) To support and facilitate the development of the Future Mobility Campus in Shannon and to seek investment in actions and initiatives that position County Clare and the wider Southern Region as a leader in the digital transformation of transportation, E-Mobility and sustainable mobility.</p>													

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 11.11 Motorways, National Roads and Strategic Inter-Urban Roads</p> <p>It is an objective of Clare County Council:</p> <p>a) To safeguard the motorway, national roads and strategic regional inter-urban road connections between cities, settlements, ports and airports, and their associated road junctions, in line with national policy;</p> <p>b) To support the upgrade and improvement of motorways, national roads and strategic regional inter-urban road connections and their associated junctions, subject to compliance with requirements of the Habitats Directive and in compliance with the environmental requirements of Objectives CDP11.17 and CDP3.1;</p> <p>c) To advocate for and support improved road connectivity and to advocate for</p> <ul style="list-style-type: none"> • The Limerick Northern Distributor Route (LNDR) connecting the N18 to M7; • A new interchange on the M18 at Quin Road Ennis; • An upgrade of the Ennis to Kilrush N68 National Secondary Route; 	+	+	+	+	+	+	+	+	+	0	+	+	<p>Strict adherence to the mitigation measures identified through the LNDR environmental assessment processes (SEA & AA) and incorporated into the associated variation and the current CDP (2017-2023) and the Draft Plan 2022 – 2028 will ensure no significant effects on the environment. For completeness and to ensure a thorough incorporation has taken place these detailed mitigation measures have also been incorporated in the SEA and AA for the 2022 – 2028 CDP.</p> <p>SEA Recommendation not incorporated.</p>

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<ul style="list-style-type: none"> An upgrade/extension of the N19 to Shannon International Airport; Provision of a new bridge crossing at N67/N85 Blakes Corner Ennistimon; and The N85 Kilnamona Road Improvement Scheme. <p>e) To sustainably maintain, support and enhance Clare's connectivity on the Trans European Transport Network.</p>													
<p>CDP 11.12 Motorway Service and Rest Areas</p> <p>It is an objective of Clare County Council:</p> <p>To collaborate with Transport Infrastructure Ireland to secure the development of an on-line Type 1 Service Area on the M18 between Junction 7 and Junction 12 during the lifetime of this Plan, having regard to the NRA Service Area Policy 2014 and Spatial Planning and National Roads – Guidelines for Planning Authorities 2012.</p>	+	+	+	+	+	+	+	+	+	0	+	+	
<p>CDP 11.13 Direct Access onto National Roads</p>	+	+	+	+	+	+	+	+	+	0	+	+	Suggested additional wording

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<p>It is an objective of the development plan:</p> <p>a) To safeguard the safety, efficiency and carrying capacity of national primary and secondary roads within the County in line with national policy;</p> <p>b) To restrict individual access onto national roads in order to protect the substantial investment in the national road network, to improve carrying capacity, efficiency and safety, and to prevent the premature obsolescence of the network;</p> <p>c) To assess development proposals requiring direct access onto the national road network having regard to the criteria set out in Section 11.2.9.3; and</p> <p>d) Any proposals for greenways, new routes and trails will undergo screening for appropriate assessment and an ecological impact assessment where appropriate to ensure that the design and operation of the proposal is in full compliance with the EU Habitats Directive.</p>													<p>d) Any proposals for new routes, trails and restoration of the old West Clare Railway will undergo screening for appropriate assessment and an ecological impact assessment to ensure that the design and operation of the proposal is in full compliance with the EU Habitats Directive.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 11.14 Development of Strategic Regional Roads</p> <p>It is an objective of Clare County Council:</p>	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording:

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<p>a) To seek funding for the delivery and to upgrade and improve, where necessary, the Regional Roads in the County as outlined in Table 11.1 and Table 11.2. The Council will have regard to national, regional and local transport plans and the Council’s own programme of works in this regard.</p> <p>b) To preserve the carrying capacity of Strategic Regional Roads and safeguard the investment in such infrastructure. Developments requiring direct access onto the Strategic Regional roads identified in Table 11.1 will be restricted to the following criteria:</p> <ul style="list-style-type: none"> • Developments of strategic importance which by their nature are most appropriately located in a rural area; • Developments located within the settlement boundaries, residential clusters and where the 50kmph speed limit applies; and • The Council will only consider access points serving rural dwellings requiring direct access onto Strategic Regional Roads in the following circumstances: <p>i) It must be clearly demonstrated that there is no reasonable alternative site with access off a minor road available;</p> <p>ii) The development complies with the objectives as set out in Chapter 4 Urban and</p>													<p>c) All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p> <p>SEA Recommendation Incorporated through the inclusion of part v)</p>

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<p>Rural Settlement Strategy;</p> <p>iii) Full achievement of the sightline requirements for regional roads as set out in Appendix 1 Development Management Guidelines;</p> <p>iv) Developments must not undermine the strategic transport function of the strategic regional road network and where applicable must protect the carrying capacity at adjacent road junctions; and</p> <p>v) Ensure the development/enhancement of the regional road network are in compliance with the environmental requirements of Objectives CDP 11.17 and CDP3.1</p>													
<p>CDP 11.15 Proposed Projects identified for Future Development</p> <p>It is an objective of the development plan:</p> <p>a) To integrate climate considerations and risk assessments into the design, planning and construction of all roads, footpaths, bridges, public realm and other construction projects and where appropriate to incorporate green infrastructure as a mechanism for carbon offset;</p>	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	

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<p>b) To provide and/or facilitate the projects identified in Table 11.2 where necessary, and to ensure that such road infrastructure is designed and constructed to fulfil its intended purpose;</p> <p>c) To ensure that the relevant mitigation measures contained in Appendix C2 (a)–(d) of Volume 10(a), associated with the projects identified in Table 11.2, are strictly adhered to;</p> <p>In relation to the Limerick Northern Distributor Road:</p> <p>d) To ensure that the design of the proposed Limerick Northern Distributor Road, as it intersects the R464 in Parteen, is included within an overall Masterplan for the village and provides for safe and adequate means of pedestrian and vehicular access and connectivity east and westwards within Parteen and across the route at this point;</p> <p>e) To ensure that results from a detailed hydrological, hydrogeological and engineering assessment inform the design of the Limerick Northern Distributor Road and University Link Road to avoid any adverse negative effect on the existing hydrological and hydrogeological</p>													

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<p>regime within the Knockalisheen Marsh area. The design of the River Shannon Bridge shall be informed by the overriding requirement to avoid adverse impacts on the qualifying interests of alluvial woodland otter and lamprey species when assessed under the Habitats Directive;</p> <p>f) To ensure that the bridge abutments are set back a sufficient distance to allow for the retention of any existing riparian habitats or areas with the potential to develop into alluvial woodland. This will ensure maintenance of ecological connectivity on both banks for the River Shannon. The bridge deck shall be constructed at a sufficient height to allow for the continued development of any alluvial woodland present on both banks of the River Shannon and there will be no net loss of habitat;</p> <p>g) To ensure that the Tailrace Canal, Errina Canal and River Blackwater are all crossed on clear span structures, with the abutments sufficiently set back from the watercourse banks to ensure maintenance of ecological connectivity. The necessary ecological assessment of the design of these bridges will be informed and supported by a detailed review and assessment of similar</p>													

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<p>development in comparably sensitive environments;</p> <p>h) To ensure that all watercourse crossings, both culverts and bridges are designed so as to not impede the flood conveyance through the structure and not cause any significant change in flood levels, flow depths and velocities that would result in any noticeable increase in flood risk or erosion/accretion locally in the vicinity of the crossing or more remotely both in the upstream or downstream reaches;</p> <p>i) To ensure that the proposed road is set at a minimum level that provides sufficient freeboard above the 100 year with climate change flood event (200 year combined tide event in respect of the Knockalisheen area) so as to have a low flood risk over its design life and sufficiently elevated for its storm drainage system to function appropriately during flood events;</p> <p>j) To ensure that the construction of the bridges is monitored by a suitably qualified ecologist. Appropriate mitigation will be employed to avoid risks of pollution during both the constructional and operational phases; and</p> <p>k) To ensure that all mitigation measures set out</p>													

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in the NIR and SEA contained in Volumes 10(a) and 10(b) of this Plan are complied with.													
<p>CDP 11.16 Regional and Local Road Developments</p> <p>It is an objective of Clare County Council:</p> <p>a) To achieve and maintain investment in the sustainable development of strategic priorities in regional and local roads subject to required appraisal, planning and environmental assessment processes; and</p> <p>b) To support and facilitate the following projects:</p> <ul style="list-style-type: none"> • Killaloe Bypass/R494 upgrade; • R471 access to Shannon Free Zone; and • L3126 to Bunratty Castle. 	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 11.17 Environmental Considerations in Road Construction Projects</p>	0	+	0	0	0	+	+	0	0	+	0	+	This will have the greatest positive effect on material assets and the use of

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>To ensure that, for all major road construction projects, the route selection process will be informed by a constraints study, significant criteria for which will be environmental considerations in compliance with Objective CDP 3.1, in addition to compliance with best practice guidelines from the Fisheries Board, TII and relevant Government Departments.</p>													<p>sustainable means of transport and will overall have a positive effect on population and human health. This change represents a potential overall neutral to positive effect on the Strategic Environmental Objectives.</p> <p>AA: No significant potential impact on European Sites</p>
<p>CDP 11.18 Design Manual for Urban Roads and Streets (DMURS)</p> <p>To implement the requirements and recommendations contained in DMURS in the assessment of development proposals, the preparation of design schemes and their implementation in the development of streets, roads and public realm improvement schemes in the County.</p>	+/-	+	+/-	+/-	0	+	+/-	0	0	0	0	0	
<p>CDP 11.19 Shannon International Airport</p> <p>It is an objective of Clare County Council:</p>	+/-	+	+/-	+/-	0	+	+/-	0	0	0	0	0	

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<p>a) To support the development of an Airport Strategy for the Southern Region to be prepared by the relevant stakeholders through consultation with the Department of Transport, Local Authorities, Airport Authorities, TII, the NTA and other relevant stakeholders in the Southern Region;</p> <p>b) To facilitate and support the development and enhancement of the strategic role of Shannon International Airport, to advocate for a regional distribution of air traffic and strategic route development, and for a greater regional focus by national agencies;</p> <p>c) To support actions which will progress the transition of Shannon Airport to a low carbon future;</p> <p>d) To facilitate and support the further development of the International Aviation Services Centre (IASC) cluster at Shannon as recognised in National Aviation Policy and to work to ensure that cross agency cooperation will continue to develop the IASC to meet industry demand;</p> <p>e) To support and facilitate multi-modal inter-regional and intra-regional transport linkages to and from the airport by both public and private service providers;</p>													

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<p>f) To safeguard current and future operational, safety, technical and development requirements of Shannon International Airport;</p> <p>g) To support and facilitate the upgrade of the Shannon Flood Relief Embankments to protect Shannon Town, Shannon Freezone and Industrial Estate and Shannon International Airport;</p> <p>h) To have regard to, and implement the national land use policies and guidance in relation to the Red Zones and Public Safety Zones for Shannon International Airport, the Irish Aviation Authority (Obstacles to aircraft in flight) Order, 2005 (S.I.No. 215/2005) and EASA Regulation (EU) No 139/2014;</p> <p>i) To have regard to the advice of the Irish Aviation Authority with regard to the effects of any development proposals in the vicinity of Shannon International Airport on the safety of aircraft or the safe and efficient navigation thereof, in particular within the Red Safety Zones and Public Safety Zones identified within the Shannon Town and Environs Local Area Plan and the maps contained in Volume 2 of this Plan;</p> <p>1) To have regard to the Irish Aviation Authority Policy Land Use Planning and Offshore</p>													

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Development (2015) in the assessment of relevant development proposals; and 2) To ensure that all proposals are in compliance with Objective CDP 3.1.													
<p>CDP 11.20 Public Rights of Way</p> <p>It is an objective of the development plan:</p> <p>To encourage the preservation of the existing public rights of way within the County, as set out in Appendix 6.</p>	+	+	+	+	+	+	+	+	+	0	0	+/-	
<p>CDP 11.21 Water Borne Transport</p> <p>It is an objective of Clare County Council:</p> <p>a) To safeguard and support the continued operation of the ferry services between West Clare and County Kerry and between North Clare and the Aran Islands. Only land use proposals that complement the sustainable operation of these services will be considered for the duration of this plan.</p>	+	+	+	+	+	+	+	+	+	0	0	0	

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<p>b) To promote the establishment of a ferry or water taxi service between North Clare and Galway City;</p> <p>c) To support the provision of services and amenities for passengers in the vicinity of ferry departure/arrival points in the County;</p> <p>d) To support and facilitate the development and delivery of the <i>Doolin Pier Masterplan</i> during the lifetime of the Development Plan; and</p> <p>e) To ensure the development/ enhancement of infrastructure facilitating water-bourne transport is in compliance with the environmental requirements of Objective CDP3.1 of this plan.</p>													
<p>CDP 11.22 Port and Harbours</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and facilitate the sustainable implementation of the <i>National Ports Policy</i> and the <i>National Marine Planning Framework</i> in County Clare;</p> <p>b) To support and facilitate the development and economic role of strategic international,</p>	+	+	+	+	+	+	+	+	+	0	0	0	<p>Suggested changes to wording</p> <p>e) All proposals will be in compliance with the requirements of the</p>

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<p>national, regional and local harbours, ports and jetties across the county;</p> <p>c) To support the export, fisheries, marine tourism and marine economy potential of port and harbour assets at Cahiracon, Kilrush and Moneypoint subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on the SIFP;</p> <p>d) To improve land-based transport links to ports and harbours;</p> <p>e) To support the development of a <i>RSES</i> Regional Ports and Harbour Strategy for the Southern Region; and</p> <p>f) To ensure that all proposals will be in compliance with the requirements of the Habitats Directive where appropriate.</p>													<p>Habitats Directive where appropriate.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 11.23 Shannon Foynes Port</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the continued expansion of Shannon Foynes Port in compliance with the environmental requirements of Objective CDP3.1 as it applies to Co. Clare; and</p>													

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c) To support the capital infrastructure projects in the Shannon-Foynes Port Company Infrastructure Development Programme.													
<p>CDP 11.24 Freight</p> <p>It is an objective of the development plan:</p> <p>a) To support the development of a RSES Regional Freight Strategy;</p> <p>b) To create an efficient freight network that operates in harmony with other transport users and land uses in the County;</p> <p>c) To encourage developments which are heavily dependent on road freight to locate where freight vehicles can access the national road network without the requirement to traverse urban areas;</p> <p>d) To support the use of the existing rail system and marine areas for appropriate materials where feasible; and</p>													

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e) To promote the use of low emission vehicles in the freight sector.													
<p>CDP 11.25 Directional Signage</p> <p>It is an objective of Clare County Council:</p> <p>a) To ensure that adequate directional signage is provided throughout the County to facilitate convenient movement and access between settlements and services through the County; and</p> <p>b) To control the proliferation of non- road traffic signage on and adjacent to national roads having regard to the TII's 'Spatial Planning and National Roads Guidelines'.</p>	+	+	+	+	+	+	+	+	+	0	0	0	
<p>CDP 11.26 Water Framework Directive and River Basin Management</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate the implementation of the River Basin Management Plan 2018-2021 and any subsequent Plan for ground, surface, estuarine,</p>	+	+	+	+	+	+	+	+	+	0	0	0	

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<p>coastal and transitional waters in the Plan area as part of the implementation of the EU Water Framework Directive;</p> <p>b) To protect groundwater resources in accordance with the statutory requirements and specific measures as set out in the River Basin Management Plan;</p> <p>c) To achieve and maintain at least good water quality status for all water bodies except where more stringent obligations are required; and</p> <p>d) To consider development proposals where it can be clearly demonstrated that the development will meet the requirements of the River Basin Management Plan</p> <p>e) To work with and support LAWPRO and support improvements/recommendations within Priority Areas for Action, Blue Dot/High Status Objective catchments and any additional areas identified within subsequent River Basin Management Plans.</p>													
CDP 11.27 Waste Resources	+	+	+	+	+	+	+	+	+	0	0	0	Suggested additional sub-objective:

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<p>It is an objective of Clare County Council:</p> <p>a) To support the development of Drinking Water Protection Plans in line with the requirements of the Water Framework Directive;</p> <p>b) To ensure that developments that would have an unacceptable impact on water resources, including surface water and groundwater quality and quantity, designated sources protection areas, estuarine, coastal transitional waters, river corridors and associated wetlands will not be permitted;</p> <p>c) To ensure the efficient and sustainable use and development of water resources and water services infrastructure to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment;</p> <p>d) In areas of potable groundwater resources or over vulnerable aquifer areas, development proposals will only be considered if the applicant can clearly demonstrate that the</p>													<p>h) To work with Irish Water to find a sustainable and long-term solution for the production, minimisation and beneficial reuse of water sludge as a by-product in order to minimise risk to human health and the environment.</p> <p>SEA Recommendation Incorporated</p>

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<p>proposed development will not pose a risk to the quality of the underlying groundwater;</p> <p>e) To protect groundwater resources, in accordance with statutory requirements and specific measures as set out in the National River Basin Management Plan 2022-2027;</p> <p>f) To work with and support Irish Water, the Group Water Scheme Sector and LAWPRO in identifying public drinking water sources vulnerable to climate change and develop source protection or alternative sources, in order to maintain water quantity and quality levels;</p> <p>g) That proposals for development which infringe on a river boundary, or an associated habitat, including their connection by groundwater, will only be considered where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> • The character of the area will be conserved; • An acceptable physical riparian zone will be maintained; and 													

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<ul style="list-style-type: none"> There will be no impact on the ecological or aquatic or fishing potential of the waters or associated waters. <p>h) To work with Irish Water to find a sustainable and long-term solution for the production, minimisation and beneficial reuse of water sludge as a by-product in order to minimise risk to human health and the environment.</p>													
<p>CDP 11.28 Strategic Water Supply Projects</p> <p>It is an objective of Clare County Council:</p> <p>a) To support investment and the sustainable development of strategic water supply projects by Irish Water, leakage reduction programmes and initiatives through the National Water Resources Plan subject to appropriate environmental assessment and the planning process; and</p> <p>b) To carefully scrutinise any proposals for the abstraction of water from Lough Derg, either for storage or direct supply outside the County</p>	+	+	+	+	+	+	+	+	0	0	0	<p>Suggested additions:</p> <p>b) To carefully scrutinise any proposals for the abstraction of water from Lough Derg, either for storage or direct supply outside the County which, due to geographical proximity, may have a significant impact on County Clare taking the impacts of Climate Change and in particular low flow conditions which are now prevalent across</p>	

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<p>which, due to geographical proximity, may have a significant impact on County Clare.</p> <p>c) To ensure any abstraction proposals are in compliance with the environmental requirements of Objective CDP3.1 of this plan</p>													<p>the county throughout the year.</p> <p>SEA Recommendations Incorporated.</p>
<p>CDP 11.29 Water Services</p> <p>It is an objective of Clare County Council:</p> <p>a) To work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives of this Plan;</p> <p>b) To facilitate the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of master plans;</p> <p>c) To ensure that adequate water services will be available to service development prior to the granting of planning permission and to require developers to consult Irish Water regarding</p>													
	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	

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<p>available capacity prior to applying for planning permission; and</p> <p>d) To ensure that development proposals comply with Irish Water standards and requirements in relation to water and wastewater infrastructure to facilitate the proposed development.</p>													
<p>CDP 11.30 Water Supply</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the implementation of Irish Water Investment Plans and to advocate the provision, by Irish Water, of adequate water supply to accommodate the target population and employment potential of the County and in accordance with the statutory obligations set out in the EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan;</p> <p>b) To support the role of Irish Water Investment Plans in taking into account seasonal pressures on critical water supply service infrastructure, climate change implications and leakage reduction in the design of all relevant projects;</p>	+	+	+	+	+	+	+	+	0	0	0		

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<p>c) To advocate for the on-going conservation and upgrade of water supply infrastructure in the County;</p> <p>d) To maximise the use of existing capacity in water supply services in the planning of new development;</p> <p>e) To protect existing way leaves and protection areas around public water supply services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required water services infrastructure;</p> <p>f) To work with all stakeholders to promote water conservation and sustainable water usage;</p> <p>g) To promote and support the use of rainwater harvesting (in new buildings and as a retrofit) where viable; and</p> <p>h) To prohibit the use of bored wells for water supply for new development in areas where public supply is available.</p>													
<p>CDP 11.31 Ennis and Environs Water Supply</p> <p>It is an objective of Clare County Council:</p>	+	+	+	+	+	+	+	+	+	0	0	0	

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<p>a) To improve efficiency in the operation and demand management of the water supply infrastructure, promote water conservation and reduce the overall loss in public water supply in the Ennis and Environs area;</p> <p>b) To safeguard Pouladower Spring and investigate its use as a potential supply of water for the Ennis area. Any such proposals shall demonstrate that they will not have a negative impact on European Sites;</p> <p>c) To advocate the provision, by Irish Water, of an adequate water supply to accommodate the target population and the employment potential of the Ennis and Environs area in accordance with statutory obligations as set out by EU and National policy; and</p> <p>d) To protect Drumcliffe Springs water resource. No development will be permitted on either the Springs, or the within established 200m exclusion zone.</p>													
CDP 11.32 Wastewater Treatment Disposal	+	+	+	+	+	+	+	+	+	0	0	0	SEA Mitigation

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<p>It is an objective of Clare County Council:</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the implementation of Irish Water Investment Plans and to advocate the provision, by Irish Water, of adequate wastewater treatment facilities to accommodate the target population and employment potential of the County in accordance with the statutory obligations set out in the EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan;</p> <p>b) To support the role of Irish Water Investment Plans in taking into account seasonal pressures on critical wastewater treatment service infrastructure and climate change implications in the design of all relevant projects;</p> <p>c) To advocate for the on-going provision, conservation and upgrade of wastewater treatment infrastructure in the County;</p>													<p>It shall be demonstrated with scientific certainty that the construction, operation, maintenance, monitoring and decommissioning of any such developer led/provided shared use wastewater treatment infrastructure will not give rise to adverse effects on the site integrity of any European sites in view of their conservation objectives and having regard to the characteristics of the species or habitat, including their structure, function, conservation status and sensitivity to change. Where this cannot be demonstrated with certainty, then developer led/provided shared use</p>

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<p>d) To maximise the use of existing capacity in wastewater treatment services in the planning of new development;</p> <p>e) To protect existing way leaves and protection areas around public wastewater treatment services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required wastewater treatment services infrastructure;</p> <p>f) To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of the existing sewer networks and minimise detrimental impacts on sewage treatment works; g) To permit the development of single dwelling houses only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the <i>Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses</i>, EPA (2021);</p> <p>h) Where settlements have no public wastewater treatment infrastructure, alternative developer led/provided shared use wastewater treatment infrastructure, including</p>													<p>wastewater treatment infrastructure shall not be permitted. Nature-based solutions such as constructed wetlands (CWs) and integrated constructed wetlands (ICWs) will not be considered for;</p> <ul style="list-style-type: none"> - Settlements within areas of karst landscape - Areas deemed to be of high nature value or of high biodiversity value - Sites within 60m up-gradient of any well or spring used for potable water - Sites within the inner protection zone of a public groundwater supply source, where the vulnerability rating is classified as extreme - Sites within 300m up-gradient of a public supply (>10m³/day or

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<p>those incorporating nature-based solutions, may be considered to serve development where it can be clearly demonstrated that the system is in compliance with relevant EPA Guidelines on design standards and which will allow connection to a public system when it is provided, subject to the following criteria:</p> <ol style="list-style-type: none"> Connection to an existing public wastewater treatment system is not currently available. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal. The land on which the treatment plant is located is transferred to Irish Water on their request if/when a public system is provided. The management and maintenance of the shared wastewater treatment and disposal infrastructure following its completion shall be the responsibility of a legally constituted management company. This management company will be responsible for the adequate maintenance, operation and management of the shared infrastructure. It shall be a condition of sale of all elements of the permitted development that the purchaser become a shareholder in the 													<p>>50 persons) borehole, where an inner protection zone has not been identified</p> <ul style="list-style-type: none"> - Sites within 25m of a dwelling - Sites where construction of the ICW may negatively impact a site of cultural heritage value - Sites where adequate land area is not available - Sites near a watercourse (no less than 10m from the initial and second ponds and no less than 5 m for subsequent ponds - Sites that cannot be adequately protected from flood damage. A site-specific flood risk assessment will be required as part of any potential planning application for a Nature Based Solution.

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<p>management company and include a similar condition on any contract for subsequent disposal of the property.</p> <p>v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan.</p> <p>i) To permit the development of treatment systems for small businesses/community facilities in unserved areas where they are in single ownership and where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with <i>Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses</i>, EPA (2021) and <i>Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels</i>, EPA (1999); and</p> <p>i) To encourage and support a changeover from septic tanks/private wastewater treatment plants to public collection networks wherever feasible, subject to connection agreements with Irish Water and to ensure that any future development</p>													<p>- An early assessment of a site’s overall suitability and the properties/nature of the influent are required to avoid siting such Nature Based Solutions in inappropriate settlements or areas within settlements.</p> <p>- The assessment must determine whether the ICW discharges, either via surface or ground, to any SAC, SPA or NHA.</p> <p>- In addition to the environmental function of an ICW, it is an essential requirement of the ICW concept to explicitly address the social, economic, and ecological considerations of the site, whereby the needs of all stakeholders in the management of the land and water resources</p>

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<p>connects to the public wastewater infrastructure where it is available;</p> <p>ii) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP3.1 of this plan.</p>													<p>that are linked to a site need to be given appropriate consideration. Regard must be given to all water quality discharges, achieving an appropriate landscape-fit and enhancing biological diversity.</p> <ul style="list-style-type: none"> - As the ICW concept is based on integration into the immediate and adjacent environment, site characterisation must investigate how this requirement can be achieved and optimised. - The Management Company must ensure that the nature and properties of the influent are known that adequate land space is available and that the system can operate with low or zero energy requirements.

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															<p>- Given the novel nature of these systems in Ireland potential developers must provide the Planning Authority with sufficient baseline information to enable planning/discharge conditions to be set should the Nature Based Solution be deemed appropriate within the settlement for a specific site.</p> <p>- The Management Company will be required to put in place an Emergency Response Plan for the system which will outline the procedures which must be put in place should monitoring indicate exceedances of emissions limit values, where a failure in the system occurs, where</p>

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													<p>the system becomes inundated due to severe or adverse weather conditions or through inappropriate influent amongst other items</p> <p>SEA Recommendation Incorporated.</p>
<p>CDP 11.33 Strategic Wastewater Treatment Projects</p> <p>It is an objective of the development plan:</p> <p>a) To support investment and the sustainable development of strategic wastewater treatment facilities by Irish Water in County Clare arising from initiatives including Investment Plans and Strategic Drainage Area Plans subject to appropriate environmental assessment and the planning process;</p> <p>b) To liaise with Irish Water to ensure adequate wastewater treatment facilities are available to accommodate population growth in the County;</p>	+	+	+	+	+	+	+	0	+	+	0	+	<p>Additional Sub-objective:</p> <p>g) To work with Irish Water to facilitate the provision of improved treatment capacity in small agglomerations through the provision of reedbed or polishing filters, paid for by the developer, designed and built by Irish Water, as a sustainable development solution in appropriate locations.</p>

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<p>c) To ensure that the assimilative capacity of the receiving environment is not exceeded and that increased wastewater discharges from population growth does not contribute to degradation of water quality and to avoid adverse impacts on the integrity of the Natura 2000 network;</p> <p>d) To support Irish Water to eliminate untreated discharges from settlements in the short-term, while planning strategically for the long-term in tandem with Project Ireland 2040 and the RSES and in increasing compliance with the requirements of the Urban Wastewater Treatment Directive;</p> <p>e) To support and facilitate the separation of foul and surface water networks in the County; and</p> <p>f) To liaise with Irish Water to identify wastewater treatment plants which are subject to flooding from severe weather events, and to advocate for the prioritisation of these plants for suitable upgrades.</p>													SEA Recommendation not incorporated

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 11.34 Rural Wastewater Treatment Programmes</p> <p>It is an objective of the development plan:</p> <p>a) To support investment in the sustainable development of rural waste water treatment programmes and the initiatives of Irish Water, communities and developers in small rural settlements to identify sustainable solutions subject to available funding for such services including the Rural Regeneration and Development Fund of the NDP; and</p> <p>b) To support the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in the countryside; and</p> <p>c) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP3.1 of this plan.</p>	+	+	+	+	+	+	+	0	+	+	0	+	
<p>CDP 11.35 Waste Management</p> <p>CDP 11.35 Waste Management</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and facilitate the implementation of the EU Action Plan for the Circular Economy –</p>	+	+	+	+	+	+	+	0	+	+	0	+	

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<p>'Closing the Loop', the EU Raw Material Initiative, A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025 and the Southern Region Waste Management Plan 2015-2021;</p> <p>b) To support and promote circular economy principles prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society;</p> <p>c) To encourage and facilitate the development of new alternatives and technological advances in relation to waste management;</p> <p>d) To support the development of waste recycling facilities at appropriate locations in County Clare as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites;</p> <p>e) To promote environmental awareness measures and action programmes to ensure good environmental awareness and practices, the recycling of waste, water management, and energy conservation;</p> <p>f) To have regard to the <i>Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects</i>, July 2006 (and any subsequent guidelines) in the</p>													

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<p>management of waste from construction and demolition projects and to require the submission of a Construction and Demolition Waste Management Plan for projects in excess of the following thresholds:</p> <ul style="list-style-type: none"> • New residential developments of 10 houses or more, • New developments (other than the bullet point above), including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250m², • Demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste, • Civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site. <p>The Council may also require the submission of Construction and Demolition Waste Management Plans for other developments, and this will be managed through the pre-planning consultation and planning application processes;</p> <p>g) To require proposals for brownfield regeneration in strategic locations to be</p>													

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<p>accompanied by a site risk assessment and a clear waste plan for any wastes arising, including consideration of hazardous or contaminated material; and</p> <p>h) To support and facilitate the repurposing of previous landfill sites and where appropriate their reuse for community or recreational purposes.</p>													
<p>CDP 11.36 Waste Management and Recovery</p> <p>It is an objective of the development plan:</p> <p>a) To support the development of waste transfer and recovery facilities at appropriate locations in County Clare as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites; and</p> <p>b) To support the development of higher-value waste pre-treatment processes and indigenous recovery practices. Such developments must not adversely affect species or habitats designated by the Habitats Directive and shall</p>	+	+	+	+	+	+	+	0	+	+	0	+	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
comply with the requirements of the relevant River Basin Management Plan.													
<p>CDP 11.37 Litter Management</p> <p>It is an objective of development plan:</p> <p>To implement the provisions of the Clare County Litter Management Plan 2022-2024 and any updated version of this Plan.</p>	+	+	+	+	+	+	+	0	+	+	0	+	
<p>CDP 11.38 Construction and Demolition Waste</p> <p>It is an objective of Clare County Council:</p> <p>a) To require that a C&D Waste Management Plan is prepared by the developer having regard to the <i>Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects</i>, July 2006 (and any subsequent guidelines) for new construction or demolition projects and to require that where appropriate the maximum amount of waste material generated on site is reused and recycled;</p>	+	+	+	+	+	+	+	0	+	+	0	+	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To promote the production and reuse of aggregates from C&D waste and their use in construction projects in the Region; and</p> <p>c) To encourage the development of C&D waste recycling facilities at suitable sites, including quarries, subject to normal planning and environmental considerations</p>													
<p>CDP 11.39 Agricultural Waste</p> <p>It is an objective of the development plan:</p> <p>To ensure that the disposal of agricultural waste is carried out in a safe, efficient and sustainable manner having regard to the environment and health and safety of individuals, and in compliance with the <i>European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017</i>, the <i>Litter Pollution Act 1997</i> (as amended) and the <i>European Communities (Water Policy) Regulations 2014</i> (S.I. No. 350 of 2014).</p>	+	+	+	+	+	+	+	0	+	+	0	+	<p>Suggested amendment:</p> <p>To ensure that the disposal of agricultural waste is carried out in a safe, efficient and sustainable manner having regard to the environment and health and safety of individuals, and in compliance with the <i>European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017</i> and the <i>Litter Pollution Act 1997 (as amended)</i>, and</p>

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													<p><i>the European Communities (Water Policy) Regulations 2014 S.I. No. 350 of 2014.</i></p> <p>SEA Recommendation Incorporated</p>
<p>CDP 11.40 Noise Pollution</p> <p>It is an objective of the development plan:</p> <p>a) To promote the pro-active management of noise where it is likely to have significant adverse impacts on health and the environment; and</p> <p>b) To ensure that all proposals for development with regard to transportation infrastructure shall comply with the provisions of the Clare Noise Action Plan (2018) and any subsequent plans.</p>	+/-	+/-	+/-	+/-	+	+	+	0	+	+	0	+/-	
CDP 11.41 Air Quality	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	0	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the development plan:</p> <p>a) To improve and maintain good air quality and help prevent harmful effects on human health and the environment in our urban and rural areas;</p> <p>b) To support local data collection in the development of air quality monitoring; and</p> <p>c) To implement the provisions of national policy and air pollution legislation, in conjunction with other agencies as appropriate.</p>													
<p>CDP 11.42 Light Pollution</p> <p>It is an objective of the development plan:</p> <p>a) To require proposals for development that include the provision of external lighting, to clearly demonstrate that the lighting scheme is the minimum needed for security and working purposes; and</p> <p>b) To ensure that external lighting and lighting schemes are designed so that the incidence of light spillage is minimised ensuring that the</p>													<p>Suggested addition:</p> <p><i>c) All lighting should be designed taking the Bat Conservation Ireland Guidance Notes for: Planners, engineers, architects and developers on bats and lighting into consideration.</i></p> <p>SEA Recommendation Incorporated.</p>

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
amenities of adjoining properties, wildlife and the surrounding environment are protected.													
<p>CDP 11.43 Seveso III Directive</p> <p>It is an objective of Clare County Council:</p> <p>To control the following for the purposes of reducing the risk or limiting the consequences of a major accident (regard will be had to the provisions of the SEVESO III Directive and any regulations, under any enactment, giving effect to that Directive)</p> <ul style="list-style-type: none"> • The siting of Major Accident Hazard sites; • The modification of an existing Major Accident Hazard site; or • Specified development in the vicinity of a Major Accident Hazard site 	0	+	0	0	0	0	0	0	0	0	0	0	
<p>CDP 11.44 Energy Security</p> <p>It is an objective of the development plan:</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	0	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To promote and facilitate the sustainable development, maintenance and upgrading of electricity and gas network grid infrastructure to integrate renewable energy sources and the achievement of a secure and efficient energy supply and storage for County Clare ready to meet increased demand as the regional economy grows.													
<p>CDP 11.45 Electricity Networks</p> <p>It is an objective of the development plan:</p> <p>a) To facilitate improvements in energy infrastructure and encourage the expansion of the infrastructure within the County;</p> <p>b) To facilitate future alternative renewable energy developments and associated utility infrastructure throughout the County;</p> <p>c) To support the Integrated Single Electricity Market (I-SEM) as a key priority for the Southern Region and the sustainable development and reinforcement of the energy grid including grid connections, transboundary networks into and through County Clare subject to appropriate</p>													

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>environmental assessment and planning processes;</p> <p>d) To collaborate with EirGrid to facilitate the development of a safe, secure and reliable supply of electricity, enhanced electricity networks and new transmission infrastructure projects that might be brought forward in the lifetime of this Plan under EirGrid’s (2017) Grid Development Strategy (subject to appropriate environmental assessment and the planning process);</p> <p>e) To collaborate with EirGrid over the lifetime of the plan to ensure that the County’s minimum target of 1,167MW renewable energy generation is achieved and can be accommodated on the electricity network in County Clare; and</p> <p>f) To have regard to environmental and visual considerations in the assessment of developments of this nature and ensure compliance with the environmental requirements of Objective CDP3.1 of this plan.</p>													
CDP 11.46 Gas Networks													

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<p>It is an objective of the development plan:</p> <p>a) To facilitate the delivery and expansion of the Natural Gas infrastructure throughout the County for both domestic and business/industry use and to have regard to the location of existing gas infrastructure pipeline in the assessment of planning applications;</p> <p>b) To promote renewable gas leading to carbon emission reductions in agriculture, industry, heating and transport as well as sustainable local employment opportunities;</p> <p>c) To support the production and storage of green hydrogen and the transition of the gas network to a carbon neutral gas network by 2050, which will drive County Clare, the Region and Ireland to becoming a low carbon society;</p> <p>d) To support investment in the sustainable development of agricultural biogas sector and regional gas supply projects which strengthen gas networks in the Region and assist integration of renewable gas to the grid network;</p> <p>e) To support investment in developing renewable gas and provision of CNG refuelling infrastructure which will help reduce the Green House Gas emissions in both the agriculture and transport sectors and support Carbon Capture</p>													

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and Storage initiatives, which has the potential to decarbonise power generation at scale; and f) To facilitate the strengthening of the gas network sustainably to service settlements and employment areas in County Clare, to facilitate progress in developing the infrastructures to enable strategic energy projects in the county including those identified in the Strategic Integrated Framework Plan for the Shannon Estuary (SIFP).													
CDP11.47 Renewable Energy It is an objective of Clare County Council: a) To encourage and to favourably consider proposals for renewable energy developments, including community owned developments, and ancillary facilities in order to meet National, Regional and County renewable energy targets, and to facilitate a reduction in CO2 emissions and the promotion of a low carbon economy; b) To assess future renewable energy-related development proposals having regard to the <i>Clare Renewable Energy Strategy 2023-2030</i> in													Suggested additions: b) To assess future renewable energy-related development proposals having regard to the Clare Renewable Energy Strategy and associated SEA and AA; c) To support the sustainable development of renewable wind energy (on shore and off shore)

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<p>Volume 5 of this plan and associated SEA and AA;</p> <p>c) To support the sustainable development of renewable wind energy (on shore and offshore) at appropriate locations and related grid infrastructure in County Clare, in accordance with all relevant policies, guidance and guidelines pertaining to the protection of the environment and protected habitats and species, and to assess proposals having regard to the <i>Clare Wind Energy Strategy</i> in Volume 6 of this plan and the associated SEA and AA, or any subsequent updated adopted Strategy and national Wind Energy Guidelines;</p> <p>d) To prepare a new and updated Wind Energy Strategy for County Clare during the lifetime of this plan, subject to the publication of the update to the <i>Wind Energy Development Guidelines for Planning Authorities 2006</i>;</p> <p>e) To strike an appropriate balance between facilitating renewable and wind energy-related development and protecting the residential amenities of neighbouring properties;</p> <p>f) To support and facilitate the development of new alternatives and technological advances in relation to renewable energy production and storage, that may emerge over the lifetime of this Plan;</p>													<p>at appropriate locations and related grid infrastructure in County Clare in accordance with all relevant policies, guidance and guidelines pertaining to the protection of the environment and protected habitats and species, and to assess proposals having regard to the Clare Wind Energy Strategy and the associated SEA and AA, or any subsequent updated adopted Strategy and national Wind Energy Guidelines.</p> <p>SEA Recommendation Incorporated.</p>

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>g) To support the integration of indigenous renewable energy production and grid injection;</p> <p>h) To ensure that all proposals for renewable energy developments and ancillary facilities in the County are in full compliance with the requirements of the <i>SEA</i> and <i>Habitats Directives</i> and Objective CDP3.1 of this plan; and</p> <p>i) To promote and market the County as a leader of renewable energy provision.</p>													
<p>CDP 11.48 Renewable Energy Strategy</p> <p>It is an objective of the development plan</p> <p>a) To support implementation of the <i>National Renewable Energy Action Plan</i> (NREAP), and the <i>Offshore Renewable Energy Plan</i> including mitigation measures outlined in their respective SEA and AA and promote County Clare and the Southern Region as a leader and innovator in sustainable renewable energy generation; and</p> <p>b) To support the implementation of the <i>Clare Renewable Energy Strategy 2023-2030</i> in Volume 5 of this plan; and</p>													

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Chapter 11 Physical Infrastructure, Environment and Energy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
c) To support the development of a Regional Renewable Energy Strategy with relevant stakeholders.													
<p>CDP 11.49 Renewable Offshore Energy</p> <p>It is an objective of the development plan</p> <p>To work with relevant stakeholders in terms of offshore renewable energy development, environmental monitoring and awareness of the benefits of realising the County and Region’s offshore energy potential. Initiatives arising from this objective shall be subject to robust feasibility and site selection, which includes explicit consideration of likely significant effects on European Sites and potential for adverse effects on the integrity of European sites in advance of any development.</p>													<p>Suggested additions:</p> <p>b) To work with relevant stakeholders in respect of large scale Off-Shore Energy projects which may trigger the requirement for justification under the Imperative Reasons of Overriding Public Interest (IROPI) provisions of Article 6 (4) of the Habitats Directive. This will be particularly important should the proposal involve the permanent loss of habitat, disturbance of a species or loss of habitat of a species protected under the Habitats Directive.</p>

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													<p>The implementation of EU Directives obligates investors to achieve this balance between development and the protection of the environment.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 11.50 Power Stations and Renewable Energy</p> <p>It is an objective of the development plan</p> <p>a) To support the sustainable technology upgrading and conversion of power stations in the County including Moneypoint to use energy efficient and renewable energy sources; and</p> <p>b) To support the redevelopment of the Moneypoint power generation station site as a green energy hub subject to the requirements of the <i>Habitats and Birds Directive, Water Framework Directive</i>, and all other relevant EU Directives.</p>													<p>Suggested additions:</p> <p>b) To support the redevelopment of the Moneypoint power generation station site as a green energy hub subject to the requirements of the <i>Habitats & Birds Directive, Water Framework Directive, and all other relevant EU Directives.</i></p> <p>SEA Recommendation Incorporated</p>

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<p>CDP 11.51 Energy Storage</p> <p>It is an objective of the development plan</p> <p>a) To support and facilitate the development of secure, appropriately scaled energy storage facilities, particularly green hydrogen gas storage and pumped freshwater hydro energy storage, at suitable locations throughout the County, in compliance with the requirements of Objective CDP 3.1 of this plan; and</p> <p>b) To support initiatives to develop innovation, advances in technology and pilot projects for the sustainable development of energy storage and carbon capture within the Region and to work with key stakeholders in developing sustainable forestry to support carbon sequestration and enhance biodiversity.</p>													
<p>CDP 11.52 Energy Efficiency and Conservation</p> <p>It is an objective of the development plan</p> <p>To support and promote energy efficiency savings in all sectors in support of the <i>National</i></p>													

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<i>Energy Efficiency Action Plan</i> and the objectives of the <i>Clare Renewable Energy Strategy</i> in Volume 5 of this plan.													
<p>CDP 11.53 Digital Strategy It is an objective of Clare County Council:</p> <p>To support and facilitate the implementation of the <i>Clare Digital Strategy 2023</i> and support the role and initiatives of the Mobile and Broadband Taskforce in addressing digital and mobile coverage blackspots and rural communications connectivity.</p>													
<p>CDP 11.54 Broadband Connectivity It is an objective of the development plan</p> <p>a) To support and facilitate the delivery of the National Broadband Plan and high-capacity ICT infrastructure to all locations across the County; b) To support and facilitate the implementation of the <i>Clare Digital Strategy 2023</i> and its successor(s); and c) To support and facilitate the sustainable delivery of digital infrastructure ducting and</p>													

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dark fibre infrastructure and the strengthening of Metropolitan Area Networks and ensure compliance with the environmental requirements of Objectives CDP3.1													
<p>CDP 11.55 Telecommunications Infrastructure</p> <p>It is an objective of the development plan</p> <p>To facilitate the provision of high-speed, high-capacity digital and mobile infrastructure within the County having regard to the DoEHLG <i>Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996</i> (as updated by PL07/12 of 2012) with regard to the appropriate environmental assessments and compliance with CDP3.1 of this plan.</p>													<p>Suggested additions:</p> <p>To facilitate the provision of high-speed, high-capacity digital and mobile infrastructure within the County having regard to the DoEHLG <i>Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996</i> (as updated by PL07/12 of 2012) in accordance with the findings of the Intervention Strategy SEA, NIR and associated Best Practice Guidance. SEA Recommendations Incorporated.</p>

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal X: A County Clare that builds on the strategic location and natural resources of the Shannon Estuary by facilitating and maximising its potential for various forms of development while managing the estuarine and natural environment in full compliance with all relevant EU Directives.</p>														
<p>CDP 12.1 Integrated Development of Shannon Estuary It is an objective of the Clare County Council: a) To support and implement the inter-jurisdictional Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary in conjunction with the other relevant local authorities and agencies. All proposed developments shall be in accordance with the SEA Directive, Birds and Habitats Directive, Water Framework Directive and Shellfish Waters Directive, Floods Directive and EIA Directive. All proposed developments shall incorporate the Mitigation Measures as contained in the SIFP – Volume __ of this Plan - for ensuring the integrity of the Natura 2000 Network. b) To proactively market the Strategic Development Locations in County Clare at Inishmurry/Cahiracon and Moneypoint as</p>	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
potential locations for future economic development.														
<p>CDP 12.2 Integrated Development of the Shannon Estuary It is an objective of the Development Plan:</p> <p>a) To co-operate with the relevant agencies to facilitate, encourage and promote development and economic growth and employment in environmentally sustainable areas along the Shannon Estuary, by implementing the <i>Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary</i>;</p> <p>b) To support the promotion, marketing and seeking of financial and expertise support for the <i>Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary</i> and specific projects emerging there from; and</p> <p>c) To promote a co-ordinated approach to the collation of baseline data for the Shannon Estuary as one ecosystem or entity.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>a) To co-operate with the relevant agencies to facilitate, encourage and promote development, economic growth and employment in environmentally sustainable areas along the Shannon Estuary, by implementing the Strategic Integrated Framework Plan for the Shannon Estuary.</p> <p>b) To support the promotion, marketing and seeking of financial support for the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary and specific</p>

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														<p>projects emerging there from.</p> <p>c) To promote a co-ordinated approach to the collation of baseline data for the Shannon Estuary as one ecosystem or entity.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 12.3 Marine-Related Industry/Large-Scale Industry on the Estuary It is an objective of the Development Plan:</p> <p>To capitalise on the natural deep-water potential and existing port and maritime infrastructure, by facilitating and proactively encouraging the environmentally-sustainable development of maritime industries at appropriate locations within the Shannon Estuary, while seeking to improve and promote the road and transport connectivity of the deepwater ports in the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All development associated with marine related industry shall incorporate the sector and site-specific Mitigation Measures as contained in the SIFP – Volume 9 of this plan - for ensuring the integrity of the Natura 2000 Network.</p>

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
County. All proposed developments shall be in accordance with the <i>Birds and Habitats Directive</i> , <i>Water Framework Directive</i> and all other relevant EC Directives. All development associated with marine related industry shall incorporate the sector and site-specific Mitigation Measures as contained in the <i>SIFP</i> (Volume 9 of this Plan) for ensuring the integrity of the Natura 2000 Network.														SEA Recommendation Incorporated
CDP 12.4 Strategic Development Locations It is an objective of the Development Plan: a) To safeguard the role and function of the Strategic Development Locations, which are identified on Map 11A and Map 12B at the end of this chapter and in the <i>SIFP</i> (Volume 9 of this plan); and b) To support economic development by encouraging the sustainable growth, development and appropriate diversification of Strategic Development Locations; All proposed developments shall be in accordance with the Birds and Habitats	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Directive, Water Framework Directive and all other relevant EC Directives.														
<p>CDP 12.5 Strategic Development Location A – Innismurry/Cahiracon It is an objective of the Development Plan:</p> <p>To facilitate and promote the sustainable development of the lands at Strategic Development Location A – Innismurry / Cahiracon for marine related industry.</p> <p>All proposed development at Strategic Development Location A shall incorporate the Mitigation Measures as contained in the <i>Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary</i> (Volume 9 of this Plan) for ensuring the integrity of the Natura 2000 Network.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All proposed development at SDL A shall incorporate the Mitigation Measures as contained in the SIFP – Volume 9 of this plan - for ensuring the integrity of the Natura 2000 Network.</p> <p>SEA Recommendation Incorporated in an appropriate manner.</p>
<p>CDP 12.6 Strategic Development Location B – Moneypoint It is an objective of the Development Plan:</p> <p>(a) To safeguard the role and function of Strategic Development Location B as a key strategic driver of economic growth in the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All proposed development at SDL B shall incorporate the Mitigation Measures as contained in the SIFP –</p>

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Country, facilitating its sustainable growth, operational expansion and diversification, in accordance with national and regional energy objectives.</p> <p>(b) To support the redevelopment of the Moneypoint power generation station site as a green energy hub and the development of the Shannon Estuary as a focal point for the offshore wind industry in Europe.</p> <p>(c) To support and facilitate the development of marine related industry on lands adjacent to Moneypoint which is compatible with the primary use of the SDL as a Strategic Energy Location.</p> <p>All proposed development at Strategic Development Location A shall incorporate the Mitigation Measures as contained in the <i>Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary</i> (Volume 9 of this Plan) for ensuring the integrity of the Natura 2000 Network.</p>														<p>Volume 7 of this plan - for ensuring the integrity of the Natura 2000 Network.</p> <p>SEA Recommendation Incorporated in an appropriate manner.</p>
<p>CDP 12.7 Shipping and Navigation</p> <p>It is an objective of the Development Plan:</p> <p>a) To facilitate and promote the economic growth of shipping trade and investment within the Shannon Estuary, in a</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording/changes</p> <p>a) To facilitate and promote the economic growth of shipping</p>

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>sustainable, safe and environmentally sensitive manner. All proposed developments shall be in accordance with the <i>Birds and Habitats Directive</i>, <i>Water Framework Directive</i> and all other relevant EC Directives;</p> <p>b) To support the potential for cooperation across all relevant sectors in the preparation of Strategic Dredging Management Plans.</p> <p>c) The <i>Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary</i> should promote the establishment of a long term, whole estuary approach to the collation of noise monitoring data to inform the potential environmental effects of such an expansion in shipping within the estuary on long lived species such as Bottlenose dolphins;</p> <p>d) All proposed developments shall be in accordance with the <i>Birds and Habitats Directive</i>, <i>Water Framework Directive</i> and all other relevant EC Directives; and</p> <p>e) All development associated with shipping and navigation shall incorporate the sector and site specific Mitigation Measures as contained in the <i>SIFP</i></p>														<p>trade and investment within the Shannon Estuary, in a sustainable, safe and environmentally sensitive manner.</p> <p>b) To support the potential for cooperation across all relevant sectors in the preparation of Strategic Dredging Management Plan.</p> <p>c) The SIFP for the Shannon Estuary should promote the establishment of a long term, whole estuary approach to the collation of noise monitoring data to inform the potential environmental effects of such an expansion in shipping within the estuary on long lived</p>

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
(Volume 9 of this plan) for ensuring the integrity of the Natura 2000 Network.														<p>species such as Bottlenose dolphins.</p> <p>d) All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives;</p> <p>e) All development associated with shipping and navigation shall incorporate the sector and site-specific Mitigation Measures as contained in the SIFP – Volume 7 of this plan - for ensuring the integrity of the Natura 2000 Network.</p> <p>SEA Recommendation Incorporated in an appropriate manner.</p>

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 12.8 Harnessing the Energy Resource of the Shannon Estuary</p> <p>It is an objective of Clare County Council:</p> <p>a) To ensure that the Shannon Estuary fulfils its optimum role in contributing to the diversity and security of energy supply;</p> <p>b) To harness the potential of the Estuary for the sustainable development of renewable energy sources to assist in meeting renewable energy targets.</p> <p>c) To contribute to a working group on Research, Education and Training to map research capabilities, human capacity, national and international connections and opportunities with respect to renewable energy.</p> <p>All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p> <p>All development associated with the energy sector shall incorporate the sector and site specific Mitigation Measures as contained in the SIFP (Volume 9 of this</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Plan) for ensuring the integrity of the Natura 2000 Network.														
<p>CDP 12.9 Promoting Tourism, Recreation and Leisure around the Shannon Estuary It is an objective of the development plan:</p> <p>To facilitate and promote the sensitive and sustainable use of the Shannon Estuary's assets in an integrated manner to develop a dynamic and sustainable tourism, recreation and leisure sector that delivers maximum social and economic benefit to the communities of the estuary while safeguarding valued landscape, heritage and environmental interests. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 12.10 Cruise Ship Industry It is an objective of Clare County Council:</p> <p>To support and facilitate the sustainable use of the Estuary by the cruise ship industry by maintaining and safeguarding critical navigational channels, anchorage and berthing facilities. All proposed developments shall be in accordance with</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>To support and facilitate the sustainable use of the Estuary by the cruise ship industry by</p>

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
the <i>Birds and Habitats Directive, Water Framework Directive, Invasive Alien Species Regulations and Shellfish Waters Directive, Floods Directive and EIA Directive.</i>														maintaining and safeguarding critical navigational channels, anchorage and berthing facilities. All proposed developments shall be in accordance with the SEA Directive, Birds and Habitats Directive, Water Framework Directive, Invasive Alien Species Regulations and Shellfish Waters Directive, Floods Directive and EIA Directive. SEA Recommendation Incorporated.
CDP 12.11 Estuary Settlements It is an objective of Clare County Council: a) To ensure that the settlements along the northern shoreline of the Estuary benefit from potential economic, tourism and recreational developments, in	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
accordance with the role of the settlement in the Settlement Hierarchy in Chapter 3, Section 3.4 b) To support the concept of settlement networks, to assist collaborative projects and the sharing of assets and strengths, the strengthening of the viability of the existing settlements along the Estuary and the maintenance and expansion of existing population levels and essential services and roles.														
CDP 12.12 Aviation and the Shannon Estuary It is an objective of Clare County Council: To realise the long-term potential of Shannon International Airport and its environs within the Southern Region and encourage the sustainable development of the Airport as a strategic economic driver in the Shannon Estuary and the wider region. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 12.13 Commercial Fishing/Aquaculture It is an objective of Clare County Council:	0	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To contribute to the diversification of the local economy, growth in employment and social well-being of coastal communities of County Clare through the facilitation and promotion of environmentally-sustainable commercial fishing and aquaculture, within the Areas of Opportunity for commercial fishing/aquaculture identified in the <i>Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary</i> , which are at Poulnisharry Bay, Carrigaholt Bay, Rinevella Bay, Killimer and Clonderalaw Bay. All proposed developments shall be in accordance with the <i>Birds and Habitats Directive</i> , <i>Water Framework Directive</i> and all other relevant EC Directives.														
CDP 12.14 Maritime Training Centre It is an objective of development plan: a) To support and facilitate the establishment of a specialist Maritime Training Centre in Kilrush.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 12.15 Building on the Shannon Estuary as an Environmental Asset It is an objective of development plan:	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To facilitate appropriate development which is compatible with the areas of the Estuary which are designated under the <i>Habitats and Birds Directives</i>, whilst ensuring that the environment is protected, conserved and maintained and where possible restored, ensuring the dual goals of economic development and environmental conservation can be achieved;</p> <p>b) To ensure that all proposed developments shall be in accordance the <i>Birds and Habitats Directive</i>, <i>Water Framework Directive</i> and all other relevant EC Directives;</p> <p>c) To ensure that all proposed developments do not compromise the achievement of the objectives of the <i>River Basin Management Plans</i>, prepared in accordance with the <i>Water Framework Directive</i> and the <i>Flood Risk Management Plans</i> prepared in accordance with the <i>Floods Directive</i>;</p> <p>d) To work in partnership with all relevant statutory and other bodies to support and facilitate the preparation of an Integrated Environmental Management Plan for the Shannon Estuary; and</p>														

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Chapter 12 The Shannon Estuary	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
e) To work in partnership with all relevant authorities to support the preparation of a site-specific conservation management plan for the Lower River Shannon cSAC taking into consideration its status as a Marine Protected Area.														
CDP 12.16 Marina Developments It is an objective of Clare County Council: To facilitate the sustainable development of marinas and associated amenities at appropriate locations along the Shannon Estuary ensuring that all such developments shall not adversely affect species and habitats designated by the <i>Birds and Habitats Directives</i> and is in compliance with all relevant environmental objectives.														

Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XI: A County Clare which maximises and manages the economic, social and recreational potential of the Atlantic Coastline and Shannon													

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Estuary while protecting the coastal zone and its resources and adapting to and managing the challenges of climate change including flooding and sea-level rise													
<p>CDP 13.1 Environmental Designations in Coastal Areas</p> <p>It is an objective of the Development Plan:</p> <p>a) To promote the sustainable development of the potential of the marine environment;</p> <p>b) To foster opportunities for innovation in the maritime economy and drive forward the County as a first mover under the National Marine Planning Framework (NMPF) while preserving the environmental and ecological conservation status of our marine natural resource. Close interaction between higher education, state agencies, and enterprise is encouraged in this regard; and</p> <p>c) To require proposals for development which may impact on a European site to undertake and submit a Natura Impact Statement as part</p>	+	+	+	+	+	+	+	+	+	+	+	<p>Suggested amendment:</p> <p>c) To require proposals for development which may impact on a European site to undertake and submit a Natura Impact Statement and Environmental Impact Assessment Report should it be deemed necessary as part of any planning application in accordance with the requirements of the Habitats and EIA Directives.</p> <p>SEA Recommendation not incorporated.</p>	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
of any planning application in accordance with the requirements of the Habitats Directive.													
<p>CDP 13.2 Management Structures</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and implement the Marine Planning and Development Management (MPDM) Bill when enacted.</p> <p>b) To support the Maritime Area Regulatory Authority (MARA) in the consenting and licensing of the maritime area.</p>	+	+	+	+	+	+	+	+	+	+	+		
<p>CDP 13.3 Marine Spatial Planning</p> <p>It is an objective of the Development Plan:</p> <p>a) To ensure consistency and alignment between land based spatial planning and marine planning which supports the protection of the marine environment and the growth of the marine economy;</p>	+	+	+	+	+	+	+	+	+	+	+		

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To support appropriate land-based infrastructure which facilitates marine activity (and vice versa).</p> <p>c) To support proposals for appropriate infrastructure that facilitates the diversification or regeneration of marine industries.</p> <p>d) To ensure all new activities/developments are consistent with the policies of the National Marine Planning Framework.</p> <p>e) To promote the development of a research driven marine cluster in the County to support development of Marine ICT and Biotechnology.</p>													
<p>CDP 13.4 Integrated Coastal Zone Management</p> <p>It is an objective of Clare County Council:</p> <p>a) To support offshore wind, wave and tidal renewable energy developments and the ancillary land-based infrastructure and service requirements to assist in meeting renewable</p>	+	+	+	+	+	+	+	+	+	+	+	+	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>energy targets subject to environmental considerations and the protection of the amenities of the surrounding areas in accordance with the <i>Offshore Renewable Energy Development Plan (OREDP)</i>, the ORE Planning policies as outlined in the <i>National Marine Planning Framework (NMPF)</i> and <i>SIFP</i> SEA Environmental Reports and the Natura Impact Reports; and</p> <p>b) To support the redevelopment of the Moneypoint power generation station site as a green energy hub and the development of the Shannon Estuary as a focal point for the offshore wind industry in Europe.</p>													
<p>CDP 13.5 Off-Shore Renewable Energy Development</p> <p>It is an objective of the development plan:</p> <p>a) To support offshore wind, wave and tidal renewable energy developments and the ancillary land-based infrastructure and service requirements to assist in meeting renewable energy targets subject to environmental considerations and the protection of the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggest amendment:</p> <p>a) To support offshore wind, wave and tidal renewable energy developments and the ancillary land-based infrastructure and service requirements to assist in meeting renewable energy targets subject to</p>

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>amenities of the surrounding areas in accordance with the OREDP SEA Environmental Report and the Natura Impact Report.</p> <p>b) To support the redevelopment of the Moneypoint power generation station site as a green energy hub and the development of the Shannon Estuary as a focal point for the offshore wind industry in Europe.</p>													<p>environmental considerations and the protection of the amenities of the surrounding areas in accordance with the OREDP and SIFP SEA Environmental Reports and the Natura Impact Reports.</p> <p>SEA Recommendation not incorporated</p>
<p>CDP 13.6 The Fishing Industry and Seafood Sector</p> <p>It is an objective of the Development Plan:</p> <p>a) To support and facilitate the conservation of marine and freshwater resources that are key to the establishment and sustainable growth of the fishing and aquaculture industry;</p> <p>b) To support the development of new and existing pier facilities for the fishing industry and associated food and service industries, particularly in remote rural coastal communities, where they comply with the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested amendments:</p> <p>b) To support the development of new and existing pier port facilities for the fishing industry and associated food and service industries, particularly in remote rural coastal communities and islands, where they comply with the general</p>

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>general objectives and development management standards of this Plan;</p> <p>c) To facilitate, where possible, car parking areas and access points to coastal areas to allow members of the public and tourists to access these areas for fishing and angling purposes.</p> <p>d) To seek investment in the delivery of sustainable actions and development of the seafood sector under existing and future European Maritime and Fisheries Fund Operational Programmes.</p> <p>e) To seek the implementation and investment in actions that support the Fishing Local Area Group (FLAG) Development Strategies to support coastal and island communities.</p>													<p>objectives and development management standards of this Plan;</p> <p>c) To facilitate, where possible, car parking areas and access points to coastal areas to allow members of the public and tourists to access these areas for fishing and angling purposes.</p> <p>d) To seek investment in the delivery of sustainable actions and development of the seafood sector under existing and future European Maritime and Fisheries Fund Operational Programmes.</p> <p>e) To seek the implementation and investment in actions that support the Fishing Local Area Group (FLAG) Development Strategies</p>

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													to support coastal and island communities. SEA Recommendation Incorporated
<p>CDP 13.7 Aquaculture</p> <p>It is an objective of the development plan:</p> <p>It is an objective of the Development Plan:</p> <p>To support and promote the sustainable development of the aquaculture sector in order to maximise its contribution to employment and growth in coastal communities where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 13.8 Shellfish Waters</p> <p>It is an objective of the development plan:</p>	+	+	+	+	0	0	0	0	0	0	0	+	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To work will local communities, relevant stakeholders and the Department of Agriculture, Food and the Marine to ensure the proper and successful implementation of the Shellfish Waters Directive on the County Clare coastline.													
<p>CDP 13.9 Ports, Jetties, Harbours, Quays and Piers</p> <p>It is an objective of the Development Plan:</p> <p>a) To seek investment under the Fishery Harbour and Coastal Infrastructure Development Programme and to maintain and improve the network of piers and harbours for which it has responsibility.</p> <p>b) To facilitate the maintenance and improvements of the existing port, jetty, harbour, quay and pier infrastructure within the County and to safeguard lands within their vicinity from inappropriate uses that may compromise their long-term economic and recreational potential and environmental setting;</p> <p>c) To ensure safe and convenient access to the water from marinas, piers, harbours and slipways for the purposes of public transport, industry, commerce, sea rescue, tourism, aquaculture or recreation;</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>d) To encourage and facilitate the use and development of existing port/pier/harbour facilities for commercial fishing in compliance with the requirements of the EU Habitats Directive</p> <p>SEA Recommendation Incorporated.</p>

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<p>d) To encourage and facilitate the use and development of existing port/pier/harbour facilities for commercial fishing in compliance with the requirements of the EU <i>Habitats Directive</i>; and</p> <p>e) To support development which provide for safety at sea, navigation safety and maritime search and rescue operations and ensure that they are key considerations in the assessment of development proposals, in particular, the development or expansion of port facilities, or the development of infrastructure in or adjacent to the maritime area including off shore wind farms and other temporary or permanent fixed infrastructure.</p>													
<p>CDP 13.10 Coastal Marina Developments</p> <p>It is an objective of the development plan:</p> <p>To facilitate the sustainable development of marinas and associated amenities at appropriate locations along the Atlantic coastline, ensuring that such developments shall not adversely affect species and habitats</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
designated by the Birds and Habitats Directives and is in compliance with all relevant environmental legislation as outlined in Objective CDP 3.1 of this plan.													
<p>CDP 13.11 Coastal Erosion & Flooding It is an objective of the Development Plan: a) To engage with the OPW to develop appropriate strategies for the management of identified coastal flood and erosion hazards and associated risks; b) To have regard to the <i>Clare County Strategic Flood Risk Assessment, CFRAM Flood Risk Management Plans, the OPW Coast Protection Strategy Study</i>, and any updated version/more detailed local studies, in the assessment of development applications in coastal areas; c) To permit developments only where the Council is satisfied that they will not be at risk from coastal erosion or inundation in the future; d) To permit developments only where the Council is satisfied that it will not result in an increase in coastal erosion or increase the risk of inundation, either at the subject site or at another location in the vicinity; e) To only permit development outside the boundaries of existing settlements where such</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>development can be adequately defended over the lifetime of the development without the need to construct additional or new coastal defences;</p> <p>f) To support and facilitate the carrying out of coastal defence works based on the outcome of detailed Coastal Erosion and Flood Risk Management Studies undertaken in areas identified as being at risk from coastal flooding;</p> <p>g) To ensure full compliance with the requirements of the <i>Habitats Directive</i>, <i>Water Framework Directive</i> and overarching environmental Objective CDP3.1 of this plan with regard to development in the coastal area;</p> <p>h) To have regard to any future adopted Integrated Coastal Zone Management Plan for the coastal and estuarine areas of the County, undertaken in accordance with the <i>Habitats and SEA Directive</i>.</p>													
<p>CDP 13.12 Coastal Squeeze</p> <p>It is an objective of the development plan:</p>	+	0	+	+	0	0	0	0	0	0	0	0	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To ensure that coastal squeeze is taken into consideration in formulating and assessing coastal development proposals.													
<p>CDP 13.13 Protection of Beaches and Sand Dunes</p> <p>It is an objective of Clare County Council:</p> <p>a) To prohibit maritime development on sites either on or adjacent to any popular beach area, where such developments would significantly interfere with the recreational use of the area or would cause damage or degradation of the beaches or sand dune system;</p> <p>b) To assist all relevant stakeholders to proactively monitor and manage the dune systems in the County in full compliance with the EU Habitats Directive;</p> <p>c) To protect the structure and function of sand dunes of the County, (which include Annex I habitats and Annex II species), and prohibit any development that would damage the integrity (ecological and visual) of these areas or</p>	+	+	+	+	0	0	0	0	0	0	0	+	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
prevent full compliance with the requirements of the Habitats and Birds Directives.													
<p>CDP 13.14 EU Bathing Waters Directive</p> <p>It is an objective of Clare County Council:</p> <p>a) To support coastal initiatives such as the Green Coast Award, Clean Coasts and Blue Flag scheme and seek to ensure that coastal areas and bathing waters are maintained to the highest levels; and</p> <p>b) To work to retain Blue Flag and Green Coast status on beaches currently awarded this status whilst seeking to increase the present number.</p>	+	+	+	+	0	0	0	0	0	0	0	+	
<p>CDP 13.15 Island Development</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and facilitate infrastructure, and access/landing facilities, and development proposals that will contribute to the long-term social, heritage, ecological and cultural development of the islands;</p> <p>b) To have regard to any environmental and/or heritage-related designation in the assessment</p>	+	+	+	+	0	+	0	0	0	0	0	+	

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Chapter 13 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>of all applications for development on the islands;</p> <p>c) To preserve appropriate and sustainable access to all islands, including uninhabited ones;</p> <p>d) To ensure compliance with all relevant legislation as outlined in Objective CDP 3.1. of this plan.</p>													

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XV: A County Clare of ‘living landscapes’ where people live, work, recreate and visit while respecting, managing and taking pride in the unique landscape of County Clare														
<p>CDP 14.1 Landscape Character Assessment</p> <p>It is an objective of Clare County Council:</p> <p>a) To encourage the utilisation of the Landscape Character Assessment of County Clare, the forthcoming Regional Landscape Strategy and other relevant landscape policy and guidelines and to have regard to them in the facilitation, protection and management of landscape change in County Clare.</p> <p>b) Review and update the County Clare Landscape Strategy as soon as is practicable following the publication of the National Landscape Character Assessment as well as taking into account any associated guidelines.</p>	+	+	+	+	+	0	0	0	0	0	0	+	+	<p>Suggested new sub-objective:</p> <p>Planning Applications that have the potential to significantly adversely impact upon valuable and sensitive landscapes and protected views shall be required to be accompanied by an assessment of the potential landscape and visual impacts of the proposed development - demonstrating that landscape impacts have</p>

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														<p>been anticipated and avoided to a level consistent with the sensitivity of the landscape. The Council shall be consulted at an early stage in this regard to determine whether there is a need for such an assessment or for specific mitigation measures.</p> <p>SEA Recommendations not incorporated.</p>
<p>CDP 14.2 Settled Landscape It is an objective of Clare County Council: To permit development in areas designated as 'settled landscapes' to sustain and enhance quality of life and residential amenity and promote economic activity subject to:</p>	+	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<ul style="list-style-type: none"> Conformity with all other relevant provisions of the Plan and the availability and protection of resources; Selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design which are directed towards minimising visual impacts; Regard being given to avoiding intrusions on scenic routes and on ridges or shorelines. <p>Developments in these areas will be required to demonstrate:-</p> <ul style="list-style-type: none"> That the site has been selected to avoid visually prominent locations. That the site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, water bodies, public amenities and roads. That design for buildings and structures reduce visual impact through careful choice of forms, finishes and colours, and that any site works seek to reduce visual impact. 														

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 14.3 Western Corridor Working Landscapes</p> <p>It is an objective of the Development Plan:</p> <p>a) To permit development in these areas that will sustain economic activity, and enhance social well-being and quality of life - subject to conformity with all other relevant provisions of the Plan and the availability and protection of resources;</p> <p>b) That selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design, are directed towards minimising visual impact;</p> <p>c) That particular regard should be given to avoiding intrusions on scenic routes and on ridges or shorelines. Developments in these areas will be required to demonstrate:</p> <p>i. That the site has been selected to avoid visually prominent locations</p> <p>ii. That site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, public amenities and roads</p>														<p>Suggested addition:</p> <p>iv) Applicants are advised that the highest standards will be applied at all stages of the evaluation of site suitability, site design and the design and management of all installations for the interception, storage and treatment of all effluents.</p> <p>SEA Recommendation not incorporated</p>
	+	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
iii. That design for buildings and structures reduce visual impact through careful choice of form, finishes and colours and that any site works seek to reduce the visual impact of the development.														
<p>CDP 14.4 Shannon Estuary Working Landscapes</p> <p>It is an objective of Clare County Council:</p> <p>a) To permit development in these areas that will sustain economic activity of regional and national significance – especially through the protection of resources to sustain large-scale energy projects, logistics, large-scale manufacturing and associated infrastructure. All such developments shall be required to conform to relevant management and conservation objectives for designated and protected habitats and species within the estuary;</p> <p>b) That selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design, are directed towards reducing</p>	+	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation	
<p>visual impact and that residual visual impacts are minimized;</p> <p>c) That particular regard should be given to avoiding intrusions on scenic routes and on ridges or shorelines;</p> <p>Developments in these areas will be required to demonstrate:</p> <p>i. That sites have been selected to avoid visually prominent locations wherever feasible;</p> <p>ii. That site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, public amenities and roads;</p> <p>iii. That design for buildings and structures reduce visual impact through careful choice of form, finish and colours and that any site works seek to reduce visual impact of the development.</p>															
CDP 14.5 Heritage Landscapes	+	+	+	+	+	0	0	0	0	0	0	+	+	Suggested addition:	

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>To require that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact. This must be demonstrated for all aspects of the proposal- from site selection through to details of siting and design. All other relevant provisions of the Development Plan and the RSES must be complied with.</p> <p>All proposed developments in these areas will be required to demonstrate;-</p> <ul style="list-style-type: none"> • That sites have been selected to avoid visually prominent locations. • That site layouts avail of existing topography and vegetation to minimise visibility from scenic routes, walking trails, public amenities and roads; <p>That design for buildings and structures minimise height and visual contrast through careful choice of forms, finishes and colour and that any site works seek to reduce the visual impact of the development.</p>														<p>Planning applications in Heritage Landscapes will generally be required to prepare landscape and visual impacts assessments to demonstrate that CDP Objectives 14.5 are being achieved.</p> <p>Suggested text for inclusion as objective or within associated chapter:</p> <p>The majority of the areas within Heritage Landscapes contain sites, species habitats and natural resources that are protected under the provisions of the Habitats Directive and/or the Birds Directive. Applicants will be expected to familiarise themselves with the requirements</p>

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														<p>of the Directive and should be aware of the likely need to carry out a Habitats Directive Assessment in accordance with the requirements of the Habitats Directive in <i>tandem with the preparation of designs</i>. The majority of the areas within Heritage Landscapes contain ground and surface waters that are sensitive to the risk of pollution. Applicants are advised that the highest standards will be applied at all stages of the evaluation of site suitability, site design and the design and management of all installations for the interception, storage and treatment of all effluents.</p>

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														<p>It is recognised that within Heritage Landscapes these requirements will place yet another burden on applicants who will also need to demonstrate compliance with the onerous requirements of the Habitats Directive and the Water Framework Directive. For this reason, it will be Council policy to investigate the feasibility of offering pre-application technical assistance to applicants on appropriate sites within these areas to minimize any disadvantages that might otherwise occur.</p> <p>SEA Recommendation Incorporated into Volume 1</p>

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 14.6 Seascape Character Areas</p> <p>It is an objective of the development plan:</p> <p>a) To require all proposed developments within Seascape Character areas to demonstrate that every effort has been made to visually integrate a proposed development. This must be demonstrated by assessing the proposal in relation to:</p> <ul style="list-style-type: none"> • Views from land to sea; • Views from sea to land; • Views along the coastline <p>b) To ensure that appropriate standards of location, siting, design, finishing and landscaping are achieved.</p>	0	+	+	+	+	0	0	0	0	0	0	+	+	
<p>CDP 14.7 Scenic Routes</p> <p>It is an objective of the development plan:</p>	0	+	+	+	+	0	0	0	0	0	0	+	+	<p>Suggest amendment to text:</p> <p>a) To protect sensitive areas from inappropriate</p>

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To protect sensitive areas from inappropriate development while providing for development and change that will benefit the rural community;</p> <p>b) To ensure that proposed developments take into consideration their effects on views from the public road towards scenic features or areas and are designed and located to minimise their impact;</p> <p>c) To ensure that appropriate standards of location, siting, design, finishing and landscaping are achieved.</p>														<p>development while providing for development and change that will benefit the rural community;</p> <p>b) To ensure that proposed developments take into consideration their effects on views from the public road towards scenic features or areas and are designed and located to minimise their impact;</p> <p>c) To ensure that appropriate standards of location, siting, design, finishing and landscaping are achieved.</p> <p>d) Ensure visual impacts, seascapes, sensitive views/vistas, and scenic views are given due consideration in the assessment of any Renewable Energy</p>

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Chapter 14 Landscape	CC	BFF	PHH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														<p>projects being proposed across the county and in particular within the marine environment.</p> <p>SEA Recommendation not incorporated.</p>

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal XIII: A County Clare that protects and enhances the County’s unique natural heritage and biodiversity and recognises the potential for sustainable green infrastructure development, while promoting and developing its cultural, educational and eco-tourism potential in a sustainable manner.</p>													
<p>CDP 15.1 Biodiversity</p> <p>It is an objective of Clare County Council:</p> <p>a) To implement the County Clare Heritage Plan 2017-2023 and the County Clare Biodiversity Plan 2017-2023, or any subsequent plans, in partnership with all relevant stakeholders;</p> <p>b) To review the Clare County Heritage Plan 2017-2023 and to prepare a new plan, which will be set within the context of the National Heritage Plan "Heritage Ireland 2030", upon the expiry of the existing adopted Plan;</p>	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>c) To support National Biodiversity Week and events such as Bioblitz in order to increase awareness of biodiversity and its benefits to the community;</p> <p>d) To ensure that features of importance to local biodiversity are retained as part of developments and projects being undertaken in the County; and</p> <p>e) To identify ecological buffer zones, where appropriate, in the Plan area.</p>													
<p>CDP 15.2 Natural Heritage, Biodiversity and Built Heritage Assets</p> <p>It is an objective of the development plan:</p> <p>To support initiatives that enhance and protect County Clare's unique natural heritage, biodiversity and built heritage assets, recognising the contribution which education and outreach can play in developing understanding of biodiversity and heritage in our communities. Such initiatives should secure funding to</p>	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
support projects in the region in line with the National Biodiversity Action Plan.													
<p>CDP 15.3 European Sites</p> <p>It is an objective of the development plan:</p> <p>a) To afford the highest level of protection to all designated European sites in accordance with the relevant Directives and legislation on such matters;</p> <p>b) To require all planning applications for development that may have (or cannot rule out) likely significant effects on European Sites in view of the site’s Conservation Objectives, either in isolation or in combination with other plans or projects, to submit a Natura Impact Statement in accordance with the requirements of the EU Habitats Directive and the Planning and Development Act, 2000 (as amended); and</p>	+	+	+	+	+	0	0	0	0	0	0	+	<p>Suggested additional wording:</p> <p>c) To recognise and afford appropriate protection to any new or modified SPAs or SACs that are identified during the lifetime of this Development Plan through the planning application process bearing in mind proposals for development outside of a European site may also have an indirect effect.</p> <p>SEA Recommendation Incorporated</p>

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
c) To recognise and afford appropriate protection to any new or modified SPAs or SACs that are identified during the lifetime of this Development Plan.													
<p>CDP 15.4 Requirement for Appropriate Assessment</p> <p>It is an objective of the development plan:</p> <p>a) To implement Article 6(3) and where necessary 6(4) of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s); and</p> <p>b) To have regard to Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities 2009 or any updated version.</p>	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 15.5 Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas.</p> <p>It is an objective of the Clare County Council:</p> <p>a) To actively promote the conservation and protection of areas designated as NHA's (including proposed sites) and to only consider proposals for development within or affecting an NHA where it can be clearly demonstrated that the proposed development will not have a significant adverse effect on the NHA or pNHA; and</p> <p>b) To identify and afford appropriate protection to any new, proposed or modified NHA's identified during the lifetime of the Development Plan.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.6 County Geological Sites</p> <p>It is an objective of the development plan:</p>	+	+	+	+	+	0	0	0	0	0	0	+	<p>Suggested additions:</p> <p>b) To promote and facilitate the development of geo-tourism in County Clare in accordance with CDP Objective 15.3 & 15.4.</p>

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To recognise the importance of Geological Heritage Sites and to conserve, manage and where possible to enhance the character and integrity of these sites and to promote increased understanding and awareness of the natural heritage of the County; and</p> <p>b) To promote and facilitate the development of geo-tourism in County Clare in accordance with Development Plan Objectives CDP15.3 and CDP15.4.</p>													SEA Recommendation Incorporated
<p>CDP 15.7 Burren National Park, Wildlife Sanctuaries and Nature Reserves</p> <p>It is an objective of Clare County Council:</p> <p>a) To protect the Burren National Park, all wildlife sanctuaries, nature reserves and all species (including Annex I habitats and birds and Annex II species) designated under the Wildlife Acts 1976-2000 and EC (Birds and Natural Habitats) Regulations 2011;</p>	+	+	+	+	+	0	0	0	0	0	0	+	<p>Suggested additions:</p> <p>c) To work with local communities, landowners, the National Parks and Wildlife Service and other relevant parties to protect, manage where appropriate, enhance and promote sites of ecological importance across the County in accordance with CDP Objectives 15.3 & 15.4.</p>

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To ensure that the amenities of the Burren National Park, wildlife sanctuaries and nature reserves are protected and that their educational values are enhanced and promoted; and</p> <p>c) To work with local communities, landowners, the National Parks and Wildlife Service and other relevant parties to protect, manage where appropriate, enhance and promote sites of ecological importance across the County in accordance with Development Plan Objectives CDP15.3 and CDP15.4.</p>													SEA Recommendation Incorporated
<p>CDP 15.8 Non-Designated Sites and Biodiversity</p> <p>It is an objective of the development plan:</p> <p>a) To ensure the protection and conservation of areas, sites, species and ecological networks/ corridors of biodiversity value outside of designated sites throughout the County and to require an ecological assessment to</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>accompany development proposals likely to impact on such areas or species;</p> <p>b) To ensure that available habitat mapping is taken into consideration in any ecological assessment undertaken;</p> <p>c) To complete the Habitat Mapping of the County (in accordance with A Guide to Habitats in Ireland - The Heritage Council 2000) in order to identify and record the natural habitats of the County at a detailed level and afford appropriate protection to areas of importance as required; and</p> <p>d) To implement and monitor the actions as set out in the Clare Biodiversity Action Plan and the National Biodiversity Plan.</p>													
<p>CDP 15.9 Natural Heritage and Infrastructure Schemes</p> <p>It is an objective of Clare County Council:</p> <p>To be responsive to environmental challenges and to ensure the protection</p>	+	+	+	+	+	+	+	+	+	+	+	+	

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
of natural heritage when considering proposed service, infrastructure and proposed road works (both realignments and new roads) located in, close proximity to, or nearby protected ecological sites or sites of importance in terms of biodiversity.													
<p>CDP 15.10 Environmental Impact Assessment</p> <p>It is an objective of the development plan:</p> <p>a) To implement the EIA Directive, ensuring that all elements/stages or components of the project are included in one overall assessment and all reasonable alternatives are taken into consideration in choosing the option with the least environmental impact;</p> <p>b) To have regard to “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessments (2018) when</p>													

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>considering proposals for which an EIA is required; and</p> <p>c) Ensure full compliance with the requirements of the EU Habitats Directive, SEA Directive and associated legislation/regulations, including the associated European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), European Communities (Environmental Assessment of Certain Plans and Programmes) regulations 2004-2011, and the European Communities (Environmental Impact Assessment) Regulations 1989 – 2011 (or any updated/superseding legislation).</p>													
<p>CDP 15.11 Brownfield Site Regeneration and Contaminated Land</p> <p>It is an objective of the development plan:</p> <p>a) To ensure that, prior to the redevelopment of a site previously known to include an operation with the</p>	+	+	+	+	+	0	0	0	0	0	+	+	<p>Suggested addition:</p> <p>a) To ensure that, prior to the redevelopment of a site previously known to include an operation with the potential for high environmental impact such as petrol stations, gasworks or coal yards or of a Operational or</p>

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<p>potential for high environmental impact such as petrol stations, gasworks or coal yards, due diligence is carried out on the site to:</p> <ul style="list-style-type: none"> Consider the ecological aspects of soil and groundwater contamination; Prepare a site risk assessment and where deemed necessary a waste plan and a site aftercare and remedial action plan; and <p>b) Ensure that contaminated soil is disposed of in accordance with the Waste Management Regulations (S.I.821 of 2007)</p>													<p>Transformational site, due diligence is carried out on the site to:</p> <p>SEA Recommendation not Incorporated.</p>
<p>CDP 15.12 Biodiversity and Habitat Protection</p> <p>It is an objective of the development plan:</p> <p>a) To protect and promote the sustainable management of the natural heritage, flora and fauna of the County</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>both within protected areas and in the landscape through the promotion of biodiversity, the conservation of natural habitats, the enhancement of new and existing habitats, and through the integration of Green Infrastructure (GI) and ecosystem services including landscape, heritage, biodiversity and management of invasive and alien species into the Development Plan;</p> <p>b) To promote the conservation of biodiversity through the protection of sites of biodiversity importance and wildlife corridors, both within and between the designated sites and the wider Plan area;</p> <p>c) To support the implementation of the All-Ireland Pollinator Plan, National Biodiversity Action Plan and National Raised Bog SAC Management Plan;</p> <p>d) To ensure there is no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines and hedgerows within 2.5km of known roosts;</p>													<p>c) To support the implementation of the All-Ireland Pollinator Plan 2121-2025, National Biodiversity Action Plan 2021-2025 and the National Raised Bog SAC Management Plan 2017-2022;</p>

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<p>e) To implement and monitor the actions as set out in the Clare County Biodiversity Plan; and</p> <p>f) To support and implement the All-Ireland Pollinator Plan, the National Biodiversity Action Plan and the National Raised Bog SAC Management Plan.</p>													
<p>CDP 15.13 Urban Ecology</p> <p>It is an objective of the development plan:</p> <p>a) To encourage and, where appropriate, enhance the provision of biodiversity features in urban areas through the preparation of local areas plans/settlement plans, green infrastructure strategies, ecosystem services, and through the development management process;</p> <p>b) To support investment in the on-going maintenance and enhanced facilities in existing green infrastructure and support the provision of new public, parks, green</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	

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space corridors and other public open spaces in tandem with projected population growth to create green, healthy settlements throughout the County; and c) To ensure that plans for new public parks and associated facilities are informed by environmental assessment and green infrastructure objectives.													
CDP 15.14 Habitat Fragmentation and Green Infrastructure Corridors It is an objective of Clare County Council: a) To ensure that development proposals support and enhance the connectivity and integrity of habitats in the Plan area by incorporating natural features into the design of development proposals.	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 15.15 Biodiversity on Local Authority Lands													Suggested additions: a) To support the implementation of positive conservation

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<p>It is an objective of the development plan:</p> <p>a) To support the implementation of positive conservation management on lands which are owned or managed by Clare County Council;</p> <p>b) To protect and where possible enhance the biodiversity value of land owned and managed by Clare County Council;</p> <p>c) To support national policy to create new woodlands on public land and participate in the Creation of Woodlands on Public Lands Scheme and any successor schemes; and</p> <p>d) To support the use of natural approaches to flood management and control on lands owned or managed by or on behalf of Clare County Council.</p>													<p>management on lands which are owned or managed by Clare County Council;</p> <p>b) To protect and where possible enhance the biodiversity value of land owned and managed by Clare County Council;</p> <p>c) To support national policy to create to create new woodlands on public land and participate in the Creation of Woodlands on Public Lands Scheme and any successor schemes;</p> <p>e) The creation of new woodlands on public lands must be carried out in accordance with proper planning and sustainable development in order to ensure important habitats such as Wetlands (which are key carbon sequestration locations) are not lost due to their development.</p> <p>and</p>

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													d) To support the use of natural approaches to flood management and control on lands owned or managed by or on behalf of Clare County Council. SEA Recommendation Incorporated
<p>CDP 15.16 Inland Waterways and River Corridors</p> <p>It is an objective of the development plan:</p> <p>a) To work with all relevant stakeholders to protect and manage inland waters, river corridors and their floodplains, turloughs, lakes, fens and other water bodies from degradation and damage, and to recognise and promote them as natural assets and key elements in the green infrastructure network in the County;</p> <p>b) To protect riparian areas, where appropriate, in the Plan area;</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>c) To ensure that, where development occurs within a riparian zone, it does not have a negative impact on associated habitats and species;</p> <p>d) To work with all relevant stakeholders to protect and improve appropriate access to waterways and river corridors whilst ensuring their conservation and the protection of the resource and water quality;</p> <p>e) To encourage developments proposals to:</p> <ul style="list-style-type: none"> • Maintain an appropriate width for the riparian zone to be protected; • Improve appropriate access and compatible leisure activities; • Maintain and enhance the fishing potential for both local interests and tourism by protecting the natural spawning beds of trout and salmon; and <p>f) To protect the County’s valuable inland fishery resource and support its</p>													<p>Suggested amendments:</p> <p>e) To have regard to the Clare County Wetlands Survey 2008, The map of Irish Wetlands (www.wetlandsurveyireland.com), the Irish Wetland Types – An Identification Guide and Field Survey Manual, EPA 2018 and all other relevant information and guidance on wetland identification and usage ;</p> <p>SEA Recommendation incorporated in 15.22</p>

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sustainable development through the protection of water quality and facilitation of ancillary infrastructure at appropriate locations.													
<p>CDP 15.17 Freshwater Pearl Mussel</p> <p>It is an objective of the development plan:</p> <p>a) To have regard to the potential impacts of developments within or in close proximity to the Cloon River freshwater pearl mussel catchment including impacts arising downstream within the Shannon Estuary and Clonderalaw Bay;</p> <p>b) To have regard to the Cloon Freshwater Pearl Mussel Sub-Basin Management Plan in the assessment of planning applications;</p> <p>c) To ensure careful consideration is given to all proposed developments within the Doonbeg, Shannon – Graney/Scarriff and</p>	+	+	+	+	+	0	0	0	0	0	+	+	<p>Suggested amendment:</p> <p>b) (i) To have regard to the Cloon Freshwater Pearl Mussel Sub-Basin Management Plan and the site-specific conservation objectives for the restoration of this population.</p> <p>(ii) As well as improving water quality, water quantity is a key requirement. Therefore, any direct or indirect activity that could negatively affect the condition of the SAC, e.g. land drainage or other reclamation or indoor animal housing, both of which could lead to increased spreading of slurry and reduced hydrological value need to be</p>

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<p>the Shannon – Woodford Freshwater Pearl Mussel sensitive areas; and</p> <p>d) To ensure full compliance with Objective CDP_____ in relation to any future developments with close proximity to a freshwater pearl mussel catchment or sensitive area.</p>													<p>carefully consideration at a development management level.</p> <p>SEA Recommendation not incorporated</p>
<p>CDP 15.18 Peatlands</p> <p>It is an objective of the development plan:</p> <p>To protect and enhance the valuable peatland resource in County Clare whilst protecting the heritage and environmental value of these peatland areas.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.19 Woodlands, Trees and Hedgerows</p> <p>It is an objective of Clare County Council:</p>													

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<p>a) To preserve and conserve individual or groups of trees identified in Volume 2 of this Plan as 'Trees for Preservation' which will enhance the character and appearance of an area;</p> <p>b) To carry out tree survey work during the lifetime of this Plan to identify future trees of importance in the County and facilitate their future protection;</p> <p>c) To protect individual or groups of trees within the Plan area which are important for environmental, recreational, historical, biodiversity and/or aesthetic reasons or by reason of contribution to sense of place, including groups of trees which correspond with protected habitats, or which support protected species, under the Habitats Directive;</p> <p>d) To work with landowners, local communities and other relevant groups to promote the retention and conservation of existing trees and hedgerows and encourage development proposals that enhance the landscape through positive management and additional planting/sensitive replanting of native tree species;</p>													

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<p>e) To protect woodlands and hedgerows from damage and/or degradation and to prevent disruption of the connectivity of woodlands and hedgerows of the County;</p> <p>f) To ensure, where required, applications for development include proposals for planting / leave a suitable ecological buffer zone, between the development works and areas/features of ecological importance;</p> <p>g) Where hedgerows are required to be removed in the interests of traffic safety or where breaches to hedgerows occur due to river drainage/maintenance works and flood repair, to require the applicant/developer to reinstate the hedgerows with a suitable replacement of native species to the satisfaction of the Council;</p> <p>h) To require each green space in new residential developments to have at least one native oak tree, or other naturalised tree species of similar stature and lifespan, integrated into the agreed planting/landscaping scheme; and</p> <p>i) To require, where possible, that all trees felled as a result of development</p>													

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proposals be replaced at a minimum ratio of 10 new native species per 1 tree felled.													
<p>CDP 15.20 Natural Resources and Climate Change</p> <p>It is an objective of Clare County Council:</p> <p>a) To develop a strategy to undertake and implement an active tree planting programme in the context of climate adaptation in conjunction with an awareness campaign that informs communities of the benefits of tree planting; and</p> <p>b) To ensure that adverse risks from climate change are considered in the assessment of development proposals and measures are employed to appropriately address these risks.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.21 Grasslands</p> <p>It is an objective of Clare County Council:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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To complete the habitat mapping of the County (in accordance with A Guide to Habitats in Ireland – (The Heritage Council) in order to identify and record the different grasslands of the County at a detailed level and to use the collected data to ensure that the necessary protection is afforded to areas of importance.													
<p>CDP 15.22 Wetlands</p> <p>It is an objective of Clare County Council:</p> <p>To manage, enhance and protect the wetlands in County Clare having regard to the County Clare Wetlands Survey (2008), the map of Irish Wetlands (www.wetlandsurveyireland.com), the Irish Wetland Types – An Identification Guide and Field Survey Manual, EPA 2018, the Planning and Development Regulations 2001 (as amended) and ‘Drainage and Reclamation of Wetlands – Draft Guidelines for Planning Authorities,</p>	+	+	+	+	+	0	0	0	0	0	+	+	<p>Suggested additions:</p> <p>To manage, enhance and protect the wetlands in County Clare having regard to the County Clare Wetlands Survey (2008), The map of Irish Wetlands (www.wetlandsurveyireland.com), the Irish Wetland Types – An Identification Guide and Field Survey Manual, EPA 2018, the Planning and Development Regulations 2001 (as amended) and ‘Drainage and Reclamation of Wetlands – Draft Guidelines for Planning Authorities, 2011’ and</p>

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2011' and any subsequent guidance documents.													any subsequent guidance documents. SEA Recommendation Incorporated.
<p>CDP 15.23 The Burren National Park</p> <p>It is an objective of the development plan:</p> <p>To work with the National Parks and Wildlife Service to develop a plan for Corofin to realise the potential of the village as a gateway to the Burren. The Plan shall take into account the objectives within the Corofin Biodiversity Plan 2019 or any subsequent updates during the lifetime of the CDP. In addition, the Plan shall consider the conservation objectives of special conservation interests within Corofin Wetland SPA and shall ensure compliance with appropriate environmental assessments.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>CDP 15.24 Limestone Habitats</p> <p>It is an objective of the development plan:</p> <p>To encourage, support and promote farming for conservation in the Burren area in order to support the conservation of the limestone habitats in the area and to seek, on an on-going basis, new funding mechanisms for this work.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.25 Burren and Cliffs of Moher UNESCO Global Geopark</p> <p>It is an objective of the development plan:</p> <p>a) To continue to work in partnership with all relevant stakeholders to support the on-going work of the Burren and Cliffs of Moher UNESCO Geopark and to secure the retention of the 'Geopark' status into the future; and</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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b) To seek, on an on-going basis, new funding mechanisms for the work of the Geopark e.g. from national and EU sources.													
<p>CDP 15.26 World Heritage Site Status</p> <p>It is an objective of Clare County Council:</p> <p>a) To collaborate with landowners, local communities and other relevant stakeholders to achieve World Heritage Site status for identified sites in County Clare; and</p> <p>b) To protect the Outstanding Universal Value of the tentative World Heritage Sites in County Clare that are included in the UNESCO Tentative List and engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the County.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>CDP 15.27 Development Proposals in Designated World Heritage Sites</p> <p>It is an objective of Clare County Council:</p> <p>To ensure that proposals for development in designated World Heritage Sites will be assessed having regard to the contribution of the development on the preservation and enhancement of the special qualities of these areas and the potential impact on the Outstanding Universal Value of the designated site.</p>													
<p>CDP 15.28 Dark Sky Designations</p> <p>It is an objective of Clare County Council:</p> <p>a) To identify areas within the County that possess exceptional quality of starry nights and nocturnal environment and to explore the potential of establishing a Dark Sky Reserve in the County; and</p>													

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b) Subject to resources, to replace public lightings systems throughout the County with more energy efficient, money saving, dark-sky compliant lighting.													
<p>CDP 15.29 Alien and Invasive Species</p> <p>It is an objective of Clare County Council:</p> <p>It is an objective of the Development Plan:</p> <p>a) To raise awareness of the threat of alien invasive species and how they can spread, and take all necessary steps to prevent the spread of non-native invasive species and noxious weeds in the Plan area, including requiring landowners, developers and boat operators to adhere to best practice guidance in relation to their control;</p> <p>b) To require all development proposals to address the presence of invasive alien species on the proposed development site and to require an Invasive Species</p>													

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<p>Management Plan where such species are present;</p> <p>c) To carry out surveys of invasive species across the County; and</p> <p>d) To implement the requirements of EU Regulations 1143/2014 on the Prevention and Management of the Introduction and Spread of Invasive Alien Species and to manage invasive hydrological connectivity issues to European Sites to prevent the spread of invasive to sensitive sites.</p>													
<p>CDP 15.30 Green Infrastructure and Climate Change</p> <p>It is an objective of Clare County Council:</p> <p>a) To work to create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, to facilitate the movement of wildlife, to connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses and wetlands, and to provide sustainable water</p>													

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<p>management and a green setting for urban areas;</p> <p>b) To promote and facilitate the on-going development and improvement of green infrastructure, green corridors and ecosystem services in the Plan area, including green networks, green amenities and linked green corridors which ensure the provisions of recreational amenities, natural areas for the growth of wildlife and biodiversity, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike;</p> <p>c) To implement the adopted Green Infrastructure Plan for Shannon Town and its environs;</p> <p>d) To prepare a green infrastructure plan for Ennis and Kilrush during the lifetime of this Plan;</p> <p>e) To work with community groups to access funding for appropriate and beneficial green infrastructure projects including parks, woodlands, sports facilities, green areas, playground/play facilities, river corridors, walkways, cemeteries, churchyards, paths, seating and amenities;</p>													

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<p>f) To require the preparation and assessment of all planning applications associated with amenity and/or recreational uses under the heading of green infrastructure to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this Plan;</p> <p>g) To require projects to be fully informed by ecological and environmental constraints at the earliest stage of project planning and any necessary assessment to be undertaken, including assessments of disturbance to species, where required; and</p> <p>h) To ensure compliance with all relevant legislation as outlined in Objective CDP 3.1.</p>													

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<p>Goal XIV: A County Clare that affords protection and conservation to buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and recognises them as a social, cultural and economic asset to the County.</p>													
<p>CDP 16.1 Architectural Heritage</p> <p>It is an objective of Clare County Council:</p> <p>a) to ensure the protection of the architectural heritage of County Clare through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County.</p> <p>b) To ensure that the architectural heritage of the county is not damaged either through direct destruction or by unsympathetic developments nearby.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>CDP 16.2 Protected Structures</p> <p>It is an objective of Clare County Council:</p> <p>a) To protect, as set out in the Record of Protected Structures, all structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest; and</p> <p>b) To review the Record of Protected Structures periodically and add structures of special interest as appropriate, including significant elements of industrial, maritime or vernacular heritage and any twentieth century structures of merit.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 16.3 Industrial Heritage</p> <p>It is an objective of the development plan:</p> <p>To protect and preserve buildings and features of industrial heritage such as mills, bridges, lighthouses, harbours, etc. Proposals for refurbishment works to, or redevelopment/conversion of, these sites will</p>	+	+	+	+	+	0	0	0	0	0	+	+	<p>Suggested amendment</p> <p>To protect and preserve buildings and features of industrial heritage such as mills, bridges, lighthouses, harbours, etc. Proposals for refurbishment works to, or redevelopment/conversion of, these sites will be</p>

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be subject to a full architectural and archaeological assessment together with an ecological assessment with respect to the presence of protected species.													subject to a full architectural and archaeological assessment together with an ecological assessment with respect to the presence of protected species. SEA Recommendation Incorporated
<p>CDP 16.4 Vernacular Heritage</p> <p>It is an objective of the development plan:</p> <p>a) To seek the retention, appreciation and appropriate revitalisation of the vernacular heritage of County Clare, in towns, villages and rural areas, by deterring the replacement of good quality vernacular buildings with modern structures and by protecting vernacular buildings where they contribute to the character of an area or settlement and/or where they are rare examples of a structure type. This is achieved through the use of ACA's and the RPS, in the normal course of Development Management and through the promotion of initiatives by the Council, the</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>Heritage Council, local communities, heritage property owners and other stakeholders pursuing the revitalisation of historic settlements and the rural vernacular heritage;</p> <p>b) To support proposals to refurbish vernacular structures that are in a run-down or derelict condition, provided that:</p> <ul style="list-style-type: none"> • Appropriate traditional building materials and methods are used to carry out repairs to the historic fabric; • Proposals for extensions to vernacular structures are reflective and proportionate to the existing building and do not erode the setting and design qualities of the original structure which make it attractive <p>While direction for the design should be taken from the historic building stock of the area, it can be expressed in contemporary architectural language; and</p> <p>(c) To ensure that visitor pressures from tourism associated with built and cultural heritage do not impact negatively on the capacity of local services (including water, waste water) or facilities such as car parking.</p>													
CDP 16.5 Architectural Conservation Areas	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>It is an objective of the development plan:</p> <p>a) To ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes;</p> <p>b) To protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations;</p> <p>c) To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that does not detract from is complementary to the character of the ACA; and</p> <p>d) To ensure that external colour schemes in ACAs enhance the character and amenities of the area and reflect traditional colour schemes.</p>													

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 16.6 Proposed Works to Buildings-Protected Species and Environmental</p> <p>It is an objective of the Clare County Council:</p> <p>To protect habitats and species when considering proposed works to buildings which are likely to impact on protected ecological sites and protected species and to ensure that decision making on heritage related projects and developments is informed by an appropriate level of environmental assessment.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 16.7 Maintenance and Improvement of Architectural Heritage</p> <p>It is an objective of Clare County Council:</p> <p>a) To advocate for greater financial assistance, including the Built Heritage Investment Scheme and the Historic Structures Fund, for the maintenance and improvement of architectural heritage in County Clare;</p> <p>b) To provide advice and guidance to community groups, owners and occupiers with</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
regards to the maintenance and repair of buildings and structures of architectural heritage importance and to promote initiatives by the Council, the Heritage Council, local communities, heritage property owners and other stakeholders pursuing the maintenance and improvement of architectural heritage; and c) Undertake a risk assessment of the Archaeological and Architectural Heritage and Cultural Assets in the County to assess the vulnerability and the risk to the historical environment from the impacts of climate change and to help build resilience to these important assets.													
CDP 16.8 Sites, Features and Objects of Archaeological Interest It is an objective of Clare County Council: a) To safeguard sites, features and objects of archaeological interest generally; b) To secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments													
	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological and historical interest generally;</p> <p>c) In securing such preservation, the Council will have regard to the advice and recommendations of the Department of the Tourism, Culture, Arts, Gaeltacht, Sport and Media ;</p> <p>d) To have regard to the government publication <i>Framework and Principles for the Protection of the Archaeological Heritage 1999</i> in relation to protecting sites, features and objects of archaeological interest</p> <p>e) To advocate for greater financial assistance for the maintenance and improvement of features of archaeological interests in County Clare.</p>													
CDP 16.9 Newly Discovered Archaeological Sites	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the Development Plan:</p> <p>To protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.</p>													
<p>CDP 16.10 Zones of Archaeological Protection</p> <p>It is an objective of the Development Plan:</p> <p>To protect the Zones of Archaeological Potential located within both urban and rural areas as identified in the Record of Monuments and Places.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 16.11 Archaeology and Infrastructure Schemes</p> <p>It is an objective of Clare County Council:</p> <p>To ensure that decisions relating to development (including infrastructure associated with broadband, telecommunications and renewable energy installation of services installation and major road/ rail infrastructure) which may have</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
implications for Recorded Archaeological Monuments /Sites, Zones of Archaeological Potential or undiscovered archaeology, are informed by an appropriate level of archaeological investigation undertaken by qualified persons.													
<p>CDP 16.12 Raising Archaeological Awareness</p> <p>It is an objective of Clare County Council:</p> <p>a) To raise awareness of and improve practice in relation to archaeology in County Clare. Guidance material will be produced setting out the requirements for archaeological protection in the county;</p> <p>b) To promote the care and conservation of historic graveyards throughout the County.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 16.13 Underwater Archaeology</p> <p>It is an objective of the development plan:</p> <p>a) To protect and preserve the archaeological value of underwater archaeological sites in</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>rivers, lakes, intertidal and sub tidal environments;</p> <p>b) To support the further exploration of the underwater archaeology of County Clare, including the San Marcos project, and any subsequent projects that may arise during the lifetime of this plan.</p>													
<p>CDP 16.14 Arts, Heritage, Cultural and Creative Sectors</p> <p>It is an objective of Clare County Council:</p> <p>(a) To conserve and enhance cultural identity and enhance access to both culturally-distinct areas and facilities for cultural experiences;</p> <p>(b) To advocate for investment in infrastructure and initiatives that develop the role of arts, heritage and culture and employment opportunities in these sectors in County Clare including funding streams outlined in 'Project Ireland 2040 Investing in our Culture, Language and Heritage 2018-2027';</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>(c) To assist in the delivery of actions under arts, heritage and cultural strategies in the County;</p> <p>(d) To ensure that decisions relating to investment in arts, cultural and heritage infrastructure/facilities are informed by an appropriate level of environmental assessment; and</p> <p>(e) To develop a vibrant cultural and creative sector in County Clare as a key enabler for enterprise growth, innovation, regeneration, place-making and community development, health and wellbeing and support measures under Culture 2025, Creative Ireland Strategy 2017-2022 and Action Plan for Rural Development.</p>													
<p>CDP 16.15 Museums and Heritage Centres</p> <p>It is an objective of the development plan:</p> <p>a) To facilitate further development of and extensions to museum, heritage centres and archives across the county;</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To ensure that the County Museum’s collections and associated information are accessible to the public;</p> <p>c) To promote a wider appreciation and understanding of the unique natural, cultural and archaeological heritage of the county;</p> <p>d) To recognise and support the role of private and community facilities in making heritage artifacts and information available to the public.</p> <p>(e) To support the development of a network of community arts and cultural hubs.</p>													
<p>CDP 16.16 Genealogy</p> <p>It is an objective of the development plan:</p> <p>To support the on-going collection of information of genealogical interest in the County and to make such data available in multiple formats to facilitate genealogical research.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 16.17 Oidreacht Theanga/Linguistic Heritage</p> <p>Cuspóir de chuid Chomhairle Contae an Chláir is ea:</p> <p>It is an objective of Clare County Council:</p> <p>a) Soláthar a dhéanamh ar oidhreacht chultúrtha agus teanga an Chontae trí thacaíocht a thabhairt do eagraíochtaí atá bainteach le caomhnú agus cothú na teanga agus an chultúir Ghaelaigh agus le normalú a dhéanamh ar úsáid na Gaeilge.</p> <p>b) Obair dhearfach agus spreagúil a dhéanamh le timpeallacht dhátheangach a chruthú is a chosaint agus a chinntiú go mbeidh deiseanna ar fáil le húsáid a bhaint as an nGaeilge labhartha agus scríofa.</p> <p>c) Tacaíocht a thabhairt chun Plean Teanga Ghréasán Gaeilge na hInse a chur i bhfeidhm.</p> <p>It is an objective of Clare County Council:</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To provide for the linguistic and cultural heritage of the County through support for organisations involved in the continued promotion and preservation of the Irish language and culture and the normalising of the use of Irish;</p> <p>b) To work in a positive and encouraging way to create and maintain a bilingual environment in the County, and to ensure the availability of opportunities for the use of spoken and written Irish.</p> <p>(c) To support the implementation of the Language Plan for the Irish Language Network in Ennis.</p>													
<p>CDP 16.18 Folklore and Oral Cultural Heritage</p> <p>It is an objective of the development plan:</p> <p>To support and facilitate the gathering, recording, preservation and promotion of folklore and oral cultural heritage in the county and to work closely with groups such as</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Cuimhneamh an Chláir to realise their objectives.													

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XV: A County Clare with a strong and vibrant network of towns and villages that provide a wide range of services and a high quality of life for residents of the county													
<p>CDP 17.1 Town and Village Centre Vibrancy</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the development of the national “Town Centre First” principle to aid in the development and coordination of regeneration, revitalisation and vibrancy of our towns and villages.</p> <p>b) To carry out public realm enhancement works, retail health checks, vacant site and derelict site surveys and other essential research and analysis to inform the actions required to support town and village centre renewal and development projects across County Clare.</p>	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 17.2 Town and Villages Improvement Strategies</p> <p>It is an objective of Clare County Council:</p> <p>a) To work with all relevant stakeholders to prepare improvement strategies for areas identified as being in need of enhancement during the lifetime of this Plan; and</p> <p>b) To support the preparation and implementation of Tidy Towns Environmental Improvement Strategies for towns and villages in County Clare.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 17.3 Shannon Town Centre</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the delivery of improvements and enhancements to Shannon Town Centre to create a sense of place, to upgrade public realm and promote redevelopment;</p> <p>b) To support the development of the Shannon Town Centre Masterplan; This Plan shall be</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>subject to the AA process and/or the implementation of this Plan shall be subject to the appropriate environmental assessments including Appropriate Assessment as required and Objective 3.1; and</p> <p>c) To support investment in the review of the Shannon Green Infrastructure Plan and its resulting projects. The Green Infrastructure Plan shall be subject to the AA process and/or the implementation of resulting projects shall be subject to the appropriate environmental assessments including Appropriate Assessment as required.</p>													
<p>CDP 17.4 Town Teams</p> <p>It is an objective of Clare County Council:</p> <p>To work with the existing Town Teams established in Ennistymon, Kilrush and Scariff and other towns across the County during the lifetime of the Plan.</p>	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 17.5 Regeneration and Development Funding</p> <p>It is an objective of Clare County Council:</p> <p>a) To identify projects and progress competitive bids for urban and rural projects in the County from the National Urban and Rural Regeneration and Development Funds during the lifetime of this Plan.</p> <p>b) To seek expressions of interest annually for projects which may be eligible to apply for funding through the Town and Village Renewal Scheme.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 17.6 Opportunity Sites</p> <p>It is an objective of Clare County Council:</p> <p>a) To work with all relevant stakeholders on an on-going basis to secure the successful redevelopment of identified Opportunity Sites; and</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
b) Subject to resources, to provide technical assistance/guidance to support the redevelopment of Opportunity Sites.													
<p>CDP 17.7 Town and Village Centre Vacancy</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate a co-ordinated and proactive approach to address vacancy in the Plan area, including liaising with owners, identifying barriers to use and examining design solutions proposed by owners to resolving identified difficulties;</p> <p>b) To facilitate/promote the alternative beneficial use of vacant property where the proposal will not negatively impact on the amenity of adjoining properties, the environment or movement/transport in the area;</p> <p>c) To continue to identify vacant Council owned buildings and enterprise spaces in settlements in the County and work to maximise occupation of existing vacant buildings and brown field sites; and</p>													
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
d) To target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.													
<p>CDP 17.8 Addressing Depopulation</p> <p>It is an objective of Clare County Council:</p> <p>To work in coordination with local communities in towns and villages to address barriers to the revitalisation and growth in these areas.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 17.9 Lands Identified As Areas On Which the Vacant Site Levy can Apply</p> <p>It is an objective of the development plan:</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To identify areas for development and renewal that are in need of regeneration, in order to prevent:</p> <ul style="list-style-type: none"> • Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land; • Urban blight and decay; • Anti-social behaviour; or • A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses. <p>b) To implement, where appropriate, the provisions of the Urban Regeneration and Housing Act 2015; and</p> <p>c) To facilitate the proportionate growth of and appropriately designed development in rural towns that will contribute to their regeneration and renewal, including interventions in the public realm, the provision</p>													

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
of amenities, the acquisition of sites and the provision of services.													
<p>CDP 17.10 Derelict Sites</p> <p>It is an objective of Clare County Council:</p> <p>a) To use all mechanisms available to it as appropriate and to work with Derelict Site owners to identify opportunities to bring derelict sites back in to use;</p> <p>b) To use the Derelict Sites Act 1990 where appropriate to require owners of derelict property to carry out suitable improvements, and to implement the provisions of the Act to prevent or remove injury to amenity arising from derelict sites;</p> <p>c) To prepare improvement plans and design briefs for larger derelict areas; and</p> <p>d) To seek to acquire properties which are appropriate to the Council's Capital Programme in order to carry out</p>													<p>Suggested additional wording</p> <p>C) To prepare improvement plans and design briefs for larger derelict areas incorporating an Invasive alien species management plan if deemed necessary.</p> <p>SEA Recommendation not incorporated.</p>
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
improvements to derelict sites and revitalise the surrounding areas in compliance with the objectives and requirements of the Habitats Directive and in a manner which protects other sites or habitats of national, regional or local importance.													
<p>CDP 17.11 Town and Village Centre Infill Development</p> <p>It is an objective of the Development Plan:</p> <p>a) To encourage and support the redevelopment of infill sites in town and village centres for residential, commercial or a mixture of uses; and</p> <p>b) To provide guidance to potential developers to support the reuse of key town and village centre infill sites.</p>													
<p>CDP 17.12 Community Activity</p> <p>It is an objective of Clare County Council:</p>													<p>Suggested addition:</p> <p>To encourage and support the work of community groups in the maintenance, enhancement and</p>

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Chapter 17 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To encourage and support the work of community groups in the maintenance, enhancement and renewal of towns and villages across the County in line with CDP Objective 3.1.													renewal of towns and villages across the County in line with CDP Objective 3.1. SEA Recommendation incorporated

Chapter 18 Design and Built Environment	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XVIII: A County Clare that promotes buildings, urban spaces and public realm of the highest quality and ensures all development adheres to the principles of good design and contributes to the establishment of distinctive buildings and areas with a ‘sense of place’.													
CDP 18.1 Achieving Quality in the Public Realm It is an objective of Clare County Council: a) To require both public and private developments to make a positive contribution to the public realm to ensure the creation of	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 18 Design and Built Environment	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being;</p> <p>b) To require all proposals for developments in excess of 3 residential units or 300m2 to be accompanied by a design statement demonstrating how the 12 criteria set out in the Best Practice Urban Design Manual have been addressed. A design statement may be required for smaller developments in instances where the proposed development is situated in a key location in the town or village. See also Appendix 1 Section A1.4.4 of this Plan; and</p> <p>c) To promote the use of Health Place Audits (HPA) and develop projects that support the creation of an attractive, enterprise development friendly, liveable, well-designed, high quality places that are home to a diverse enterprise base mix and integrated communities that enjoy a high quality of life and wellbeing.</p>													
CDP 18.2 Achieving Quality in the Public Realm													

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Chapter 18 Design and Built Environment	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>a) To require both public and private developments to make a positive contribution to the public realm to ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being;</p> <p>b) To require all proposals for developments in excess of 3 residential units or 300m2 to be accompanied by a design statement demonstrating how the 12 criteria set out in the Best Practice Urban Design Manual have been addressed. A design statement may be required for smaller developments in instances where the proposed development is situated in a key location in the town or village. See also Appendix 1 Section A1.4.4 of this Plan; and</p> <p>c) To promote the use of Health Place Audits (HPA) and develop projects that support the creation of an attractive, enterprise development friendly, liveable, well-designed, high quality places that are home to a diverse enterprise base mix and integrated communities that enjoy a high quality of life and wellbeing.</p>													

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Chapter 18 Design and Built Environment	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 18.3 Ten Minute Towns</p> <p>It is an objective of Clare County Council:</p> <p>a) To facilitate sustainable compact settlements with the “10-minute” town concept, whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes or are accessible by high quality public transport services by connecting people to larger scaled settlements delivering these services;</p> <p>b) To ensure that decision making in relation to new infrastructure to provide improved connectivity is informed by an appropriate level of environmental assessment and in accordance with CDP Objective 3.1; and</p> <p>c) Support the delivery of the Strategic Objectives of Ennis 2040 Economic and Spatial Strategy in establishing Ennis as Ireland’s first ‘10-minute’ town.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested addition:</p> <p>b) To ensure that decision making in relation to new infrastructure to provide improved connectivity is informed by an appropriate level of environmental assessment and in accordance with CDP Objective 3.1.</p> <p>SEA Recommendation Incorporated</p>

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Chapter 18 Design and Built Environment	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 18.4 Universal Design</p> <p>It is an objective of Clare County Council:</p> <p>It is an objective of the Development Plan:</p> <p>To require all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design so that all environments and buildings can be accessed, understood and used by all persons to the greatest extent possible and to have regard to all existing relevant legislation, publications and guidelines in their design</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 18.5 Sustainable Developments</p> <p>It is an objective of Clare County Council:</p> <p>a) To require all new developments to maximise energy efficiency and conservation and to ensure that they embrace the concept of sustainable design, achieve excellence in</p>													

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Chapter 18 Design and Built Environment	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
siting and design and promote the use of low carbon materials.													
<p>CDP 18.6 Design and Built Environments</p> <p>It is an objective of Clare County Council:</p> <p>a) To encourage and facilitate excellence in the siting and design of new buildings in the county and particularly through contemporary and innovative architectural solutions;</p> <p>b) To encourage and facilitate high standards of energy efficiency;</p> <p>c) To facilitate and promote the use of appropriate low carbon materials in all future development and embrace the principles of sustainable design;</p> <p>d) To ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages; and</p>													

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Chapter 18 Design and Built Environment	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
d) To run a Design Awards Scheme to encourage excellence in the built environment.													

Chapter 19 Land Use & Zoning	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XVIII: A County Clare where the overall strategic objectives of the County Development Plan are translated into settlement plans and local area plans containing detailed land-use zonings and master-planning of neighbourhoods in an evidence-based, plan-led approach with a focus on ensuring a high quality of life.													
CDP 19.1 Local Area Plans It is an objective of Clare County Council: To ensure that a local area plan is prepared and in place for the areas of Ennis & Environs and	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 19 Land Use & Zoning	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Shannon Town and Environs during the lifetime of this plan.													
<p>CDP 19.2 Zoning of Lands</p> <p>It is an objective of Clare County Council:</p> <p>To ensure that sufficient lands are zoned at appropriate locations in the settlement plans and local area plans of the County, in accordance with the Core Strategy population and housing targets, in order to meet the envisaged land use requirements of the area during the lifetime of this development plan.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 19.3 Compliance with Zoning</p> <p>It is an objective of Clare County Council:</p> <p>To require development proposals to comply with the zoning of the subject site in the settlement plans and local area plans</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Volume 7 - Retail Strategy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Objective CCC01: It is the Council’s objective to ensure that all retail development permitted accords with the relevant requirements and criteria as established within the Retail Planning Guidelines for Planning Authorities 2012 and the Clare County Retail Strategy 2023-2029.</p>	0	0	0	0	0	0	0	0	0	0	0	0	0	
<p>Objective CCC02: When assessing retail planning applications, it will be the objective of the Council to have regard to the findings of the capacity assessment contained in the Clare Retail Strategy 2023-2029, including the ability to counteract expenditure leakage. The onus will be on any applicant to demonstrate in a Retail Impact Assessment that the proposed floorspace is appropriate having regard to the quantum of floorspace required within that specific urban centre or settlement, in addition to evidencing all</p>	0	0	0	0	0	0	+	0	0	0	0	0	0	

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<p>other relevant variables, as specified within the Retail Planning Guidelines.</p>														
<p>Objective CCC03: It is an objective of the Council that retail development should support the achievement of national planning policies which seek to develop towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity. Furthermore, national policy seeks to regenerate and rejuvenate towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective CCC04: The Council shall promote and protect the core retail areas of the main settlements within the county as the preferred locations for retail development. This objective aims to protect the existing vitality and service provision of the town centres by</p>	+	+	+	+	+	+	+	+	+	+	+	-	+	

Any retail proposals within the core retail area of the main settlements will need to preserve and enhance the architectural character of the area and make provision for the

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preventing the development of retail enterprises in inappropriate locations or at a scale which would have a negative impact on retail competition within the County.															retention and strengthening of the ACA. SEA Recommendation not incorporated
Objective CCC05: In accordance with the Retail Planning Guidelines (2012), there shall be a presumption against retail developments on edge of centre sites or out of town centre sites. Such proposals will only be considered when it has been clearly demonstrated that all viable, available and suitable sites in the core retail area have been fully investigated and considered in accordance with the Retail Planning Guidelines and in particular the sequential test.			+												Reflects positively in terms of reducing carbon emissions and promoting the use of public transport within the town centre.
Objective CCC06: It is the objective of the Council to permit retail development within the town centres of a size and scale which is appropriate to the level of the settlement	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective CCC07: The Council will encourage the consolidation of other non-retail-based services within town centres, utilising existing vacant retail floorspace where necessary. This will aid	+	+	+	+	+	+	+	+	+	+	+	+	+	+	

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<p>in enhancing the vitality of town centres, encouraging them to maintain their role as employment locations in addition to reducing the proportion of vacant floorspace and recognising the value which non-retail uses can contribute to the local economy through the provision of employment and general economic benefit.</p>														
<p>Objective CCC08: To encourage and facilitate the preservation and enhancement of the retail role of smaller villages and centres around the County.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective CCC09: The council will promote retail floorspace at ground level on primary retail streets within the core retail area where this would enhance the vitality and viability of these streets. Exceptions can be made where the proposed development clearly enhances the vibrancy and attractiveness of the area</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective CCC10: It is an objective of the Council to ensure new retail development would not (either by themselves or cumulatively with other developments) negatively impact the</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	

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vitality and viability of existing retail centres within the County and MASP.														
Objective CCC11: It is an objective of the Council to introduce measures to improve the accessibility of town centres by developing a safe pedestrian and cyclist friendly environment, which encourages a modal shift away from the private car.	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective CCC12: The Council shall promote the utilisation of vacant commercial buildings in town and village centre locations as a preferred location for new retail investment. The Council shall promote an imaginative and practical approach to unit expansion and amalgamation to address modern retail requirements. Where no viable retail use can be sustained, alternative uses will be assessed on their own merits.	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective CCC13: The Council will encourage alternative, short or interim measures to improve the visual appearance of vacant or derelict properties to enhance the overall streetscape. Measures include the use of	+	+	+	+	+	+	+	+	+	+	+	+	+	

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attractive window graphics, shutter covers and hoardings.															
<p>Objective CCC14: The Council shall require that applications for new supermarkets on Local Centre sites shall be accompanied by a Retail Impact Assessment.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>The Council shall require that applications for new supermarkets on Local Centre sites shall be accompanied by a Retail Impact Assessment and be subject to the sequential approach. SEA Recommendation not incorporated</p>
<p>Objective CCC15: Proposals for new supermarket developments in local centre sites should support the sustainable upgrade of neighbourhood centres and facilities and demonstrate that they facilitate improved access to public transport and/or cycling and walking for their catchment in accordance with the Retail Policy Guidelines.</p>															
<p>Objective CCC16: Develop a ‘Shopfront Improvement Scheme’ to improve the design, quality and coherence of shop signage for all town centres, though the provision of guidance and grant funding</p>															<p>Develop a ‘Shopfront Improvement Scheme’ to improve the design, quality and coherence of shop signage for all town centres, through the</p>

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enable owners to make improvements to their buildings/shopfronts.														provision of guidance and grant funding enable owners to make improvements to their buildings/shopfronts. The design of new shopfronts will need to respond to the Architectural Conservation Area designation by applying a simply detailed shopfront design and avoiding fussy details with inappropriate materials. SEA Recommendation not incorporated
Objective CCC17: Support retailers in developing online service offer, consumer delivery strategies, collection/distribution hubs and click and collect capacity.														
Objective CCC18: The Council will encourage 'living over the shop' whereby the upper storeys of buildings have a residential function with the														The Council will encourage 'living over the shop' whereby the upper storeys of buildings have a

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<p>ground floor used for commercial or retail purpose.</p>															<p>residential function with the ground floor used for commercial or retail purpose where the commercial use is compatible with residential living. The retrofitting of upper floors should ensure energy-efficient building design, promote renewable energy such as solar panels on rooftops of all commercial buildings. SEA Recommendation not incorporated</p>
<p>Objective CCC19: The Council will support and promote the tourism potential of Shannon and Bunratty by facilitating and enhancing the expansion of the existing tourism offer and identifying opportunities that will promote visitor experiences.</p>															
<p>Ennis Retail Strategy</p>															

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<p>Objective EN01: Support and enhance Ennis as the primary retail centre in County Clare in accordance with the objectives of the National Planning Framework and Regional Spatial and Economic Strategy for the Southern Region.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective EN02: To protect and enhance the amenities of the town centre and ensuring that retail floorspace is developed in a sustainable manner that complements the improvement of the town overall.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective EN03: To focus on regenerating the town centre and main street areas with a view to creating more attractive, desirable places that people want to live and spend time in, for work, shopping or recreational purposes.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective EN04: Ensure that retail proposals will enhance the vitality and viability of Ennis. The sequential approach to retail development set out</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	

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<p>in the “Retail Planning – Guidelines for Planning Authorities, 2012” will be strictly enforced, with a priority to town centre.</p>														
<p>Objective EN05: To continue to support the retail core area as a compact and attractive town centre with a strong retail sector with a particularly strong reputation for comparison goods.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective EN06: To promote Ennis as a compact, attractive and walkable urban core having regard to ‘10 min town’ objectives contained within the plan.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective EN07: To encourage the reuse of vacant buildings or under-utilised sites throughout the town and promote the development of brownfield sites.</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	
<p>Objective EN08: Encourage and support investment and improvement in the public realm (new attractive planting, resurfacing, street furniture and traffic</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	

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calming) via funding granted under the URDF.														
Objective EN09: To support the diversity of non-retail uses at street level where such uses attract customers, that complement the vitality, vibrancy and activity and bring linked trips to the town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective EN10: Promote Ennis' extensive bulky goods offering by allowing for an edge of centre retail development which will support bulky comparison retailing within the town and address leakages to other nearby settlements.														
Objective EN11: Continue to support the established festivals and events that take place within Ennis and consider opportunities for further events.														
Objective EN12: Support a 'Shopfront Improvement Scheme' to improve the design and quality of shop signage														Support a 'Shopfront Improvement Scheme' to improve the design

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<p>throughout the town centre, through the provision of guidance and grant funding that enable owners to make improvements to their buildings/shopfronts.</p>															<p>and quality of shop signage throughout the town centre, through the provision of guidance and grant funding that enable owners to make improvements to their buildings/shopfronts.</p> <p>The emergence of digital signage and the wider impacts this can have on the aesthetic of our town centres should also be considered.</p> <p>SEA Recommendation not incorporated</p>
<p>Objective EN13: Support the delivery of Ennis 2040 Economic and Spatial Strategy and work with Ennis 2040 Designated Activity Company to deliver on the strategic objectives and guiding principle of the strategy.</p>															<p>Support the delivery of Ennis 2040 Economic and Spatial Strategy and work with Ennis 2040 Designated Activity Company to deliver on the strategic objectives and guiding principle of the strategy in line with</p>

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																					<p>the requirements of the associated SEA Environmental Report, the Appropriate Assessment Natura Impact Report together with the Strategic Flood Risk Assessment.</p> <p>SEA Recommendation not incorporated.</p>	
<p>Objective EN14: Consider removing the car parking at Lysaght car park and introducing a civic apace in its place off Lower Market Street. This may increase the appeal for occupation of some of the vacant buildings in the vicinity of the car park site, including Chapel Lane.</p>																						
<p>Objective EN15: Support the Ennis Niche Destination Plan.</p>																						
<p>Objective EN16: Seek to implement the Strategic Objectives and Guiding</p>																						<p>Seek to implement the Strategic Objectives and Guiding Principles set out in Ennis 2040 Economic and Spatial</p>

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<p>Principles set out in Ennis 2040 Economic and Spatial Plan</p>														<p>Plan supporting to the implementation of the mitigation measures as identified in the Ennis 2040 SEA, AA and SFRA.</p> <p>SEA Recommendation not incorporated.</p>
<p>Objective EN17: Support the work of the Ennis 2040 Designated Activity Company, tasked with the delivery of projects arising from the Ennis 2040 strategy.</p>														
<p>Shannon (MASP) area strategy</p>														
<p>Objective MASP01: Shannon</p> <ul style="list-style-type: none"> — Support the continuing improvement of retail facilities in Shannon Town Centre through the delivery of the adopted Shannon Town Centre Masterplan; — To improve on and enhance the vitality and viability of the town centre and increase its competitiveness with other retail destinations. 														<ul style="list-style-type: none"> — Support the continuing improvement of retail facilities in Shannon Town Centre through the delivery of the adopted Shannon Town Centre masterplan;

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<ul style="list-style-type: none"> — To support opportunities for brownfield redevelopment to support mixed-use sustainable urban development — In areas adjacent/contiguous to the core retail area to support the diversity of non-retail uses at street level where such uses attract customers, that complement the vitality, vibrancy and activity and bring linked trips to the town centre. — Maintain the vitality and viability of the Shannon Town Centre by consolidating investment in the shopping centre — Encourage and facilitate the reuse of vacant units/sites throughout the town and shopping centre — Support the delivery of the Shannon Town Centre Masterplan to create a strengthened viable and vibrant town centre supporting a quality, varied retail offer with improved physical appearance, connectivity and the development of a 'streetscape'. 																<ul style="list-style-type: none"> — To improve on and enhance the vitality and viability of the town centre and increase its competitiveness with other retail destinations. — To support opportunities for brownfield redevelopment to support mixed-use sustainable urban development — In areas adjacent/contiguous to the core retail area to support the diversity of non-retail uses at street level where such uses attract customers, that complement the vitality, vibrancy and activity and bring
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<ul style="list-style-type: none"> — Support the planned N19 upgrade which will improve connectivity to Shannon International Airport. — Support the delivery of the objectives for Shannon set out in the Limerick Shannon Metropolitan Area Transport Strategy. — Support the work of the Shannon Chamber of Commerce. — To work with key stakeholders within the Shannon area including Shannon Commercial Properties and Shannon International Airport to deliver on the ambitions for Shannon as set out in the Draft Clare County Development Plan 203-2029. — Promote the tourism potential of both Shannon and Bunratty by enhancing the expansion of the existing tourism offer and identifying opportunities that will promote visitor experiences and facilitate the delivery of sustainable tourism-related retail developments and initiatives, of appropriate scales, located within close proximity to tourist attractions. 																		<p>linked trips to the town centre.</p> <ul style="list-style-type: none"> — Maintain the vitality and viability of the Skycourt Shopping Centre Shannon Town Centre by consolidating investment in the shopping centre — Encourage and facilitate the reuse of vacant units/sites throughout the town and shopping centre — Support a 'Shopfront Improvement Scheme' Planning Guidance Note outlining; eligibility, grant funding, design principles criteria etc. to encourage use of the scheme. — Support the delivery of the Shannon
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																			<p>Town Centre Masterplan to create a strengthened viable and vibrant town centre supporting a quality, varied retail offer with improved physical appearance, connectivity and the development of a ‘streetscape’.</p> <ul style="list-style-type: none"> — Support the planned N19 upgrade which will improve connectivity to Shannon International Airport. — Support the delivery of the objectives for Shannon set out in the Limerick <p>SEA Recommendation Incorporated.</p>
Objective MASP02: District Centres																			

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<ul style="list-style-type: none"> — The role and scale of the District Centres as primarily convenience shopping centres capable of supporting a main food shopping trip will be maintained; — Reinvestment and regeneration of existing district centres will be supported but only provided where it does not change their role and scale; — District Centres should remain primarily convenience goods and service centres, and should not develop into primarily comparison goods retail destinations; — District centres should not be allowed to expand significantly above the 10,000 m² (net) size threshold set out in the Retail Planning Guidelines for Planning Authorities. — To support opportunities for brownfield redevelopment to support mixed-use sustainable urban development for day and evening use, which include retail, residential, commercial, civic and 																		
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<p>other uses. This will ensure that a mix of uses is facilitated by a district level centre that would complement the uses of the City Centre, having regard to the principles of compact growth, consolidation and densification. Any such development considerations should account for high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p>														
<p>Kilrush Retail Strategy</p>														
<p>Objective KL01: Support the improvement of retail facilities in Kilrush Town Centre through the provision of brownfield redevelopment to support mixed-use sustainable urban development</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	+
<p>Objective KL02: Promote rejuvenation throughout within the core retail areas by the reuse of vacant floorspace to reduce vacancy levels. Where no viable retail use can be sustained, alternative</p>	+	+	+	+	+	+	+	+	+	+	+	+	+	+

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uses will be assessed on their own merits.														
Objective KL03: To improve on and enhance the vitality and viability of the town centre and increase its competitiveness with other retail destinations.	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective KL04: The settlement of Kilrush shall apply a sequential approach to all new retail in the town with a priority to town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective KL05: Enhance the diversity of non-retail uses at street level where such uses attract customers, that complement the vitality, vibrancy and activity and bring linked trips to the town centre.	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective KL06: Support the Kilrush Town Team across their various interest groups	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective KL07: Support the delivery of the Marine Training College in Kilrush														Support the delivery of the Maritime Training Centre in Kilrush Town,

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Town, which will contribute to the retail demand within the town.															which will contribute to the retail demand within the town. SEA Recommendation Incorporated
Objective KL08: Support the DigiClare Hub within the town and the expansion of this resource into the future.															
Ennistymon Retail Strategy															
Objective EY01: To improve on and enhance the vitality and viability of Ennistymon town centre and increase its competitiveness with other retail destinations.															
Objective EY02: To encourage the reuse of vacant buildings or under-utilised sites throughout the town															
Objective EY03: Develop a 'Shopfront Improvement Scheme' to improve the design and quality of shop signage throughout Ennistymon.															Consider expanding the scope of Objective EY0 to provide guidance on signage in general. Signage can be free

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																<p>standing as well as associated with public infrastructure such as bus shelters. The emergence of digital signage and the wider impacts this can have on the aesthetic of our town centres should also be considered particularly in a historic town such as Ennistymon.</p> <p>SEA Recommendation not incorporated.</p>
<p>Objective EY04: To regenerate the traditional town centre with a vision to produce more attractive, desirable places that people want to live and spend time in, for work, shopping or recreational purposes.</p>																
<p>Objective EY05: Review and reduce wirescape within the town centre where possible, which currently serves to</p>																

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detract from the attractiveness of the core retail area.																	
Objective EY06: The settlement of Ennistymon shall apply a sequential approach to all new retail in the town with a priority to town centre.																	
Objective EY07: Support the delivery of the planned West Clare Railway Greenway which will pass through Ennistymon and onto Lahinch																	Support the delivery of the planned West Clare Railway Greenway which will pass through Ennistymon and onto Lahinch subject to appropriate environmental assessment and the outcome of the planning process SEA Recommendation not incorporated.
Objective EY08: Support the Ennistymon Town Team																	

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<p>Objective EY09: Support the delivery of the Ennistymon Town Master plan which will identify public realm opportunities within the town that can be utilised to enhance the towns offering.</p>														
<p>Objective EY10: Support the delivery of the planned new River Crossing which will help to address traffic congestion within the town especially at peak travel times and during the peak tourist season.</p>														<p>Support the delivery of the planned new River Crossing which will help to address traffic congestion within the town especially at peak travel times and during the peak tourist season subject to the implementation of the mitigation measures associated with the environmental assessments undertaken as part of the planning process.</p> <p>SEA Recommendation not incorporated</p>
<p>Scarriff Retail Strategy</p>														

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<p>Objective SF01: To protect and enhance the retail services and facilities within Scariff and ensuring that retail floorspace is developed in a sustainable manner that complements the improvement of the town overall.</p>														
<p>Objective SF02: To maximise the potential of retail investment to improve urban infrastructure and amenities and enhance liveability and the quality of the built environment.</p>														
<p>Objective SF03: Scariff shall apply a sequential approach to all new retail developments in the town with a priority to town centre.</p>														
<p>Objective SF04: To promote a 'Shopfront Improvement Scheme' to enable owners to make improvements to their buildings/shopfronts within the retail core through grant funding, so as to continually improve design and quality of the street frontage.</p>														<p>Consider expanding the scope of Objective SF04 to provide guidance on signage in general. Signage can be free standing as well as associated with public infrastructure such as bus shelters. The emergence of digital signage and the wider impacts this can have on the aesthetic of our</p>

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																		<p style="color: red;">town centres should also be considered particularly in a historic town such as Scarriff.</p> <p>SEA Recommendation not incorporated</p>
<p>Objective SF05: Support Scarriff Town Team and Tidy Town Team.</p>																		
<p>Volume 8 Housing Strategy</p>																		
<p>PO1 - To provide new homes to meet expected future housing requirements in the County as identified in the HNDA and Housing Supply Target. A Housing Supply Target of 4,500 homes will be pursued over the plan period to meet requirements as a result of forecast housing demand. New homes shall be provided in a planned and coordinated manner in accordance with the aims and policies of the Core Strategy, the RSES, and the National Planning Framework.</p>																		
<p>PO2 - To aim for housing to be available to meet the needs of people of all needs and incomes in County Clare, with an appropriate mix of housing sizes, types, and tenures in suitable locations.</p>																		

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<p>PO3 - To provide for existing unmet housing need as identified by the Clare County Council social housing needs assessment through the provision of social housing using a range of delivery mechanisms including direct delivery by the Council, delivery through Approved Housing Bodies, and through short- and long-term leasing arrangements organised by the Council with private landlords.</p>														
<p>PO4 - To provide social housing to meet forecasted new future housing need over the plan period as identified in the HNDA. The Council will endeavour to meet its targets under Housing for All of 833 new social homes over the period 2022-2026 and to meet forecasted need for 870 social housing units over the plan period 2023-2029 as resources allow.</p> <p>New social housing units shall be delivered having regard to the wider aims and policies of the Clare County Development Plan and in line with regional policy and government objectives and targets, including the need to deliver sustainable and compact growth and a diverse mix of housing types and tenures. Social housing shall</p>														

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<p>be delivered through a range of mechanisms including provision directly by the Council, by Approved Housing Bodies, and through short- and long-term tenancies arranged by the Council with private landlords.</p>														
<p>To require that 20% of lands in respect of which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended). This requirement shall comprise 10% for social housing; up to 5% for affordable housing, subject to national guidance and regulation and subject to Clare County Council’s determination of the appropriateness of affordable housing delivery on individual sites; and the remaining percentage (5% or greater) planning gain will be applied as appropriate to achieve the overall 20% net monetary value. The Council reserves the right to determine the appropriateness of ‘Part V’ Cost Rental and/or affordable purchase delivery on individual sites on a case-by-case basis. Any subsequent amendments to this legal requirement to deliver social and</p>														

Red Text = Pre-Draft SEA Recommendation

Blue Text = Pre-Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre-Draft AA Recommendation

affordable housing during the lifetime of this strategy will be complied with. Delivery of 'Part V' housing shall be in accordance with relevant legislation and national, regional, and local policy.																	
PO6 - To support high-quality design in new housing and promote housing that is attractive, safe, and adapted to needs of existing and future households including future household sizes.																	
PO7 - To provide housing appropriate to the needs of the elderly, persons with disabilities, lone parents, Travellers, and the homeless. The Council shall support and promote the use of Universal Design principles and Lifetime Homes in new housing developments to meet the needs of diverse groups and an aging population																	
PO8 - To support attractive and vibrant settlements through the renovation and re-use of obsolete, vacant, and derelict homes. This shall be pursued through such methods as are available to the Council including the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015 (or any measures that shall replace it) and the conversion of vacant properties into new social through																	Any refurbishment works must take into account the "Bat Mitigation Guidelines for Ireland" produced by the NPWS.

Red Text = Pre-Draft SEA Recommendation

Blue Text = Pre-Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre-Draft AA Recommendation

<p>appropriate schemes including the Repair and Leasing Scheme, the Buy and Renew Scheme, and long-term leasing. The Council will also continue to endeavour to bring about the timely re-use of vacant Council-owned housing stock.</p>														<p>SEA Recommendation not incorporated</p>
<p>PO9 - To plan for the provision of sustainable rural housing and the sustainable provision of single housing in the countryside through the Core Strategy, having regard for potential need for single housing in the countryside as set out in the HNDA as well as existing and forthcoming national and regional policy and guidance and the viability of smaller towns and rural settlements.</p>														
<p>P10 - To support the provision of housing suited to the needs of the Travelling community and to implement the Clare County Council Traveller Accommodation Programme 2019-2024 and subsequent updates.</p>														
<p>P11- To work with Central Government, relevant State Agencies, AHBs, and other bodies to support the provision of appropriate housing for asylum seekers and refugees in County Clare in accordance with identified</p>														

Red Text = Pre-Draft SEA Recommendation

Blue Text = Pre-Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre-Draft AA Recommendation

requirements, and to support the phasing out and replacement of the Direct Provision system in accordance with national policy and requirements.														
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Red Text = Pre-Draft SEA Recommendation

Blue Text = Pre-Draft Decision

Green Text = Pre-Draft AA Recommendation

Purple Text = Added at Draft Stage

Appendix B – Detailed Assessment of Volume 3 (a – d)

Assessment Matrix for settlements by Municipal District

1. Ennis Municipal District
Ennis
Barefield
Clarecastle
Kilnamona
Toonagh
2. Shannon Municipal District
Newmarket on Fergus
Sixmilebridge
Bunratty
Clonlara
Cratloe
Ardnacrusha
Athlunkard
Ballycannon North
Parteen
3. Killaloe Municipal District
Scarriff/Tuamgraney
Killaloe
Tulla
Broadford
Quin
Crusheen
Feakle
Kilkishen
Mountshannon
O'Briensbridge and Bridgetown
Whitegate
Ballinruan
Bellharbour
Bodyke
Boston
Caher
Carron
Flagmount
Kilbane
Killanena
O'Callaghan's Mills
Ogonnelloe
Ruan
Kilmurry

Tubber
Clooney
4. West Municipal District
Kilrush (including Cappa village and Pier)
Ennistymon/Lahinch
Kilkee
Lisdoonvarna
Miltown Malbay
Ballyvaughan
Carrigaholt
Cooraclare
Corofin
Doolin (including Pier)
Doonbeg
Inagh
Kilfenora
Killadysert
Kilmihil
Labasheeda
Lissycasey
Mullagh
Quilty
Ballyea
Ballynacally
Connolly
Cranny
Creegh
Cross
Doonaha
Fanore
Inch
Kilbaha
Kilnaboy
Killimer
Kilmurry McMahon
Kilshanny
Knock
Knockerra
Liscannor
Moy
Moyasta
Querrin
Spanish Point
Kilmaley

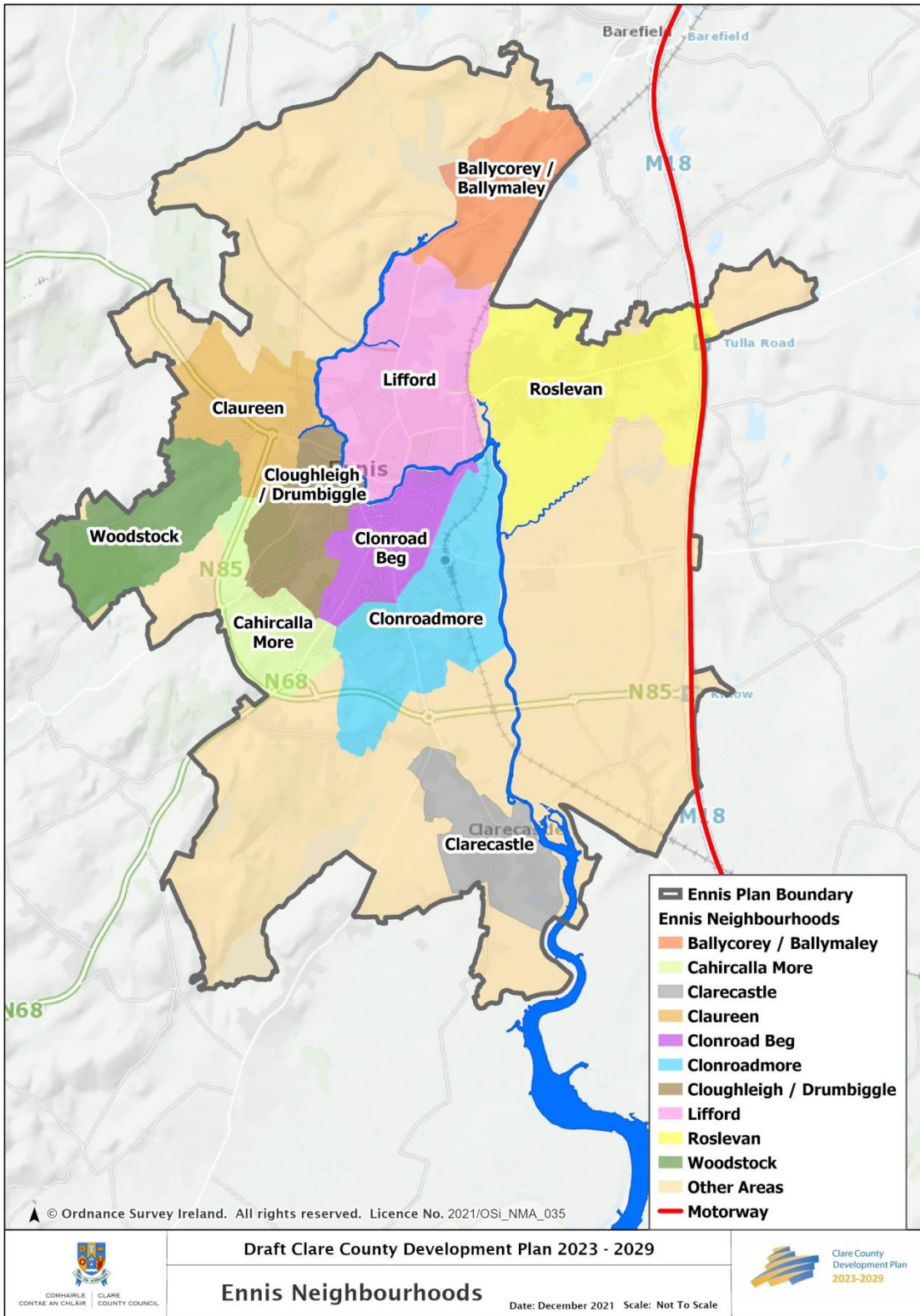
Ennis Municipal District – Ennis Settlement

The Council will advocate a neighbourhood-based approach to future development in the settlement area. This approach recognises that Ennis and its environs is made up of a series of dynamic communities, each with its own identity, which are inter-dependent, both on each other and on the town centre.

A neighbourhood is a locality or community within a town, a distinctive place surrounding a local institution such as a school, church or other social or community facility. The Local Area Plan will take a neighbourhood-based approach, setting out the settlement strategy for housing development having regard to existing and planned services in each neighbourhood such as social, recreational, retail and educational facilities. The neighbourhood-based approach aims to reinforce the town centre as the key location for living, working, leisure, shopping, and service provision. Moving out from the town centre the strategy is to consolidate certain neighbourhoods within walking distance of the town centre where opportunities exist through the development of Infill Sites, Opportunity Sites and 'Transformation Sites'. Beyond these neighbourhoods, the strategy is to permit expansion on suitably zoned lands in new emerging neighbourhoods, concurrent with the development of community and service infrastructure. Outlying neighbourhoods which are on the rural/urban fringe are identified for limited residential growth.

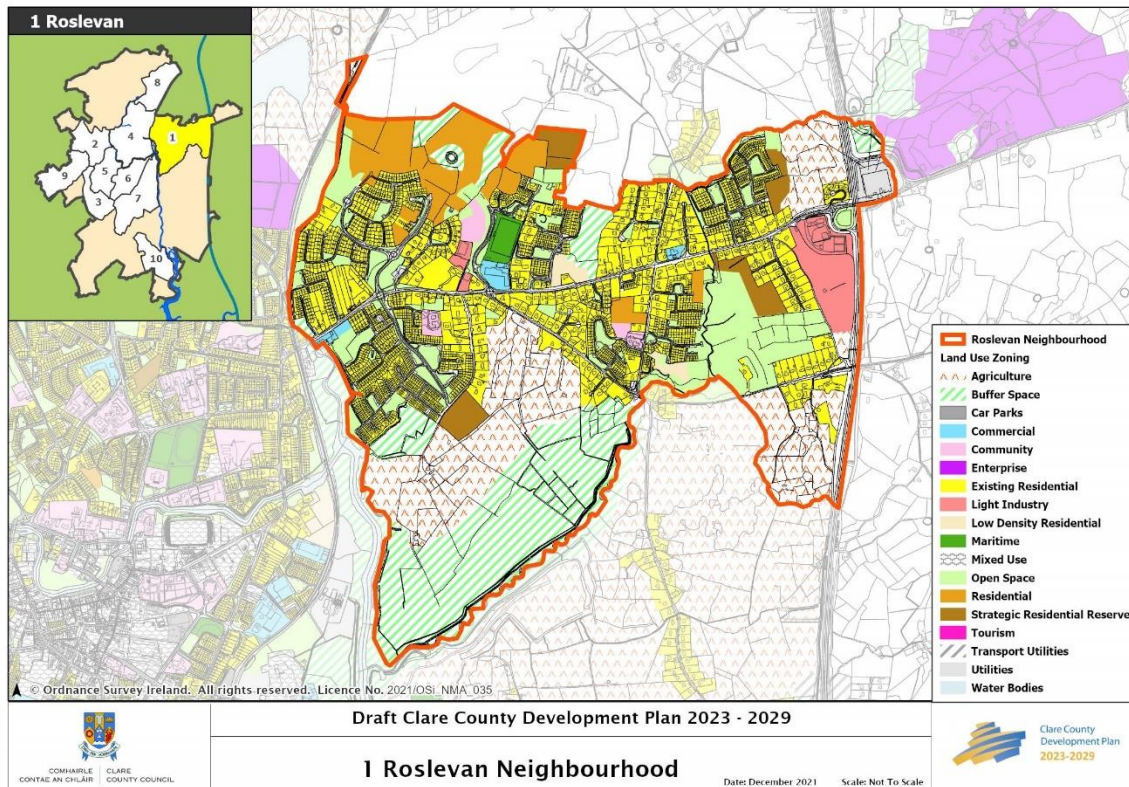
Critical to the achievement of the population targets for the Ennis and Environs Area is the promotion of economic growth. The creation of new employment opportunities will retain existing residents, attract new residents to the Town and enhance the vibrancy of the area in general. The zoning map identifies numerous sites that are suitable for office, enterprise commercial and industrial development. It is recognised that retail, tourism and cultural developments are also large employers in the local economy and the Council proactively supports these sectors.

Settlement	Ennis Settlement Plan
Buffer Space	433.85
Commercial	57.81
Community	89.38
Existing Residential	694.06
Low Density Residential	32.60
Mixed Use	96.27
Open Space	250.31
Recreation	216.29
Residential	57.78
Strategic Reserve	22.36
Tourism	17.09
Utilities	35.10



Roslevan Neighbourhood

Roslevan is a neighbourhood identified for expansion and is located on the eastern side of Ennis where residentially zoned land has been provided for in the neighbourhood.



R8 Anstand Gaurus/Ballmacahill

This site will accommodate residential development of high-quality design and layout.

SEA Comment/Recommendation

Development on the site should take account of:

- This site will complete an existing residential development which is located directly adjacent to the riparian zone of the Gaurus River which flows into the Lower River Shannon cSAC. This area is potentially rich in biodiversity, consisting of Alkaline Fen habitat, including reed and large sedge swamp, woodland and open water habitat with potential high biodiversity value. Development presents potential negative impacts on biodiversity, water quality and human health. Any proposed development on the site will require a landscape and environmental management plan for the adjacent Gaurus riparian zone, including actions for its implementation.
- The site is directly adjacent to Flood Zone A lands to the east with an area impeding the eastern boundary of the site, requiring a flood risk assessment for any proposed development.
- Any proposed development will require a surface water management plan for construction and operation incorporating SuDs.
- Access must be provided from the adjacent residential area (i.e. the one to which these lands are part of) rather than creating a new access to minimise any further environmental disturbance in relation to the fen habitat.
- Safe pedestrian and cycle access to and within the development and incorporate inter-connectivity with adjacent areas, neighbourhood centre and the town centre by connecting with existing and proposed cycle routes for the draft plan area to promote public safety and

sustainable transport, which contribute to potential direct long-term benefits in relation to human health and quality of life, local air quality and climate change.

SR4 Anstand Gaurus/Ballymacahill

This site is identified as a Strategic Residential Reserve which will form part of the long-term sequential expansion of Ennis Town. Any proposed development within this Strategic Reserve will be of a high-quality design and layout.

SEA Comment/Recommendation:

No development shall occur unless a surface water management strategy and management plan, which protect the adjoining open space area which contains an Alkaline Fen and potential turlough habitat, including actions for its implementation are submitted and approved as part of a planning application.

R2 and SR1 North of Roslevan House

These sites are identified for residential development (R2) and as a Strategic Residential Reserve (SR1)

SEA Comment/Recommendation:

Development on this site should take account of:

- The lands are located north of Roslevan House on lands well located for good connectivity with Roslevan neighbourhood centre. Any proposed development should have regard to Roslevan House and walled garden, which is included as a Protected Structure, ensuring that the character and setting are not compromised.
- The grounds of Roslevan House and walled garden are important for local biodiversity including valuable wildlife habitat and foraging area lying within proximity of existing bat roosts at Newpark House (pNHA) and the Old Knockanean School House. Roslevan House formerly had a Lesser horseshoe bat roost and there is potential for these to re-establish. Any proposed development on these adjacent lands must ensure that associated lighting does not spill beyond the boundary of the site resulting in a potential negative impact on any bat species. *(Please Refer to the CDP and associated NIR for specific objectives pertaining to lighting)*
- Integrated pedestrian and cycle access should be provided for, having regard also for integration for any proposed green infrastructure network and cycling and walking strategy, promoting sustainable transport use with potential positive effects in relation to reducing car emissions which in turn has positive effects in relation to local air quality, climate change and on human health and quality of life.

R2 North of Oakleigh

This site is identified for residential development of high-quality design and layout.

SEA Comment/Recommendation

Development on this site should take account of:

- This site contains two recorded monuments (CL033-043002 hut site and CL033-042001 ringfort) which should be protected by a buffer to protect the integrity of the monument and prevent any negative impacts from development.

- The site is sequential in terms of settlement growth, both in terms of consolidating the overall settlement pattern and in contributing towards the development of a sustainable neighbourhood at Roslevan, with good connectivity with both the neighbourhood centre and the town centre. This contributes to a good quality of life and presents positive benefits in relation to human health, local air quality and climate change.
- There are several natural features on the site with potential local biodiversity value. The turlough to the north of the site must be protected by ensuring a buffer between it and any proposed development. Similarly, the treeline running down the centre of the site (south to north) towards the turlough and the hedgerow along the eastern boundary are valuable habitats offering potential foraging and wildlife commuting corridor. The existing landscape features should be retained and integrated into an overall landscape management plan for any proposed development to prevent potential negative effects in relation to the biodiversity value of the site.
- The site presents an opportunity to provide for a mix of density whereby the development should be graded in density, starting with medium density closest to the existing development, reducing to lower density as the slope of the site falls towards the turlough with a buffer required between the proposed development and turlough to protect it from any potential negative impacts from development on water quality and biodiversity. The potential negative effects of surface water generated by the construction and operation of any development on the turlough require a surface water management plan incorporating SUDs to accompany any proposal for development.
- Connectivity with the adjacent neighbourhood services must be incorporated into any proposal for both pedestrian and vehicular access as well as linking in with the cycle and walking strategies for the Draft Plan area, promoting sustainable transport use with potential positive effects in relation to reducing car emissions which in turn has positive effects in relation to local air quality, climate change and on human health and quality of life. Consideration should be given to incorporating the features on the site as part of a wider green infrastructure network.

SR6 – Strategic Reserve

It is acknowledged that within the plan period not all lands within the settlement boundaries of the serviced settlements will be required to 2028. In these cases, some lands have been included as a strategic residential reserve, where they comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement where considered appropriate.

SEA Comment/Recommendation

Any proposals for development at this site will need to be informed by a series of bat surveys that would record on the known use of the woodland and fields together with any structures that may be present on the site by Lesser horseshoe bats. All bat surveys must include light-level surveys. Proposals for bat-friendly lighting, vegetation retention and management should all accompany the application and be prepared by suitably qualified ecologists. Monitoring proposals to record the impact of the proposal on the bat population should be included with contingency measures if unforeseen impacts arise.

LDR5 – Low Density Residential Development

Assessment of the likely environmental effect

This proposed location of the site for Low Density Residential Development contains valuable Fen habitat. Given a fen is a wetland with a permanently high-water level at or just below the surface

and its principal source of nutrients is from surface or ground water together with the substrate being alkaline to slightly acid peat soil any interaction with this regime could significantly affect it.

Alkaline fens are listed in the EU Habitats Directive for protection across Europe. The purpose of the buffer zoning, as indicated on the map which accompanies the Draft Clare County Development Plan 2022 – 2028 is to protect this valuable habitat.

Fen habitats are rare in Ireland today and are under increasing threat as a result of drainage, land reclamation and development. Fens are a relict habitat themselves as they were once widespread across Ireland but now have only a limited distribution.

Fens act in several different ways to regulate our environment. These functions include water purification, flood prevention and carbon storage which are becoming increasingly important since the realisation of global warming and climate change.

Flood Risk

It is noted that Flood Zone A/B encroaches to within 10m of the proposed low density residential development.

The CFRAMS mapping does indicate a very high risk surrounding this site and within the area proposed as “open space” or “no development”.

The EPA have recently published a guidance note entitled “*Integrating Climate Change into Strategic Environmental Assessment in Ireland, EPA 2015*” which Clare County Council have had regard to in the development of their Draft County Development Plan 2023 – 2029 and associated SEA Report. The report clearly outlines how the Plan-maker must consider mitigation and adaption measures in their plans where an increased vulnerability to climate change has been identified such is the case at this location. This should be done as early as possible and be taken into consideration when assessing alternatives to development scenarios. Given the uncertainty inherent in predicting future change, consideration must be given to factoring flexibility into Plans, through the provision of buffer zones between development and sites of ecological importance such as the Fen located on this site. Avoiding inappropriate development in areas of known flood risk or ensuring that sufficient flexibility is maintained within the Plan to alter course should future climate impacts differ significantly from those anticipated should be included. Decisions such as zoning the extent of land identified in this proposed amendment should be avoided in such proximity to a recognised flood risk as it will make it more difficult to manage climate risk in the future.

Therefore, it is considered that the buffer zoning on this portion of the site is the more appropriate and the extent of residential zoning identified within the Plan is at the limit to allow for and build in climate change resilience.

Likely Significant Effects in accordance with the Habitats Directive

There are no likely significant effects from this proposed amendment.

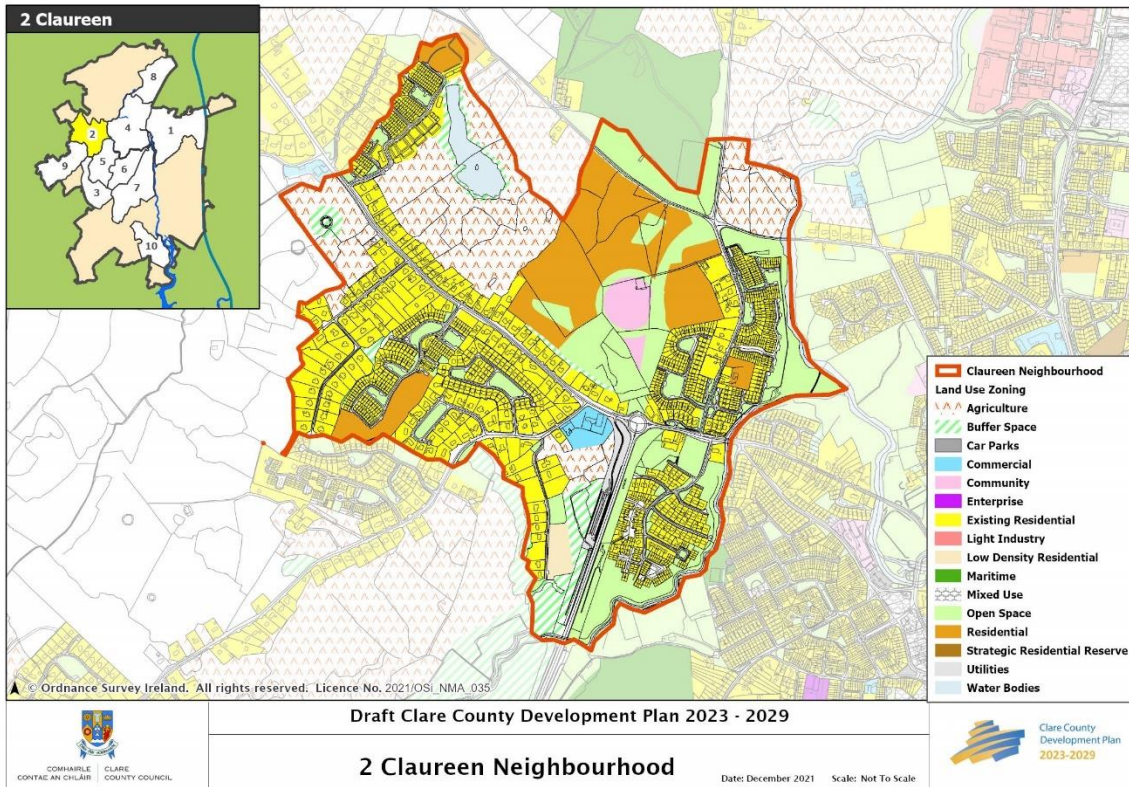
LDR8 – Low Density Residential Development

SEA Comment/Recommendation

Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.

Claureen Neighbourhood

There is a requirement to focus on the provision of neighbourhood services for the community in Claureen. Therefore, the strategy is to provide new residential lands predominantly in one consolidated area to the north of the main transport corridor in the area (N85).



LDR 11 Drumcaran More

The site would be suitable for a low-density high-quality housing scheme of detached dwellings. The site lies within the Drumcliffe Inner Protection Zone, the area for the abstraction of the drinking water supply for Ennis. It is critical that the source of supply is protected from any threats of contamination, and this must be demonstrated in any development proposal.

SEA Assessment

The water supply for Ennis town and its environs is taken from Drumcliff Springs whose recharge area is karst aquifer. The area you have indicated below is located within the Zone of Contribution as delineated by the GSI for the Drumcliff Springs. Previous studies have indicated that due to the geology of the catchment, the varying thickness in overlying soils and fast travel time in the groundwater flow regime, there is minimal attenuation of contaminants, both natural and anthropogenic, thereby making the groundwater and the Drumcliff Springs supply well extremely vulnerable to pollution. According to the GSI Source Protection Report¹ there are five main tributary river systems which are of significance to the Drumcliff Springs. The Greenpark system to the south which sinks at Drumcarron More swallow holes is a key supply of the Drumcliff Springs and it is highly dependent on the surface water catchment of it, within which the lands you query relates. Following analysis of the groundwater flow and associated tracing by the GSI, Drumcliff Springs are considered as both surface water and groundwater source with Drumcarron More swallow hole contributing both from a surface and groundwater perspective with very good connectivity they need to be considered together in protecting the source. The National Groundwater Protection Scheme has therefore delineated the Inner Protection Area which protects the source from microbial and viral contamination and the Outer Protection Area which is designed to protect the source from chemical contamination. The lands which are the subject of this query are within the Inner Protection Area for the Drumcliff Springs. Any loss of this surface water catchment supplying water to the Drumcarron More swallow hole would also have a knock-on effect in terms of supply to the Drumcliff Springs.

The aquifer vulnerability in this area goes between “Rock at or near the Surface”, “Extreme” to “High”. I would recommend that the site is suitable for water compatible uses such as open space or agriculture.

¹ [PUBLIC SUPPLY \(dcentr.gov.ie\)](http://dcentr.gov.ie)

SEA Comment/Recommendation

Any development proposal shall be accompanied by a full Bat Survey, particularly in relation to the presence of Lesser Horseshoe bats usage of the site, and a full Light Spill Modelling Study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development proposals must not propose removal of woody vegetation and must address how linkages across the landscape can be maintained. Any development proposals shall provide for connection to the public sewer. A Construction Environmental Management Plan (CEMP) shall be provided as part of any planning application for development, detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction.

R18 Lands North of Acha Bhile

SEA Comment/Recommendation

This site is suitable for residential development of a high-quality design and layout. It shall incorporate adequate open space and it shall be accessed from Acha Bhile housing scheme to the south.

Mitigation arising from changes at Proposed Amendment Stage

SEA Mitigation: Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any planning application for development detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction in addition surface water run-off during operation should be treated via a combination of appropriate SuDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features. There should be no infiltration of surface water to the network from this site.

SEA Mitigation: Ensure any development application is assessed as to whether a hydrogeological assessment is necessary. If required, it contains a definitive conclusion as to whether the proposed development will interfere with water quality or hydrology.

R10 and R13 Claureen

These sites are identified for residential development, designed, laid out and built to contribute to the development of an eco-neighbourhood.

SEA Comment/Recommendation

Development on this site should take account of:

- These lands constitute a substantial area and are located within the Drumcliff Springs Inner Protection Zone reflected by the considerable areas of exposed rock and extreme groundwater vulnerability in this area. The key environmental concern is the potential contamination of the Drumcliff springs, the source of the public water supply for the plan area, from future development, for example from leakages from domestic oil tanks, posing potential risk to water quality and human health from contamination of the public water supply. Recommend any development proposals should adopt a low-carbon approach to remove potential contamination risks in such a sensitive location.
- Development proposals should seek to remove the risk of groundwater contamination by providing low-carbon housing served by renewable energy sources. Where proposals need to be served by domestic oil tanks, these should be regulated with a requirement to ensure they are located in sheltered areas out of direct sunlight (reducing risk of cracking caused by exposure to direct sunlight) and be bunded and/or double skinned to reduce the risk of leakage and potential contamination of the water supply.
- Locationally these lands follow the pattern of sequential growth, but the current lack of any neighbourhood services to serve a growing community requires that provision of these should be addressed as part of an overall masterplan for the development of a new sustainable neighbourhood community.
- The southern corner of the site includes dense vegetation identified as scrub (Fossit level 3 habitat) in the Ennis Habitats Survey¹, including oak, hazel, elm, whitethorn and blackthorn and should be retained. An ecological assessment of the lands will be required which should inform an overall landscape management plan which will protect and incorporate the existing landscape features including hedgerow and existing vegetation which provides a valuable local

¹ Ennis Habitats Survey 2003 – Hurley, Keegan

habitat and potentially as wildlife foraging and commuting corridor. Supplementary planting should also form part of a landscape management plan to strengthen wildlife corridors and habitat.

- The development proposals which adopt a sustainable, low carbon approach in terms of their construction, materials and operation, as well as integrated pedestrian permeability within the neighbourhood and with neighbouring local amenities like the Lee's Road Recreation facility and to the town centre, would have potential positive effects with regard to human health and quality of life. Climate change and air quality would also experience positive effects by reducing the carbon footprint through the development of low-carbon housing and sustainable forms of transport i.e. walking and cycling.
- Connectivity with the town centre through integration with the walking and cycling strategies for the Plan should be incorporated into any proposal in order to promote sustainable transport with associated positive effects in relation to human health, quality of life, air quality and climate change.

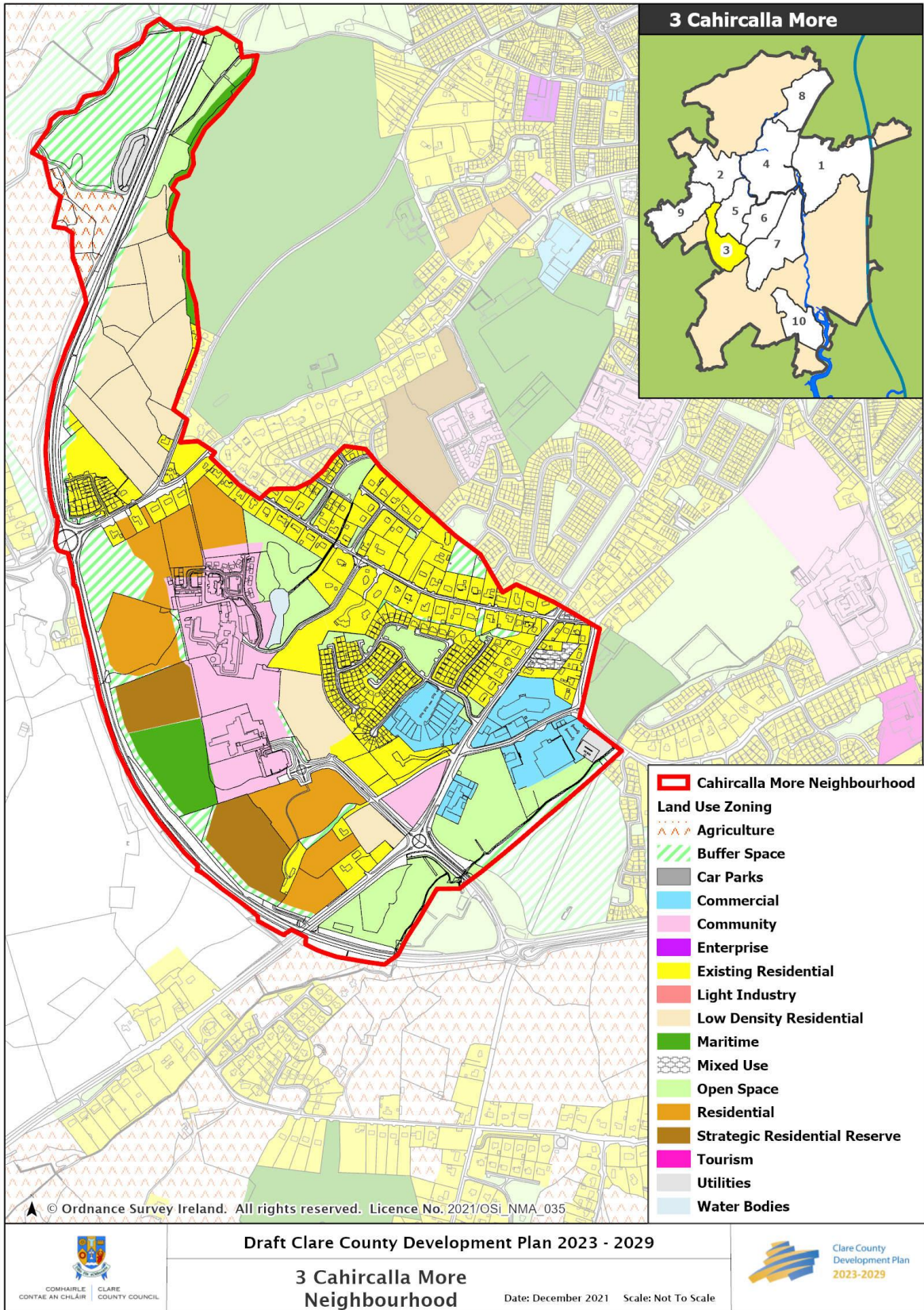
Cahircallamore Neighbourhood

At present, neighbourhoods such as Roslevan and Lifford are well-served in terms of local retail provision. However, in Cahircalla More neighbourhood, which is identified for expansion, there is currently a deficit in service provision. This Plan aims to address this deficit through the identification of a site for the development of local shops/neighbourhood centres.

The principal development objective for the site zoned commercial at the Westpoint Business Park (former Curley's premises) is to secure the full use of the existing building/site and notwithstanding the recent introduction of a HSE out-patient clinic at first floor level, potential remains for it to be a neighbourhood centre that serves the Cahircalla More neighbourhood.

Recognising the need to consolidate lands closer to the Town Centre, a number of areas of residentially zoned lands have been identified close to the new National School and existing retail/service providers in the neighbourhood.

Development proposals on the residential sites in the Cahircalla More neighbourhood listed below must be informed by Bat Surveys and must ensure that there is no loss of habitat for the Lesser Horseshoe bat. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape. All development proposals, including lighting proposals, must be informed by the results of the Bat Survey. A Landscape Management Plan must also be prepared to protect and enhance the existing hedgerows and wildlife features. This Landscape Management Plan shall be informed by an ecological assessment.



LDR7 Circular Road

This site is identified for residential development.

SEA Comment/Recommendation

Development on this site should take account of:

- Its location promotes sequential growth and for the sustainable development of a neighbourhood community. The lands are located adjacent to the new Ennis National School and proposed neighbourhood centre promoting a walkable community, having potential positive effects on human health and quality of life as well as local air quality and climate change.
- An ecological assessment should be undertaken to ensure protection and enhancement of existing hedgerows and other wildlife features which provide important habitat and feeding areas and connecting corridors, potentially used by Lesser horseshow bat.
- The need to provide integrated safe pedestrian and cycle connectivity with the expanding neighbourhood facilities of Cahircallamore and the new national school.
- Any development proposal should allow for a landscape buffer between the N85 and residential development to minimise noise impact and provide for house design which allows for such noise minimisation measures like noise insulation, without which could cause nuisance which could have potential negative effects on human health and quality of life. An integrated landscape plan for the lands should provide not only for a noise buffer, but for additional planting which will help absorption of carbon emissions generated by vehicular traffic.

R9 Ashline

The site is identified for residential development.

SEA Comment/Recommendation

Development on this site should take account of:

- The site is located directly adjacent to the new Ennis National School and within a neighbourhood identified for expansion. Providing additional residential land in this location promotes the development of a sustainable neighbourhood community, having potential positive effects in relation to quality of life, human health and also local air quality, and consequently climate change, by minimising the need for car travel for the local community to meet day to day needs.
- The mature trees and hedgerow which bound the site along the southern and western boundaries should be protected and integrated into a landscape management plan for any proposed development, providing an appropriate buffer to protect their value as a potential foraging and wildlife commuting corridor for Lesser horseshoe bats, given its proximity to Newhall and Edenvale complex SAC.
- Safe pedestrian and cycle connectivity with the neighbouring services and school should be incorporated into any proposal. Integration with the walking and cycling strategies for the draft plan should be incorporated into any development proposal, promoting sustainable transport to promote positive benefits to human health, quality of life, air quality and climate change.

R1 Ashline, Cahircallamore

This site is identified for residential development.

SEA Comment/Recommendation

Development on this site should take account of:

- The site is located to the north and east of Cahircalla Hospital and is bounded to the west by the N85. Any development proposal should allow for a landscape buffer between the N85 and

residential development to minimise noise impact and provide for house design which allows for such noise minimisation measures like noise insulation through triple glazing etc, to minimise potential negative effects in relation to noise nuisance on human health and quality of life. An integrated landscape plan for the lands should be provided not only for a noise buffer, but for additional planting which will help absorb carbon emissions generated by vehicular traffic and enhance linear commuting corridors for wildlife.

- Existing hedgerows within and bounding the site should be protected and integrated into any proposed development, providing an appropriate buffer to protect their value as a potential foraging and wildlife commuting corridor including for Lesser Horseshoe bats, given its proximity to Newhall and Edenvale complex SAC and the location of a bat roost on adjacent lands.
- There is a ringfort (Recorded monument CL0033-171) within the northern section of the site which will require protection through the provision of a buffer as part of any proposed development so as to ensure there is no negative impact on the archaeological site.
- Safe pedestrian and cycle connectivity with the neighbouring services and school should be incorporated into any proposal. Integration with the walking and cycling strategies for the plan should be incorporated into any development proposal, promoting sustainable transport to promote positive benefits to human health, quality of life, air quality and climate change.

LDR3 Ashline, Cahircallamore

SEA Comment/Recommendation

- The hedgerows and scrub area on this site is a potential foraging area for Lesser horseshoe bats. Future development proposals must be informed by a series of bat surveys to record the known use of the scrub and fields by Lesser horseshoe hats and ensure that there is no loss of habitats used by Lesser horseshoe hats. The surveys must include light-level surveys. Any habitats loss must be offset by additional landscape planting to ensure connectivity across the landscape. All design proposals, including lighting, must be informed by the results of the bat survey. Proposals to mitigate any negative impacts that the proposed development may have on the bat population, prepared by a qualified ecologist, will be required. Proposals for the on-going monitoring of the bat population, and contingency measures if unforeseen impacts arise, must also be submitted.

SR3 Ashline, Cahircallamore

The site is identified as a Strategic Residential Reserve. It is acknowledged that within the plan period not all lands within the settlement boundaries of the serviced settlements will be required to 2028. In these cases, some lands have been included as a strategic residential reserve, where they comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement were considered appropriate.

SEA Comment/Recommendation

Development on this site should take account of:

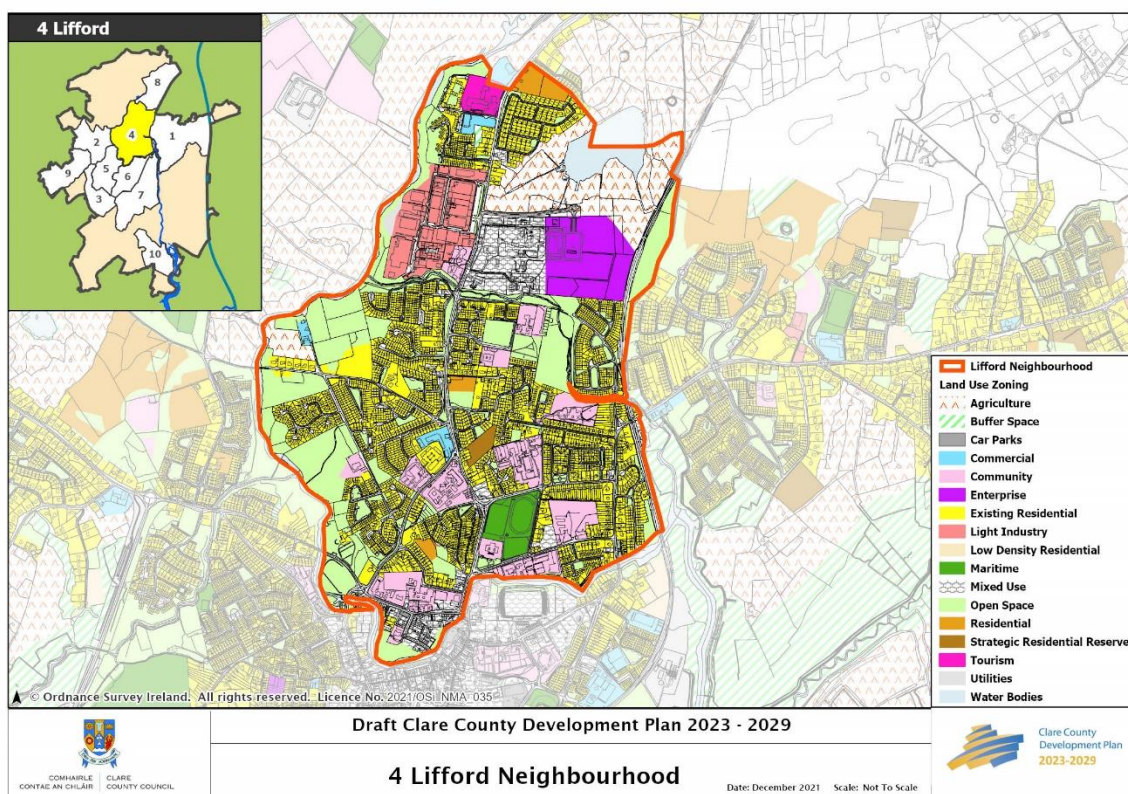
- The site is adjacent to the Ennis National School to the east and is bounded to the west by the N85. Any development proposal should allow for a landscape buffer between the N85 and residential development to minimise noise impact and provide for house design which allows for such noise minimisation measures like noise insulation through triple glazing etc, to minimise potential negative effects in relation to noise nuisance on human health and quality of life. An integrated landscape plan for the lands should be provided not only for a noise buffer,

but for additional planting which will help absorb carbon emissions generated by vehicular traffic.

- Existing hedgerows within and bounding the site and the treeline which bisects the site should be protected and integrated into any proposed development, providing an appropriate buffer to protect their value as a potential foraging and wildlife commuting corridor including for Lesser Horseshoe bats, given its proximity to Newhall and Edenvale complex SAC and bat roost on adjacent lands.
- Safe pedestrian and cycle connectivity with neighbouring services and school should be incorporated into any proposal. Integration with the walking and cycling strategies for the plan should be incorporated into any development proposal, promoting sustainable transport to promote positive benefits to human health, quality of life, air quality and climate change.

Lifford Neighbourhood

Residential lands have been zoned in the Lifford neighbourhood on infill sites adjacent to existing housing and neighbourhood facilities which, by virtue of their location, will assist in appropriate consolidation of the neighbourhood. New housing schemes opening onto main routes should incorporate street trees into their design to enhance character and sense of place on principal routes.



Sites zoned for residential development include:

R1 Ballycorey

This site is identified for residential development.

SEA Comments/Recommendations

Development of this site should take account of:

- This is an agricultural greenfield site which is relatively peripheral to the town. Due to limited options of available undeveloped land located on the northern side of the town, it follows sequentially, utilises an infill site between existing residential development and provides for an attractive residential option in this neighbourhood.
- Its relatively peripheral location reinforces the need for the integration of safe pedestrian and cycle access between adjacent residential areas, nearby neighbouring services, local amenities and with the town centre. In the absence of these measures there are potential risks to human health and quality of life and potential negative localised effects in relation to air quality and climate change attributable to lack of provision of integrated access other than for vehicular transport.
- Hedgerows and natural boundaries and features should be protected and integrated into any proposal for development to protect wildlife corridors and should be protected and integrated into a Landscape Management Plan for any proposal.
- A Surface water management plan incorporating SUDs should be prepared to ensure there is no negative impacts on water quality and on the qualifying interests of the designated SAC and SPA of Ballyallia Lake located to the west and on the opposite side of the road to the site.

R11 Gort Road/Hazel Lane

This site is identified for high quality residential development.

SEA Comment/Recommendation

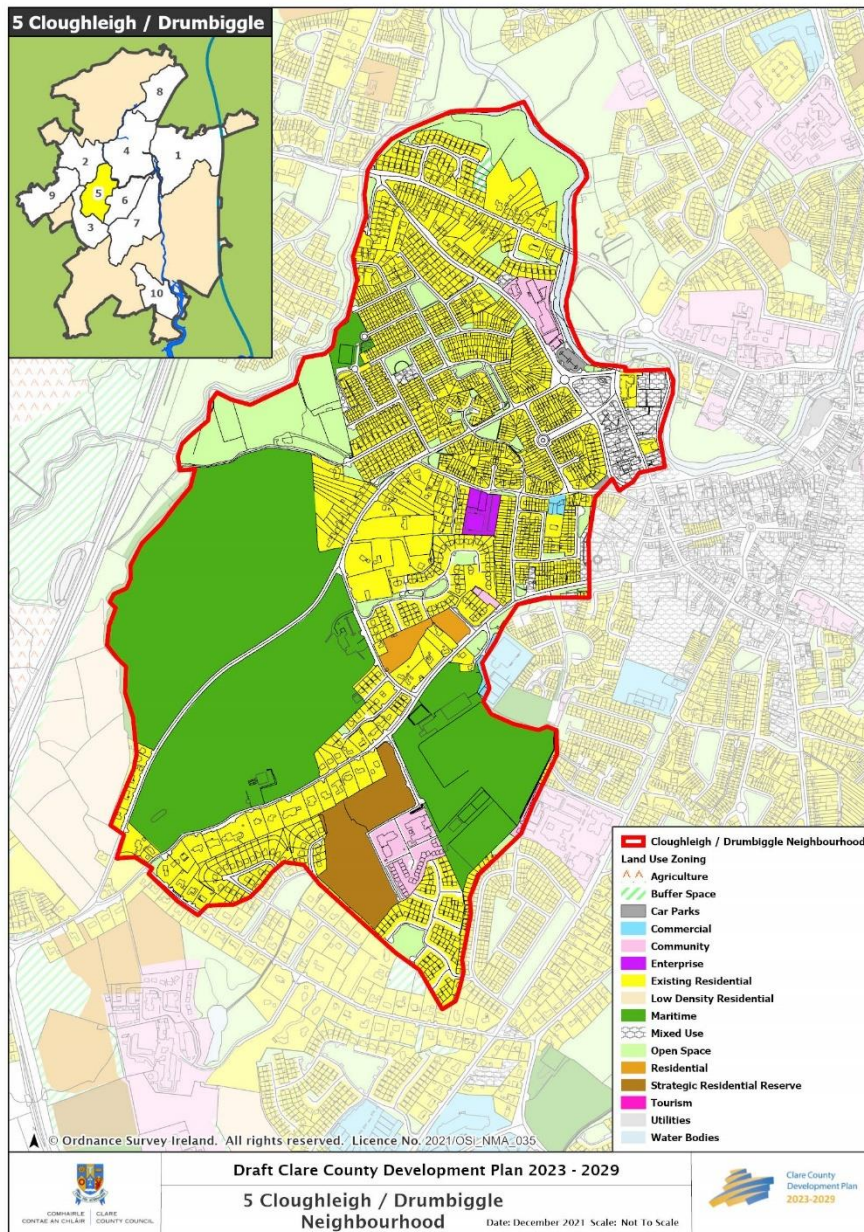
Development on this site should take account of:

- The site is located to the north of the draft plan area, situated between existing residential areas, close to local services and within walking distance of the town centre. Its location has positive benefits in terms of promoting sequential growth of the settlement.
- The site is largely green field with some earth works on the northern edge. The site is located within Flood Zone B and C. The southern section of the site is known to be prone to flooding, although it is some distance from the river, the indications being that it is a combination of surface and groundwater flooding which could be contributing to it. It is important that flooding should not be exacerbated by any development on this site and any proposal should be accompanied by a flood risk assessment.
- The southern section of the site should remain undeveloped, only allowing for development on the northern section of the site if it can be proven there will be no negative impact on the southern section of the site, either in construction phase or from the development itself. A hydro-geological survey should be undertaken on the site to establish the extent of any groundwater flooding and any potential impacts on it, either on site or through displacement, should development occur, which would pose potential risk to human health, water quality and biodiversity. A surface water management plan incorporating SUDs should be included with any proposal.
- The wetland area should be protected and incorporated into any proposed development as an area of open space of potential local wildlife interest and its potential role in flood storage. A landscape management plan should be prepared for any proposed development on the site.
- The site complies with sequential growth and is well-located for local services including schools, neighbourhood shops, the employment area of the Gort Road Industrial Estate and proposed

Opportunity Site (OS15), identified for additional employment uses at the Information Age Park which is within walking distance of the town centre. Good connectivity for pedestrian and cycle access, connecting with the proposed new cycleway along the Gort Road should be incorporated in any proposal. These factors are likely to have positive benefits in relation to human health and quality of life, air quality and climate change by potentially contributing to a living environment which minimises the need for vehicular travel movements between home, school, work and community and amenity areas.

Cloughleigh/Drumbiggle Neighbourhood

Cloughleigh/Drumbiggle is a well-established neighbourhood which includes a portion of the town centre. The consolidation strategy for this neighbourhood is primarily through development of infill sites and retrofitting and upgrading of social and private housing stock.



Lands zoned for residential development and as Strategic Residential Reserves:

SR8 Adjacent to Pairc na Coile Nursing Home, Drumbiggie

It is acknowledged that within the plan period not all lands within the settlement boundaries of the serviced settlements will be required to 2028. In these cases, some lands have been included as a strategic residential reserve, where they comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement were considered appropriate.

SEA Comment/Recommendation

Development of this site should take account of:

- This is an infill site located near the town centre and as such promotes sequential growth.
- An ecological assessment of the site will be required as the site includes woodland and scrub throughout, providing habitat for potential foraging/commuting habitat for bats and other wildlife. This should inform the preparation of a landscape management plan which should integrate the wooded southwest boundary and other areas of woody vegetation and natural features to protect wildlife habitat and commuting routes.
- This site is situated between existing residential development and nursing home with sheltered accommodation units to the east. Some of the sheltered units currently overlook this site which provides an attractive natural green open space which can contribute general health benefits and sense of well-being for the elderly and convalescing. The retention of green space which can continue to be enjoyed in this regard would contribute to potential positive benefits on human health and quality of life.

R14 Drumbiggie Road

This site is near the town centre appropriate for high density residential development.

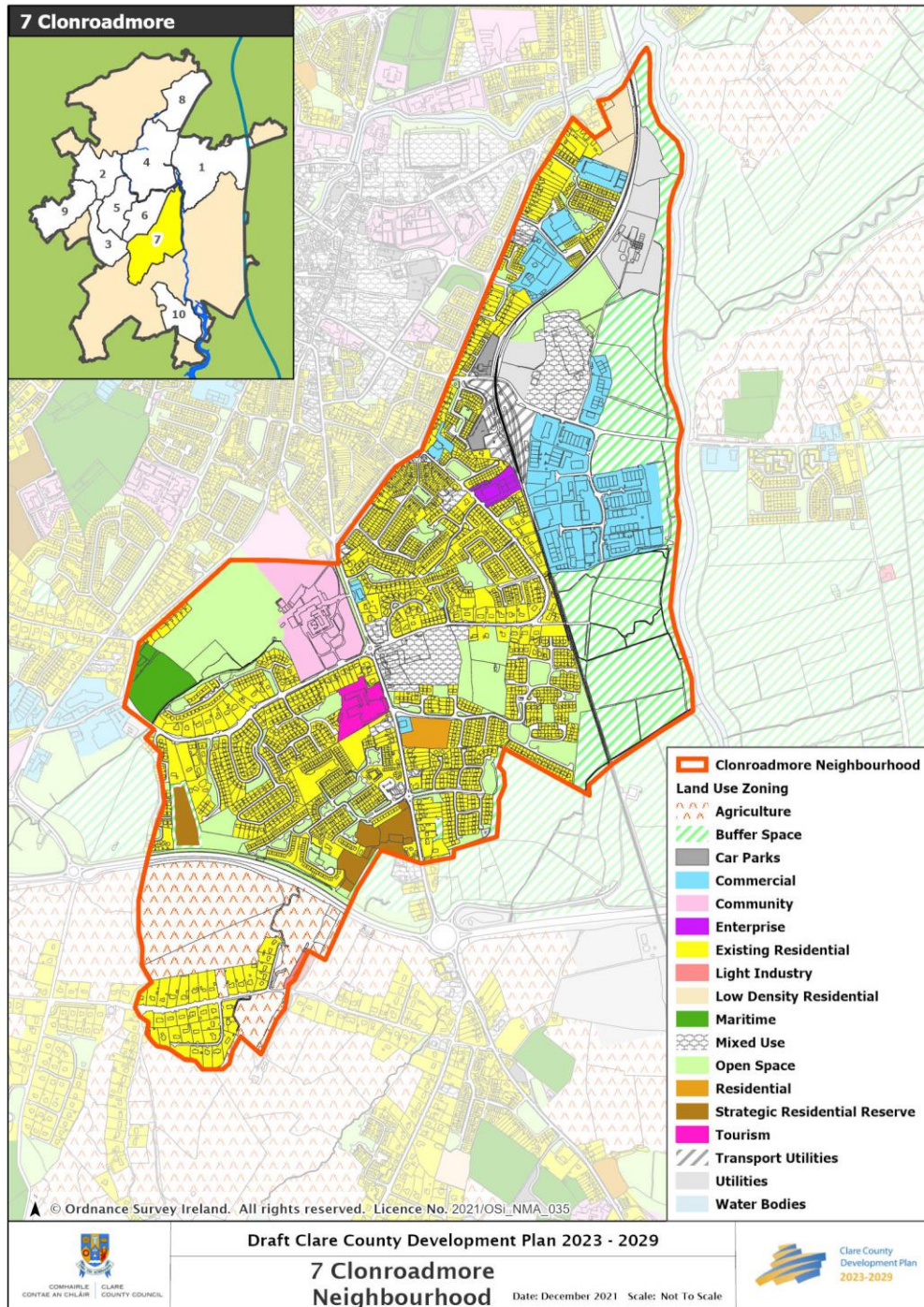
SEA Comments/Recommendation

Development of this site should take account of:

- This site is an infill site surrounded by existing residential areas and consists of both brownfield area and greenfield areas. The site is in very close proximity to the town centre allowing for easy pedestrian and cycling access which promotes sequential growth and sustainable development.
- The hedgerow along the southern boundary of the site has potential habitat for wildlife commuting and foraging, including for bats and should be retained in any proposal for development.

Clonroadmore Neighbourhood

This is an existing built-up area and thus no significant area of land is available for new residential development in this neighbourhood. The focus for this area is to increase the number of households in the neighbourhood by addressing vacancy in the area, redevelopment and repurposing of vacant buildings and the development of any infill sites. There are also several Opportunity Sites located in this neighbourhood such as OP10 (Waterpark House and Áras Uí Cochláin), OP12 (Francis Street and the Causeway) and OP13 (Cusack Park) along with Transformational Site 4 (TS4) - Friars Walk, the redevelopment of which may provide new residential accommodation in the area.



Lands zoned for residential development and strategic reserves include:

Site R17 Limerick Road

This site is situated on the Limerick Rd. Having regard to the pattern of development in the area, it is suitable for housing. The Strategic Flood Risk Assessment Volume 10 accompanying this plan advises that flood risk to the site is through an overland flow path from the north, which is linked to overflows from the St. Flannan's Stream. Depths of flooding are likely to be shallow. There is a difference in the extent of flooding shown on the CFRAM maps, but both sources agree there is risk to the rear of the site. The western road frontage of the site is within Flood Zone C and is suitable

for all types of development on flooding grounds. The rear of the site is shown to be at risk and should be retained as a water compatible land use.

SR9 Limerick Road

It is acknowledged that within the plan period not all lands within the settlement boundaries of the serviced settlements will be required to 2028. In these cases, some lands have been included as a strategic residential reserve, where they comprise infill or contiguous sites or have a planning history for residential use and can form part of the long-term sequential expansion of the settlement were considered appropriate.

SEA Comments/Recommendation

This site is located to the south of The Hawthorns housing development and is identified for future residential use. The hedgerows and scrub area on this site is a potential foraging area for Lesser horseshoe bats. Future development proposals must be informed by a series of bat surveys to record the known use of the scrub and fields by Lesser horseshoe bats and ensure that there is no loss of habitats used by Lesser horseshoe bats. The surveys must include light-level surveys. Any habitats loss must be offset by additional landscape planting to ensure connectivity across the landscape. All design proposals, including lighting, must be informed by the results of the bat survey. Proposals to mitigate any negative impacts that the proposed development may have on the bat population, prepared by a qualified ecologist, will be required. Proposals for the on-going monitoring of the bat population, and contingency measures if unforeseen impacts arise, must also be submitted.

LDR2 Knox's Bridge, Clonroadmore

This site is identified for residential development of low to very low density.

SEA Comments/Recommendation

Development of this site should take account of:

- The site is a greenfield site located adjacent to the town centre. It is situated behind existing buildings to the west of the site, the Elevation Business Park to the south, bounded to the east by the railway line and to the north by the River Fergus. Its proximity to the town centre allows for easy pedestrian and cycle access to services and facilities promotes sequential growth.
- The northern corner of the site lies within Flood Zone A requiring the need for a flood risk assessment to be undertaken to accompany any proposal.
- The site is bounded by the River Fergus to the north, part of the Lower River Shannon SAC, containing wetland habitat² and is a wildlife commuting corridor, including for the Lesser Horseshoe Bat. A recorded bat roost is in an adjacent shed to the west of the site. There is mature broadleaved woodland throughout the site and along the railway line providing valuable habitat and foraging areas for bats and other wildlife. A comprehensive tree survey is required to inform a Landscape Management Plan which will integrate existing trees and boundary vegetation. Any development should also ensure there is no light spill outside of the perimeter of the development footprint.
- The site is unique for a town centre location with a sense of rural seclusion created by its setting by the river, mature woodland, orchard and stone wall features which must be retained and

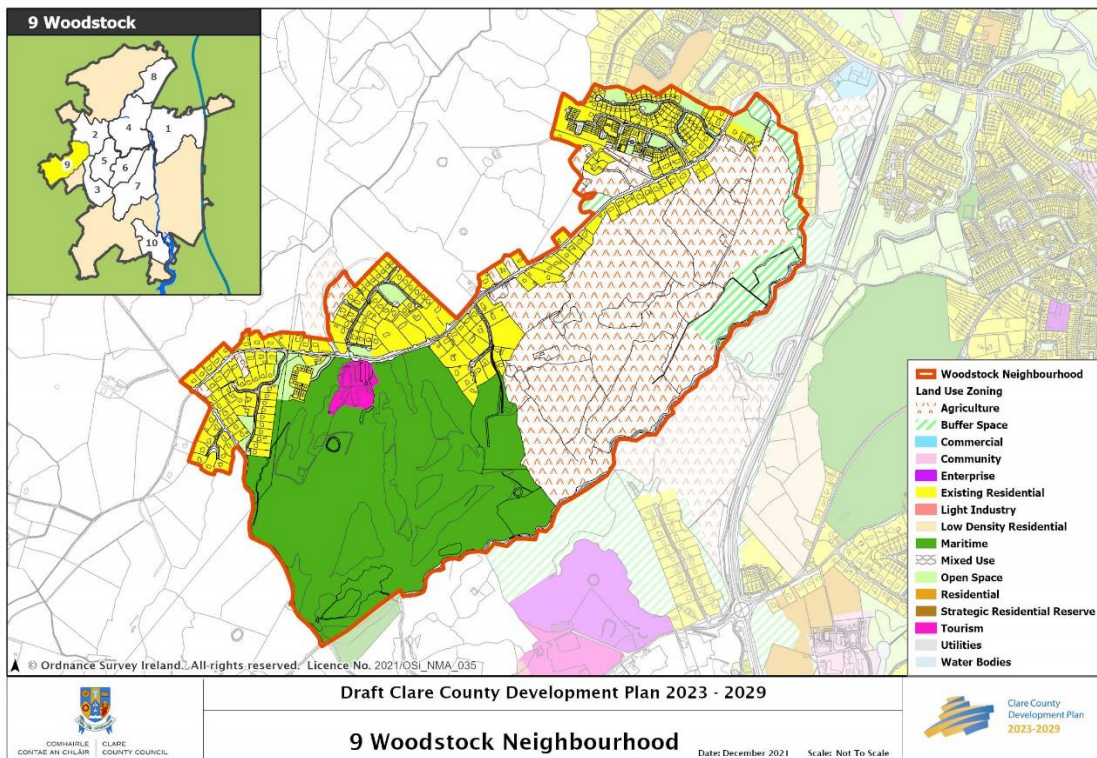
² Clare Wetland Survey 2008

incorporated into a Landscape Management Plan. The setting has potential positive effects in relation to human health and quality of life.

- Any development proposal should consist of very low density/serviced sites and the overall layout and building design must retain and complement the distinctive character of the site.
- Any development proposal should protect and integrate very sensitively the features that contribute to its character, in particular the orchard, orchard surrounding walls, the stone wall dividing the site, the mature trees and hedgerows through-out the site and along the railway line, the river-side setting including a riparian/green infrastructure buffer along the riverbank. There are potential negative effects in developing this site in relation to biodiversity through the destruction or removal of important foraging and wildlife habitat. A landscape management plan will be required for the site, which will be informed by an ecological assessment to ensure the protection and integration of all important features within the site.
- There are several recorded archaeological sites in the immediate vicinity of the site and an archaeological survey will be required to accompany any development proposal to ensure no negative impacts on archaeological sites.
- Vehicular access to the site is currently poorly located requiring improvement/upgrading or identifying an alternative access in the interest of public safety. A Traffic Management Plan will be required which should incorporate provision for safe vehicle, pedestrian and cycle access to the site, integrating safe pedestrian connectivity with the town centre.

Woodstock Neighbourhood

This neighbourhood is somewhat removed from the main body of the Town/Town centre. No additional large areas of land are identified here for residential development. Any future residential development in this neighbourhood will focus on consolidation of the existing pattern of development by the development of infill sites.



LDR9 Close to Woodstock

This site is located within an area identified as nutrient sensitive for groundwater in accordance with the Urban Waste Water Treatment (UWWT) Directive 91/271/EEC on Urban Waste Water Treatment and S.I. 254/2001, S.I. 440/2004.

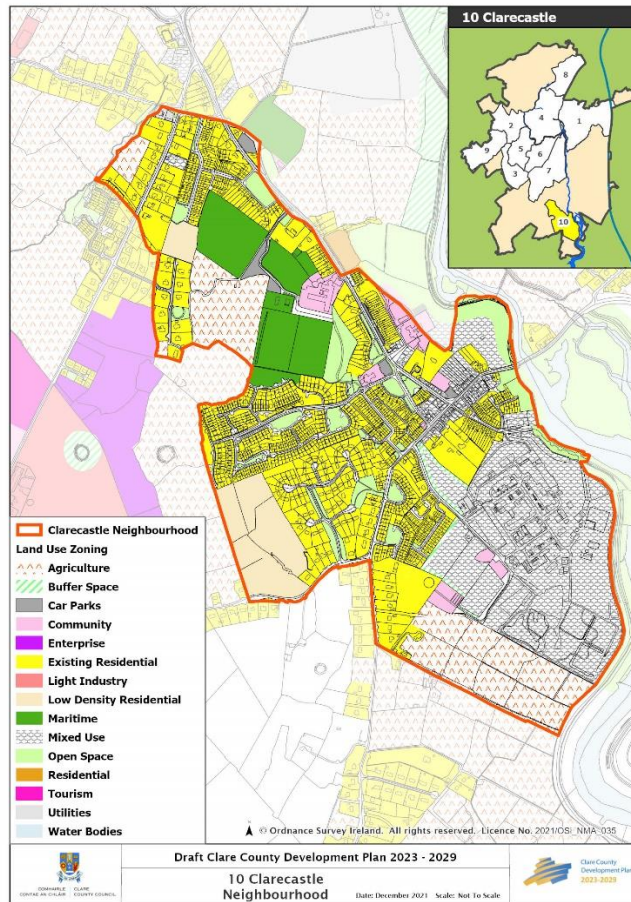
SEA Mitigation: The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a connection to a public sewerage system in order to ensure no significant long term effects on the receiving waters of the Claureen River and the nutrient sensitive groundwater in the surrounding area.

Mitigation: Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.

Clarecastle Neighbourhood

Clarecastle village, due to its location near Ennis, has become an important residential and employment centre in the Plan area. Clarecastle has a strong village core, and it offers a wide range of services and amenities to residents including a church, credit union, school, retail outlets, petrol station, licensed premises, a day care centre and childcare facilities. There are also extensive sports facilities in the village and heritage assets such as a historic pier and several protected structures. The monastic archaeology sites at Killone and Clareabbey are also within easy reach. A key priority will be to retain and expand these facilities in the village to ensure a high level of service for residents and to attract more visitors to the area.

Key to underpinning Clarecastle's future growth will be the delivery of planned upgrades to the wastewater services infrastructure.



Lands zoned for residential development include:

LDR1 Killadysert Road - Clarecastle

This site is identified for low density residential development.

SEA Comment/Recommendation

Development of this site should take account of:

- This site is an agricultural greenfield site located between existing residential areas. It is an accessible infill site between existing residential development which promotes sequential growth and sustainable development.
- The site boundaries are potential habitat for wildlife foraging and commuting corridors which should be protected as part of a Landscape Management Plan for any development proposal.
- Safe pedestrian and cycle accessibility to the village should be provided as part of any proposal, integrating connectivity with adjacent residential areas and village centre.

R3 Abbey View, Opposite National School

This site is identified for residential development.

SEA Comment/Recommendation

Development of this site should take account of:

- Low lying land located on the bank of the River Fergus (Lower River Shannon cSAC) with the majority of the site falling within Flood Zone A and B. The site is behind flood embankments and downstream of the tidal barrage. Flooding has a potential negative effect on water quality, human health and quality of life and biodiversity. The flood risk is from tidal rather than fluvial flooding. Any proposed development will require flood risk assessment.
- An infill site situated in between existing residential development and directly opposite the national school. Good pedestrian connectivity with the village core and cycling provision should be integrated through the development of a cycle strategy for the entire draft plan area which will have potential positive effects in relation to human health, quality of life, local air quality and climate change.

LDR10

Residential lands in the centre of Clarecastle.

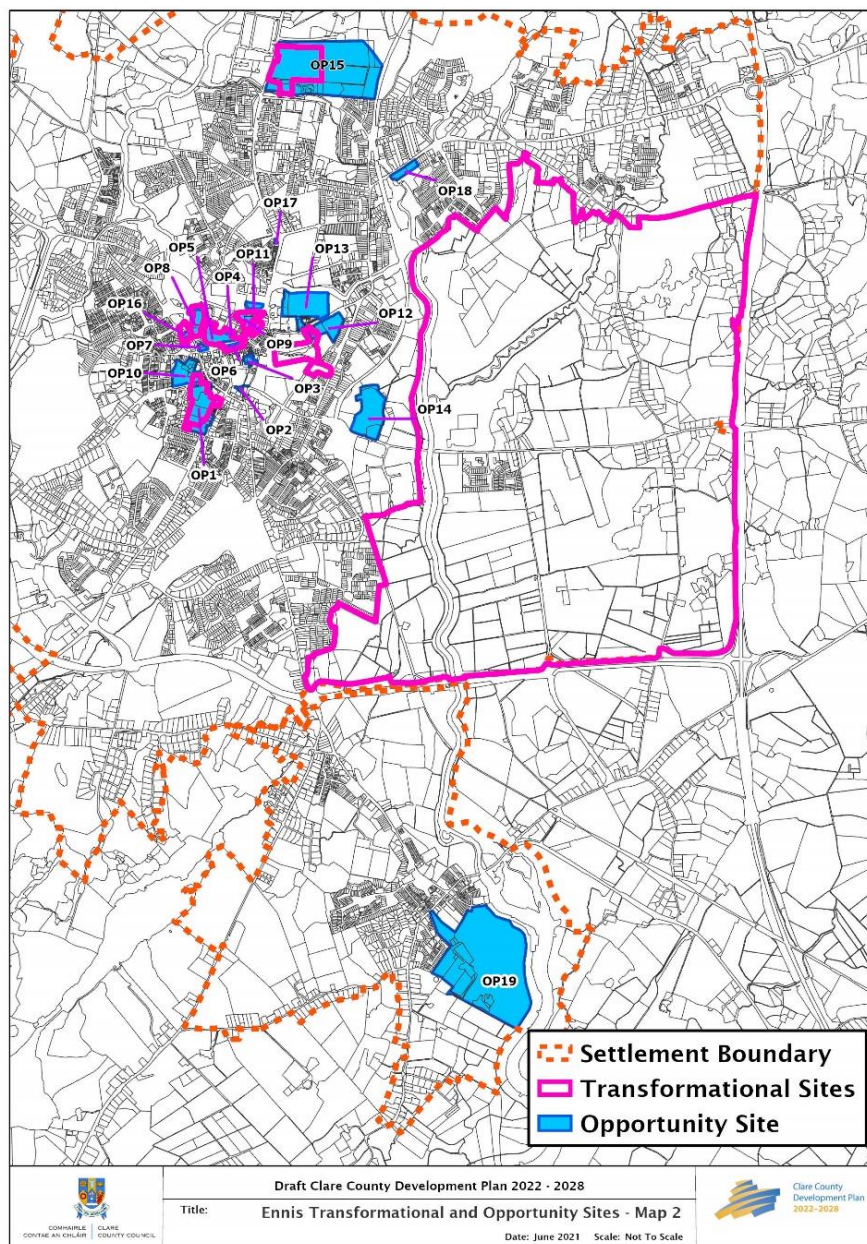
SEA Comment/Recommendation

Development of this site should take account of:

- The lands follow sequential growth from the village core. This will contribute to reinforcing the village core and provide for sequential and sustainable growth which contributes positively to quality of life.
- Safe pedestrian and cycle access should be incorporated into development in an integrated manner between all the zoned sites and should be provided for in their design providing connectivity with the village centre. This will promote sustainable travel which will have potential positive effects in relation to human health, quality of life, local air quality and climate change.
- There is extensive boundary hedgerows providing valuable linear wildlife commuting corridors and the eastern section of LDR10 includes scrub throughout providing valuable wildlife habitat. An ecological assessment should be undertaken which will inform the preparation of an overall Landscape Management Plan for the entire area of lands.

Location of Opportunity Sites in Ennis

Ennis 2040 (the strategy) identifies 9 *Transformational Sites* which provide a long-term framework through which the strategy actions can be realised. These *Transformational Sites* are identified within the plan area along with 19 Opportunity Sites. In some instances, the opportunity sites are within or form part of a *Transformational site*, in other cases they are stand alone. These Transformational and Opportunity sites which, when developed, will be drivers of change in the settlement area, opening up new lands for development in key locations, regenerating areas that have been at risk of decline, creating employment opportunities and providing new shops and services for local residents. These Transformational and Opportunity Sites are show below and assessed as such.



Opportunity Site 1 Former Boys National School and adjoining Site, Kilrush Road

Transformational Site 5 - Former Ennis National School

This site is zoned for commercial use, with appropriate uses identified as convenience and non-bulky comparison retail. Located on the edge of the town centre this site comprises of both brownfield and greenfield lands (school sports pitches) and has the potential to revitalise the western side of the town and provide strong pedestrian linkage to the market and town centre. In addition, it is a strategic edge of town location which can accommodate the need for additional non-bulky comparison shopping, whilst ensuring its integration with the existing shopping facilities.

SEA Comment/Recommendation

Development on this site should take account of:

- This is a large site consisting of both brownfield lands, including old school buildings, a car sales, repairs and servicing centre and an existing eircom building. There is also a greenfield area which was formerly a sports pitch associated with the school. Overall, it presents a substantial site that presents the opportunity for redevelopment which will revitalise the western side of the town centre by promoting redevelopment of primarily un-used and under-utilised lands. This would contribute to consolidating and reinforcing the vitality of the town centre, whilst also reducing pressure on greenfield site locations for out-of-town shopping centres. Potential positive effects in relation to biodiversity and soil and geology, quality of life through promotion of sustainable development, air quality and climate change.
- Redevelopment of the car sales, repair and servicing centre will require an assessment of any underground fuel storage tanks, should they exist, to ensure their full and effective de-commissioning prior to development to reduce the potential risk of soil and groundwater contamination.
- The eastern part of the site lies within an Architectural Zone requiring an archaeological investigation for any sub-surface works prior to development to ensure there is not negative effects in relation to archaeological sites.
- A waste management plan should be required for any development on the site to ensure safe removal of any possible contaminated materials.
- There are tree-lined boundaries within and along the periphery of the site which should be surveyed and integrated where possible as part of an overall landscaping plan.
- Safe pedestrian connectivity with the town centre must be integral to the overall proposal for the site as part of a traffic management plan. This will contribute to positive effects in relation to public health, air quality and climate change by encouraging walking into the town centre leading to a reduction to traffic congestion within it.
- The mitigation measures as collated in **Appendix D** of the SEA Environmental Report arising from the environmental assessments associated with the Ennis 2040 SEA Environmental Report relating to the SEA, AA and SFRA will be fully applied to any future development of this Opportunity/Transformational Site.

OP2 Barrack Street Square and Old Barrack Street.

Zoned as Town Centre with appropriate uses identified as public square, civic space, pedestrian friendly cafe quarter.

SEA Comment/Recommendation

Development on this site should take account of:

- The area is located within an Architectural Conservation Area and any proposals must respect these designations in terms of protecting and enhancing the integrity and character of the existing streetscape.
- The reduction of traffic flow through the area would contribute to a cleaner, healthier environment having positive effects in relation to human health, quality of life, air quality and climate change. Integration with proposals on adjacent opportunity sites, OS8, will strengthen the town centre core area and contribute toward a more sustainable environment.
- The enhancement of Westby Lane would promote pedestrian permeability within the town centre.

OP3 Lysaght's Car-Park and Former Moran's Premises

The creation of a modern retail format premises through the sympathetic adaptation, reuse, and extension of the former Moran's premises. The associated creation of a pedestrian public place and possible outdoor play area, on the site of the current carpark, with pedestrian linkages via the redeveloped building to O'Connell Street.

SEA Comment/Recommendation

Development of this site should take account of:

- Currently used as a carpark, the site is located within Flood Zone B and any proposal will require a flood risk assessment.
- The existing carpark suffers from poor vehicular access. Redevelopment of this relatively under-utilised site as a carpark and the adjacent building should seek to create a pedestrian link to O'Connell Street and enhance the laneway access to Parnell Street and to Market Street to maximise permeability within the town centre.
- The loss of car-parking spaces in the redevelopment of the carpark must be compensated for in an alternative appropriate location, preferably on the periphery of the town serving town centre traffic. Relocation of town-centre parking to edge of centre, which in turn promotes less traffic within the town centre, has potential positive effects on human health, quality of life, cultural heritage, air quality and climate change.
- Located within an Architectural Conservation Area any proposal should respect and complement the existing adjacent buildings and streetscapes.
- Moran's shop is a protected structure, requiring any development proposal to ensure the character and integrity of the building is maintained.
- Located within an Archaeological Zone, any sub-surface works will require archaeological investigation to ensure there no negative impacts on archaeological sites.

Opportunity Site 4 Analogue Building and Adjoining Infill Site, Bank Place

Transformational Site 3 - Harvey's Quay & Post Office Field

This site is zoned as Town Centre with appropriate uses including commercial, mixed use or a civic facility.

SEA Comment/Recommendation

Development of this site should take account of:

- The site is located along the northern edge of the Post Office Field (OS4) and within Flood Zone A. The field is prone to flooding on a regular basis and is an active flood storage area. A flood risk assessment will be required to accompany any proposal including an assessment of the effects of removing a section of the flood storage area.
- Directly adjacent to the River Fergus, part of the Lower River Shannon cSAC, including salmon, a number of Sea Lamprey spawning beds³ and potential otter along the riverbank. The field includes relatively species rich wet grassland, tree species including willow and alder providing valuable foraging for bats. There is a variety of wildlife including common garden birds, e.g wagtail, thrush, robin as well as the grey heron and kingfisher and a variety of insects and butterflies. An ecological assessment will be required prior to development.
- Any proposals for this site should consider compatibility with the Post Office Field and comments set out in OS6.
- The site is located within an Architectural Conservation Area and adjacent to two protected Structures, the St Columba's Parish Church, and the Post Office building. Any proposal must respect and retain the integrity and character of these structures and the streetscape of the Bank Place and Bindon Street. Careful consideration should also be given in relation to its sensitive location and the visuals from across the Post Office Field to any proposed development.
- The visual link from Bindon Street/Bank Place to the Post Office field and river and the overall sense of space it creates should be captured in any proposed development by allowing the opportunity to continue to enjoy these from the street.
- A Surface Water Management Plan Incorporating SUDs for construction will be required to avoid potential impacts on the qualifying interests of the SAC and the overall water quality and biodiversity value of the adjacent field and river.
- The consideration of inclusion of a boardwalk fronting on to the open space must adhere to and allow for the implementation of a 10m otter buffer zone along the Fergus River.
- The mitigation measures as collated in **Appendix D** of the SEA Environmental Report arising from the environmental assessments associated with the Ennis 2040 SEA Environmental Report relating to the SEA, AA and SFRA will be fully applied to any future development of this Opportunity/Transformational Site.

Opportunity Site 5 Post Office Field

Transformational Site 3 - Harvey's Quay & Post Office Field

The site is zoned as Open Space with appropriate uses identified as a wildflower wetland and wildlife park.

SEA Comment/Recommendation

³ Survey of Sea Lamprey Redds on the River Fergus, 2007, Irish Char Conservation Group

Development on this site should take account of:

- A unique amenity located in the town centre alongside the River Fergus (Lower River Shannon cSAC). The field is entirely within Flood Zone A and is prone to flooding on a regular basis and is an active flood storage area.
- Directly adjacent to the River Fergus, part of the Lower River Shannon SAC, including salmon, a number of Sea Lamprey spawning beds⁴ and potential otter along the riverbank. The field includes relatively species rich wet grassland, tree species including willow and alder providing valuable foraging for bats. There is a variety of wildlife including common garden birds, e.g wagtail, thrush, robin as well as the grey heron and kingfisher and a variety of insects and butterflies. An ecological assessment will be required prior to development.
- Biodiversity and wetland areas perform an important role in climate adaptation in terms of water storage and as acting as a carbon sink and as such reinforces the importance of its protection.
- The field should be integrated into a green infrastructure strategy. Any proposals to its enhancement as an accessible wildlife park/meadow will have positive effects on social inclusion; quality of life and general sense of well-being; education and awareness in relation to the role of a wetland in relation to biodiversity, climate change, carbon storage etc.
- Any proposal should include an ecological assessment and environmental management plan.
- The visual connection from key locations within the town should be retained and where possible enhanced, for example from Bank Place and from Woodquay and Parnell Street, carpark.
- The field is located within an Architectural Conservation Area.
- The mitigation measures as collated in **Appendix D** of the SEA Environmental Report arising from the environmental assessments associated with the Ennis 2040 SEA Environmental Report relating to the SEA, AA and SFRA will be fully applied to any future development of this Opportunity/Transformational Site.

Opportunity Site 6 Riverside, Parnell Strert, carpark

Transformational Site 3 - Harvey's Quay & Post Office Field

Appropriate uses are identified as a riverside amenity space and river promenade.

SEA Comment/Recommendation

Development on this site should take account of:

- The area is located within the town centre, an Architectural Conservation Area, directly adjacent to the River Fergus, designated SAC, and the Post Office Field (OS4). Any proposal to improve the area as a river promenade must take account and respect these designations to ensure no negative impacts.
- Recent flood defence works which raised the height of the river wall, a protected structure, have reduced the visual connection between this area and the river and Post Office field. In addition, the existing use as a taxi rank and the width of footpath currently detracts from realising the

⁴ Survey of Sea Lamprey Redds on the River Fergus, 2007, Irish Char Conservation Group

potential to enjoy the overall space. Use as a riverside amenity area would have potential positive effects in relation to human health and quality of life.

- The mitigation measures as collated in **Appendix D** of the SEA Environmental Report arising from the environmental assessments associated with the Ennis 2040 SEA Environmental Report relating to the SEA, AA and SFRA will be fully applied to any future development of this Opportunity/Transformational Site.

OP7 West Clare Railway Greenway Trailhead, Woodquay

This site is identified for the development of a trail head information centre, bike hire, repair and accessories shops, cafe/restaurant, car-parking/drop-off area etc.

SEA Comment/Recommendation

Development of this site should take account of:

- The existing buildings are currently under-utilised which form part of the site. Located within an Architectural Conservation Area within the town centre, any redevelopment of the site must respect the character and contribute to the overall streetscape, respecting the riverside location.
- Development of a facility of this nature promotes the sustainable cycle route, promotes easy access to it and further contributes to the revitalisation strategy for the western part of the town centre. Potential positive effects in relation to quality of life, human health, air quality, climate change and cultural heritage.
- Located adjacent to the River Fergus, part of the Lower River Shannon cSAC, a Surface Water Management Plan including SUDs for construction will be required to ensure there is no effects on water quality of the river, biodiversity and the qualifying interests of the SAC.

Opportunity Site 8 Waterville House and adjoining site, Mill Road

Transformational Site S1 - Cornmarket Precinct

This is a large site which presents development opportunity for uses which are consistent with town centre uses, including hotel, visitor accommodation or offices.

SEA Comment/Recommendation

Development of this site should take account of:

- This is a large site consisting of large dwellings and the Ennis Tennis and Badminton Club. It is a town centre location, directly adjacent to the River Fergus, a designated SAC. Located in Flood Zone A, any intensification of uses on the site has the potential to have greater effects on the river should flood defences fail and flooding occur.
- Waterville House is a protected structure. Any development proposal must respect the integrity, character and setting of the building.
- Located within an Architectural Conservation Area any proposal should complement and respect streetscapes and its riverside location. Any proposal should be designed to reflect its riverside location within the centre of the town.
- A Surface Water Management Plan should be implemented through SUDs for construction to ensure there are no negative impacts on the water quality of the River Fergus, part of the Lower

River Shannon SAC, sea lamprey spawning beds along this stretch of the river and all SAC qualifying interests.

- Connectivity with the town centre is provided for along the river walk and this should be enhanced.
- A survey will be required of the mature trees on the site and protected and integrated into a landscaping plan as part of any proposal.
- The mitigation measures as collated in **Appendix D** of the SEA Environmental Report arising from the environmental assessments associated with the Ennis 2040 SEA Environmental Report relating to the SEA, AA and SFRA will be fully applied to any future development of this Opportunity/Transformational Site.

Opportunity Site 9 Riverside Site, Harmony Row and Bank Place

Transformational Site 2 Abbey Riverside

This site is identified for new waterfront business and a riverside amenity space in the heart of the town with links to the main shopping streets.

SEA Comment/Recommendation

Development on this site should take account of:

- This is a large site in a town centre containing a range of existing buildings, including a Protected Structure (E27), currently the library, previously the Old Presbyterian Church. Development will need to incorporate the Protected Structure, respecting its integrity, character and setting.
- The site is located within Flood Zone A and any proposal will require a flood risk assessment.
- The entire site is located within an Architectural Conservation Area, requiring any new development to respect and complement the surrounding architecture.
- The southern part of the site lies along the River Fergus, a designated SAC. There is a mature treeline along the riparian zone of the river as well as some dense clumps of trees throughout the site which should be surveyed, protected and integrated into a landscaping plan for any development proposal.
- Safe pedestrian connectivity and permeability within the development site and the overall town centre should be integrated as part of the overall proposal.
- The proximity of the development to the River Fergus, part of the Lower River Shannon SAC, will require a Surface Water Management Plan through the implementation of SUDs to avoid impacts on water quality and the qualifying interests of the SAC.
- Ensure a Flood Risk Assessment is prepared and accompanies any application for future development at this location. The development of this site should be fully informed by the guidance provided in Section 8 of the SFRA associated with the Clare County Development Plan 2023-2029.
- The mitigation measures as collated in **Appendix D** of the SEA Environmental Report arising from the environmental assessments associated with the Ennis 2040 SEA Environmental Report relating to the SEA, AA and SFRA will be fully applied to any future development of this Opportunity/Transformational Site.

OP10 Waterpark House and Áras Ui Chochláin

This site is zoned as Town Centre and located on the western side of the town and identified for offices, commercial use and car-parking.

SEA Comment/Recommendation

Development on this site should take account of:

- The site is in the town centre and within an Architectural Conservation Area and any proposal should complement the integrity of this designation and buildings within it.
- Within the Waterpark House section of the site, the Butter Market building, a Protected Structure (E142), lies within it and any proposal should respect the integrity, character and setting of it.
- Parts of the site are within Flood Zone B and any proposal should be accompanied by a flood risk assessment.
- Safe pedestrian accessibility must be integrated into the development and integrated into a strategy for pedestrian accessibility and permeability within the town centre.
- The grounds of Waterpark House provide an attractive local natural amenity including mature trees which bound the site to the south and west as well as throughout the open space area. A tree survey should be undertaken on the site and these should be protected and integrated into any development as part of an overall landscaping plan.
- The Arus Ui Chochlain site is a dis-used brownfield site and appropriate development of it given its location would contribute to the consolidation of the town centre.
- The redevelopment of the existing fuel merchants yard to the rear of Waterpark House would require an assessment of any underground fuel storage tanks, should they exist, to ensure their full and effective de-commissioning prior to development to reduce the risk of soil and groundwater contamination.
- A Waste Management Plan should be required in any redevelopment of the site.

OP11 Coláiste Car Park, Harmony Row

The site is zoned for Car-Parking as suitably located on edge of the town centre at a main entry point to the town centre, with excellent pedestrian linkage to Abbey Street and O'Connell Square via Club Bridge and the pedestrian bridge at the Rowan Tree Hostel.

SEA Comment/Recommendation

Development of this site should take account of:

- The site is located on the edge of the town centre, the western half is currently used as a car park for the school and the eastern half is currently green open space. Located within Flood Zone A, a flood risk assessment will be required, albeit the use for car-parking provides a less vulnerable use. Should the site flood, hard surface car-parking is likely to exacerbate and/or displace potential flooding. Permeable surface material should be required for surface parking and any proposal should implement SUDs.
- The site is located within an Architectural Conservation Area requiring any development to respect and complement what is around it. The land is lower than street level and behind a stone wall at the eastern end which would provide good screening for surface car-parking and minimise any visual impact. The corner site is an attractive gateway to the town centre bounded by mature trees which should be retained.

- Any proposal for multi-storey rather than surface parking development should be sensitively designed and any proposal should protect and integrate the mature trees and the stone boundary wall.
- The provision and promotion of parking on the edge of the town centre should assist in removing traffic congestion and therefore reducing car emissions within the town core. Safe pedestrian access from the parking area to the town core must be provided as part of the overall mobility strategy for the town centre.

OP12 Francis Street and The Causeway

The site is suitable for mixed use development including commercial, office, residential, apartments, retail, restaurant, cafe, community, cultural and arts facility and cinema development.

SEA Comment/Recommendation

Development on this site should take account of:

- The majority of the site is currently developed, consisting of a row of cottages, two office buildings, and the Ennis Shopping Centre. There is an undeveloped green field at the western end of the site, to the rear of the cottages.
- The row of cottages lie within an Architectural Conservation Area and these should be incorporated into any proposed development.
- The site is located within Flood Zone A requiring any proposal to be accompanied by a flood risk assessment.
- The lands are situated over an old gas works. Any development proposal should be subject of a hydro-geological assessment to establish if there is any soil contamination and therefore any risk to groundwater. A waste management plan for disposal of construction and demolition waste should also accompany any proposal to minimise risk of the spread of any contaminated soil.
- Redevelopment of a largely brownfield site removes the pressure to develop a green field site for this type of commercial development. Through the provision of good pedestrian connectivity with the rest of the town centre, it will contribute to a sustainable growth reducing the need for car-dependent trips to out of town shopping centres which has positive benefits for human health, air quality and climate change.

OP13 Cusack Park

Zoned for Mixed Use with appropriate uses identified as riverside amenity space, office complex, hotel, cinema, tourist facilities and associated ancillary retail use all with associated car parking to serve the development.

Comment/SEA Recommendation

Development on this site should take account of:

- The site is adjacent to the River Fergus, a designated cSAC (Lower River Shannon). Any future development has the potential to have impacts on the cSAC as any of the identified appropriate uses for the zoning will involve an intensification of use to that of its current use as a sports pitch. The riparian zone requires protection through the provision of a buffer, to retain existing riparian vegetation for wildlife and potential otter holts.

- The location of an old gas works located under the existing footprint of existing development located across Frances Street to the southeast of this site should require a hydro- geological assessment be undertaken as part of any proposal, due to the risk of potential contamination of soils and groundwater through seepage. A Waste Management Plan will be required for the disposal of soil and other site waste material.
- The development of this site for mixed uses will incur the loss of a significant formal recreational facility within the town as well as a major sports facility which serves the County and would require alternative provision be made in an appropriate location within the Draft Plan area to ensure there is no loss in provision and that the traditions of a strong GAA sporting culture are retained.
- The site is located within Flood Zone A and any proposed development will require a flood risk assessment.
- The potential for flooding has in turn potential for effects on water quality, which is currently poor, and the qualifying interests of the Lower River Shannon cSAC. A Surface Water Management Plan incorporating SUDs will be required for during construction and operation of any proposed development.
- The site is located within the designated Town Centre with potential to create greater connectivity with adjacent areas by providing pedestrian and cycle access to the schools, residential areas, and employment areas across the river through the provision of a footbridge.
- Any future development presents the opportunity for improving the existing streetscape and creating an attractive riverside setting and amenity.

OP14 Clare Marts

The site is zoned for Recreation Use to provide for the development of a new stadium and associated car-parking. The Mart is currently located on part of the site with the remainder consisting of greenfield. The site is strategically located directly adjacent to the town's train and bus station.

SEA Comment/Recommendation

Development on this site should take account of:

- The site is located within Flood Zone A and B requiring any proposal to be accompanied by a flood risk assessment. The site is within proximity of the River Fergus, Lower River Shannon SAC. The potential for flooding raises potential for effects on water quality and wildlife habitat should flooding occur.
- Development on the greenfield areas within the site is likely to exacerbate and/or displace potential flooding, including hard-surface car-parking, therefore permeable surface material would be required to avoid this occurring.
- A Surface Water Management Plan incorporating SUDs will be required for construction and operation
- The development of a new sports stadium, an important formal recreation facility, which would make a positive contribution by compensating for the loss of the existing facility at Cusack Park should that site be redeveloped. The loss of the Mart, which is an important facility serving the farming community, will require alternative provision to be made in an appropriate location (Noted a site is identified as AGR1).
- Redevelopment of this site on the existing footprint is a positive by utilising a brownfield site, but there could be an indirect potential negative effect should the relocation of the Mart require the development of a greenfield site.

- The site is located within walking distance of the town centre and is strategically located for the proposed use in terms of its proximity to major public transport network, located adjacent to the train and bus stations. A traffic management plan will be required to accompany any proposal, integrating provision of safe pedestrian connectivity with the town centre. The infrastructure safeguard which bisects the site is to allow for a link road from the outskirts of the southern side of the town, the Quin Road, to connect with the town centre.

OP15 Information Age Park

The site is zoned for Enterprise and is a large area located north of the town centre with convenient access to the M18. It is set within high quality mature parkland and has a central role in the employment strategy and low carbon strategy for the development of Ennis. In considering appropriate uses, the site has the capacity for development of high-quality knowledge-based enterprises, high tech ICT and office-based industry, green technology, high end research and development, business, science and technology based industry, financial service, call centres/telemarketing, software development, enterprise and incubator units and small/medium manufacturing purposes. Also, part or all the site for medical/hospital use and/or hotel use.

SEA Comment/Recommendation

Development on this site should take account of:

- This is a very large (12 ha) and quite unique site located south of the Lough Girroga, a designated SAC and proposed NHA. The site includes attractive parkland and mature trees. These features should be retained in any future development to protect the habitat that exists. Any proposal for development should be accompanied by a tree survey and ecological assessment which will inform the preparation of a Landscape Management Plan.
- The River Fergus Minor runs along the southern boundary of the site and the riparian vegetation requires protection by a designated buffer.
- Any proposal for development must be accompanied by a comprehensive bat survey of the site including buildings.
- Development of this site is identified as having a central role in the employment strategy and low carbon strategy for the town, both of which have positive benefits in relation to creating a sustainable town offering potential employment opportunities easily accessible to the resident population. The ease of accessibility also contributes to a reduction in the number and duration of car-based journeys as well as for more sustainable forms of transport through the implementation of a Sustainable Urban Management Plan, walking and cycling strategies and a green infrastructure strategy.
- Land along the southern boundary of the site lies within Flood Zone A and B, primarily where there is existing mature parkland and trees. This is not considered to be of great significance in relation to the potential development of the overall site but will require a flood risk assessment as part of a development proposal.
- Re-development of this site brownfield site would potentially bring existing buildings back into use, including the old hospital which is identified as a Protected Structure. Any proposals must ensure the character, setting and integrity of the Protected Structure is preserved and enhanced. A large part of the site, including the buildings, lie within an Architectural Conservation Area and their architectural merit must be respected and complemented by any proposed development.

- The opportunity for a sustainable development in terms of energy efficient buildings, use of renewable energy technologies etc. should be promoted.
- The railway line that connects Ennis with Galway and Limerick bounds the eastern side of the site and presents an opportunity for the future development of a railway stop that would create public accessibility to the uses on the site as well as for adjacent uses, including residential areas, the Gort Road Industrial Estate to the west of the site, the Auburn Lodge Hotel to the north, the nearby schools and Cois na Ahbna traditional music venue. This should be explored as part of the overall plan to develop the site.
- The infrastructure safeguard bounding the north of the site for a link Road to the Tulla Road would also improve accessibility, including for pedestrian and cyclist access. Safe pedestrian and cycle connectivity should be integrated into an overall traffic management plan.

OP16 Former Western Garages and Adjoining Cornstore

This site presents an opportunity for a mix of uses which will capitalise on its town centre location.

SEA Comment/Recommendation

Development of this site should take account of:

- The re-use of an existing commercial building located within the town centre is a positive re-use of a brownfield site.
- The site lies within an Architectural Conservation Area and any proposal should complement the streetscape and surrounding architecture.
- The stone building in the north-east corner, known as the Corn Store, is a Protected Structure (E123) and any proposal must respect the character and integrity of the structure.
- The site's location within Flood Zone A requiring any proposal to undertake a flood-risk assessment.

OP17 The Fairways, Kelly's Corner

This site is zoned for Mixed Use including residential and office.

SEA Comment/Recommendation

Development of this site should take account of:

- The current vacant building has fallen into disrepair and re-development of this brownfield site, located on the edge of the town centre, would have positive benefits in terms of the redevelopment of a visually prominent gateway location to the town.
- The building is directly adjacent to an Architectural Conservation Area and any proposal must complement the streetscape and adjacent buildings.
- The site has good pedestrian connectivity to the town centre. Safe pedestrian and cycle access to the neighbouring public park and sports fields and local shops should be integrated into any proposal.

OP18 Commercial Building, Tulla Road

SEA Comment/Recommendation

Development of this site should take account of:

- The site is located in Flood Zone A and B located behind recently completed flood defences along the western side of the site. A Flood Risk Assessment will be required to accompany any proposed development.
- Any proposal should be designed to integrate the river aesthetically into the development and landscaping/screening of the rear of the commercial buildings.
- Redevelopment of the site will require the decommissioning of any underground fuel storage tanks and a hydro-geological assessment to be undertaken. A waste management plan for removal of construction and demolition waste should be required.
- Proposals for development will require a Surface Water Management Plan incorporating SUDs for construction and operation to ensure no negative effects on water quality of the River (cSAC), biodiversity and the qualifying interests of the cSAC.
- Safe pedestrian and cycle access to and within neighbouring residential areas in the interest of human health and quality of life, air quality and climate change.

The findings and recommendations of the SFRA for this site must be incorporated into the settlement plan. This should include for but not be limited to the inclusion of the requirement for all new development to include finished floor levels in excess of the 1 in 100 year fluvial, or 1 in 200 year tidal level, with an allowance for climate change.

Opportunity Site 19 Roche Opportunity Site

Transformation Site 7 Roche Site

SEA Comment/Recommendation

The Roche site at Clarecastle has long been an important economic asset but advancements and changes in the marketplace now mean that there is a need for the area to be reimaged with new development solutions for the lands.

- The site will be developed in accordance with the findings of the Ennis 2040 SEA Environmental Report and the associated Natura Impact Report.
- In particular the overall development of the site will be subject to a separate Masterplan which takes full advantage of the existing site use (e.g. infrastructure)
- Have a clear employment focus and be attractive to National Agencies due to its scale
- Have a new 'front door' to the Town and 'front room' to the River Fergus
- Provide linkages into and around Clarecastle and along the River Fergus
- The OP/TS lies adjacent to the River Shannon and Fergus Estuaries SPA and Lower River Shannon cSAC.
- Any development should allow for a buffer along the river to protect the amenity value and the existing flood measures. The Open space zoning to the front of OP19 should be changed to Buffer Space.
- There is a potential for OP 19 to lead to impacts on Biodiversity, Flora and Fauna due to construction and disturbance to soils which can lead to in-direct effects to groundwater and surface water given the historical underground contamination at this site. (The WFD groundwater monitoring programme for the assessment of groundwater chemical and quantitative status for 2013-2018 identified one Ground Waterbody in County Clare at poor

status. The basis behind this classification is the presence of the Roche Ireland Industrial facility, an IPPC and IEL licensed facility.) The remediation works of the site may mean this does not become an issue, but it must still be considered as part of any future development of the site.

- The mitigation measures as collated in **Appendix D** of the SEA Environmental Report arising from the environmental assessments associated with the Ennis 2040 SEA Environmental Report relating to the SEA, AA and SFRA will be fully applied to any future development of this Opportunity/Transformational Site.

Other Zonings

Lands zoned for other uses than residential, and which are not included within the list of Opportunity Sites are considered in this section.

Economic Development and Enterprise

Several sites have been identified for enterprise development with three specific sites seen to play a significant role in enterprise development.

ENT1 Beechpark

The site is identified for enterprise development with the potential to accommodate a low-carbon, campus style enterprise park.

SEA Comment/Recommendation

Development of this site should take account of:

- The site bounded to the north by the Claureen River which flows into the River Fergus, part of the Lower River Shannon cSAC. Potential impacts of a proposal on habitats and species, water quality, ecology, risk of disturbance and flood risk areas would need to be considered as part of a Habitats Directive Assessment.
- The site slopes down to the north to the Claureen River, areas of which fall within Flood Zone A. A sufficient ecological buffer should be provided to protect and maintain the integrity of the river regarding requirements to maintain water quality, the river and wildlife corridor and prevention of flooding in the area. There should be no encroachment onto the river or woodland and associated habitats and to keep development away from the riparian zone and flood zone area.
- Green agricultural field on the edge of the western part of the draft plan area with mature broadleaved trees on the adjacent site to the west (TOU2). Adjacent to the east, including a strip which runs across part of the site is an area of scrub which must be protected. A tree and wildlife survey of the wider area, of Annex II species, and on the site will be required.
- The site is not currently served by public wastewater infrastructure, and this should be addressed prior to any development of the site.
- A Surface Water Management Plan incorporating SUDs will be required for construction and operation.

- An ecological survey of the hedgerows and wildlife corridors on site should be undertaken and these should be protected and incorporated into any development proposal to ensure no net loss in order to protect habitat and commuting routes for Lesser Horseshoe bats.
- The recorded monuments on site (CL033-114002 House, CL033-114002 Ringfort) must be protected by a sufficient buffer to ensure the integrity is protected and there are no negative impacts on the archaeological sites.
- Located on the edge of the town on a greenfield site in an elevated location, a landscape impact assessment and an appropriate landscaping plan should be undertaken which will complement and supplement what exists should be provided to minimise any landscape impact, as well as further enhance wildlife habitat.

ENT2 – Killadysert Road, Clarecastle

The site is identified for enterprise development, with the focus on development of small workshops, craft industries and starter businesses. Live-work units with the residential use being ancillary to the primary use as enterprise, will also be considered including childcare facilities.

SEA Comment/Recommendation

Development of this site should take account of:

- The greenfield site is bounded to the north by residential development and a small development to the west and any proposal should ensure a sufficient landscape buffer to protect residential amenity.
- The site includes a recorded monument (CL041-080 Ringfort) which will require a buffer to protect its integrity. The surrounding area has a number of recorded monuments, and an archaeological assessment should be undertaken as part of any proposal to ensure there is no negative impact on archaeology.
- There is good accessibility to the national road network for ease of accessibility for service vehicles and other associated traffic. A traffic management plan will be required including integration of safe pedestrian and cycle connectivity with the adjacent residential and services in the village.
- The site is not currently served by public sewer, inhibiting its development until such time as this is provided and that there is connection to, and adequate capacity for additional load for wastewater treatment.
- Existing hedgerows and wildlife corridors within the site should be incorporated into any proposal for development. Given its peripheral location and rural nature a comprehensive landscape plan should be prepared for the entire site incorporating the natural features contained within it.
- Management of surface water should be implemented through SUDs.

ENT3 Toureen, Ennis

This site is located on the eastern side of Ennis and identified for industrial development consisting of a small number of large industries.

SEA Comment/Recommendation

Development of this site should take account of:

- This is an extensive area of agricultural lands, including farm buildings and a small number of residences, located on the eastern periphery of the plan area. It is a strategic location in terms of accessibility, situated directly adjacent to the M18.
- The site is not currently served by public sewer, inhibiting its development until such time as this is provided and that there is connection to, and adequate capacity at, the Clonroadmore wastewater treatment plant.
- The site includes a recorded monument (CL034-007 Ringfort) along the eastern edge of the site and a buffer will be required to protect its integrity.
- Along the southern boundary adjacent to the road (R352) there is a mesotrophic lake around which is defined Flood Zone A. This feature will require protection through provision of a buffer, incorporating the dense clump of trees around and to the west of the lake, and be included in an overall landscape management plan. There are several boundary hedgerows which provide valuable linear wildlife commuting corridors for and these should be protected where possible. A full ecological assessment will be required for the entire site which will inform an overall landscape management plan. Given the rural nature of the location, screening through appropriate planting will also be required to minimise visual impact on the landscape.
- The management of surface water during construction and operation will require the preparation of a Surface Water Management Plan implementing SUDs.
- In the absence of knowing the specific nature of industrial activity it is uncertain as to the nature and extent of any potential environmental effects these may incur either through the nature of the operation, the traffic it may generate etc. However, given the scale of lands zoned it is anticipated traffic generated may be high, may involve heavy goods vehicles and could involve nighttime activity. A traffic management plan will be required. Any proposed development on the site should be required to adopt sustainable practice in terms of building design, materials, construction, and operation, ensuring a low carbon footprint.
- The associated creation of employment with development of this scale could have potential positive effects in relation to human health and quality of life, by contributing to sustainable development and promoting an environment within which people can live, work, avail of community, social and recreational facilities within proximity to each other.

Light Industry

To ensure a continued supply of land for light industrial uses a number of sites have been identified, including the following three specific sites.

L11 Killadysert Road, Clarecastle

The site is identified for light industrial uses where trade and/or retail showrooms which are ancillary to manufacturing, fitting and trade-type industries may be considered, pure retailing and retail warehousing is not appropriate uses on this site.

SEA Comment/Recommendation

Development of this site should take account of:

- The site includes three recorded monument (CL041-079 Ringfort, CL041-180 Ringditch, CL041-078 Ringfort) which will require provision of a buffer to protect their integrity. The number of

archaeological sites recorded in the area will require an archaeological assessment to be undertaken as part of any proposal

- The site has good accessibility to the national road network for ease of accessibility for service vehicles and other associated traffic and an integrated traffic management plan should be prepared as part of any proposal integrating safe pedestrian and cycle connectivity with the adjacent residential and service areas of the village.
- The site is not currently served by public sewer, inhibiting its development until such time as this is provided and that there is connection to, and adequate capacity at, the Clareabbey wastewater treatment plant.
- Management of surface water should be implemented through SuDS.
- Existing hedgerows and wildlife corridors within the site should be incorporated into any proposal for development. Given its peripheral location and rural nature a comprehensive landscape plan should be prepared for the entire site.

Site LI3 Gort Road Business Park

This site, which is zoned for Light Industrial Uses, is a long-established business area. While this site is almost fully developed, proposals may arise for the modification/expansion or redevelopment of some of the units on the site during the lifetime of this Plan.

SEA Comment/Recommendation

Development of this site should take account of:

- Proposals must be accompanied by a Construction Method Statement detailing how surface water run-off, especially in relation to potential release of silt to the Fergus, will be controlled during any construction.
- Drainage plans for surface run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap, grease trap etc.) prior to discharge to any surface water features.

Commercial

Lands identified for commercial development will be reserved for commercial and/or business uses including neighbourhood centres as some neighbourhoods in the plan area are identified as having a deficit in service provision.

COM1 and LI2 Ballymaley Business Park

Currently has a mixture of uses including retail warehousing, commercial, light industrial uses, vacant and incomplete units. Some units are suitable for bulky comparison retail shopping and area zoned accordingly.

SEA Comment/Recommendation

- This is an existing development located on the northern periphery of the draft plan area bounded to the east by the railway line and to the west by the R352. Any future construction of additional

units will require a Surface Water Management Plan implementing SUDs for construction and operation.

- Consolidation of the business park to utilise all the units for the proposed uses will reinforce its function as a business park for potential new businesses to locate. Strategically located only a short distance from the M18 it is easily accessible for provision of bulky comparison retail shopping. The nature of the use will generate an increase of traffic and in turn has the potential to impact on air quality and climate change due to increased carbon emissions. However, by locating at an out-of-town location it removes potential traffic congestion generated within the urban area by this type of provision.

COM2 Ballymaley West

The site is identified for a business technology park or other commercial use.

SEA Comment/Recommendation

- This is a greenfield site located on the northern edge of the town, part of which lies within Flood Zone A. A flood risk assessment will be required to accompany any proposal for development.
- The proximity of the site to Ballyallia Lake, a designated SAC, SPA, pNHA and RAMSAR site should require a Habitats Directive Assessment screening with any development proposal.
- There is good accessibility to the national road network for ease of accessibility for service vehicles and other associated traffic.
- Its location on the edge of the settlement requires that any proposal should include an integrated traffic management plan addressing safe pedestrian and cycle connectivity with the neighbouring residential, amenity and service areas.
- An ecological assessment will be required of existing hedgerows, wildlife corridors and features within the site which will inform a comprehensive landscape plan for the entire site. Planting will be required along the boundary with existing residences to protect residential amenity and minimise any potential impacts on quality of life of neighbouring residents.
- Management of surface water in construction and operation should be implemented through SuDS.

COM3 Clareen

This site has been identified to secure the re-redevelopment of this site for the provision of a neighbourhood centre to serve Clareen and Woodstock neighbourhoods.

SEA Comment/Recommendation

Development of this site should take account of:

- The key objective of this zoning is to provide for the development of local services that will serve the existing and potentially growing neighbourhood of Clareen, in terms of their day-to-day needs. This will contribute to the development of a sustainable neighbourhood community, generating positive benefits in relation to human health and quality of life, as well to local air quality and climate change, by reducing the need for vehicular traffic to seek these services within either the town centre or at other locations.

- Integration of safe pedestrian and cycling connectivity within the neighbouring residential areas and with the town centre through co-ordination with the cycling and walking strategy for the Draft Plan area.
- Development of the neighbourhood centre would involve development of a green field site but follows the sequential approach to the development of Ennis.
- Claureen is located within the Drumcliff Inner Protection Zone, located in proximity of the Drumcliff Springs, the main public water supply for the draft plan area. Groundwater vulnerability is extreme in this area and the potential risk of contamination resulting in significant environmental effects in relation to the quality of the water supply must be reduced to a minimum. Also, potential impacts on the water quality of the river Fergus SAC. Domestic oil tank leakages and wastewater treatment units are identified risks and provisions must be ensured to remove these risks as a result of development.
- Proposals should be required to adopt a sustainable approach through the development of low energy/low carbon buildings. Should it be necessary for development to served alternative non-renewable sources, connection to the gas infrastructure should be required. In the event that any oil tank be justified, strict regulation must be implemented and adhered to requiring oil tanks to be correctly located within the site, to be bunded and/or double skinned with provision for regular servicing and checking of the tank's skin.

COM4 Quin Road Business and Retail Park

This Park currently contains a mixture of light industrial and retail uses.

SEA Comment/Recommendation

- This site is located within Flood Zone A and any development proposals will require a flood risk assessment.
- Located adjacent to the river, part of the Lower River Shannon cSAC, any proposed development will be required to prepare a Surface Water Management Plan implementing SUDs for construction and operation.
- The adequacy of the pumping station for wastewater, which is located remotely from the business park, requires assessment to ensure there is capacity to deal with any increase generated by new uses within the park. Potential negative effects in relation to water quality, human health and biodiversity.

COM6 Cahircalla More

This site has been identified to seek to secure the re-use of the existing building on site, by providing a neighbourhood centre to serve the Cahircalla neighbourhood.

SEA Comment/Recommendation

Development of this site should take account of:

- The premises are currently under-utilised as a large portion of them remain empty. The re-use of these buildings would have potential positive effects in relation to the built environment through reutilising vacant buildings, potential indirect positive effects in relation to biodiversity and soil and geology.

- The area is identified as a neighbourhood centre which could accommodate uses that meet the daily needs of the local resident community which would potentially reduce the frequency of trips to the town centre or beyond to fulfil the same needs. This would have potential positive effects in relation to air quality as a result of fewer car journeys which in turn has positive effects on climate change and human health.
- Safe pedestrian and cycle accessibility must be integrated into the development of a neighbourhood centre and its connectivity with neighbouring residential areas and the Ennis National School.

COM7 Kilbreckan, M18 Junction 12

At the time of writing a planning permission for a service station for this site is on appeal to An Bord Pleanála. Should future applications be made on site regard will be given to the following. This site is identified for the provision of an 'offline' service station and associated uses including restaurant/café, drive 'thru', restrooms, parking, and other facilities to serve those using the M18 Motorway network. No uses that would conflict with the intended primary role of the national route catering for strategic inter-urban and inter-regional traffic will be permitted on the site. Access to the site shall be from the Doora Road to the south. COM7 is not currently served by the public sewer network, therefore satisfactory proposals for the collection and treatment of waste/effluent arising from the activities on the site must be included in any proposals for development. Landscaping proposals will be required to enhance the setting of future developments.

There are a number of known Lesser Horseshoe bat roosts in close proximity to this site, therefore trees and hedgerows on the perimeter of the site must be retained and enhanced as part of future development proposals. Future development proposals should be accompanied and informed by results of bat surveys and light spill modelling studies to demonstrate that lighting design will not increase ambient light levels beyond the perimeter of the development footprint and therefore will not affect bat species.

SEA Comment/Recommendation

Development on this site should take account of:

- This is a green field site consisting of agricultural land located on the eastern side of, and directly adjacent to, the M18 motorway.
- A small area of cutover bog is recorded in the extreme southeast corner which should be excluded from the development site.
- The boundary hedgerows/trees provide potential habitat for wildlife foraging and commuting, including for Lesser horseshoe bats from the roost at Kilbreckanbeg, should be protected and provision made in any proposal to protect and incorporate these features through provision of an appropriate buffer.
- A Surface Water Management Plan implementing SuDs will be required for construction and operation.

Mixed Use

Lands identified for mixed uses promote the integration of employment uses with other land-uses including residential, tourism and retail.

MU1 New Road

This site is zoned as Town Centre appropriate for office accommodation.

SEA Comment/Recommendation

Development of this site should take account of:

- The site is an infill site centrally located in proximity of the town centre and within walking distance from the range of services and retail offer it provides, contributing to the overall consolidation of the settlement area. Development of this site would have potential indirect positive effects in relation to air quality, climate change and human health as a result of utilising a centrally located within easy walking distance from the town centre.
- There is a caveat to these potential benefits due to the location of the school directly opposite this site which generates extensive traffic at school start and end times causing considerable traffic congestion at these times, particularly during the morning time when it co-incides with work traffic. There is therefore the potential to exacerbate an existing traffic issue which has the potential for negative impacts in relation to air quality and human health. A traffic management plan will be required to accompany any proposal on this site which will address this issue.
- As the site is located directly adjacent to an Architectural Conservation Area any proposal for development should ensure it complements this through consideration of the overall streetscape.
- The southern half of the site is within Flood Zone A requiring any development proposal to be accompanied by a Flood Risk Assessment to minimise any potential negative effects on public health and quality of life.
- The site boundaries consist of some mature trees which should be surveyed and integrated as part of any development proposal.

MU2 Derelict Site, Clon Road

This site is zoned for mixed uses which are appropriate to its location directly adjacent to the town centre.

SEA Comment/Recommendation

Development of this site should take account of:

- This is a vacant infill and brownfield site currently under-utilised located directly adjacent to the town centre. The site is an infill site centrally located and within walking distance from the range of services and retail offer of the town centre, contributing to the overall consolidation of the settlement area. Development of this site would have potential indirect positive effects in relation to soil, biodiversity, air quality, climate change and human health as a result of utilising a centrally located brownfield site opposed to development of peripheral greenfield site.

- Safe pedestrian connectivity with the town centre will be required as part of an overall traffic management plan for any proposed development on the site.

MU3 Kelly's Corner

This is identified as a 'gateway' site in the town and suitable for high density residential development.

SEA Comment/Recommendation

Development on this site should take account of:

- The proximity of the site to the town centre and the re-use of an existing under-utilised vacant building which is currently an eyesore in a prominent location will generate potential positive effects in relation to the overall streetscape, to quality of life by bringing a currently dis-used building back into use thus consolidating development close to the town centre and promoting sustainable development.
- A key gateway site to the town where development proposals should ensure the creation of an attractive streetscape reflecting its location within the town and the adjacent Architectural Conservation Area.
- Good connectivity with neighbourhood shops and services and with the town centre, promoting a sustainable walkability.

MU4 Cois Fearghas, Clarecastle

This site is identified for mixed use.

SEA Comment/Recommendation

Development of this site should take account of:

- The site consists of a large unfinished development within the village centre of Clarecastle. Any future proposal would utilise a brownfield site situated in a prominent location, adjacent to the River Fergus a designated SAC. Any development will require creative and sensitive design which will complement its riverside location and estuarine landscape.
- The site is located in Flood Zone A requiring any proposed development to undergo a flood risk assessment.
- A Surface Water Management Plan implementing SUDs will be required for construction and operation to ensure there is no impacts on water quality and the SAC.
- The site is located within an Architectural Conservation Area and any proposal should complement existing architecture and streetscapes.
- A Traffic Management Plan will be required including provision for safe pedestrian and cycle connectivity to the development from within the village.

MU6 Tobartearcain

This site is proposed for a neighbourhood centre including provision of a playground.

SEA Comment/Recommendation

Development of this site should take account of:

- The lands are located in the southern area of the town, situated east of the Limerick Road. With the exception of some disused buildings, formerly used as a builder's joinery to the north-west corner of the site and a number of residences along the western boundary of the site, the remainder is a brownfield site consisting of disturbed but largely undeveloped land. The site is a relatively large infill site.
- A detailed and comprehensive assessment of the quite complex flooding issues on this site has been undertaken as part of the Strategic Flood Risk Assessment. The southern section of the site is located within Flood Zone A and part of the northern section within Flood Zone B. The site is known to have flooded during the 2009 flood event which was groundwater sourced, resulting in inundation arising from the swallow hole in the vicinity of St. Flannan's college. The shallow basin on this site acts as critical storage until such time as the water infiltrates back into the groundwater system. The Ennis South flood relief scheme once implemented will alleviate flooding, but it is not designed to provide protection to this site. Consequently, there remains a risk of flooding on this site and due to the nature of groundwater flooding, development on this site could be at risk of flooding or, should development occur and thereby removing the storage pond and blocking the natural infiltration route, this could displace the flooding elsewhere, potentially to adjacent residential areas. Potential significant negative effects in relation to human health and quality of life and water quality through contamination of groundwater from development and flooding, and potentially indirect effects on biodiversity.
- Given the nature and risk of groundwater flooding, lands in 9(b) should be put into a use which is water compatible, and which will not have an impact on the groundwater flow. It is recommended that the area be reserved as an amenity open space area which can be developed around the existing hydrological and ecological features of the site.
- There are potential negative effects in relation to biodiversity in the event of removal of existing natural features including hedgerows which are potential habitat for wildlife foraging and commuting corridors. The Lesser Horseshoe bat has been recorded on this site. An ecological assessment should be undertaken of the site and the hedgerow should be retained and protected by an appropriate buffer and adherence to the requirements set out by the AA in relation to restricting lightspill etc to minimise any negative impacts.
- Given the location of the site a traffic management plan will be required to ensure that additional traffic generated by any proposed development does not have a negative impact on human health as a consequence of traffic safety and congestion culminating in an increase in car emissions which will impact on local air quality and climate change. Provision should be made within the proposal to integrate and provide for pedestrian and cycle accessibility to neighbouring residential areas, service and school.

Community, Social and Recreation

Community services are vital to the well-being of all sectors of the community and include education, healthcare and childcare facilities.

C1 – Community Zoning, Roslevan

This site is identified for a new school.

SEA Comment/Recommendation

Development of this site should take account of:

- This is a Greenfield site located within Roslevan neighbourhood. Promotes sustainable growth and fills a gap in school provision for this area. As a growing neighbourhood, children are transported to neighbouring national schools. The location is central to the neighbourhood, adjacent to existing and proposed new housing areas, close to sports and community facilities and the commercial neighbourhood centre. Potential positive effects are a reduction in car travel movements resulting in positive effects in relation to human health, quality of life, air quality and climate change.
- Boundary vegetation along north/east of site should be retained and enhanced to protect residential amenity and to protect biodiversity value.

C4 & TOU1 Ballaghfadda West, Clarecastle

This site is identified to provide for the development of a crematorium facility.

SEA Comment/Recommendation

Development of this site should take account of:

- This is an area of agricultural land located on the south-east periphery of Clarecastle, bounded to the east by the R473 Killadysert Road and slopes to the west towards Ballybeg Lough. The nature of the proposed use provides an important facility to serve the community.
- Ballybeg Lough (cNHA⁵) flows into the Clareabbey stream and ultimately into the River Fergus, part of the Lower River Shannon SAC. A buffer will be required to protect the lough from any negative impacts from development and its operation, as well as any potential indirect impact on the integrity of the SAC downstream. This should be informed by an ecological assessment of the site.
- The site is located within 1km of Edenvale/Newhall complex SAC (Lesser Horseshoe Bat) and within 1km of a known bat roost. Vegetation around the boundary of the site should be protected and retained to provide valuable foraging and wildlife commuting corridor.
- There are several recorded monuments in the vicinity of the site which may require an archaeological assessment to accompany any proposal.
- Any proposal will require a Surface Water Management Plan incorporating SUDs.
- A Traffic Management Plan should be required to ensure safe accessibility to the site.
- There are several recorded monuments in the vicinity of the site which may require an archaeological assessment to accompany any proposal.
- Any proposal will require a Surface Water Management Plan incorporating SUDs.
- A Traffic Management Plan should be required to ensure safe accessibility to the site.
- Given the extent of flood risk on this site water compatible use should only be permitted on the area of the site which is covered by Flood Zone A in accordance with the Draft CFRAMS mapping and the Strategic Flood Risk Assessment.

⁵ Defined in the County Wetlands Survey 2008 as wildlife sites that area proposed to NPWS by third parties for consideration as NHAs. Prior to designation these sites require survey and evaluation for their conservation value. If they are considered of national conservation value they may enter the formal NHA designation process. These sites have no legal protection until they are taken up into the formal NHA designation process.

- Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.
- Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.
- Ensure any development application is assessed in terms of the potential use of Ballybeg Lough by SCI bird species. Assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.
- Ensure any development application is assessed as to whether a hydrogeological assessment is necessary. If required, it should conclude that the development will not interfere with water quality or hydrology of Lower River Shannon cSAC, River Shannon and River Fergus pSPA, Ballyallia Lake SAC and Ballyallia Lough SPA.
- Ensure any development application is assessed in terms of the potential use of Ballybeg Lough by SCI bird species. Assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.

Tourism

TOU2 – Beechpark

This site is identified for tourism uses including activity park, zip wire nature trails, paint balling, education and leisure uses.

SEA Comment/Recommendation

Development of this site should take account of the following:

- Valuable habitat for Lesser Horseshoe bats which roost in the nearby Pouldatig Cave (SAC). An ecological assessment should be required with any proposal to assess any potential impacts in this regard.
- Mature mixed broadleaf woodland throughout the site should require a landscape management plan to ensure its protection and enhancement with any proposal.
- Located on the edge of the settlement with easy access from the N85. Direct road access from the Kilmaley Road is currently poor posing a potential threat to traffic safety with potential negative effects on human health.
- The nature of the proposed activities presents an opportunity to experience outdoor activities which are not currently provided for in the area which presents potential positive benefits in relation to the health, quality of life and overall sense of well-being of the local population and for visitors to the area.

Green Infrastructure, Biodiversity and Natural Heritage

BU1 Fergus Flood Plain

This area is zoned to protect the flood plains from development.

SEA Comment/Recommendation

- This is the flood plain (Flood Zone A) of the River Fergus, which provides a critical flood storage function to the area and its protection has potential positive effects in relation to protection of water quality, biodiversity and climate adaptation by removing flood storage, as well as human health and quality of life.
- Protection of the flood plain in turn protects the extensive and varied habitats recorded including rich fen and flush (priority habitat), Annex I Molinia Meadows, reedbeds, scrub, wet grassland, dry meadows, immature woodland, bog woodland and conifer plantation. It is also a known area for Flora Protection Order 1999 species *Galium uliginosum* and Marsh Fritillary population (Annex II).

Road Infrastructure

The hierarchy of road network in the settlement area comprises the M18 motorway, two national secondary routes (N68 & N85), eight regional roads and numerous local roads. It is an objective of the Council to ensure that the existing road network serving the settlement area is maintained and upgraded as necessary, and to facilitate new road infrastructure to provide greater accessibility to and connectivity between a number of neighbourhoods and Opportunity Sites. It is the policy of the Council to work in collaboration with all relevant stakeholders to preserve the infrastructure safeguards (defined and undefined) set out in the Draft County Development Plan below and implement the road improvement and road construction objectives set out in Objective 11.17.

Together with the promotion of green infrastructure, cycling and walking, Clare County Council will further integrate land-use planning and transportation infrastructure. The role and function of existing streets within the urban area of Ennis has been re-examined. Through a holistic approach to street design, Clare County Council will seek to reposition and upgrade the road and street network in the urban area of Ennis in accordance with the 'Design Manual for Urban Roads and Streets' (Dept. of Transport 2012) to create safe, attractive and comfortable streets for all. The focus for the holistic approach to street design and layout will be influenced by the type of place in which the street is located e.g. neighbourhood or town centre, and will balance the needs of all modes of transport and users of the streets.

The key environmental issues relating to each of these are as follows:

Infrastructural Safeguard 1 – Gort Road (R458) to Tulla Road (R352)

SEA Comment/Recommendation

Development of this safeguard should take account of:

- A section of this infrastructure safeguard bounding the Information Age Park to the north is already in place. The section proposed as far as the railway line is bounded to the north by Flood

Zone B, Lough Girroga, which is part of the Ballyallia Lough SAC, a proposed NHA and wetland. The section east of the railway line covers higher agricultural ground, connecting with existing residential developments, the Roslevan neighbourhood centre and Tulla Road.

- The connectivity created by the completion of this link road would have positive effects by providing a linkage from the eastern side of the town to the north, significantly reducing vehicular travel distances which in turn will reduce the current volume of traffic along the existing road network travelling between the services and residential areas of Roslevan to the schools, employment areas and services along the Gort Road. This is likely to result in positive effects in relation to air quality, human health and quality of life.
- The development of this link road could potentially sever a residential area (R2) creating potential negative impacts on human health and quality of life. Also, potential negative effects on local air quality as a result of an increase of traffic using the link road potentially serving more than local traffic. A Traffic Management Plan will be required to ensure safe connectivity within the residential area and to the Roslevan neighbourhood centre services and potential new school (C1).
- The completion of the link road should include cycle lanes and pedestrian footpaths and crossings which will encourage an increase in cycling and walking travel options resulting in a potential decrease in vehicular traffic movements and consequent potential positive effects in relation to human health and quality of life.
- A surface water management plan should be prepared to ensure that there is no impact on the adjacent SAC during construction and operation of the road along the section between where the road currently ends and the railway line.

Infrastructural Safeguard 2 Link Road – Lahinch Road (N85) to Drumcliff Road (L4182)

SEA Comment/Recommendation

Development of this safeguard should take account of:

This proposed safeguard passes through agricultural lands between the N85 roundabout on the Lahinch Road and the junction between the Watery Road and the Drumcliff Road. This will facilitate development proposals which contribute to the development of a neighbourhood centre.

The lands are within the Drumcliff Inner Protection Zone.

A Surface Water Management Plan should be required in the construction of the road.

Infrastructural Safeguard 3 Link Road – Drumcliff Road (L4182) to Gort Road (R458)

SEA Comment/Recommendation

Development of this safeguard should take account of:

- The safeguard passes over the River Fergus, a designated SAC, wetland area which includes wet grassland equivalent Annex I habitat and lies within Flood Zone A. The line of the route also falls in part within the Drumcliff Springs Inner Protection Zone. The proposal includes a road bridge crossing over the river. The span of the river is at its widest point at this location and falling within Flood Zone A is prone to flooding. Any bridge design will be required to ensure there is no disturbance to the riverbed and flow and no negative impacts on the qualifying interests of the SAC.

- There is an area of oak/ash/hazel woodland located east of the Drumcliff Road where the proposed safeguard starts. A habitat and ecological survey will be required as part of route selection. As part of these assessments the extent of habitat along the riverbank, particularly in relation to otter habitat, whereby a 10m habitat zone is required to be preserved, will be required.
- A Construction Method statement will be required to demonstrate how surface water in construction will be managed in relation to the River Fergus (cSAC), as well as an ecological assessment of the riverbank including a survey and assessment of habitat for otter in adherence with AA advisory.

Infrastructural Safeguard 4 Link Road – Clon Road (R871) to Quin Road (R469)

SEA Comment/Recommendation

Development of this safeguard should take account of:

- The safeguard passes from the Quin Road through the current Mart site, over the railway line, then connecting through to Clon road.
- The section of the safeguard east of the railway line lies within Flood Zone A and will require flood-risk assessment.
- Creating an additional link is likely to reduce the volume of traffic currently using the existing road which passes over the existing railway bridge on the Quin Road which could have positive effects in relation to road safety and therefore public health and well-being.
- The proposed link should ensure integration of pedestrian and cycle provision, allowing for ease of access from the services and facilities on the Quin Road and the Mart (OS15) and promoting town centre pedestrian permeability. Improving accessibility has potential positive benefits with regard to human health and quality of life, by encouraging physical activity, reducing car emissions which has positive effects in relation to local air quality and climate adaptation.

Infrastructural Safeguard 5 Local Road – Kilrush Road (R475) to Drumbiggil Road (L4526)

SEA Comment/Recommendation

Development of this safeguard should take account of:

- This safeguard would create a link which would serve development on OS2 and also open up potential for the expansion of the town centre to other lands west of the Mill Road.
- The positive effects relate to improved provision and accessibility to parking and associated improvement of pedestrian permeability of the town centre from the western side by integrating with the Town Centre Walking Strategy.
- It would contribute to facilitating the re-use/redevelopment of lands identified within the town centre which are currently under-utilised by improving accessibility and assist in consolidating and revitalising the western side of the town centre.

Infrastructural Safeguard 6 Local Road – Phoenix Court (L4518) to Radharc na hInsa (L4544)

SEA Comment/Recommendation

Development of this safeguard should take account of:

- This safeguard is a short connection from a residential area (Phoenix Court) by taking a very small corner of land from the Ennis Showgrounds through to. This would create a short-cut linkage to the town centre for pedestrian as well as vehicular traffic.

Infrastructural Safeguard 7 Cycle path/footpath – Friary Carpark (L8609) to Friar’s Walk (L4635 – Temple Gate car-park)

SEA Comment/Recommendation

Development of this safeguard should take account of:

- The safeguard is a short connection for pedestrian and cycle access between two centre car-parking areas providing a short cut linkage and increasing sustainable mobility and permeability within the town centre.
- Development of this linkage would involve impeding on the southwest corner of boundary wall and grounds of the Friary, a Protected Structure (E55) and recorded monument, located within an Architectural Conservation Area.

Infrastructural Safeguard 8 Arterial Road, Skehanagh Roundabout (N85) to Quin Road (R469)

SEA Comment/Recommendation

Development of this safeguard should take account of:

- This safeguard runs its entire length through a flood plain (Flood Zone A) which provides a critical flood storage function to the area and development has potential significant negative effects in relation to water quality, biodiversity and climate adaptation by removing flood storage.
- This safeguard should be subject of a justification test (necessity in terms of traffic movements and consideration of alternative options) and a flood-risk assessment.
- Potential indirect impact on the River Fergus SAC if construction affects drainage of the flood plain.
- Habitats recorded along the route are extensive and varied and include rich fen and flush (priority habitat), Annex I Molinia Meadows, reedbeds, scrub, wet grassland, dry meadows, immature woodland, bog woodland and conifer plantation.
- It is located in a known area for Flora Protection Order 1999 species *Galium uliginosum* and Marsh Fritillary population (Annex II).
- This link road would provide an alternative access to the Quin Road Industrial Estate for heavy goods traffic, the current Mart Site (OS15) and the town centre. It would potentially reduce the volume of traffic currently travelling from the M18 junction 12 along the N85 and then through the town along the Limerick Road and in towards the town centre. This has potential positive benefits in relation to human health and quality of life by reducing current travel distance and congestion along the existing route with respective positive effects on air quality and associated positive effects on climate adaptation.

Infrastructural Safeguard 9 Interchange (M18) to Quin Road (R469)

SEA Comment/Recommendation

Development of this safeguard should take account of:

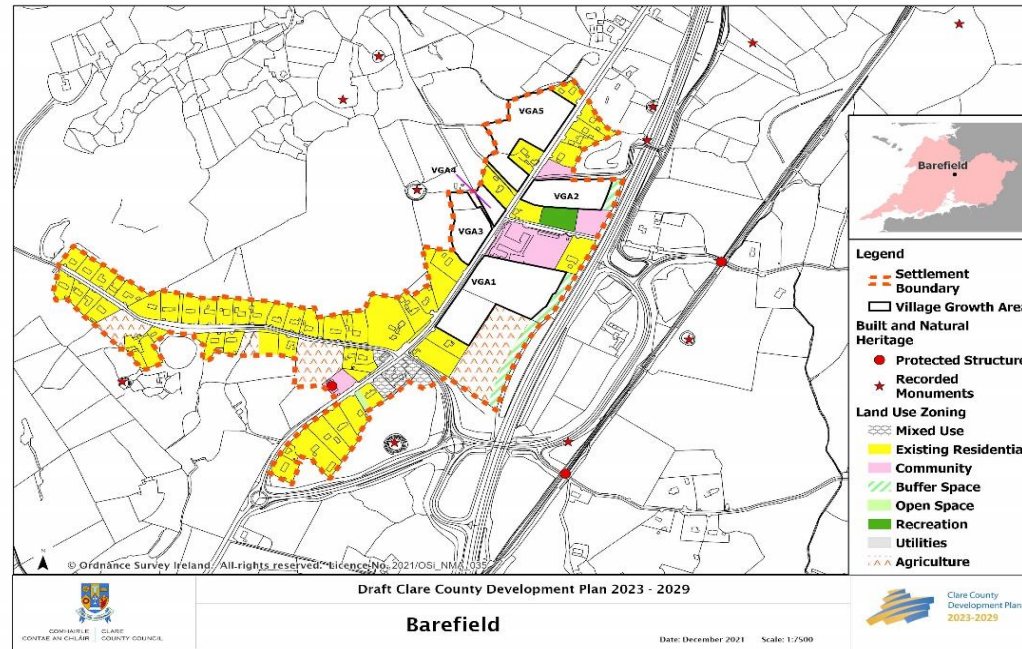
- The proximity of the lands to existing residences posing potential negative effects on the health and well-being of those living in them. Noise buffers would be required to assist in minimising additional noise generated by the creation of a motorway junction.
- The location of an additional motorway junction in this location would provide a direct route for traffic from the motorway along the Quin Road which would serve the Quin Road Industrial Estate and town centre. It would be likely to reduce the volume of traffic currently travelling from the M18 junction 12 along the N85 and then through the town along the Limerick Road. This has potential positive benefits in relation to human health and quality of life by reducing current travel distance and congestion along the existing route with respective positive effects on air quality and associated positive effects on climate adaptation.
- This is potentially a less environmentally sensitive option to that of safeguard 7.

Infrastructural Safeguard 10 Cycle path/footpath West Clare Railway Greenway

SEA Comment/Recommendation

Development of this safeguard should take account of:

- The route of the greenway follows the line of the West Clare Railway through and along the eastern boundary of Lee's Road Amenity Park and then through agricultural land to the western boundary of the draft plan area. There are a variety of habitats along the route including broadleaf woodland, grassland, scrub, wet grassland and over a stream flowing to Lough Cleggan, a wetland area and proposed NHA. An ecological assessment will be required to inform the design and management of the route to ensure appropriate mitigation is incorporated into its implementation, both at construction and management of its operation.
- The provision of a cycle path utilising dis-used infrastructure has positive effects in relation to biodiversity and soil and geology. Provision of an outdoor recreational facility has potential positive benefits for human health and quality of life, as well as indirect benefits in relation to biodiversity, air quality and climate change.



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1, P3, B1, B5 & B6, WS1 & WS		WW1 & WW2	P2, B2, B3, B4, S1 - S5, W1 - W7, C1 - C3, T1 & T2, WA1, WS1, WS2, RE1, CH1 - CH3, L1 & L2, CC1-CC9

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Existing Residential	<p>Water Supply Water is supplied to Barefield from the Ennis Public Water Supply. A mains rehabilitation project is currently underway to reduce leakage in the supply network and it is expected that there will be sufficient water supply to serve population target for Barefield.</p> <p>Wastewater Waste water is pumped from the village in to Ennis for treatment. General objective - To make provision for the sustainable growth of the village which will allow for its expansion in line with available water and wastewater treatment facilities which will support existing services and encourage further expansion of the service base within Barefield. Consistent with current use and does alter extent of current zoned lands. There is currently a waste water pump situated outside the primary school in the village with sewerage being pumped back in to Ennis from here. This reflects positively on SEO WS1 & WS2 but negatively on WW1 & WW2.</p>
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Community	C1 & C2 represent the current uses in the village as the church and school and do not alter the zoning. C3 allows for the accomadation of future community uses within the village which reflects positively on SEO P1 .
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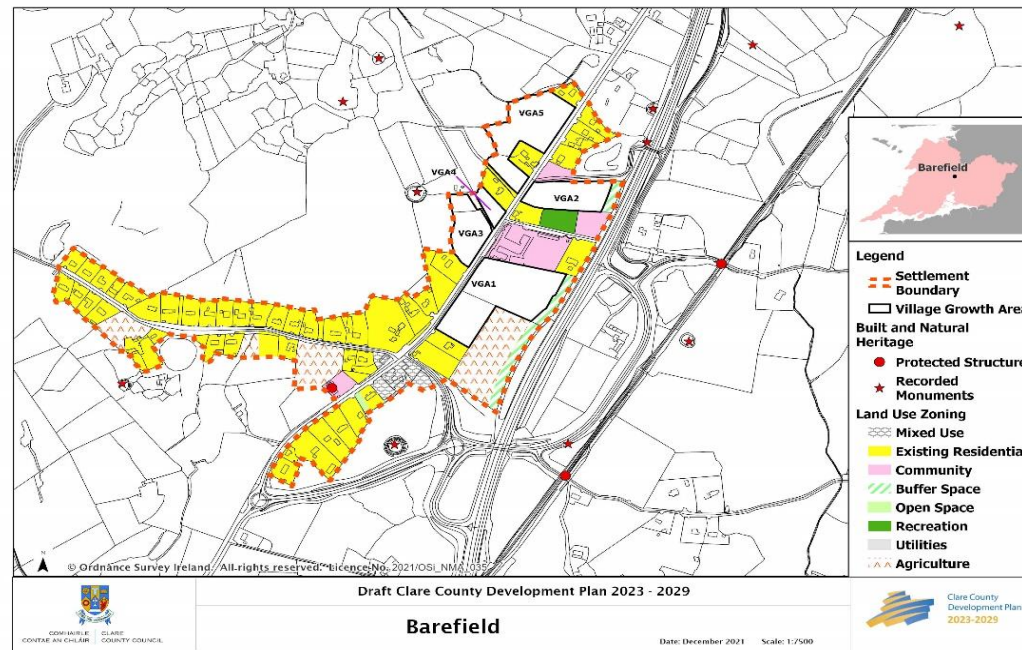
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas	<p>VGAs 1 - 5 are all areas of land within the centre of the village, as infill sites, that are easily accessible and well located in relation to the school and other community facilities. Any proposals must be in character with the existing village built form so as not to have a detrimental impact on the village setting or character. VGA 2 & VGA 3 contain the habitat type GS1 which should be assessed in terms of its local biodiversity importance prior to any future development. Any future development would need to ensure the capacity of the pump to accomodate future waste water from such developments. This reflects positively on SEO WW1 & WW2. The inclusion of a buffer running along by the M18 and parallel with VGA 1 will act to protect the residential amenity and reflects positively on SEO P1, P3, B1, B5 & B6.</p>
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Determination on whether mitigation is required

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas	<p>The broadleaved trees and hedgerows associated with VGAs 1 - 4 should be retained as part of any future development to provide foraging and commuting routes for all bat species given the location of the settlement within a landscape with high suitability for bats and also its proximity to the Dromore Woods SAC.</p> <p>Any proposals must be in character with the existing village built form so as not to have a detrimental impact on the village setting or character. VGA 2, 3 & 5 contain the habitat type GS1 which should be assessed in terms of its local biodiversity importance prior to any future development.</p> <p>Any future development would need to ensure the capacity of the waste water pump at Barefield school to accommodate future waste water from such developments until such time as the provision of a sustainable system is secured from Irish Water.</p>
All Zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Barefield should be strictly adhered to in particular the buffer zone included at BU1 & BU2 associated with VGA 1 and VGA 2.</p>



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
P1, P3, B1, B5 & B6, WS1 & WS		WW1 & WW2	P2, B2, B3, B4, S1 - S5, W1 - W7, C1 - C3, T1 & T2, WA1, WS1, WS2, RE1, CH1 - CH3, L1 & L2, CC1-CC9

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Existing Residential	<p>Water Supply Water is supplied to Barefield from the Ennis Public Water Supply. A mains rehabilitation project is currently underway to reduce leakage in the supply network and it is expected that there will be sufficient water supply to serve population target for Barefield.</p> <p>Wastewater Waste water is pumped from the village in to Ennis for treatment. General objective - To make provision for the sustainable growth of the village which will allow for its expansion in line with available water and wastewater treatment facilities which will support existing services and encourage further expansion of the service base within Barefield. Consistent with current use and does alter extent of current zoned lands. There is currently a waste water pump situated outside the primary school in the village with sewerage being pumped back in to Ennis from here. This reflects positively on SEO WS1 & WS2 but negatively on WW1 & WW2.</p>
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Community	C1 & C2 represent the current uses in the village as the church and school and do not alter the zoning. C3 allows for the accomadation of future community uses within the village which reflects positively on SEO P1 .
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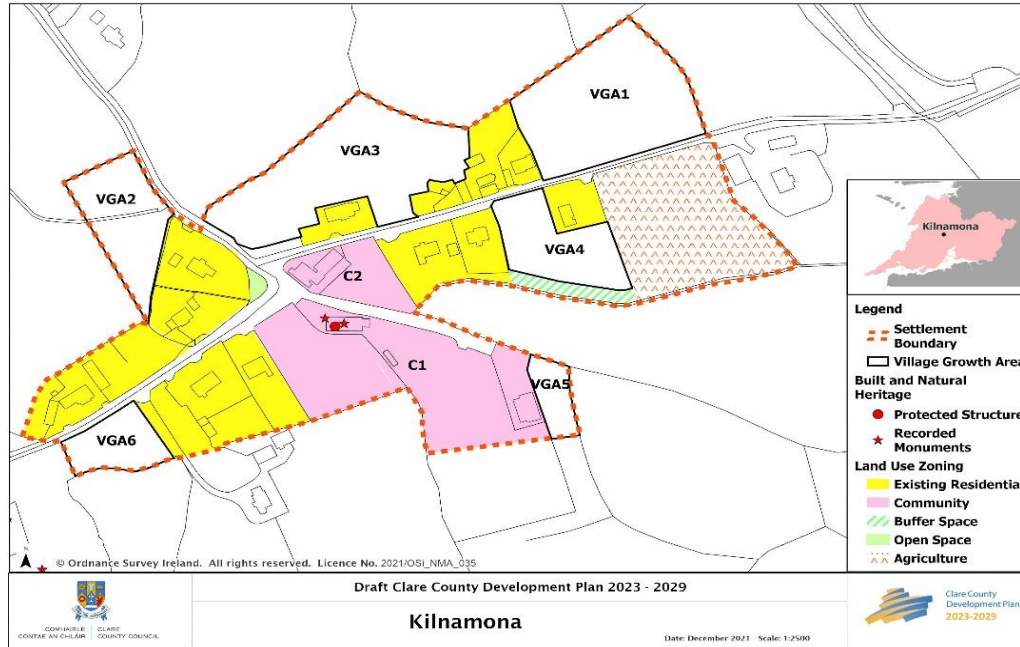
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas	<p>VGAs 1 - 5 are all areas of land within the centre of the village, as infill sites, that are easily accessible and well located in relation to the school and other community facilities. Any proposals must be in character with the existing village built form so as not to have a detrimental impact on the village setting or character. VGA 2 & VGA 3 contain the habitat type GS1 which should be assessed in terms of its local biodiversity importance prior to any future development. Any future development would need to ensure the capacity of the pump to accomodate future waste water from such developments. This reflects positively on SEO WW1 & WW2. The inclusion of a buffer running along by the M18 and parallel with VGA 1 will act to protect the residential amenity and reflects positively on SEO P1, P3, B1, B5 & B6.</p>
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Determination on whether mitigation is required

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas	<p>The broadleaved trees and hedgerows associated with VGAs 1 - 4 should be retained as part of any future development to provide foraging and commuting routes for all bat species given the location of the settlement within a landscape with high suitability for bats and also its proximity to the Dromore Woods SAC.</p> <p>Any proposals must be in character with the existing village built form so as not to have a detrimental impact on the village setting or character. VGA 2, 3 & 5 contain the habitat type GS1 which should be assessed in terms of its local biodiversity importance prior to any future development.</p> <p>Any future development would need to ensure the capacity of the waste water pump at Barefield school to accommodate future waste water from such developments until such time as the provision of a sustainable system is secured from Irish Water.</p>
All Zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Barefield should be strictly adhered to in particular the buffer zone included at BU1 & BU2 associated with VGA 1 and VGA 2.</p>



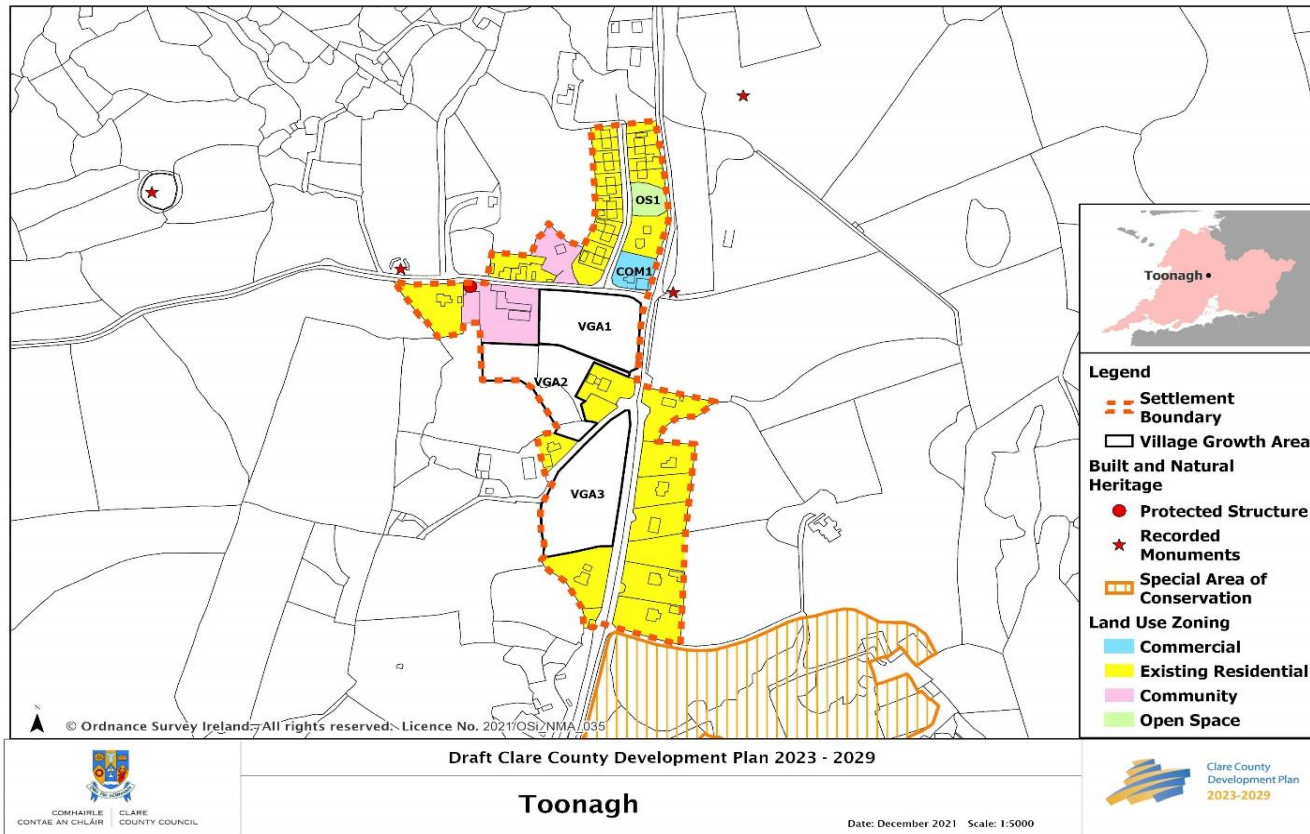
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	WW1 & WW2		P1 - P3, B1 - B6, S1 - S5, W1 - W7, C1 - C3, T1 & T2, WA1, WS1, WS2, RE1, CH1 - CH3, L1 & L2., CC1 - CC9.

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands. There is no public water supply or waste water treatment facility serving the village. Kilnamona is served by a group water scheme. There is no public sewerage scheme serving the village so development is limited to small scale growth until such a time as a sewerage scheme is provided. It is therefore highly likely that the current existing residential properties is having a negative effect on both the groundwater and the surface water in this area.
Community	C1 & C2 represent the current uses in the village as the community centre, school etc and do not alter the zoning.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs) 1-6	VGA 1 is an area of land to the east of the village that is easily accessible and well located in relation to the school and other community facilities. Low density development could be accommodated on the site which would reinforce the village core. Any proposals must be in character with the existing village built form so as not to have a detrimental impact on the village setting or character. There is no public waste water treatment facility serving the village. It is envisaged that this situation will continue for the foreseeable future. This reflects negatively on SEO WW1 & WW2 .
Determination on whether mitigation is required	
Flooding	Further development with the community zoned land and within Flood Zone A or B should be less vulnerable or water compatible, and development within the existing residential should be located within Flood Zone C.
Village Growth Areas (VGAs) 1-6	In the absence of a Waste Water Treatment System for the village the EPA Code of Practise for Waste Water Treatment Systems in all residential development must be strictly adhered to in order to ensure no significant long term effects on the receiving environment any future growth within these areas will be highly dependent on the suitability of the land to accommodate on-site treatment plants.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilnamona should be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
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	WW1, WW2	P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2, CC1 - CC9
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Existing Residential	Consistent with current use and does alter extent of current zoned lands. Toonagh – Main estate in village has a small on-site secondary treatment plant; water supply is by Toonagh-Dysart GWS, a private group scheme with water source in Ballycullinan Lake. This reflects negatively on SEOs WW1 & WW2 and has a neutral effect on WS1 & WS2 .	
Community	C1 represents the current uses in the village as the school and do not alter the zoning.	
Commercial	COM1 represents the current use as Toonagh stores and does not alter or add to the current use.	
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Village Growth Areas (VGAs 1 -3)	VGAs 1 - 3 reflect the future development on greenfield areas and as infill sites. Toonagh Waste Water Treatment Plant is currently operating at full capacity and therefore any future development associated with VGA 1 -3 will be dependent on the increased capacity of this plant.	
Determination on whether mitigation is required		
Village Growth Areas (VGAs 1 -3)	Any future residential development, commercial or employment generating development should be subject to the provision of increased capacity at the Waste Water Treatment Plant in order to ensure protection of and achievement of at least good status in the Shallee River as per the requirements of the WFD. The Shallee River is currently at risk of not meeting it's WFD objective and is currently at poor status. Therefore, it is critical that any future development ensures that the Shallee River can be restored to at least Good Status for the next River Basin Management Plan Cycle.	
All zonings and definitions	Any future development within the Toonagh settlement should ensure the integrity of the Toonagh SAC is maintained and that no significant effects on the conservation objectives of the SAC occur. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Toonagh should be strictly adhered to.	

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

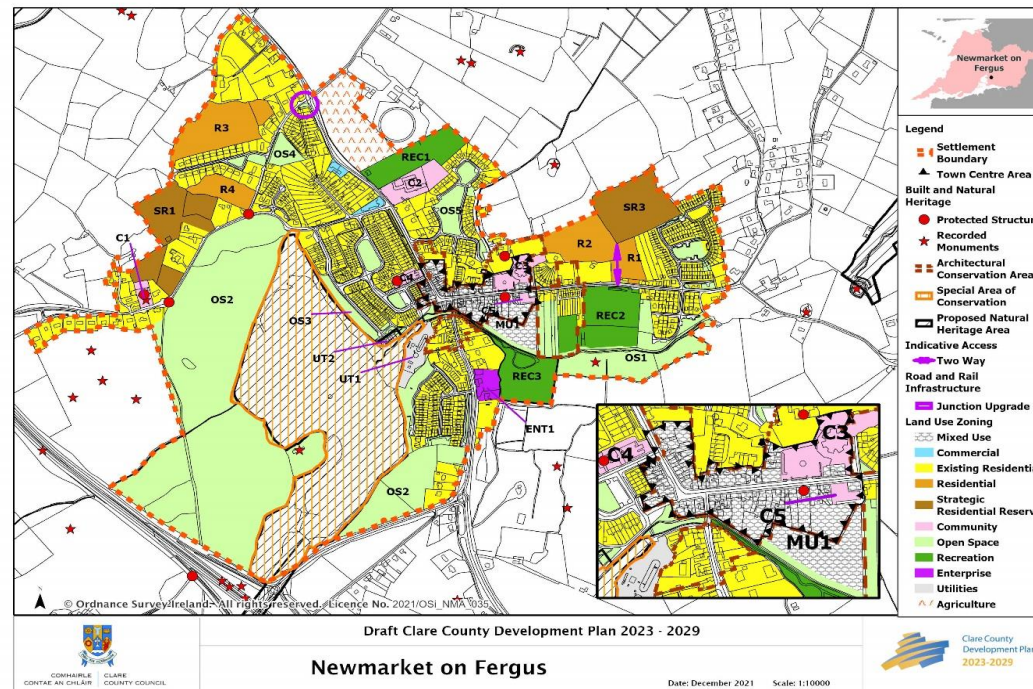
Given the presence of Toonagh SAC which is designated for the protection of the Lesser horseshoe bat, all future developments within an surrounding Toonagh village should strictly adhere to the site specific conservation objectives as prepared by NPWS Version 1, 2018.
https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO002247.pdf The existing tree line, hedgerow and mature trees located within the vicinity of the settlement should be retained as suitable foraging and commuting routes for bats.

Municipal District - Shannon

Settlement - Newmarket on Fergus

Landuse (Ha)

Commercial = 0.33
Community = 2.68
Existing Residential = 39.98
Mixed Use = 3.45
Open Spacce = 40.48
Recreation = 7.56
Residential = 6.82
Strategic Residential Reserve = 6.35
Utilities = 0.99



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
B1, B2, B5, B6, WS1, WW1, WW2, CH1 - CH3, L1 - L2, S1, T1 & T2, P1 - P3, C1 - C3,			B3, B4, S2, S3, S4, S5, W1 - W7, WS2, RE1

Municipal District - Shannon	Settlement - Newmarket on Fergus
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	The current residential development zoning does not change. The upgrade of the town's wastewater treatment plant is complete and operational, with adequate capacity to accommodate future development. The town is also served by a public water supply (Castle Lake) which operates at 10% spare capacity most of the time, except during cold spells when demand spikes. This reflects positively on SEO WS1, WW1 & WW2 .
Residential	<p>R1 - This small linear site has been identified as being suitable for permanent housing, given its location in close proximity to the town centre and community zoned lands. The site is considered acceptable in principle for medium to high-density housing, with vehicular access provided off Ballycar Road. One vehicular access shall be taken onto the Ballycar Road to serve both R1 and adjacent R2, with layout and design maximised by adopting a master plan approach to this land bank which reflects positively on P1 & P2, C1 - C3, T1 & T2.</p> <p>R2. This site is located east of the town centre and adjacent to R1 above. It has been identified as suitable in principle for permanent housing of a medium or medium- high density. Access shall be taken from the Ballycar Road and the development of R2 should form part of a masterplan that includes the lands designated as R1 above. Any layout proposed for the site shall ensure that the residential amenities of the existing properties to the south are protected and that the existing well- defined tree line to the north is maintained. This objective and landuse zoning reflects positively on B1, B5 & B6.</p> <p>R3 This site is considered appropriate for a housing scheme, with access taken from the existing cul-de-sac road to the south. Layout and design of any proposal shall ensure that the existing residential amenities to the south and east are protected. Development proposals for R3 shall also ensure that provision is made for pedestrian and cycle permeability within the development and connectivity with the town centre.</p> <p>R4 - Development proposals shall ensure that the residential amenity of adjacent dwellings to the north, east and south are protected. Any proposed development shall consider future links and permeability to SR1 and also ensure that provision is made for pedestrian and cycle connection to the town centre.</p>

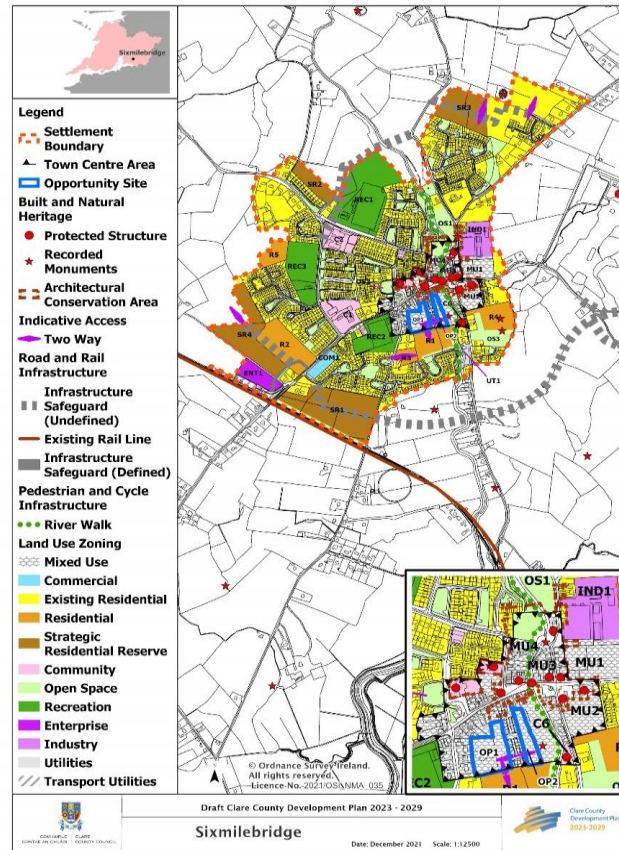
Municipal District - Shannon	Settlement - Newmarket on Fergus
Enterprise	<p>E1 - The site is situated on the main approach road where first impressions of the town are conveyed, and as such a high standard of design and layout will be required for any redevelopment of the site which contains an operating fuel station. The site is identified for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. Any development/redevelopment proposals must respect the established town character, be sensitive to established amenities and create linkages with O' Regan Park to the east.</p>
Community	<p>The community zonings C1 – Church, C2 – National School, C3 – Church and Public, Car Park C4 – Library and Health Centre and C5 – Handball Alley are to be retained in community use and reflect positively on SEO P1 - P3 in particular.</p>
Open Space	<p>OS1 - Some of the lands currently accommodate a town park (O' Regan Park) at the end of a walking route. The area has been zoned to protect the established amenity value and to facilitate future expansion. There is potential to extend the existing walking route eastwards linking to the Goodwood estate and southwards as an enlarged loop. The area also protects the floodplain of the river (the Mill Stream) at this location. This objective and zoning reflects positively on SEO P1 - P3, B1, B2, B5 & B6.</p> <p>OS2 - These lands are in private ownership and have been zoned as open space having regard to the habitat they support and their proximity to the designated SAC – Lough Gash Turlough. There are significant pockets of mature woodland throughout the site, together with a small pond that has a high probability of being linked hydrologically to the turlough. The site is also home to the ruins of Carrigoran Castle, which is a Recorded Monument.</p> <p>The purpose of this zoning is to protect the turlough from developments likely to lead to impacts on the water quality and hydrology of the turlough, human disturbance on the wildfowl species which use the turlough, disturbance of the sensitive shoreline and wet habitat of the turlough, and impacts on the mature woodland on the site. The site is currently used for agricultural purposes, i.e. grazing livestock, and the continuation of this activity is deemed as the best course of action to protect the SAC/NHA. In the event that a development proposal comes forward, it will be required to undertake screening for Appropriate Assessment and shall also provide a woodland management plan in consultation with the National Parks and Wildlife Service. In addition, development proposals shall be accompanied by detailed hydrological, hydro-geological and ecological reports pertaining to the turlough habitat and adjacent OS2 lands. This reflects positively on SEO B1, B2, B3 and B4.</p> <p>OS3 / OS4 / OS5 – Established Green Areas</p> <p>These are green areas associated with established residential developments within the town and shall be retained and protected for their amenity value.</p>

Municipal District - Shannon	Settlement - Newmarket on Fergus
Mixed Use	MU1 - This site has been identified as having potential to facilitate the expansion of the existing town centre area and to establish a pedestrian link with the town park - open space OS1 - to the south.
Recreation	REC1 – McDonough Park- This site is currently the grounds of Newmarket Celtic FC and shall be retained in recreational use. REC2 – C.L.G. Cora Caitlin - This site consists of a GAA pitch and associated facilities and shall be retained in recreational use. REC3 – O’Regan Park - This area accommodates a town park, named O’Regan Park and shall be retained for recreational use. These sites are to be retained for recreation use and reflect positively on SEO P1 & P3 .
Duration and determination on whether mitigation is required	
Mixed Use	MU1 - Any development of this site must pay attention to the special historic or Architectural Conservation value of the surrounding area with development carried out in a sympathetic manner in keeping with the designated ACA.
Architectural Conservation Area	The centre of the village of Newmarket on Fergus has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
Place making	<p>The design of any cycle or walkway will need to carefully consider the materials used, avoidance of sensitive habitats and species but also the in-direct effects from any such installation that may affect the hydrology of Lough Gash. The long term impacts of having visitors/increasing numbers of visitors in this area will also need to be considered carefully as part of any future development.</p> <p>Lough Gash has detailed site specific conservation objectives available through the NPWS web-site: https://www.npws.ie/protected-sites/sac/000051. The Conservation Objectives provide an indication of the attributes and targets of the qualifying features which will need to be maintained as part of any development surrounding the lake.</p> <p>In addition, Lough Gash had an S.I. which contains a list of the Activities Requiring Consent (ARC) from the Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media. http://www.irishstatutebook.ie/eli/2018/si/72/made/en .</p>
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Newmarket on Fergus should be strictly adhered to.
All zonings	Given the presence of the Lesser Horseshoe ca. 430m south-west of the closest zoning parcel any future development associated with residential, community, enterprise, mixed use, recreation or open space should take into consideration impacts to all bat species and their roosts which are protected under both EU and national legislation.

Municipal District - Shannon

Settlement - Sixmilebridge

Landuse (Ha)
Commercial = 0.60
Community = 3.64
Existing Residential = 45.45
Industrial = 1.75
Mixed Use = 7.87
Open Space = 9.31
Recreation = 10.75
Residential = 7.26
Strategic Residential reserve = 13.11
Utilities = 0.22



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
WS1, WW1, WW2, C1-C3, T1, T2, CH1, CH3, T1, T2, L1, L2, B1, B2, B5, B6		P1- P3	B3, B4, S1, S2, S3, S4, S5, W1, W2,W3, W4, W5, W6, W7, WA1, WS2, RE1

Municipal District - Shannon	Settlement - Sixmilebridge
Likely Significant Effects of Landuse Zoning and Strategic Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	<p>The current residential development zoning does not change. The town's wastewater treatment plant has sufficient capacity to accommodate future development. The town is also served by a public water supply (Castle Lake), which operates at 10% spare capacity most of the time, except during cold spells when demand spikes. This reflects positively on SEO WS1, WW1 & WW2.</p>
	<p>R1 is located adjacent to the existing Gort Na Null housing estate together with one off housing. Given its prime location on the Rosmanagher Road on the entrance to the village it is well located to provide pedestrian access to the village and amenities which reflects positively on P1 & P2, C1 - C3, T1 & T2.</p> <p>SR1 This site is located on the Rosmanagher Road and is in close proximity to the majority of the services in the village. There are a number of mature broadleaf trees on the site together with hedgerows that shall be retained and incorporated into any development proposals put forward for the lands as the entire site is within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. A buffer zone should be incorporated along the boundary of SR1 and the railway line for safety and human health purposes.</p> <p>R2 and SR5 are located on the Shannon Road in close proximity to the railway station. The locations provide for pedestrian access to the village and its amenities including the school and railway station. The development of these sites should include an analysis of the traffic numbers and overall traffic management onto the Shannon Road.</p>

Municipal District - Shannon	Settlement - Sixmilebridge
Residential and Strategic Residential Reserves (SR)	<p>R4 - This site is considered appropriate for a medium to high density residential scheme, intrinsically linked with mixed use development in MU2 and with good pedestrian permeability, soft landscaping and linkages through MU2 to the town centre. Development on the subject site must take cognisance of the adjoining Architectural Conservation Area (ACA), enhance the public realm and not detract from the character of the ACA. Consideration must also be given to the visual aspects of the development due to its elevated topography and location on an important approach road to the town. All proposals for development on this site shall be accompanied by a Flood Risk Assessment. The objective and zoning for this location reflects positively on SEOs CH1 - CH3, P1,T1 & T2, L1 & L2.</p> <p>SR4 - This site has been identified for medium to high density permanent housing. Access shall be provided through the adjacent site to the west. Opportunities shall be explored to secure direct pedestrian access to the town centre to the north. Layout and design of units shall ensure that the residential amenities of existing houses to the west and south are protected. Units to the south shall be orientated to overlook the existing adjoining area of open space. The development of this site shall be addressed in the context of the overall development of adjoining lands.</p> <p>The residential housing estates in Sixmilebridge have mushroomed and expanded in an approach which has led to the significant interconnection of one estate to another. While in an isolated incidence this can have positive effects however in the case of Sixmilebridge it is occurring at practically each and every area zoned for residential use which is leading to unsocial behaviour, lack of ownership and sense of place and an overall impact on the quality of life for residents. In addition this represents a significant health and safety risk due to the increased number of vehicles passing through the estate (instead of just accessing), the speed of vehicles and the lack of safety measures re same e.g. speed bumps, speed restrictions etc. This represents a significant negative effect on SEOs P1 - P3.</p>
Enterprise	<p>E1 - This flat greenfield site is located on the Shannon road at the edge of the town, in close proximity to the existing railway station. The site has been identified for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. Such potential uses include start up incubator units, research facilities etc. Any development proposals must respect the established town character, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the town centre. The layout of any future development proposals shall take account of the infrastructure safeguard that runs through the site and access/egress onto the R471 shall be taken via same. The design of any scheme shall ensure that the established residential amenities along the north-eastern boundary are protected.</p> <p>This is in line with the SEOs in that it supports the working environment (P1) and could potentially provide employment opportunities locally within the village settlement.</p>

Municipal District - Shannon	Settlement - Sixmilebridge
Community	<p>C1 - Community Crèche and Playground. This site is located opposite Bridge United football ground and consists of a community creche, playground and open space area, serving surrounding residential areas and the town as a whole. The site shall be retained in community use. This objective reflects positively on SEO P1, P3 & T1.</p> <p>C2 - National School. This site, located west of the town centre, accommodates Sixmilebridge National School. This objective reflects positively on SEOs P1 by providing new and improved classroom environments, recreational and amenity facilities and will protect green spaces for school use (P3) together with preventing incompatible land use at this location in the village in line with P2.</p>
	<p>C3 - Sixmilebridge Railway Station. This site, located on the south western boundary of the town, consists of Sixmilebridge railway station and park and ride facility. It is an objective to promote and support the existing services available and to facilitate their future expansion. This objective reflects positively on SEOs P1- P3 S1 through the re-use of an existing site rather than building on a greenfield site, it will minimise and support sustainable transport through the reduction in car journeys to adjacent settlements for activities such as scouts and through the presence of pedestrian access from the village directly to these facilities. The Old Station House now belongs to the 14th Clare Scout Troop and has been converted to a Scout den which is used on a daily basis.</p>
Open Space	<p>OS1 Riverbank. This is an open site straddling the O'Garney River to the north of the town centre, lying partly within the designated Architectural Conservation Area (ACA). The larger portion of the site lies on the eastern riverbank and fronts Frederick Square/Kilmurry Road to the east. The southern section of OS1 lies wholly within the ACA and adjoins residential developments to the north and west. The low boundary treatment on the Kilmurry Road and the vegetation pattern within the site affords open views across the river and to the west.</p> <p>This site presents an opportunity for a riverside amenity park, providing an important recreational facility for the local community. The creation of a footbridge linking the two open space areas either side of the river, whilst being a feature, would facilitate pedestrian connectivity between the newer residential areas to the north and the established town centre and older residential areas to the south and west. This objective and zoning reflects positively on SEO P1 - P3, B1, B2, B5 & B6.</p> <p>OS2 - Green Area and Grotto. This is a small area of green space, including a grotto, which serves an established residential area and shall be maintained in its current use.</p>

Municipal District - Shannon	Settlement - Sixmilebridge
Mixed Use	<p>MU1 - This prominent, sloping site is located across from the old market house and directly adjacent to the town centre. It has potential to facilitate the expansion of the existing town centre area through the development of a mixed use residential/commercial scheme, which respects the existing pattern of development in the town. Vehicular access can be taken from Frederick Square through the existing access and from the Clonlara Road, through a new access located near the southwest corner. The existing walled pump at the southern boundary of the site shall be preserved. All proposals for development on this site shall be accompanied by a Flood Risk Assessment.</p> <p>MU2 - It is considered that MU2 has potential to accommodate a car park, given its location in close proximity to and within walking distance of the town centre. The provision of additional car parking in Sixmilebridge should be accompanied by a comprehensive traffic management strategy that seeks to ensure the free flow of traffic through the town, reduced congestion and maximising the opportunities for increased pedestrian and cycle links to the town centre. The size and location of any future car parking provision on the site, while complementing the existing, shall not prejudice the opportunity to consolidate and enhance the existing townscape at this prominent town centre location, as part of an overall mixed use scheme for the MU2 lands.</p>
Commercial	<p>COM1 – Bunratty Road This site has been identified for the provision of a petrol filling station and shop for the town. The site is considered appropriate taking account of its accessible location proximate to the railway station, park and ride and proposed future relief road.</p>
Recreation	<p>REC1 – GAA Pitch, Clubhouse and Associated Facilities. REC2 – Bridge United Grounds. REC3 – GAA Pitch and Clubhouse. These sites are to be retained for recreation use and reflect positively on SEO P1 & P3.</p>
Industry	<p>IND 1 - Corner of Frederick Square/George's Street. This site to the northeast of the village centre is located on the corner of George's Street / Frederick Square and partially within the designated Architectural Conservation Area. The site is occupied by a number of existing industrial / business operations, including Mid West Trailer Works, Impact Ireland Metals Ltd., Metal Tech Engineering Ltd, Total Insulation, a laundrette and other small businesses. There are a number of vacant units within the site.</p> <p>This area is characteristic of the history of Sixmilebridge as an early industrialised centre. The site has the potential to accommodate appropriately scaled and designed intensification of the existing industrial / commercial operations. Enterprise developments would also be open to consideration on this site.</p> <p>However, before any further intensification of this site would be permitted, it is considered that a formal management plan should be drawn up for the site. A comprehensive site management plan would ensure that the full potential of this edge of town centre industrial area can be realised.</p>
River Walk	<p>To promote the development of a walkway from Sixmilebridge to Bunratty and to/around the lakes in the surrounding area.</p>

Municipal District - Shannon

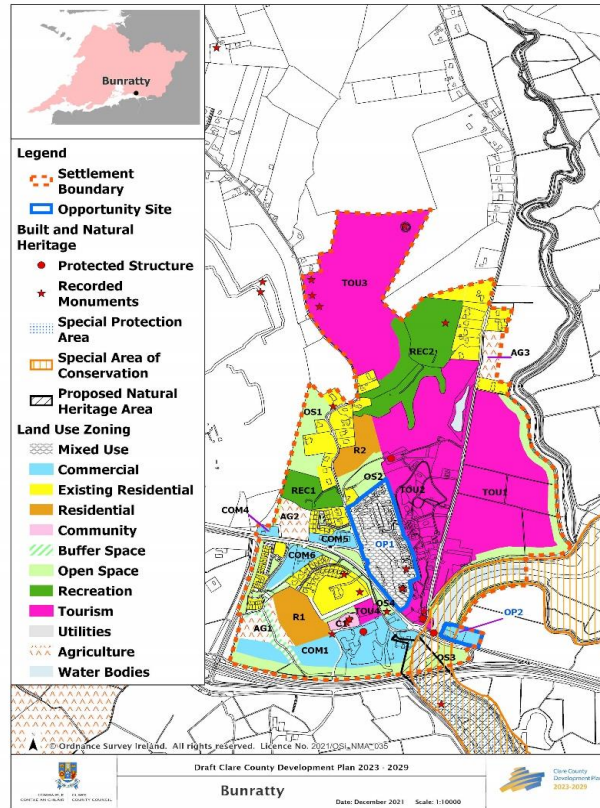
Settlement - Sixmilebridge

Undefined Infrastructural
Safeguard

The settlement of Sixmilebridge contains a number of sections identified as undefined infrastructural safeguards

Municipal District - Shannon	Settlement - Sixmilebridge
Duration and determination on whether mitigation is required	
Residential and Strategic Residential Reserves (SR)	<p>R1 Mitigation: In order to ensure the zoning does not reflect a negative impact on the residential amenity of the existing development adjacent to the site the buffer zone which has been incorporated along the river side of R1 should be continued along the southern boundary of the entire site. This will also ensure the mature hedgerow and treeline at this location is retained ensuring important wildlife corridors within the village settlement are incorporated into such developments.</p> <p>R2 & SR5 are located on the Shannon Road in close proximity to the railway station. The locations provide for pedestrian access to the village and its amenities including the school and railway station. The development of these sites should include an analysis of the traffic numbers and overall traffic management onto the Shannon Road.</p> <p>R4 - A minimum of 20m buffer zone should be provided for along the eastern boundary of R4 adjacent to the Channel -C2 to indicate the OPW's requirement for machinery access alongside the channel to carry out maintenance on the Flood Relief Scheme which was undertaken in the late 1990's under the 1945 Arterial Drainage Act. This area should be accessible to mechanical plant and should not be landscaped, paved or otherwise developed in a manner that would prevent access.</p>
Industry	IND 1 - Prior to any further intensification of this site, it is considered that a formal management plan should be drawn up for the site. A comprehensive site management plan would ensure that the full potential of this edge of town centre industrial area can be realised.
Mixed Use	The size and location of any future car parking provision at MU1 or MU2, while complementing the existing, shall not prejudice the opportunity to consolidate and enhance the existing townscape at these prominent town centre locations, as part of an overall mixed use scheme for these lands.
Architectural Conservation Area	The centre of the village of Sixmilebridge has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 16.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
River Walk	Any site investigations, field surveys, design or planning in relation to a river walkway should take into consideration the recommendations and mitigation measures identified in the Natura Impact Report associated with the CDP.

Municipal District - Shannon	Settlement - Sixmilebridge
Flood Risk	<p>The areas of land located either side of the O'Garney River have been identified as being at risk of flooding in the Strategic Flood Risk Assessment for this plan. In this regard, any future planning applications made on lands subject to zonings OS1, OS56 and other lands in the vicinity of the river will be required to undertake a complete Flood Risk Assessment having regard to the SFRA contained in Vol. 10 of the Clare County Development Plan and the OPW / DoEHLG Planning Guidelines on Flood Risk Management.</p>
All Zonings	<p>Given the recording of the Lesser Horseshoe ca. 1.4km north-east of the closest zoning parcel together with other local records for Pipistrelle and Daubenton species within the settlement all future development within the settlement should ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Sixmilebridge should be strictly adhered to.</p>
Tree Quality Assessment	<p>The Category A trees identified in the Sixmilebridge settlement within C4 should be retained and protected as part of any future development at this location as it has a significant conservation, historical, commemorative or other value.</p> <p>The Category B trees identified in the Sixmilebridge settlement within C1, C2, MU1, UT1, SR1, OS2, OS47 should be assessed further in light of any future proposed development and retained where possible.</p>



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
B1, B2, B3, B4, B5, B6, WS1, WW1, WW2, CH1 - CH3, L1 - L2, S1, T1 & T2, P1 - P3, C1 - C3,			S2, S3, S4, S5, W1 - W7, WS2, RE1

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Residential	<p>R2 - These lands have been identified as having the capacity to accommodate residential development. The site is elevated and future residential development must be sited and designed to ensure integration into the surrounding landscape and to minimise visual impact.</p> <p>Mature trees are an attractive feature of the site and, in addition to hedgerow and dry stone wall, form an attractive roadside boundary to the site and contribute to the rural character of the village and Hill Road. The provision of safe vehicular and pedestrian access to the site must be balanced with the retention of these features where possible.</p> <p>Development proposals must incorporate a connection from Hill Road through to TOU2. The existing lane providing access to the site, which traverses the open space land to the south, may be considered for provision of access subject to improvements and to acceptable traffic safety measures, provided that the integrity of the open space is retained.</p> <p>LDR2 - is a parcel of land located adjacent to the N18/M18 motorway on the main Ennis to Limerick Road in Bunratty West. The mature trees and hedgerow to the north west of the site together with the hedgerow fronting the motorway should be retained for biodiversity purposes. A open space buffer zone should also be incorporated into any development proposal from a human health perspective and also to act as a noise buffer between any proposed development and the motorway.</p> <p>R1 - Site located in the southwest of the village adjacent to the cemetery. There are existing dwelling houses to the northeast and northwest with Bunratty Manor Hotel and the cemetery adjacent to the east. Having regard to the proximity of the site to the cemetery (which includes two Recorded Monuments) any applications for development will be required to submit a detailed archaeological survey. This site has been identified for medium density permanent housing and shall be developed as a whole. Vehicular access to the site shall be determined at application stage, however the lane alongside the graveyard would not be considered suitable due to the high level of archaeological potential. Notwithstanding, this access alongside the graveyard shall be fully explored in the context of providing pedestrian connectivity from R1 to the core area of the village, subject to any archaeological constraints being fully mitigated. Layout and design of units shall ensure that the residential amenities of existing adjacent houses are protected. This objective reflects positively on CH1 - CH3, C1 - C3, T1 & T2.</p>
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Municipal District - Shannon	Settlement - Bunratty
Community	The community zoning at C1 represents the cemetery which is adjacent to the village and will be retained as such in a sympathetic manner with surrounding future development so as not to impact on its architectural value and historical context.
Open Space	<p>OS1 – Scrubland at western boundary This area of land acts as a buffer zone between the village and the adjacent quarry operated by Roadstone This objective and zoning reflects positively on SEO P1 - P3, B1, B2, B5 & B6 and should be retained as open space.</p> <p>OS2 – Wooded area adjacent to hotel An area of woodland north of the previously operated Shannon Shamrock Hotel. There is an opportunity to maximise the use of this amenity space in conjunction with the future development of adjacent site C1. . This reflects positively on SEO B1, B2, B3 and B4.</p> <p>OS3 – Open Space Area East of River Strip of land adjacent to the river that provides unobstructed views of the Castle from the N18. Part of this site is designated as a Special Protection Area, Special Area of Conservation and proposed Natural Heritage Area. This area of land shall remain free from development this reflects positively on P3, B1B2, B4, B5 & B6.</p> <p>OS4 – Area of Open Space Adjacent to Creamery This developed central area of well-maintained open space consists of public seating and mature trees. It should be maintained and enhanced as a passive public park amenity area for the benefit of the local resident population and visitors.</p>
Recreation	<p>REC1 – Bunratty FC Grounds The current recreational use of this site shall be retained.</p> <p>REC2 – Lands to the North of the Folk Park These lands have been zoned for provision of leisure and recreation facilities / amenities in the village. The natural topography of the site and the mature trees and the land shall be integrated into future development proposals for REC2. These sites are to be retained for recreation use and reflect positively on SEO P1 & P3.</p>
Agriculture	<p>AG1 – Lands to the North of the N18 The existing trees along the southern and western boundaries of the site shall be retained on this site in the interest of providing screening from the adjoining National Primary Route.</p>

Municipal District - Shannon

Settlement - Bunratty

Tourism

TOU1 - Lands to the east of the Low Road

This is a large site opposite the grounds of Bunratty Castle and Folk Park. The site slopes gently from the Low Road down towards the river. Any development proposals shall complement the activities within the Castle and Folk Park and shall take cognisance of the expansive views afforded along the Low Road. Given the size of the site and its sensitivity in relation to the adjacent castle, river and folk park, all development proposals will be discussed as appropriate with the National Parks and Wildlife Service.

The subject site directly adjoins the Lower River Shannon Special Area of Conservation and development proposals shall be required to undertake screening for Appropriate Assessment in accordance with the requirements of the EU Habitats Directive. All development proposals must maintain a minimum 30m set back from the river.

These lands have also been subject to flooding in the past. Therefore a Strategic Flood Risk Assessment must be carried out as part of any development proposals coming forward on the lands to ensure any future proposed development will not be at risk from flooding and will not result in flooding on other lands in the area.

Footpaths and public lighting, to connect to the existing network in the village must be constructed as part of any development on TOU1.

The type of tourist related development which will be considered appropriate on this site shall seek to build on and enhance the existing visitor experience at Bunratty, namely the Castle and Folk Park. Future developments on this site

TOU2 - Northern End of the Folk Park

These lands are located at the northern end of the folk park and rise steeply towards the Hill Road to the west. The area is bounded by woodland and existing dwelling houses to the north and west. Further development on this site shall compliment the activities within the Castle and folk park. A comprehensive tree survey carried out by a qualified expert shall be submitted as part of any planning application. Hydrological and geological surveys of the site shall also accompany any development proposals. In recognition of the historic, architectural and archaeological importance of Bunratty, the Council will consult with the DoHLGH and NPWS in respect of future development proposals on this site.

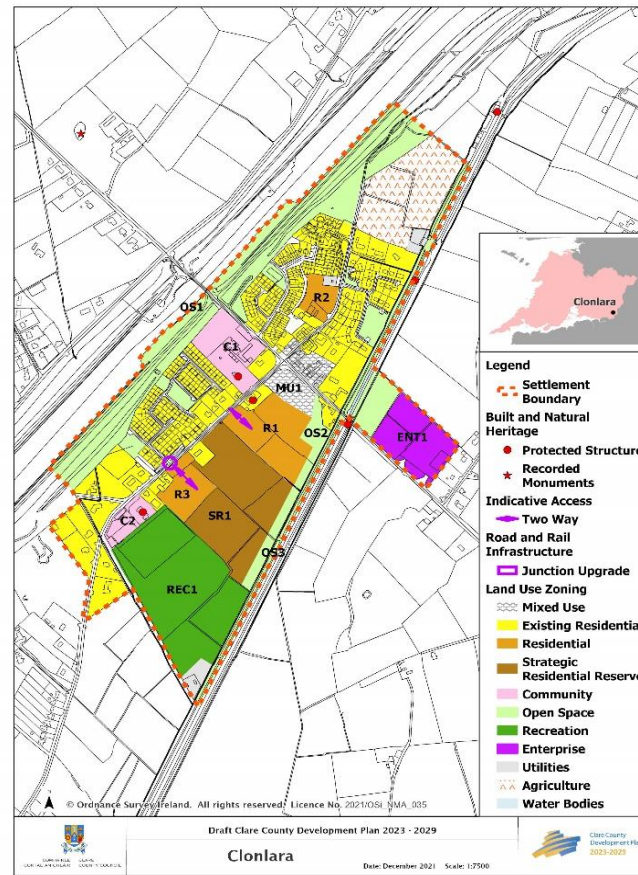
Municipal District - Shannon	Settlement - Bunratty
	<p>TOU3 North of REC2</p> <p>These lands have been identified for the expansion of the existing tourism offer in the village of Bunratty. This site is elevated and therefore the protection of the visual amenity of the area must be a key consideration in the preparation of development proposals for the site. Any development on the most elevated areas of the site shall be limited, to reduce the impact of development on the visual amenity of the area. The mature trees on the site are a valuable asset to both the subject lands and the setting of the village and shall be retained and integrated into future development on the site wherever possible. Any future development associated with TOU3 must ensure that the Native Woodland Habitat and the Trees for Preservation located partially within and adjacent to REC2 are retained.</p> <p>The type of tourist related development which will be considered appropriate on this site shall seek to build on and enhance the existing visitor experience at Bunratty, namely the Castle and Folk Park. Future developments on this site should have regard to, and complement the established attractions. In this context, development solely of holiday homes shall not be considered acceptable.</p> <p>The development of TOU3 shall make provision for pedestrian linkages to the village centre, via the adjoining tourism and recreation zoned lands where feasible.</p> <p>TOU4 – Adjoining Bunratty church and graveyard</p> <p>This site is located adjacent to Bunratty cemetery and old church, together with the remains of the town defences, which are both Recorded Monuments. The area has a high archaeological sensitivity. It is considered that the site may have potential to accommodate a small tourist facility, subject to fully demonstrating that it will not result in any adverse effects on the archaeological potential of the area or the setting of the existing Recorded Monuments. Any proposals for development on this site will be required to submit an archaeological impact assessment and a visual impact assessment. Design, layout and material selection shall be of a high standard appropriate to the context of the site.</p>
Commercial	<p>COM1 Bunratty Village</p> <p>This is the site of the existing Creamery public house and restaurant, the Bunratty Village Mills complex and Bunratty Manor Hotel. There is scope to further expand the tourist retail outlets here, thereby intensifying the existing retail centre. Developments will be required to compliment the scale, proportions and materials of existing structures.</p> <p>COM2 - This is a key opportunity site in the village. The redevelopment of the site is considered desirable, in the interests of economic development, employment, tourism promotion and with subsequent visual amenity and benefits for the area as a whole. Only one access point to the site shall be provided. Adequate parking to accommodate any future use shall be provided within the curtilage of the site. The site overlaps with the Lower River Shannon SAC. Any application must include measures to prevent impacts on the water quality of the SAC</p>
Opportunity Sites	<p>The site of the former Shannon Shamrock Hotel and Conference Facility is designated as a key opportunity site for Mixed Use development and to facilitate any future expansion/renovation/redevelopment of the existing premises/site. The site is centrally located and is within walking distance of all the attractions in the village. Opportunity exists to establish a mixed use on the site which consolidates Bunratty and supports its tourism function.</p>
Duration and determination on whether mitigation is required	

Municipal District - Shannon	Settlement - Bunratty
Tourism	<p>TOU1 – Lands to the east of the Low Road This is a large site opposite the grounds of Bunratty Castle and Folk Park. The site slopes gently from the Low Road down towards the river. Any development proposals shall be in line with the SFRA with only water compatible uses permitted.</p> <p>TOU2 -North of Bunratty Folk Park A comprehensive tree survey carried out by a qualified expert shall be submitted as part of any planning application. Hydrological and geological surveys of the site shall also accompany any development proposals. In recognition of the historic, architectural and archaeological importance of Bunratty, the Council will consult with the DoHGLH and NPWS in respect of future development proposals on this site.</p> <p>TOU3 - North of REC2 The mature trees on the site are a valuable asset to both the subject lands and the setting of the village and shall be retained and integrated into future development on the site wherever possible. Any future development associated with TOU3 must ensure that the Native Woodland Habitat and the Trees for Preservation located partially within and adjacent to REC2 are retained.</p> <p>TOU4 Any proposals for development on this site must be accompanied by an archaeological impact assessment and a visual impact assessment. Design, layout and material selection shall be of a high standard appropriate to the context of the site.</p>
Open Space	<p>OS4 - the mature trees located within this zoning should be protected and retained within this landuse zoning and in association with AG1</p> <p>OS2 - Contains Native Woodland Habitat and Trees for preservation. Any future development of this site must ensure the protection of these trees and habitat.</p>
Recreation	REC2 - the mature trees located within this zoning shall be retained as part of any future development.
Commerical	COM1 - Any future development on this site will need to ensure the incorporation of a buffer zone in particular along the boundary of the Ratty River as part of OS6 to ensure the protection of the Lower River Shannon cSAC at this location. It should also include for the preservation of the mature trees on site. It is recommended that a 15m otter habitat buffer zone along the Urlan Beg Stream is provided as part of COM1.
Opportunity Sites	<p>OP1 Given the derilict nature of the Shannon Shamrock Hotel coupled with the surrounding mature trees any proposed development should be required to undertake a full bat survey across all seasons in order to establish the usage across the site.</p>
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bunratty should be strictly adhered to.

Agriculture

AG2

Mitigation: A 10m wide buffer zone should be incorporated along the agricultural zoning at AG2 on the western boundary of the site adjacent to the Roundstone Quarry.



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
	B1- B5, C1 - C3, CH1-CH3.		P1 - P3, B6, S1 - S5, W1 - W7, T1, T2, WA1, WS1 - WS2, WW1 & WW2, RE1

Municipal District - Killaloe	Settlement - Clonlara
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	The zoning here represents the current areas of lands which contain residential development and does not add further to it. Clonlara is connected into the Limerick Main Drainage network together with being connected to the Limerick City Water Supply, which will enable all demands for future residential development to be met. This reflects positively in terms of SEOs WW1 and WW2 .
Residential and Strategic Reserve	<p>SR1 – Errina Canal</p> <p>This is a large site adjacent to and directly south of R1. Layout and design on this site should relate positively with R1 to the north, affording pedestrian access to the village centre and allowing for good pedestrian permeability. Ideally, SR1 should be considered with R1 as part of an overall master plan approach to their future development (refer above). Existing residential amenities along the adjoining public road shall be protected and a streetscape developed to enhance village character and compliment the existing development on the western side of the road. Layout shall also maximise the resource of the canal by designing / orientating units to face onto same.</p> <p>.</p> <p>R1 - Village Core</p> <p>This infill site sits within the built up footprint of the village and its development would help achieve the requirement of up to 30% of all new homes to be delivered within the existing built up footprint. This site is considered appropriate for a housing scheme, with access taken from the existing adjacent public road. Layout and design of any proposals shall ensure that the existing residential amenities in the vicinity are protected.</p>
Mixed Use	Development on these lands shall consist of small-scale retail / commercial and residential development designed to meet the day-to-day needs of local residents. Layout and design of units shall consolidate the urban fabric of the village core and shall present an attractive and welcoming façade to the crossroads and main street onto which the site fronts. This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.

Municipal District - Killaloe	Settlement - Clonlara
Recreation	REC1 is retained in its existing sports and amenity use, as it meets a strategic requirement for sports and leisure facilities in the settlement area and serves a wide catchment. An area shall also be identified within these lands for additional car parking facilities.
Enterprise	ENT1 - There is an existing commercial unit on this site – Clonlara Wholesale Distributors Ltd. The site has been identified as being suitable in principle for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. The fields adjoining the existing business have also been zoned for enterprise development to facilitate any future expansion. An appropriate buffer of open space is maintained to the canal. Any development / redevelopment proposals must respect the predominantly rural nature of the area, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the centre of the village.
Community	C1 & C2 reflect the current use on these sites as the school, church, creche, GAA clubhouse and other community uses.
Agriculture	AG1 – Village North This low-lying site is located at the northern extent of the defined settlement boundary and is framed by the Headrace Canal to the west and Errina Canal to the east. Any future development proposals for this site must ensure that the existing residential amenities to the south are protected. Development proposals shall take account of the location adjacent to the Headrace and Errina canals – with opportunities to link open space areas with future canal side walks and amenity areas associated with the waterside location
Open Space	OS3 contains WN5 Riparian Woodland Habitat. Any future development within LDR1 and R1 should take into consideration this habitat type ensuring a full ecological survey is undertaken to establish the extent and value of this habitat ensuring it is retained as part of the overall development for these sites and incorporated as part of the overall masterplan.
Determination on whether mitigation is required	

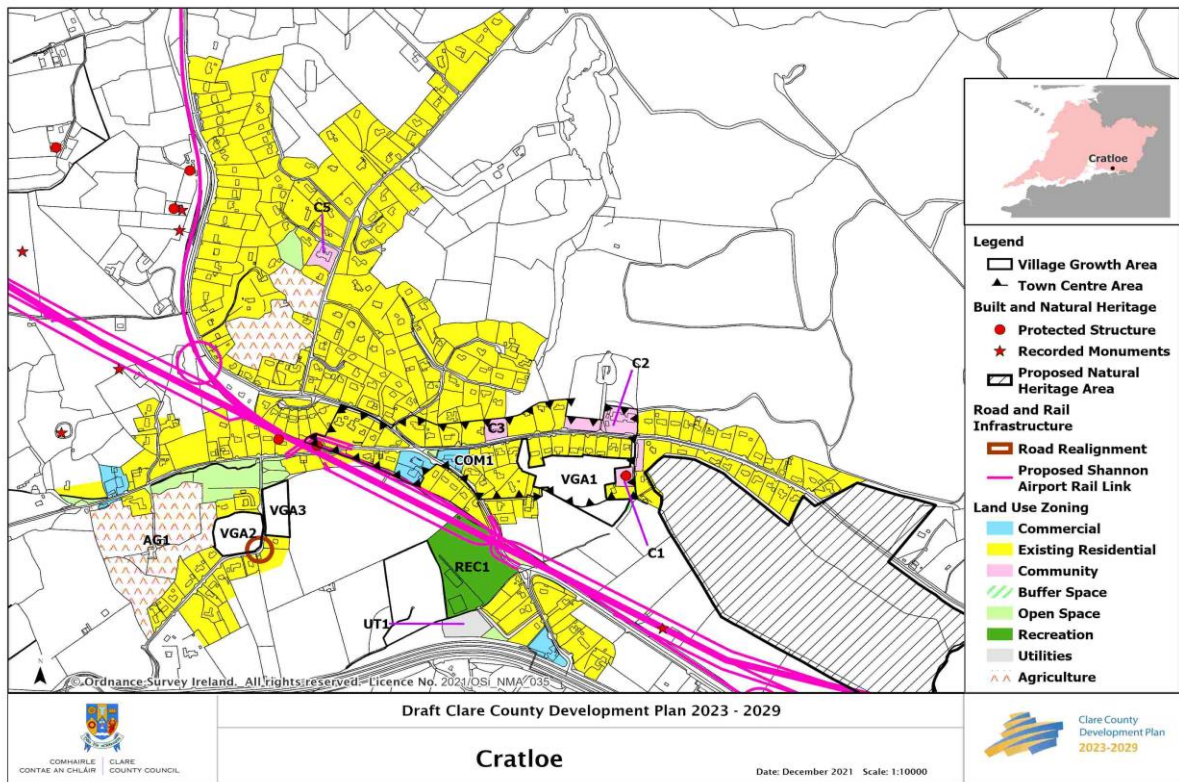
Municipal District - Killaloe	Settlement - Clonlara
Residential	<p>Within SR1 and R1 there are a number of mature broadleaf trees that shall be retained and incorporated into any development proposals put forward for the lands as the entire site is within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. The development of this site has the potential to result in negative impacts on the environment. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular those contained in Chapter 15) and through the careful designed layout of the proposed development to a very high standard at the planning application stage.</p> <p>SR1 & R1 contain the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Site Specific Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas.</p> <p>The provision of Sustainable urban Drainage Systems (SuDS) is also recommended for all proposals on lands zoned for residential development.</p>
Recreation	<p>Given the proximity to the Errina canal and headrace there is potential for Daubenton bat species in particular, to utilise this stretch of water, any proposals to install flood lighting at this GAA pitch must adhere to the Guidance Notes for: Planners, engineers, architects and developers with respect to lighting. All bats are very sensitive to light pollution and will avoid brightly lit areas. Inappropriate lighting around roosts may cause abandonment; lighting along commuting routes may cause preferred foraging areas to be abandoned, thus increasing energetic costs for bats (Schofield, 2008).</p>
Open Space	<p>OS3 contains WN5 Riparian Woodland Habitat. Any future development within SR1 and R1 should take into consideration this habitat type ensuring a full ecological survey is undertaken to establish the extent and value of this habitat ensuring it is retained as part of the overall development for these sites and incorporated as part of the overall masterplan.</p>
Enterprise	<p>Clonlara offers a strategic location for enterprise and indigenous employment generating development in the village. However, noting its rural location and village setting it is recommended that any proposed development shall be sensitive to established village amenities and shall not result in the generation of heavy volumes of traffic or HGVs through the centre of the village.</p>

Municipal District - Killaloe

Settlement - Clonlara

All zoning

Full protection should be afforded to the recorded monuments and protected structures located within the settlement ensuring a buffer zone is applied around each structure in order to adequately protect the integrity of these structures.



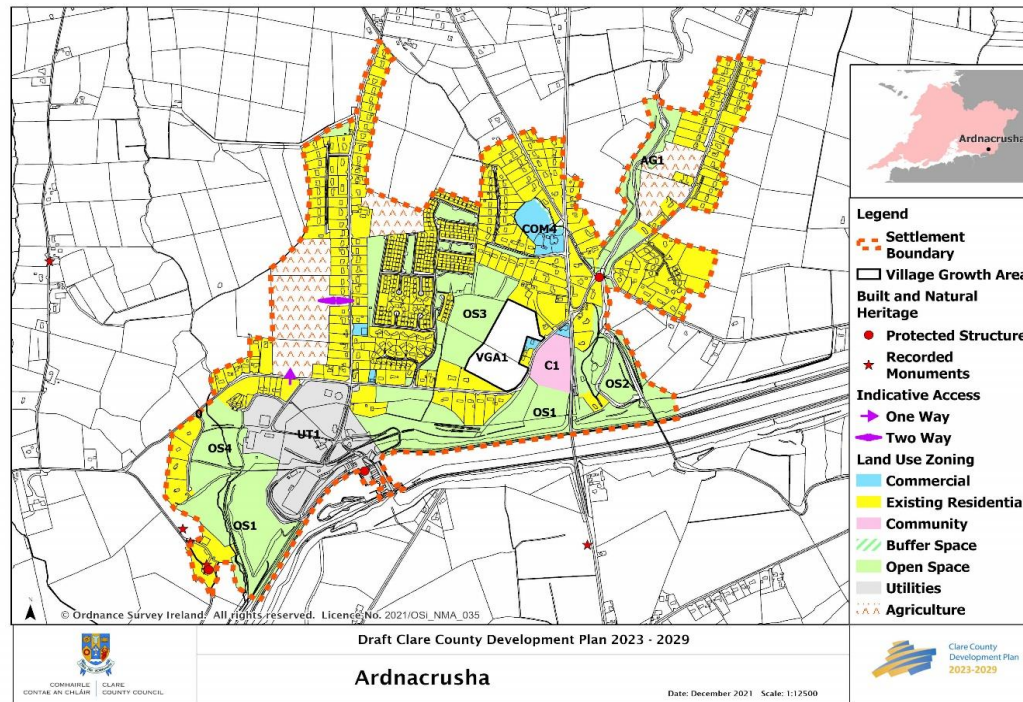
Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
WS1, B4, WW1 & WW2	P1 & P3	P2	B1 - B3, B5, B6, S1 - S5, W1 - W7, C1 - C3, T1 & T2, WA1, WS2, RE1, CH1 - CH3, L1 - L2

Municipal District - Shannon		Settlement - Cratloe	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	<p>The current residential development zoning does not change, however as per the EPA Domestic Waste Water Risk methodology which identifies areas of high risk to human health and the environment from domestic WWTS the Cratloe area is located within Zone 4A which has a very high risk. Existing residential development within Cratloe are currently serviced by individual septic tanks / treatment systems, however there is inadequate percolation of effluent wastewater as a result of geological characteristics, with consequent seepage into the aquifer and contamination of the groundwater and a number of watercourses in the area. This situation is already acute and is unsustainable as indicated through the EPA Domestic WWT report. The town is also served by a public water supply (Castle Lake) which operates at 10% spare capacity most of the time, except during cold spells when demand spikes. This reflects positively on SEO WS1 but negatively on P2, B4, WW1 & WW2.</p>		
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Village Growth Areas (VGAs)	<p>VGA 1 - This site is considered appropriate for a low to low-medium density housing scheme, with access taken from the existing cul-de-sac road to the south. Layout and design of any proposal shall ensure that the existing residential amenities to the south and east are protected.</p>		
	<p>VGA 2 - significant infill site within an area of considerable existing residential development. This reflects negatively on SEOs P1 - P3, C1 - C3WS2, WW1 & WW2 together with visually on the landscape given the views from this location and also from the surrounding hinterland from which this site is highly visible.</p>		
Determination on whether mitigation is required			
Village Growth Areas (VGAs)	<p>The general and housing objectives must be strictly and completely adhered to in relation to any and all applications for future housing within the Cratloe settlement. Compliance with the Drinking Water Directive, Urban Waste Water Treatment Directive, Dangerous Substance Directive, Water Framework Directive and the Habitats Directive must be inherent in this regard.</p>		

Municipal District - Shannon	Settlement - Cratloe
	<p>VGA 1 - This site is bounded by the Brickhill West Stream on both sides of the site which feeds into the Lower River Shannon cSAC. Strict control measures in addition to those set out in the general and housing objectives will need to be applied to this site to ensure the conservation objectives of the SAC are not significantly affected. Development at this location will need to be sympathetic of the existing single dwellings bordering this site. A 15m buffer zone should be included along the Brickhill West Stream to ensure the riparian zone is afforded sufficient protection.</p> <p>VGA 1 is also located within an area of Groundwater Vulnerability identified as having Rock at or near the surface/Extreme vulnerability. Therefore in accordance with the new EPA Code of Practise for DWWTS p.e. <10 “Densities of DWWTS of greater than six per hectare in areas of “Extreme” or “ High” groundwater vulnerability may mean a negative effect on groundwater quality particularly with respect to e.coli and nitrate. Any future development within this VGAs will need to be in accordance with these requirements.</p> <p>VGA 2- This zoning should be removed and replaced with Community or Open Space zoning in order to provide services and facilities within the village centre representing sustainable development which will benefit both existing and future residents of Cratloe. All developments at this location must be sympathetic to the surrounding existing residential developments and to the landscape within which it is located. This area is already considerably densely populated and therefore it is the recommendation of the SEA that this zoning is changed to Open Space in order to reflect positively on the Climate Change Strategic Environmental Objectives in particular.</p> <p>VGA 2 is also located within an area of Groundwater Vulnerability identified as having Rock at or near the surface/Extreme vulnerability. Therefore in accordance with the new EPA Code of Practise for DWWTS p.e. <10 “Densities of DWWTS of greater than six per hectare in areas of “Extreme” or “ High” groundwater vulnerability may mean a negative effect on groundwater quality particularly with respect to e.coli and nitrate. Any future development within this VGAs will need to be in accordance with these requirements.</p> <p>VGA 3 & 4 are located within an area of Groundwater Vulnerability identified as having <i>Rock at or near the surfac e</i>. Therefore in accordance with the new EPA Code of Practise for DWWTS p.e. <10 “Densities of DWWTS of greater than six per hectare in areas of “Extreme” or “ High” groundwater vulnerability may mean a negative effect on groundwater quality particularly with respect to e.coli and nitrate. Any future development within these VGAs will need to be in accordance with these requirements.</p>
Open Space	<p>There is a distinct lack of "Open Space" within the settlement itself to provide for amenity and recreational areas for the local residents. Additional open space should be zoned within the settlement itself in otrder to ensure a positive effect on human health and the environment and therefore reflect positively on P1 - P3</p>

Municipal District - Shannon		Settlement - Cratloe	
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Cratloe should be strictly adhered to.		



Detailed Assessment of Landuse Zonings

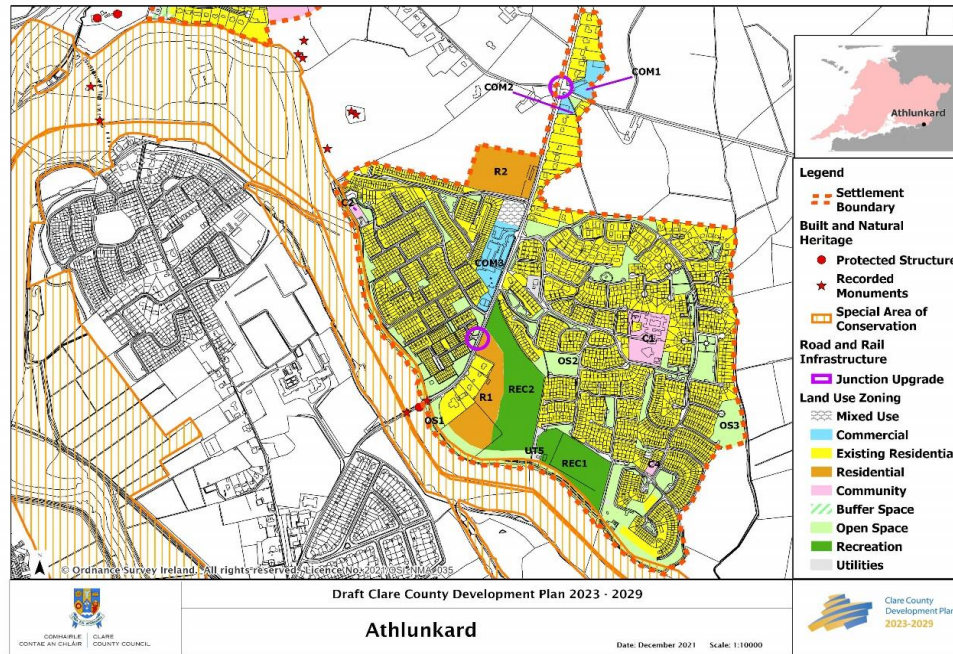
Impact			
+	-	+/-	0
	P1, T1 & T2		P2 - P3, B1 - B6, S1 - S5, W1 - W7, C1 - C3, WA1, WS1, WS2, RE1, L1, L2

Municipal District - Shannon	Settlement - Ardnacrusha
Likely Significant Effects of Landuse Zoning and defintions (Positive or negative taking into account the sensitivy or importance of the receiving environment)	
Existing Residential Deveopment	The village is served by public water main (Limerick supply via the Roo West reservoir), with adequate capacity for existing and future development. There is a private Wastewater Treatment Plant which serves Ardnacrusha. Parkroe also has a treatment plant but has not been taken in charge. This reflects negatively on SEO WW1 & WW2 .
Residential and Village Growth Areas	The settlement of Ardnacrusha is located largely within a zone identified as being at high risk from domestic waste water. This coupled with the issues relating to waste water treatment within Ardnacrusha and Parkroe are of particular concern for the achievement of the Water Framework Directive Objectives.
Village Growth Areas (VGAs)	VGA1 – Blackwater This is an enclosed residentially zoned site adjacent to open space OS3 and with access onto the Ardnacrusha Road. It is well located, with an open space area to the rear and community zoned lands across the road. An internal footpath shall be created to ensure connection of VGA1 with OS3 as oart of any future deveopment proposals for this site. As the site is surrounded on three sides by existing dwellings, development proposals shall ensure the preservation of all established amenities. A boundary of mixed broadleaved woodland divides the site in two and shall be retained and incorporated into any future site layouts. Development of this site shall be contingent on the provision of a safe vehicular access along the road frontage to the satisfaction of the Council’s road section.
Agriculture	AG3 - This flat site is located at the western boundary of the village and lies north of Ardnacrusha Power Station. It is located adjacent to enterprise-zoned lands to the south (E1) .
Open Space	OS1 - These lands adjoin the Headrace and Tailrace Canal in the village and are in the ownership of the ESB. The zoning of the lands as Open Space does not imply that public access to the lands is permitted. These lands are reserved for ESB operations and to provide a safety buffer along the periphery of the watercourses.
	OS2 – Blackwater Valley Woodlands This woodland area shall be maintained and protected in current use.
	OS3 - This site is centrally located and within easy walking distance of many established and future residential areas, lending itself to the future development of a public park amenity facility for the benefit of the local community. Future residential developments within the village shall make financial contributions towards the provision of this facility.
	OS4 – Woodland South of Power Station This woodland area shall be maintained and protected in current use.

Municipal District - Shannon	Settlement - Ardnacrusha
Recreation	REC1 - This site is located at the western end of the village and is considered suitable in principle for the provision of a recreational facility to serve the surrounding resident population. Access to the site shall be taken from adjacent low-density residential site LDR2. The development of this site for recreational purposes would also benefit the workforce employed at Ardnacrusha power station and any future development on enterprise zoning E1.

Municipal District - Shannon	Settlement - Ardnacrusha
Open Space	<p>OS1 ESB lands These lands adjoin the Headrace and Tailrace Canal in the village and are in the ownership of the ESB. The zoning of the lands as Open Space does not imply that public access to the lands is permitted. These lands are reserved for ESB operations and to provide a safety buffer along the periphery of the watercourses.</p> <p>OS2 Blackwater Valley Woodlands This woodland area shall be maintained and protected in its current use. These lands contain a mixture of mature trees and woodland. Attention must be given to the retention and preservation of these mature trees which facilitate an abundance of habitats and species and contribute to local biodiversity and the green infrastructure network and to the overall visual amenity of the area.</p> <p>OS3 Future Public Park This site is centrally located and within easy walking distance of many established residential areas, lending itself to the future development of a public park/amenity facility for the benefit of the local community. Any proposal for future development must be accompanied by an ecological assessment of the site.</p> <p>OS4 Woodland West of the Power Station This woodland area shall be maintained and protected in its current use. These lands contain a mixture of mature trees and woodland. Attention must be given to the retention and preservation of these mature trees which facilitate an abundance of habitats and species and contribute to local biodiversity and the green infrastructure network and the</p>
Community	<p>C1 Former GAA Training Grounds This land is well located within the village and should be developed as a community facility to support the local resident population. The option of using/enhancing the existing access to the adjacent shop shall be fully explored in relation to affording access from the R463 to the subject site.</p>
Duration and determination on whether mitigation is required	
All Residential Deveopment	<p>Any changes to existing residential development or any new residential development Development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>
Village Growth Areas (VGAs)	<p>VGA1 - Given the location of this site adjacent to an area of open space and incorporating Wet Grassland (GS4) and Mixed Broadleaved Woodland (WD1) together with being identified as within a landscape which has high suitability for bat species any proposal for future development must be preceded by an ecological assessment of the site.</p>

Municipal District - Shannon	Settlement - Ardnacrusha
Open Space	<p>OS3 - Given the location incorporating Wet Grassland (GS4) and Mixed Broadleaved Woodland (WD1) together with being identified as an area of landscape with high suitability for bat species any proposal for future development must be preceded by an ecological assessment of the site in association with any development at VGA1 or on its own for OS3.</p> <p>OS2 & OS4 - These lands contain a mixture of mature trees and woodland. Due cognisance must be taken to the retention and preservation of these mature trees which facilitate an abundance of habitats and species and contribute to the overall visual amenity of the area. It is also recommended that these lands be designated as Trees for Preservation in the settlement.</p>
All Zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ardnacrusha should be strictly adhered to.</p>
Agriculture	<p>AG3 - Existing trees on the western boundary shall be retained and a tree survey of the entire site submitted with any planning application for future development. The residential amenities of the dwellings fronting onto the public road should be preserved and, to this end, consideration should be given to accommodating public open space requirements in this area. This site also contains Wet Grassland Habitat (GS4) and is adjacent to the North Ballycannon River. Any development on this site will need to ensure the protection of the aquatic environment and all associated habitats and species of importance.</p> <p>AG4 - As the entire settlement including this site is located within an area of landscape with high suitability for bat species the existing hedgerows should be retained as part of any future development in order to maintain foraging and commuting routes for all bats species.</p>



Detailed Assessment of Landuse Zonings

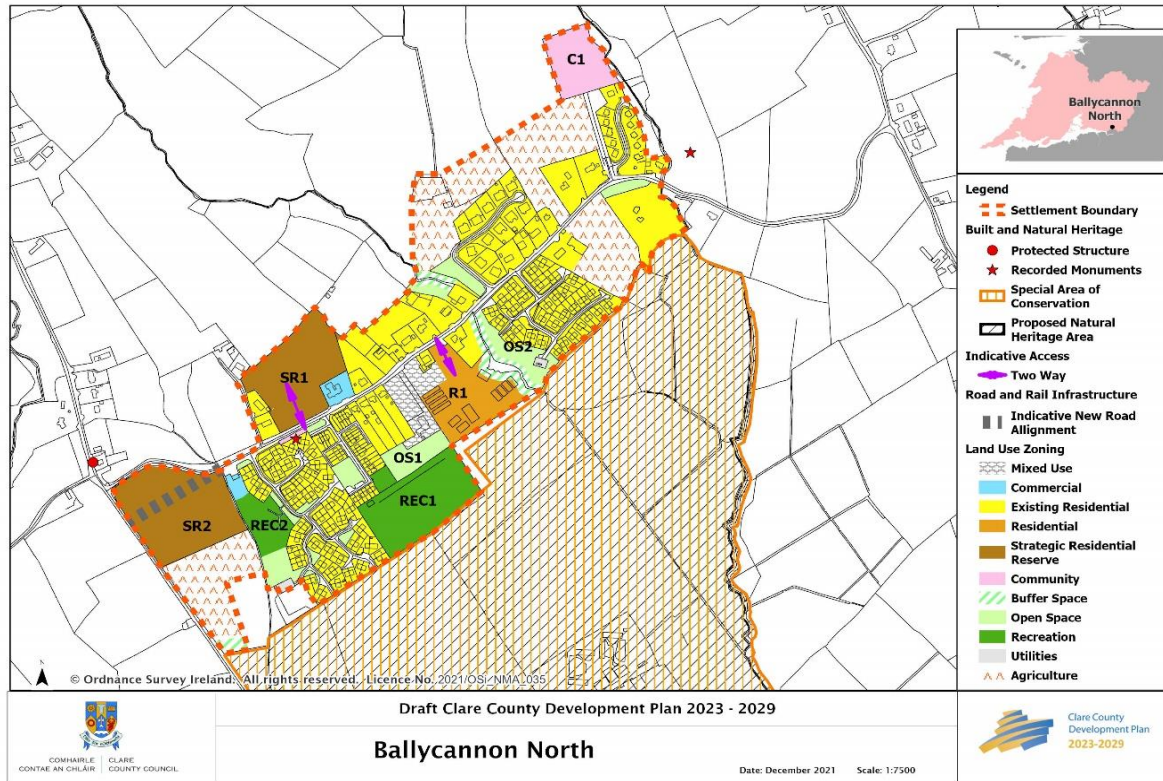
Impact			
+	-	+/-	0
	P1, T1 & T2		P2 - P3, B1 - B6, S1 - S5, W1 - W7, C1 - C3, WA1, WS1, WS2, RE1, L1, L2

Municipal District - Shannon	Settlement - Athlunkard
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>The village contains two large housing estates, namely Shannon Banks and Westbury, which are divided by the R463 regional road that bisects the settlement. As for the other Parteen villages, demand for residential development has come from both locals and Limerick commuters.</p> <p>The constraints identified above for the Parteen villages may impact on the achievement of the assigned population targets, and future development is strictly contingent on achieving a satisfactory resolution to these matters. In particular, there are capacity issues along the R463 due to high traffic volumes at peak times, and this is exacerbated by the bottleneck at Athlunkard Bridge. This reflects negatively on SEO P1, T1 & T2.</p>
Residential	<p>R2 This is a flat Greenfield site bounded by dwellings on the R463 to the west and the existing Westbury access road to the south. It is suitable in principle for a low density scheme of units. Access shall be taken onto the Westbury road at the extreme south-eastern corner, subject to achieving required entrance width and visibility splays. Development of this site shall:</p> <ul style="list-style-type: none"> a) be contingent on the provision of a safe vehicular access along the road frontage to the satisfaction of the Council's road section; and b) require the provision of appropriate traffic calming measures either side of the proposed entrance location; <p>As the site is surrounded by existing dwellings, development proposals shall ensure the preservation of all established amenities.</p> <p>R1 - This is a large residential site fronting onto the R463, with river frontage along the southern boundary, and has potential to accommodate a medium to high density housing development. The R1 lands shall be developed in their entirety. Any development proposals on this site will be required to undertake screening for Appropriate Assessment and an appropriate buffer zone (minimum 30m) shall be maintained to the SAC. The masterplan must incorporate a habitat and species survey as part of an ecological impact assessment, which will inform any environmental assessment.</p> <p>Housing along the southern boundary shall be orientated to face onto the river. Development of the adjoining open space area OS2 shall be carried out by the developer(s) of R1 and development of OS2 shall be in addition to the minimum open space standards required within the R1 zoning.</p> <p>Access shall be directly onto the R463 at a point directly opposite the northernmost access to Shannon Banks. Developer contributions shall be sought towards the provision of a roundabout at this point. The development of R1 shall also be contingent on demonstrating that the additional traffic volumes to be generated can be satisfactorily accommodated on the existing network in the absence of the northern Limerick distributor road.</p>

Municipal District - Shannon	Settlement - Athlunkard
Transport	<p>T1 – Signage The Council shall provide clear and unambiguous carriageway markings, lighting, footpaths and associated signage at junctions within the village indicating directional priorities for traffic.</p> <p>T2 – Junction Upgrades The Council shall, subject to resources, upgrade the junctions indicated on the settlement plan for Athlunkard, in order to safely accommodate existing and future development and associated traffic flows.</p> <p>T3 – Footpaths and lighting The existing network of footpaths and public lighting shall be extended in line with all future developments.</p> <p>T4 – Monitoring An annual review programme shall be undertaken by the Council, which shall assess the existing situation, the impact of any new development and the above transport policies on the local road network. If necessary, measures shall be taken which may include traffic light signals at the Westbury estate junction and improvements to Larkin’s Cross. These objectives reflect positively on T1 & T2.</p>
Community	<p>COM3 - This site consists of a mix of uses, including a TESCO store, petrol filling station and shop, public house, butchers, community crèche, car park and Clare County Council local area offices. There is potential for further expansion of this neighbourhood to the north and proposed future development uses shall compliment those already in place and shall ensure that adjacent residential amenities are protected.</p>

Municipal District - Shannon	Settlement - Athlunkard
Community	<p>C1 – Westbury Church and Nursing Home. This site shall be retained in community use.</p> <p>C2 – Riverside This greenfield site has the potential to accommodate a community facility which will be of benefit to the local resident population. Any development proposals shall ensure that the established residential amenities at the northern and western boundaries of the site are protected. An appropriate buffer shall be maintained to the SAC and all development proposals shall be required to demonstrate that they will not result in impacts on the SAC water quality (either at construction or operational stages). Taking account of the flooding history in the area, proposals for development will be required to take account of section 9.4(update in line with finalized Vol 1) of this plan and the OPW / DoEHLG Planning Guidelines on Flood Risk Management, and undertake a complete Flood Risk Assessment if required.</p> <p>C3 – Adjoining R463 The location of this site fronting directly onto the R463, together with its proximity to the existing neighbourhood commercial centre (COM3) and location to the front of residential zoned site R1 provides the opportunity for a community facility that will be of benefit to the significant local resident population.</p>
Open Space	<p>OS1 – Riverside Walkways To be maintained and enhanced.</p> <p>OS2 – Open spaces within established residential areas To be retained for amenity use and enhanced where necessary.</p>
Recreation	<p>REC1 – Grounds of St. Nicholas GAA To be retained in existing sporting / leisure use.</p> <p>REC2 – Recreational area or Open Space associated with R1 This area of open space shall be developed in conjunction with R1 and ensure the provision of a pedestrian link to the existing Westbury estate via OS2.</p>
Duration and determination on whether mitigation is required	
Existing Residential Development	Any changes to existing residential development must be strictly contingent on the satisfactory resolution of the traffic issues in Athlunkard and the surrounding Parteen villages.

Municipal District - Shannon	Settlement - Athlunkard
Residential	<p>R2 - Access shall be taken onto the Westbury road at the extreme south-eastern corner, subject to achieving required entrance width and visibility splays. Development of this site shall:</p> <ul style="list-style-type: none"> a) be contingent on the provision of a safe vehicular access along the road frontage to the satisfaction of the Council's road section; and b) require the provision of appropriate traffic calming measures either side of the proposed entrance location; <p>As the site is surrounded by existing dwellings, development proposals shall ensure the preservation of all established amenities.</p> <p>R1 - Any development proposals on this site will be required to undertake screening for Appropriate Assessment and an appropriate buffer zone (minimum 30m) shall be maintained to the SAC. The masterplan must incorporate a habitat and species survey as part of an ecological impact assessment, which will inform any environmental assessment.</p> <p>Housing along the southern boundary shall be orientated to face onto the river. Development of the adjoining open space area OS2 shall be carried out by the developer(s) of R1 and development of OS2 shall be in addition to the minimum open space standards required within the R1 zoning.</p> <p>Access shall be directly onto the R463 at a point directly opposite the northernmost access to Shannon Banks. Developer contributions shall be sought towards the provision of a roundabout at this point. The development of R1 shall also be contingent on demonstrating that the additional traffic volumes to be generated can be satisfactorily accommodated on the existing network in the absence of the northern Limerick distributor road.</p>
Community	<p>COM3 - any expansion to this neighbourhood space should include for educational facilities together with medical and pharmacy outlets which will serve to alleviate traffic journeys into Limerick City together with providing direct local services within the community.</p>
Open Space	<p>OS1 is located within a flood zone and therefore only water compatible uses should be allowed here in line with the SFRA.</p>
All Zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Athlunkard should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

Impact

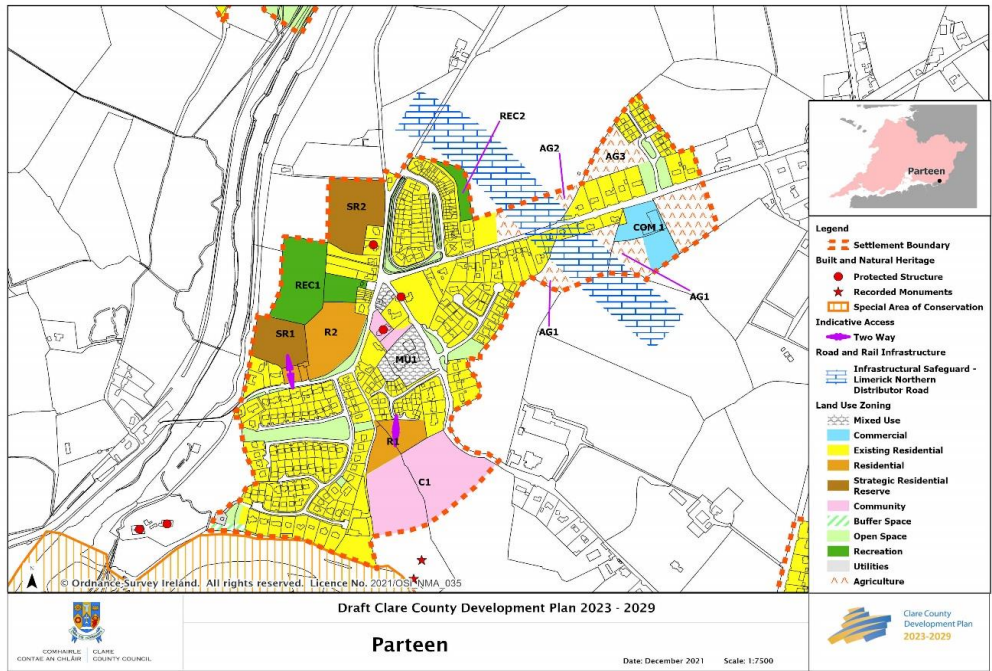
+	-	+/-	0
	B1, B2, B4, B5, B6, WW1, WW2		P1, P2, P3, B1, B2, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - Shannon	Settlement - Ballycannon North
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>An SAC directly abuts the southern boundary of the village therefore all proposed alterations to residential development within the settlement will be required to undertake Screening for Appropriate Assessment.</p> <p>The village is served by public water main (Limerick supply via Roo West reservoir) and has an existing treatment plant, which is at capacity. As such any future extensions or alterations to existing residential development will be subject to the sufficient provision of Waste Water Treatment facilities.</p>
Residential	<p>R1 - The central location of this site affords the opportunity for a high quality low density residential development that will contribute to the existing village character and enhance the village streetscape. A footpath shall be provided along the entire road frontage. The layout of units shall also enable future residents to avail of existing adjoining open space amenity area OS2. Due to its location adjacent to the cSAC, all development proposals shall be required to undertake Screening for Appropriate Assessment and an appropriate buffer maintained to the cSAC.</p>
Agriculture	<p>AG 1- This sloping site includes trees for preservation at the road boundary, which must be protected. Any future development of this site must include for a footpath which shall be constructed along the road frontage, linking to the adjacent footpath network. Stone from the existing derelict building shall be recycled on site and used for the erection of stonewall boundaries within the development. Due to its location adjacent to the cSAC, all development proposals shall be required to undertake Screening for Appropriate Assessment. Mature trees along the southern site boundary shall be retained, with an appropriate buffer maintained to the cSAC.</p>
Strategic Reserve (RS)	<p>SR 1 - This is a large, flat greenfield site located at the western end of the village adjacent to the existing Meelick tavern public house. Development at the road frontage of this site will assist in defining the approach to the village on this side. Layout, design and finishes must be of the highest standard and appropriate to the established village character. The amenities of the existing dwellings along the western boundary shall be protected. Access to the site shall be west of the Meelick tavern – the road frontage to the east shall not be used for vehicular access but pedestrian access may be considered suitable subject to residential amenity. Footpath connection to the existing shop shall be provided at the developer's expense.</p>

Municipal District - Shannon	Settlement - Ballycannon North
	<p>SR2 West of Shop and REC2</p> <p>These lands may only be considered for development in accordance with CDP 19.2, Zoning of Lands and the description of Strategic Residential Reserve there under. In such circumstances any proposal for the development of this site shall be accompanied by a masterplan for the overall development of the site to include for the following:</p> <ul style="list-style-type: none"> • Proposals for a new road alignment, which must satisfy traffic safety considerations and evaluations and shall be provided by the developer as part of the development of the land; • A mix of housing types shall be incorporated with high quality open space areas provided; • Proposals shall include for the provision of a children’s playground which shall be delivered by the developer as part of the initial stage of development for this site; • Pedestrian and cycle connectivity with the village centre and services; • Detailed proposals for the disposal of foul water for the overall site area, ensuring that there will be no negative impact on the water quality in the area; • A Construction Environmental Management Plan (CEMP) detailing how surface water run-off, especially in relation to release of silt and other pollutants will be controlled during construction (and incorporating key principles of SUDS). • Site layout and design will need to reflect the principles of Sustainable Residential Development in Urban Areas with regard to layout and formation of quality public realm.
Open Space	<p>OS1 / OS2 – Open Space Areas Open space areas within established residential areas, the objective for which is to retain and enhance where necessary.</p> <p>OS3 - Mature Roadside Trees These trees create an attractive approach to the village from the eastern side and provide important natural definition. They are to be retained.</p>
Recreation	REC1 -Represents the current use as a GAA pitch. Encroachment on to the adjacent cSAC must be avoided.
Duration and determination on whether mitigation is required	

Municipal District - Shannon	Settlement - Ballycannon North
All Existing Residential Development, Strategic Reserves, Zonings	<p>Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no significant effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p> <p>Ensure that surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.</p> <p>Any changes to existing residential development or any new residential development within the settlement will be required to undertake Screening for Appropriate Assessment.</p>
Residential	<p>R1 - Due to its location adjacent to the SAC, all development proposals shall be required to undertake Screening for Appropriate Assessment and an appropriate buffer maintained to the cSAC. The North Ballycannon River runs adjacent to this site, therefore any future development should ensure no impacts to the receiving watercourse. The design of this residential area should be carried out in accordance with the IFI Guidance Planning for Watercourses in the Urban Environment, 2021 and in particular the four steps to good riparian and river planning for urban areas.</p> <p>A 10m Otter buffer zone should be included along R1 which will be in addition to the requirements in line with the IFI guidance. Buffer space is provided for commuting and foraging routes and should not be confused with Open Space requirements.</p>
Strategic Reserve	<p>SR 1 - This is a large, flat greenfield site located at the western end of the village adjacent to the existing Meelick tavern public house. Development at the road frontage of this site will assist in defining the approach to the village on this side. Layout, design and finishes must be of the highest standard and appropriate to the established village character. The amenities of the existing dwellings along the western boundary shall be protected. Access to the site shall be west of the Meelick tavern – the road frontage to the east shall not be used for vehicular access but pedestrian access may be considered suitable subject to residential amenity. Footpath connection to the existing shop shall be provided at the developer's expense.</p> <p>The eastern portion of LDR4 has the potential to accommodate only a very small number of dwelling units, subject to resolving issues of access, elevated site levels and protection of established residential amenities. Development proposals shall also take cognisance of the existing mature trees and hedgerow network on the site.</p>

Municipal District - Shannon	Settlement - Ballycannon North
	<p>SR2 West of Shop and REC2</p> <p>SR2 - Any development on this site will need to ensure the protection of the aquatic environment and all associated habitats and species of importance as the site bounds the Arbaun stream to the east of the site. The design of this residential area should be carried out in accordance with the IFI Guidance Planning for Watercourses in the Urban Environment, 2021 and in particular the four steps to good riparian and river planning for urban areas given its upstream location to the Lower River Shannon cSAC.</p>
Open Space	OS3 -Contains trees for preservation which should be retained as part of any future development.
Recreation	<p>Encroachment into the adjacent cSAC and SPA should be avoided as part of this zoning. Any proposals to install flood lighting at this GAA pitch must adhere to the site specific conservation objectives for the Newhall and Edenvale Complex SAC which required no significant increase in artificial light intensity adjacent to named roosts or along commuting routes within 2.5km of those roosts. Lesser horseshoe bats are very sensitive to light pollution and will avoid brightly lit areas. Inappropriate lighting around roosts may cause abandonment; lighting along commuting routes may cause preferred foraging areas to be abandoned, thus increasing energetic costs for bats (Schofield, 2008).</p>



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
WW1 & WW2	P1, T1 & T2		P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - Shannon	Settlement - Parteen
Likely Significant Effects of Landuse Zonings and Strategic Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	The village is served by public water main (Limerick supply via the Roo West reservoir), with adequate capacity for existing and future development. The settlement is also connected to the Limerick Main Drainage Sewerage Scheme.This reflects positively on SEO WW1 & WW2 .
Residential and Strategic Reserves	<p>SR1 & R2 – Adjacent to the pitch and putt</p> <p>This central infill site adjoins the existing pitch n’ putt course. Development of this site will assist in consolidating the urban form. Development of the adjoining open space area OS1 shall be carried out by the developer of R2 and SR1 and development of OS1 shall be in addition to the minimum open space standards required within the R2 zoning. The existing mature tree-line adjoining the pitch and putt course shall be retained.</p> <p>Access shall be taken onto the road fronting the site at the point shown by the indicative access, with careful consideration of the access point location required as a result of nearby bends in both directions. A footpath shall be provided inside the existing front boundary wall to preserve the existing planted amenity area and this footpath shall link with a future pedestrian crossing between OS1 and C1 (development contributions will be sought from residential developments in the village towards the provision of same).</p> <p>R1– South Side</p> <p>This backland site is accessed via the existing cul-de-sac and provides the opportunity to extend this existing development to the south. The site is surrounded by residential development on three sides and any proposals must ensure that the amenities of these properties are protected. Development of this site shall be contingent on the provision of satisfactory access arrangements from the existing cul-de-sac and proposals for development shall also include detailed drainage plans taking account of the presence of watercourses in the area.</p> <p>SR2 - North of Pitch and Putt</p> <p>This gently sloping site is located at the northern end of the village, bounded by public road to the east and a private access lane to the north. The site, located in close proximity to the village centre, is considered suitable in principle for a low density scheme of houses, consolidating the existing urban form on the opposite side of the road.</p>

Municipal District - Shannon	Settlement - Parteen
Transport	<p>T1 Limerick Northern Distributor Road</p> <p>The Council shall facilitate the development of the Limerick Northern Distributor Road, (LNDR) within the Infrastructure Safeguard shown on the Parteen Settlement Plan. Lands within this corridor shall be safeguarded from further development that may compromise the future development of the Limerick Northern Distributor Road.</p> <p>The design of the proposed Limerick Northern Distributor Road, as it intersects the R464 in Parteen, shall provide for safe and adequate means of pedestrian and vehicular access and connectivity east and westwards within Parteen and across the route at this point.</p> <p>Measures shall be incorporated at project development stage to ensure that appropriate visual, noise screening and landscaping of sensitive areas are integrated as part of the delivery of the route. Severance and access issues shall be mitigated by the provision of appropriate measures which will incorporate safe passage for cyclists, pedestrians and vehicular traffic.</p> <p>T1 – Parking and traffic calming</p> <p>Consideration shall be given to implementing traffic and parking controls on the R464, with clear demarcation of on-street parking layout and loading / delivery bays. Provision of traffic calming measures on approach roads to the village, providing clear boundary / gateway definition with the use of highly visible road markings, materials and associated signage.</p> <p>T2 – Junction upgrade</p> <p>The Council shall, subject to resources, upgrade the junctions indicated on the settlement plan for Parteen, in order to safely accommodate existing and future development and associated traffic flows.</p> <p>T3 – Traffic Safety</p> <p>The Council shall ensure that the existing bridge warning signs on approach to the village from Limerick are kept clear and unobstructed and will consider additional placement of warning signs and associated road markings on the same</p>
Commercial	<p>COM 1 – Dairygold Cooperative Society</p> <p>The current business operations of the Dairygold Cooperative Society provide a valuable service to both local residents and the wider rural community. Additional lands have been designated solely to accommodate any appropriate future expansion of the existing business on the site.</p>
Open Space	<p>OS1 – Public Park</p> <p>The central location of this site within the village lends itself to the creation of a small public park that will serve the local community. The existing road frontage is already attractively planted with trees and scrubs – this can be complimented by developing an amenity area on the adjacent lands. No vehicular access shall be permitted onto the site.</p>

Municipal District - Shannon	Settlement - Parteen
Recreation	REC1 – Pitch n’ Putt grounds To be retained in recreational usage. REC2 – Play area This area consists of a basketball court and children’s playing pitch. It shall be retained in its current community / recreational use to serve the surrounding community.

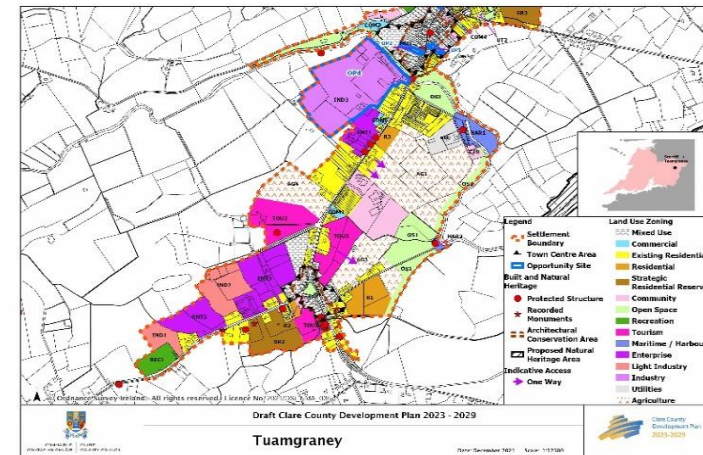
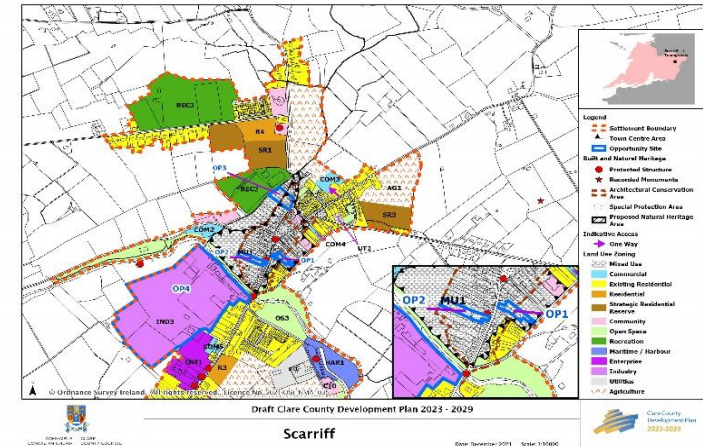
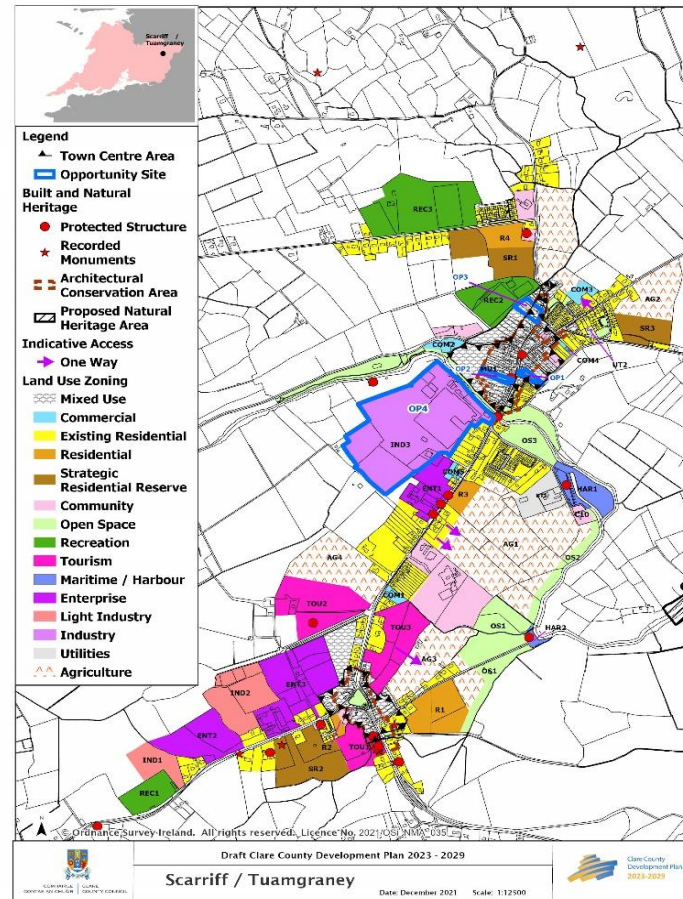
Municipal District - Shannon	Settlement - Parteen
Community	C1 – St. Patrick’s Church and National School To be retained in current community use.
Duration and determination on whether mitigation is required	
Transport	As per Variation No. 3 of the Clare County Development Plan 2011 – 2017 on 24th July 2015 to incorporate the preferred route of the Limerick Northern Distributor Road measures shall be incorporated at project development stage to ensure that appropriate visual, noise screening and landscaping of sensitive areas are integrated as part of the delivery of the route. Severance and access issues shall be mitigated by the provision of appropriate measures which will incorporate safe passage for cyclists, pedestrians and vehicular traffic. The associated measures identified in Section 7 of the SEA Environmental Report associated with Variation No. 3 should also be implemented in order to monitor significant environmental effects of implementation of the adopted plan.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Parteen should be strictly adhered to.
Open Space	A buffer has been included at BU1 to provide future protection to the European sites at this location. This buffer should be retained indefinitely.

Municipal District - Killaloe

Landuse Zonings (Ha)

Commercial = 1.85
Community = 9.37
Existing Residential = 30.55
Industry = 14.85
Mixed Use= 14.42
Open Space = 13.55
Recreation = 13.49
Residential = 6.08
Strategic Residential Reserve = 10.08
Tourism = 11.45
Uiltities = 2.14

Settlement - Scarriff/Tuamgraney



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
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Municipal District - Killaloe		Settlement - Scarriff/Tuamgraney	
	B1, B2, B3, B4, B5, B6, W1 - W7, T1 - T2, L1, L2, WA1, WS1, WS2	P1 - P3, C1 - C3, CH1 - CH3, WW1 & WW2	S1, S2, S3, S4, S5, RE1, L1, L2

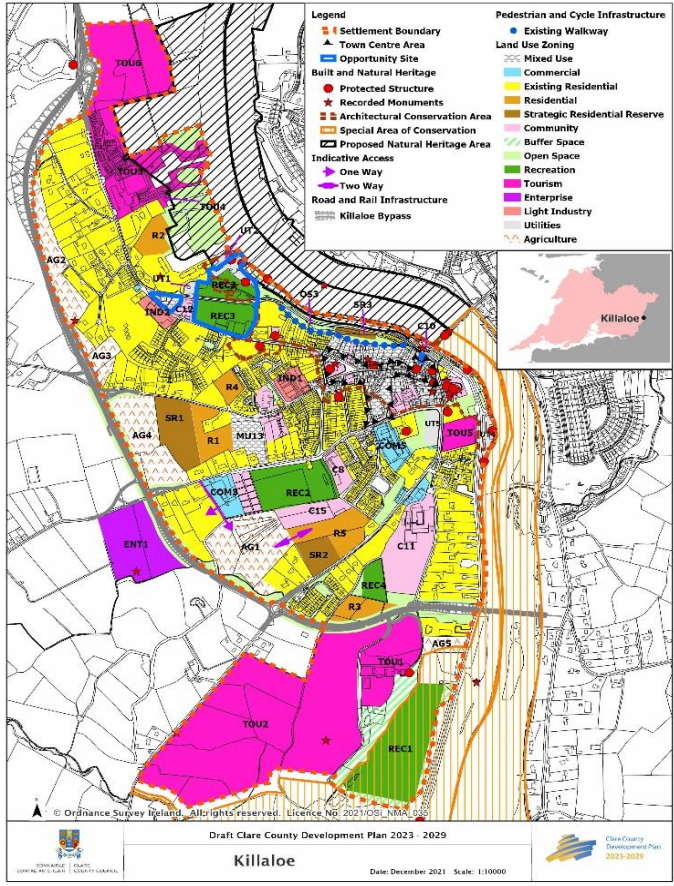
Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	The zoning here represents the current areas of lands zoned for residential development and does not add further to it. Furthermore, there has been considerable investment in service infrastructure in the town; the waste water treatment facilities have recently been upgraded and now have sufficient capacity to accommodate new development in the area into the future which is identified under the Residential zoning.
Agriculture	AG5 is bounded by the Scarriff stream which is currently at poor status and therefore has a Water Framework Directive Objective of restore to at least "good" status. Any future development at this location will need to take into consideration the requirements of the WFD and the achievement of its objectives. A significant portion of AG5 contains the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas.
Residential zoning and Strategic Residential Reserve	R4 & SR1 - are green field sites on the edge of the town directly opposite an existing residential development and adjacent to the the recreational area (REC2) which provides access to playing pitches etc. This zoning reflects positively on SEO P1 - P3 and will not reflect negatively on WW1 & WW2 due to the recent upgrade to the waste water treatment system in the town.
	The Strategic Reserve at SR2 should seek to protect mounments CL028 -059, CL028-055 and the two protected structures present within or adjacent to this site this will ensure the zoning reflects positivtely on SEOs, CH1 - CH3 for this objective.
	IND1 & IND2 Further lands have been made available here for the extension of the existing Tuamgraney Business Park with a view to providing further employment opportunities. Lands have been zoned for enterprise, commercial and industrial activities, encompassing existing businesses and additional lands for expansion. The space available is suitable for a range of incubator, light industry and enterprise developments, in accordance with the character of the area, to provide a good quality sustainable working environment with high environmental standards being applied throughout. This objective reflects positively on SEO P1 & P2, T1 & T2

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
Industry	IND3 is in line with and confirms the existence of the former Finsa site. IND3 encompasses the site of the existing plant and additional lands adjacent to it. Tuamgraney is situated in an area of high biomass resource (forestry). Building on the proud heritage of the former use, opportunities exist for the provision of low carbon or green technology companies to operate at this location. Clare County Council encourages the retention of the existing industrial use within the town to promote local employment. The zoning of these lands reflect positively on the SEOs in particular C2 & C3 in reducing Green House Gas Emissions and dependency on car usage together with T1 & T2 in terms of sustainable modes of transport.
Mixed Use	MU1 - MU10 are largely contained within the Architectural Conservation Area in the centre of the town of Scarriff and Tuamgraney. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP x.x of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Recreation	REC1, 2 and 3 represent the current use on these sites as sports grounds and serve to retain their use in order to provide the wider community with amenity and recreational facilities. This reflects a positive impact in particular on SEO P1 - P3 .
Commercial	COM 5 - The provision of this area for commercial use is in line with the sequential approach and may provide employment opportunities for the surrounding residential areas. It is close to the town centre providing pedestrian and other sustainable transport modes.
Tourism	<p>TOU1 is zoned for tourism and given the importance of the site for bat species (High rating for all bat species under the Landscape suitability assessment for bats) trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors, commuting routes and/or foraging areas for bats. Full account must be had to the flight paths of bats in relation to the retention of trees. A buffer zone should be retained around Protected structure 91 to ensure adequate protection.</p> <p>Any development at TOU2 must be cognisant of the adjacent special historic or architectural character of the settlement and the surrounding rural nature of both Scarriff and Tuamgraney.</p> <p>TOU3 reflects the current use of this site incorporating the East Clare Heritage Centre, Tuamgraney Castle and graveyard and affords protection to these important architectural and cultural heritage features which should be protected and retained and sites of importance within the settlement.</p>

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
Enterprise	<p>ENT1, 2 & 3. Existing industrial activity is centred on the Tuamgramey Business Park which is the main employer in the East Clare area. The former Finsa factory (IND3) is designated as an opportunity site for employment and enterprise purposes.</p> <p>There is potential for complementary further industries to locate close to the former Finsa factory and appropriate lands have been zoned for further industrial development in the area. Development of incubator, light industry and enterprise units will be encouraged to locate in Tuamgraney Business Park.</p> <p>IND1, IND2 and Lands Zoned for Enterprise Use</p> <p>This zoning is in accordance with the character of the area, to provide a good quality sustainable working environment. High environmental standards should be applied throughout in order to ensure a positive effect on SEOs L1, L2, P1, P2, W1 - W7C1 - C3, T1 & T2 together with WA1, WS1, WS2, WW1 WW2.</p>
Architectural Conservation Area	<p>The centres of Scarriff and Tuamgraney have been designated as Architectural Conservation Areas (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per CDP X.X of the Clare County Development Plan 2022-2028 this plan (Vol 1) . This objective reflects positively on SEO CH1 - CH3.</p>
Determination on whether mitigation is required	
Architectural Conservation Area	<p>The centre of the town of Scarriff_Tuamgraney has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per CDP Objective 16.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
Tourism	<p>TOU1 - Given the importance of the site for bat species (High rating for all bat species under the Landscape Suitability assessment for Bats) trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors, commuting routes and/or foraging areas for bats. Full account must be had to the flight paths of bats in relation to the retention of trees. A buffer zone should be retained around Protected structure 91 to ensure adequate protection.</p> <p>Any development at TOU2 must be cognisant of the adjacent special historic or architectural character of the settlement and the surrounding rural nature of both Scarriff and Tuamgraney.</p>
Residential zoning and Strategic Residential Reserve	<p>Ensure all monuments and protected structures are afforded the appropriate protection and a sufficient buffer zone placed around them both during and post construction in order to maintain the integrity of the features.</p>

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
	<p>The broadleaved trees surrounding R1 should be retained as a foraging and commuting route for bat species together with the conifer trees where possible given the location of the site within an area of landscape with a high suitability rating for all bat species.</p> <p>The Scarriff stream runs to the north west of R1 which is currently at poor status and therefore has a Water Framework Directive Objective of restore to at least "good" status. Any future development at this location will need to take into consideration the requirements of the WFD and the achievement of its objectives.</p>
All zoning	The entire settlement of Scarriff-Tuamgraney is located within the Shannon – Graney/Scarriff River catchment which has been identified by the National Parks and Wildlife Service (NPWS) as a “Catchment with previous records of Margaritifera, but current status unknown” with respect to the presence of Freshwater Pearl Mussels this catchment historically had records of mussels but its status is currently unknown. Therefore any proposed development will need to take into consideration the potential effects on this species and its habitat.
Tree Quality Assessment	<p>The Category A trees identified in the Scarriff/Tuamgraney settlement within REC3, AG5, LDR2, OS17, TOU3 should be retained and protected as part of any future development at these locations as they have a significant conservation, historical, commemorative or other value.</p> <p>The Category B trees identified in the Scarriff/Tuamgraney settlement within OS6, OS1, HAR1, HAR2, TOU1, MU9 should be assessed further in light of any future proposed development and retained where possible.</p>
Industry	IND3 - Prior to any future expansion or intensification of operations on this site the current exceedances associated with the former Finsa facility in relation to groundwater parameters as documented in the Annual Environmental Report (AER) as part of the IPPC licence (P-0022-03) should be remediated.

Municipal District - Killaloe	Settlement - Killaloe	
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Landuse Zonings (Ha)	
Residential = 5.87	Strategic Residential Reserve = 3.63
Commercial = 2.56	Mixed Use = 6.64
Light Industry = 1.3	Recreation = 12.70
Community = 9.25	Utilities = 1.72
Tourism = 37.29	Open Space = 11.20
Existing Residential = 50.07	
Buffer Space = 3.21	

Detailed Assessment of Landuse Zonings			
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Impact			
+	-	+/-	0
S1, P1, T1, T2, P3	CH1, CH2, CH3, B1, B2, B3, B4, B5, B6, W1, W2, W4, WW1, L2	P2, WA1, WS1, WS2, WW2, RE1, L1	S2 - S5, W3, W5, W6, W7, C1 - C3

Municipal District - Killaloe		Settlement - Killaloe	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Development	<p>Water is supplied from the Killaloe Public Water Supply which is fed from a groundwater source. At the time of preparing this Plan, Irish Water was investigating the possibility of connecting Killaloe to the Newport Water treatment Plant in Tipperary via Ballina to ensure security of supply.</p> <p>Wastewater from Killaloe is treated in Ballina and the existing wastewater treatment plant is currently operating at hydraulic capacity and cannot accommodate any further significant development. The planned upgrade the Ballina WWTP is scheduled for completion in 2024 as set out in the Irish Water Investment Programme. Until such time as the upgrade have been undertaken any future residential development is constained.</p>		
Residential Zoning and Strategic Reserve	<p>Lands have been identified within the town of Killaloe as being suitable for residential use (R1 & SR1) . Waste water from Killaloe is treated in Ballina in Co. Tipperary. The existing waste water treatment plant is currently operating at hydraulic capacity and cannot accommodate any further significant development. Network improvements and improved operational control of pumping stations are required to reduce hydraulic overloading. Proposals to upgrade the Ballina WWTP are being developed by Irish Water having regard to the significant seasonal load to the treatment plant and the requirements of the WWDL issued by the EPA on 13 Aug 2015. Given the location of R1 & SR1 on the outskirts of the settlement adjacent to an area of agricultural use at AG4 a full ecological assessment of the site will be required prior to any development which will serve to inform any Screening for Appropriate Assessment as deemed necessary.</p>		
Industry	<p>IND1 is in line with and confirms existing use at this location. There are a number of small industrial units located within Killaloe, providing employment and services to the surrounding community. Clare County Council encourages the retention of the existing industrial units within the town to promote local employment. It is recognised that some of these units may need to be upgraded during the lifetime of this Plan and the CDP encourages such development. The zoning of these lands reflects positively on the SEOs in particular S1 which promotes the re-use of existing built environment, derelict, disused and infill sites.</p>		

Municipal District - Killaloe		Settlement - Killaloe	
Mixed Use	<p>MU1 - MU14 are largely contained within the Architectural Conservation Area in the centre of the town of Killaloe. The aim is to retain the overall special historic or architectural character of an area or place as CDP XX of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>		
Agriculture	<p>AG1 has been zoned for agricultural purposes to facilitate the potential for the development of allotments for the people of Killaloe and reflects a positive impact in particular on SEO P1, P2 & P3.</p>		
Tourism	<p>TOU2 is adjacent to the Lower River Shannon CSAC. Given the extent of the area zoned for ‘Tourism’ at Killestry, the adjacent ecologically sensitive shoreline and cSAC, it is imperative that there are no significant impacts on the Qualifying Interest Features of the adjoining cSAC. Any plan or project with the potential to impact on the integrity of the SAC must be subject to ecological assessment together with Screening for Appropriate Assessment. Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the water quality and on the aquatic ecosystems, e.g. fish habitat. Encroachment must be avoided by establishing a riparian buffer zone. Habitat fragmentation and/or loss must be avoided, and trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors. Full account must be had to the flight paths of bats in relation to the retention of trees. The area within and across the wider extent of TOU2 contains GS4 Wet Grassland habitat . This type of grassland can be found on flat or sloping ground in upland and lowland areas. At this location it occurs on wet or waterlogged mineral or organic soils that are poorly-drained and subjected to seasonal or periodic flooding.</p> <p>TOU6 is located on the edge of the settlement and contained until recently Mature Spruce and Mixed Forest planted in 1998. This plantation has recently been removed from the site. It has good connectivity to the town of Killaloe with existing footpaths in place for pedestrian access. It is adjacent to an existing area of residential housing and tourism use together with close proximity to the new Infrastructure Safeguard for the route of the relief road.</p>		

Municipal District - Killaloe		Settlement - Killaloe
Defined Infrastructural Safeguard	<p>Killaloe and Ballina suffer from traffic congestion on the old bridge. A new Shannon river crossing, Killaloe by-pass and upgrade of the R494 was approved by An Bord Pleanala in 2012 to alleviate this problem. This plan provides an Infrastructure Safeguard for the approved route of both the by-pass and the river crossing. Completion of this project will transform Killaloe and Ballina by reducing travel time, improving the flow of traffic, reducing noise and pollution, improving environmental quality and providing opportunities for enhanced access.</p> <p>Once the infrastructure and traffic management issues are addressed, there will be considerable scope for further development in both settlements to meet the needs of current and future residents. Such development will include residential, community and employment-generating uses, to ensure the sustained future growth of the linked settlements.</p>	
Utilities	UT5 Inclusion of a Utility Zoning- UT5- in the Deanery field intended for a car park	
Duration and determination on whether mitigation is required		
Tree Quality Assessment	<p>The Category A trees identified in the Killaloe settlement within OS2 & C9 should be retained and protected as part of any future development at these locations as they have a significant conservation, historical, commemorative or other value.</p> <p>The Category B trees identified in the Killaloe settlement within OS2 & OS30 should be assessed further in light of any future proposed development and retained where possible.</p>	
Residential Zoning and Strategic Reserve	<p>Waste water from Killaloe is treated in Ballina in Co. Tipperary. The existing waste water treatment plant is currently operating at hydraulic capacity and cannot accommodate any further significant development. Network improvements and improved operational control of pumping stations are required to reduce hydraulic overloading. Proposals to upgrade the Ballina WWTP are being developed by Irish Water having regard to the significant seasonal load to the treatment plant and the requirements of the WWDL issued by the EPA on 13 Aug 2015. Until such time as the issues arising with capacity are resolved any future residential development should be put on hold.</p> <p>Given the location of R1 & SR1 on the outskirts of the settlement adjacent to an area of agricultural use at AG4 a full ecological assessment of the site will be required prior to any development which will serve to inform any Screening for Appropriate Assessment as deemed necessary.</p>	

Municipal District - Killaloe		Settlement - Killaloe
	<p>R2 Harbour Village</p> <p>Any further development proposals must:</p> <ul style="list-style-type: none"> • Be connected to the public WWTP with adequate capacity for foul water during operation; • Be accompanied by a Construction Environmental Management Plan (CEMP) detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction. The CEMP must ensure that all surface water run-off during operation is treated via a combination of appropriate SuDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features; • Be accompanied by an Ecological Impact Assessment and Screening for Appropriate Assessment and/or Natura Impact Statement, as required. The assessments should be informed by detailed ecological surveys and should address but not be limited to the following: habitat survey, usage of the area by otter for breeding/resting/foraging, an assessment of the potential impact of the proposed development on the Lower River Shannon cSAC Qualifying Interest fish species (at various stages of their lifecycle) including spawning/breeding/migration habitat, occurrence of SPA Special Conservation Interest species in the vicinity of the proposed development site; • Include a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint particularly in relation to Special Conservation Interest birds and otter. 	
	<p>R4 North West of Clarisford</p> <p>Any future planning application associated with this site will be required to undertake an ecological assessment outlining the habitat types present together with a hydrological assessment indicating the surface water flows across the site.</p>	
	<p>R5 North of the Limerick Road</p> <p>This site is located to the north of the Limerick Road in the town and is in close proximity to the secondary school and primary school. The land is steeply elevated over the adjoining public road and therefore vehicular access from the adjoining road the R463 may be restricted however pedestrian linkages must be achieved on either sides of the site. Footpaths shall be provided to link development to the existing footpath network in the area, including connectivity with the school.</p>	

Municipal District - Killaloe		Settlement - Killaloe	
	<p>Water is supplied to Killaloe from the Killaloe Public Water Supply which is fed from a groundwater source. There is a significant amount of water currently being lost from the network. If this loss can be reduced by 10% then there will be sufficient treatment capacity to serve the needs of the targeted population. Irish Water is currently investigating the possibility of connecting Killaloe to the Newport Water treatment Plant in Tipperary via Ballina to ensure security of supply. Until such time as the issue with leakage and loss from the network can be address any future residential development should be put on hold.</p>		
Architectural Conservation Area	<p>The centre of the town of Killaloe has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per CDP Objective 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>		
Utility	<p>UT 5 - Ensure that all relevant mitigation measures arising from the Killaloe Ballina Town Enhancement & Mobility Plan are taken into consideration for this zoning as outlined in Chapter 7 Implementation and Monitoring and the associated Appendix I of the Killaloe-Ballina Plan.</p>		

Municipal District - Killaloe		Settlement - Killaloe	
Tourism	<p>TOU6</p> <p>A masterplan shall be prepared for the site showing linkages to neighbouring developments and the surrounding area, services and roads access.</p> <p>Part of this site is identified as being within Flood Zone A/B. Development within Flood Zone A/B shall be retained for open space or other water compatible uses. A site specific Flood Risk Assessment will be required at development application stage. The development of holiday homes/short stay accommodation will not be permitted at this site.</p> <p>Due to the location of the site adjoining a proposed Natural Heritage Area and upstream from the Lower River Shannon cSAC, all proposals for development on the site must initially be subject to a habitat and species survey followed by an ecological impact assessment. Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the aquatic ecosystems associated with the adjoining watercourse and associated European site e.g. fish habitat;. Encroachment must be avoided by establishing a riparian buffer zone. Habitat fragmentation and/or loss must be avoided and trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors. Full account must be had to the flight paths of bats in relation to the retention of trees. The migration paths and habitats of mammals, birds and fish along the Lower River Shannon must not be disrupted. Any future development must not lead to the further spread of invasive species (Rhododendron and Japanese Knotweed) at this site and will need to provide, as part of the overall site masterplan, a work programme for the safe removal and eradication of Japanese knotweed on this site. A scenic route runs along the entire western boundary of the site. The ecological assessment will inform the Screening for Appropriate Assessment and the appropriate assessment itself where necessary. These assessments must consider the cumulative and in-combination environmental and ecological impacts of the proposed development on the wider area. Furthermore any development proposals on this site must adhere to the requirements of the Water Framework Directive and the associated River Basin Management Plan or any future National River Basin Management Plan.</p> <p>Due to the location of the site in close proximity to the historic site of Brian Boru's fort, an archaeological assessment of the site must be submitted as part of any development proposal for the site.</p>		

Municipal District - Killaloe

Settlement - Tulla

Landuse (Ha)

Buffer space = 1.22

Commercial = 0.74

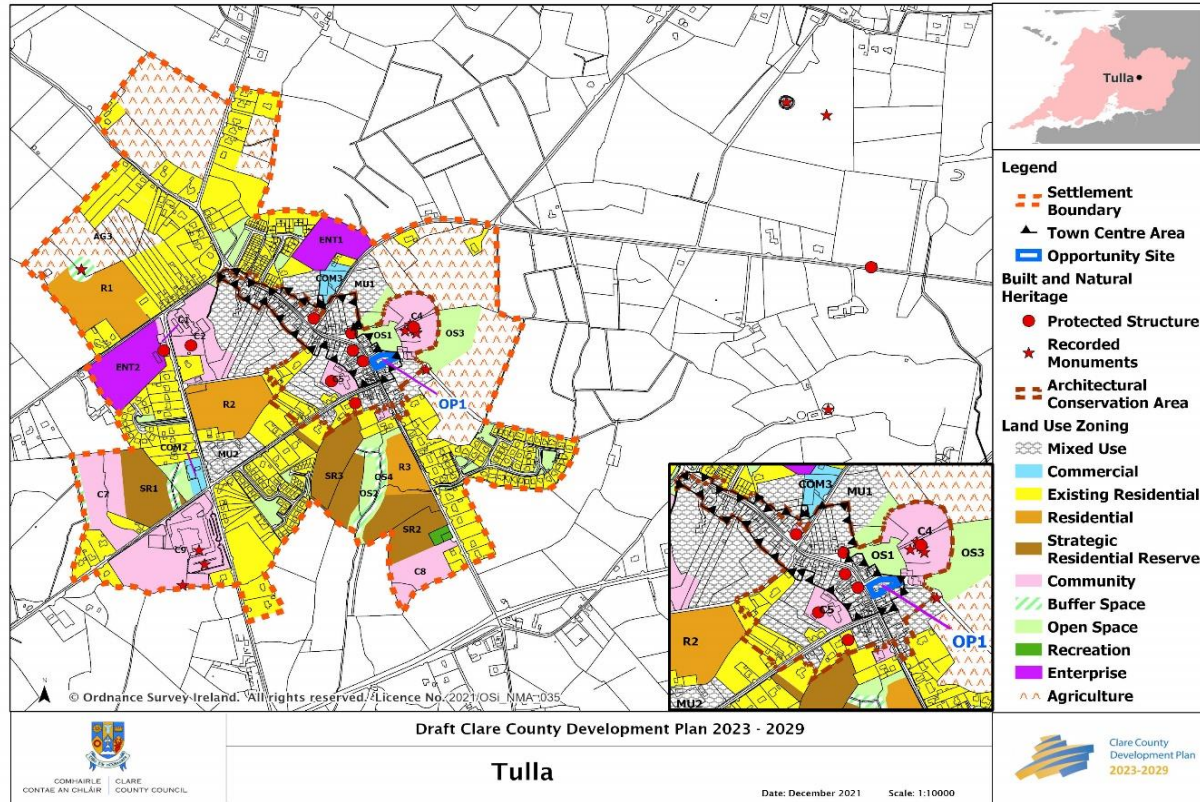
Existing Residential = 29.48

Mixed Use = 10.37

Open Space = 4.69

Recreation = 0.16

Strategic Residential Reserve = 6.17



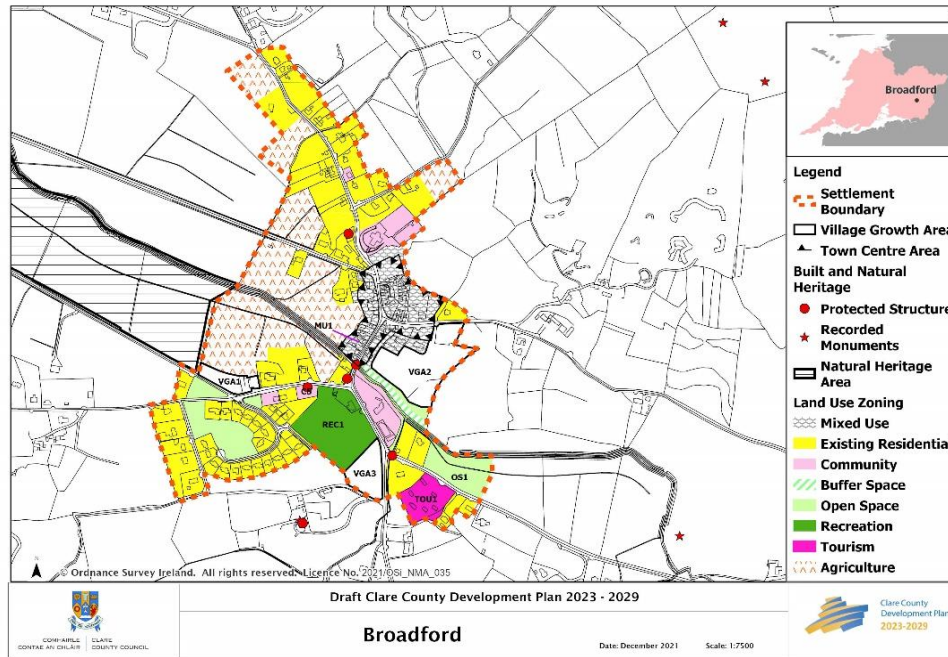
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1, T1, T2, S1, S5, B1, B2, B6, C1 - C3			P2, P3, B3, B4, B5, S2, S3, S4, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - Killaloe	Settlement - Tulla
Likely Significant Effects of Landuse Zoning/Definitions/Strategic Residential Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands.
Strategic Reserve (SR)	SR 2 & 3 must take full account of the integrity of OS2 and OS4, the scale and character of the settlement and streetscape and its location in close proximity to the ACA, and its amenity value. There is adequate capacity in the waste water treatment facilities in the town to accommodate future development. The town is also served by a public water supply.
Residential	Any new development proposals within R1 must retain and protect SMR CL035-021 located within this zoning. A buffer zone must be instated surrounding the enclosure to ensure its longterm protection.
Community	C1 - C5 reflect positively on SEO C1 - C3 & T1-T2 together with CH1-CH3 in terms of developing a sustainable community where opportunities for working within the town centre will reduce the impacts of emissions and the requirement of cars to travel to and from work. C1 - C5 each contain a recorded monument or a protected structure which should be retained and protected through the provision of a sufficient buffer zone surround the strcuture to provide protection.
Open Space	OS2 & 4 - Any proposals for development at the adjoining SR 2 & 3 site should include for development of OS2 & 4 as an amenity area. This area of land (OS2 & 4), straddling the River to the north of the R466, has the potential to be developed into an attractive amenity area that will serve the local community. The Owenogarney River feeds into Castle Lake (drinking water supply for Sixmilebridge) just north of Sixmilebridge and is currently at "Good Status" under the Water Framework Directive. The lake is currently classified as mesotrophic, meaning that it is of intermediate productivity, and is within an area of 'extreme' groundwater vulnerability (GSI). This signifies its importance as a resource which requires increased protection. Castle Lake is a proposed Natural Heritage Area which feeds the Owenogarney or Ratty River, which in turn forms part of the Ratty River Cave SAC and flows into the Shannon Estuary CSAC. Any development at OS2 & 4 AND sr 2 & 3 must not impact on the status of the Owenogarney River with the potential for downstream impacts on Castle Lake of the associated SACs.
Mixed Use	All existing trees and hedgerows within MU1 must be retained particularly along the site's eastern boundary and should not negatively impact on the Achitectural Conservation Area of the town centre. MU2 - These lands are located at a highly visible junction on the approach to Tulla marking a key entrance point to the town. Therefore a high standard of design and layout will be required of any future development proposals on the lands. The vacation of the site by the secondary school opens the way for the sites redevelopment for mixed uses that would complement the range of established uses in the vicinity.

Municipal District - Killaloe	Settlement - Tulla
Determination on whether mitigation is required	
Strategic Reserve (SR)	Any new development in SR 1 must take into consideration the presence of GS1 & GS4 habitat and the overall effects of the loss of this habitat in terms of biodiversity. In addition the Riparian Woodland habitat WN5 connected with OS2 & OS4 requires careful consideration in terms of negative effects from any future development at SR1 & SR2. A full ecological assessment of the habitat area should accompany any planning application.
Residential	Any new development proposals within R1 must retain and protect SMR CL035-021 located within this zoning. A buffer zone must be instated surrounding the enclosure to ensure its longterm protection.
Community	A protection buffer zone is required around the protected structures and recorded monuments located within C1 - C5.
Mixed Use	<p>All existing trees and hedgerows within MU1 must be retained particularly along the site's eastern boundary and should not negatively impact on the Achitectural Conservation Area of the town centre.</p> <p>MU2 - These lands are located at a highly visible junction on the approach to Tulla marking a key entrance point to the town. Therefore a high standard of design and layout will be required of any future development proposals on the lands. The vacation of the site by the secondary school opens the way for the sites redevelopment for mixed uses that would complement the range of established uses in the vicinity.</p>
Open Space	<p>OS2 & 4 - Any proposals for development at the adjoining SR 2 & 3 site should include for development of OS2 & 4 as an amenity area. This area of land (OS2 & 4), straddling the River to the north of the R466, has the potential to be developed into an attractive amenity area that will serve the local community. The Owenogarney River feeds into Castle Lake (drinking water supply for Sixmilebridge) just north of Sixmilebridge and is currently at "Good Status" under the Water Framework Directive. The lake is currently classified as mesotrophic, meaning that it is of intermediate productivity, and is within an area of 'extreme' groundwater vulnerability (GSI). This signifies its importance as a resource which requires increased protection. Castle Lake is a proposed Natural Heritage Area which feeds the Owenogarney or Ratty River, which in turn forms part of the Ratty River Cave SAC and flows into the Shannon Estuary cSAC. Any development at OS2 & 4 and SR 2 & 3 must not impact on the status of the Owenogarney River with the potential for downstream impacts on Castle Lake of the associated SACs.</p>



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
B1, B3, B4, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2	P1 - P3, WW1 & WW2		

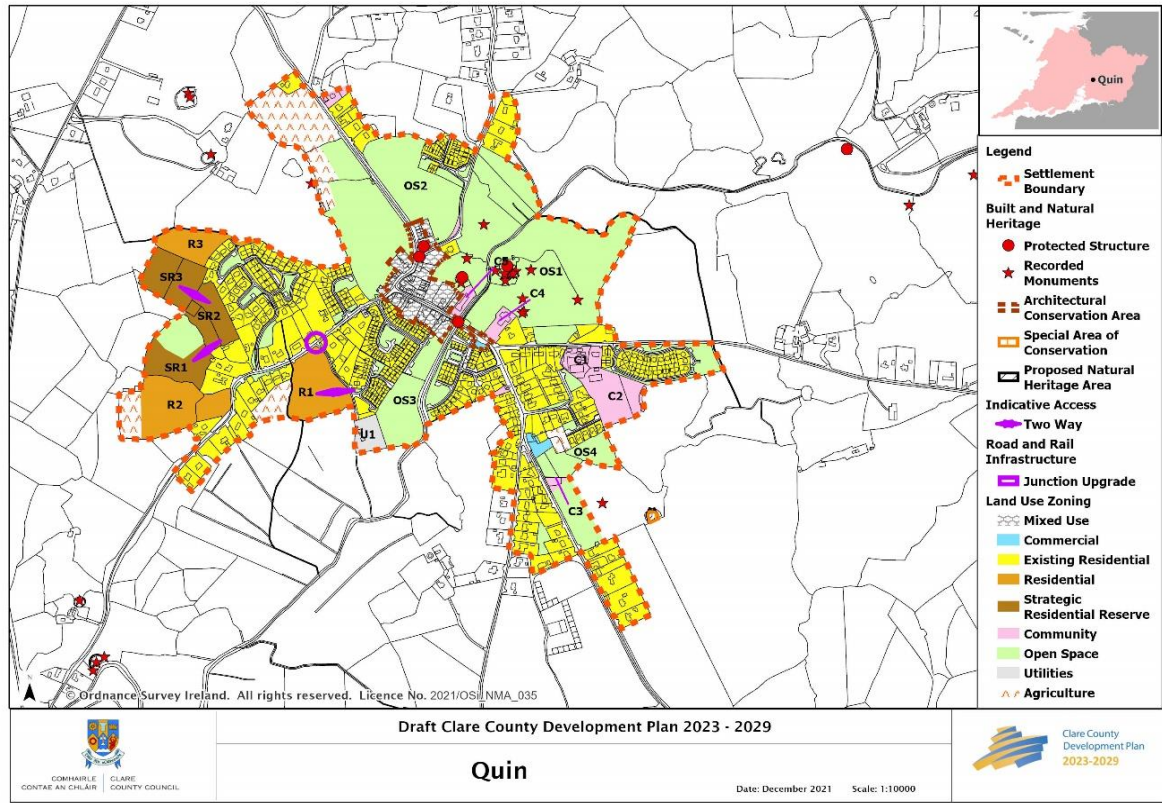
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Existing Residential	Consistent with current use and does alter extent of current zoned lands
Community	C1 is largely a greenfield site. The existing broadleaved tree line along the riparian zone of the Graney river should be retained as part of any future development of this site as foraging and commuting routes for bat species. A riparian buffer zone should also be maintained along the Graney River which is currently at good status under the Water Framework Directive.
Open Space	OS1 - This area of designated open space is to allow for the seasonal changes in water levels of the Broadford River and for protection of the riparian zone. Any proposed development of this area must take into consideration impacts on the river system and surrounding haibtats. The open space should provide for recreational and amenity space for the village in keeping with the character and scale of the village.

Likely Significant Effects of Village Growth Area Landuse Definition (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas	<p>VGA 1 lies adjacent to Doon Lough Bog NHA (000337). The site comprises a raised bog, that includes both areas of high bog and cutover bog, woodlands, lakes, marsh, fen and wet meadows. The high bog is bounded by mineral ridges to the west and east and wet grassland to the south. The site also includes a large lake system with a variety of fringing habitats, which include scrub, woodland, marsh, and wet grassland. Current landuse on the site includes angling, amenity use, peat cutting and agriculture. There has been active peat-cutting around the raised bog in the recent past but it very limited. Areas of cutover have been reclaimed for agricultural purposes to the south, east and north of the site in the past. Rhododendron (<i>Rhododendron ponticum</i>), an invasive species, grows on parts of the bog. Damaging activities associated with peat-cutting and agricultural reclamation include drainage and burning of the high bog. These are activities that have resulted in loss of habitat and damage to the hydrological status of the site, and pose a continuing threat to its viability.</p> <p>Doon Lough Bog NHA is a site of considerable conservation significance, comprising as it does, a raised bog, a rare habitat in the E.U. and one that is becoming increasingly scarce and under threat in Ireland. The site is especially important due to its location, as it is one of the most westerly raised bogs in the country. Ireland has a high proportion of the total E.U. resource of raised bog (over 50%) and so has a special responsibility for its conservation at an international level.</p> <p>While not located directly within the NHA, VGA 1 poses a significant threat to the NHA given the proximity to the NHA and the location of existing residential development along the riparian zone of the Broadford River thereby providing a direct hydrological connectivity to the NHA and in particular Doon Lough. Under the Domestic Waste Water Treatment System National Inspection Plan the area surrounding VGA 1 & 2 are identified as being an area which poses a risk to human health and the environment. It is therefore critical that no further development should take place in these locations until such time as the required infrastructure is in place i.e. the proposed sewerage treatment system.</p>
	<p>VGA 2, VGA 4, and VGA 5 represent significant levels of potential development lands in this village setting. As outlined above no further residential development should take place in these locations until such time as the required infrastructure is in place to accomadate the development and ensuring no significant negative effects on the Broadford River. In addition, given the significant number of VGAs which have been identified which would represent inward migration to the settlement, the counter acting commerical and community zoning has not been identified to provide additional facilities and amenities together with employment opportunities locally.</p>
Determination on whether mitigation is required	
Village Growth Areas	<p>No further development should take place in VGAs 1 -5 until such time as the required infrastructure is in place i.e. the proposed sewerage treatment system.</p>
	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Boradford River or the Doon NHA.</p>

	<p>Any development associated with VGA 1, 3 & 4 must incorporate Sustainable Urban Drainage Systems (SuDs) in order to avoid direct impacts on the Broadford River or indirect impacts to the Doon NHA. A 15m buffer space should be incorporated as part of VGA 4 in order to maintain a habitat corridor for aquatic and fluvial species e.g. Otter and also maintain a buffer between proposed development and the river corridor.</p>
	<p>Appropriate lands should be zoned within the village of Broadford to provide for the necessary community, recreational, amenity and employment opportunities to co exist with the provision of any residential accommodation which may be realised in this planning cycle. This is in keeping with SEO P1, P2 & P3.</p>
	<p>Given the significant number of VGAs which have been identified which could represent inward migration to the settlement, the counter acting commercial and community zoning has not been identified to provide additional facilities and amenities together with employment opportunities locally. In line with SEOs P1 - P5.</p>
Open Space	<p>The Broadford River joins the Owenogarney River downstream. Any proposals for development at OS1 must have due consideration of the current WFD Status of the Owenogarney River and the potential for downstream effects on the Castle Lake drinking water abstraction source and associated SACs of the Ratty River Cave and the Lower River Shannon.</p>
Community	<p>The existing broadleaved tree line along the riparian zone of the Broadford River should be retained as a foraging and commuting route for bat species as part of any future development of the school. A riparian buffer is provided along the Broadford River which is currently at good status under the Water Framework Directive. C1 is largely a greenfield site.</p>
All zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Broadford should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
B1, B2 & B3, P1 & P3	CH1 - CH3		

Likely Significant Effects of Landuse Zoning and Strategic Residential Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Existing Residential	<p>This represents the current zoning and does not alter the extent of zoning under this category.</p> <p>Water Supply Quin is connected to the Shannon/Sixmilebridge Public Water Supply and as such is subject to any constraint on this scheme from the Castle Lake, which serves a number of settlements in South and East Clare, with constraints to future development resulting from the fact that it is operating with only around 10% spare capacity (equating to approx. 1,500 cubic metres per day).</p> <p>Wastewater The existing wastewater treatment plant recently underwent an upgrade to the treatment plant. These works have ensured that the effluent discharges are in accordance with the required standards, but will also provide capacity to cater</p>
Residential	<p>R3 - Backland site to the north-east of the existing Madara housing development. Access to this site shall be taken from the existing Madara estate road to the west. A detailed hydrological assessment of this site, carried out by a suitably qualified person, shall accompany any applications for development.</p> <p>Proposals for development on this site shall assess the capacity of the existing junction with the public road to accommodate additional units within this estate. Proposals for development shall ensure that the residential amenities of existing dwellings at the southern boundary are protected.</p> <p>R2- A visually sensitive gateway site, located at the southwest entrance to the village. Development of this site is strictly conditional on achieving a safe road access, as it has poor horizontal and vertical alignment in the vicinity of the site. Layout and design shall ensure that the residential amenities of existing adjacent houses are protected.</p>
Agriculture	<p>AG1 - This is an important gateway site on the northern approach to the village.</p>
Strategic Reserve (SR)	<p>SR 2 & 3 - Backland site to the west of the existing Madara housing development. Development of this site shall be strictly contingent on achieving safe vehicular access to the satisfaction of the Council. Existing residential amenities to the east and south of the site shall be protected.</p>
Mixed Use	<p>MU1 is largely contained within the Architectural Conservation Area in the centre of the village of Quin. The aim is to retain the overall special historic or architectural character of an area or place as CDP 16.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>

Likely Significant Effects of Landuse Zoning and Strategic Residential Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Commercial	COM1 represents the current use on this site of Malachy's bar and car park. COM2 represents the current use at the Abbey Tavern and does not add to this.
Open Space	OS1 Quin Abbey and surrounds. The grounds and setting of Quin Abbey are of national importance as a historical and archaeological site. Quin Abbey is a Protected Structure. Developments within this area will be strictly limited to the heritage management and maintenance of the site. The lands immediately adjoining the southern boundary are reserved for road safety improvements in the form of a drop off point for the school. This objective reflects positively on CH1, CH2 & CH3 .
	OS2 The fields east of the Ennis road are essential to the appreciation of the setting of Quin Abbey. Permission has previously been refused for residential development on these lands by reason of interference with views of Quin Abbey and that decision was subsequently upheld by An Bord Pleanala. The Council would support a public parkland use for the subject lands, however it would need to be clearly demonstrated that the character, views and prospects afforded of the Abbey would not be irrevocably altered. West of the Ennis Road, the lands are elevated and unsuitable for residential development. However, a public parkland use here would also be supported. This objective supports and reflects positively on SEO CH1 - CH3 by affording protection to Quin Abbey.
	OS3 Attractive area of open space located adjacent to the Rine River, and linking with the established open space areas in the Dun Na Manach development. The Council will support the 'opening up' of pedestrian links between Dun Na Manach through this open space area to the village centre. The river presents a quality amenity here that would be harnessed by creation of a riverside walkway. This objective reflects positively on the SEO B1, B3, B4, B5 & B6 .

Likely Significant Effects of Landuse Zoning and Strategic Residential Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)

	<p>OS4 This site has been zoned as open space taking account of its proximity to Poulmagordon Cave SAC. This cave is of international importance and is designated for the Annex II species, Lesser Horseshoe Bat and the Annex I habitat - Caves not open to the public (natural limestone cave – phreatic rift maze formation). The cave is used by hibernating lesser horseshoe bats, with numbers averaging 85 with a previous peak count of 116 in 2009 (internationally important numbers). The most recent count in January 2020 recorded 95 bats. The northern part of OS4 is criss-crossed by hedgerows – hedgerows function as important commuting routes for bats to and from the cave. Bats are particularly sensitive to human disturbance, light pollution (e.g. from housing developments) and habitat fragmentation.</p> <p>The purpose of this zoning is to protect the cave from developments likely to result in habitat fragmentation or loss (i.e. loss of hedgerows), light pollution and human disturbance. The site is currently used for agricultural purposes, i.e. grazing livestock, and the continuation of this activity is deemed as the best course of action to protect the SAC and its bat population.</p> <p>This zoning reflects positively on SEOs B1, B2 & B3 together with P1 & P3.</p>
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Architectural Conservation Area	<p>The centre of the village has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape, which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP16.5 of the CDP.</p>
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Determination on whether mitigation is required

Architectural Conservation Area	<p>The centre of the village of Quin has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
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Residential Development (All)	<p>All future residential development within Quin will be strictly dependent upon the provision of suitable Waste Water Treatment facilities/capacity in terms of effluent discharge and capacity from Castle Lake in relation to drinking water.</p>
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Likely Significant Effects of Landuse Zoning and Strategic Residential Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)

	Given the presence of 4 Lesser Horseshoe Bat Roosts surrounding the village of Quin coupled with Poulmagordon Cave SAC (A Lesser Horseshoe Bat SAC), all residential developments within an surrounding Quin village should adhere to the Guidance Notes for: Planners, engineers, architects and developers December 2010 in relation to Bats and specifically with respect to lighting the Bat Conservation Trust - Bats and artificial lighting in the UK Guidance Note 08/2018. The existing tree line, hedgerow and mature trees located within the vicinity of both the residential zoning and strategic reserves should be retained as suitable foraging and commuting roots for bats.
Residential Development	R1 - Any development associated with this site shall ensure the protection of the small stream traversing the site as this feeds into the Rine River which is currently at "Good" status. No deterioration in water quality should be permitted which may jeopardise the Rine river from meeting its WFD objectives.
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Quin should be strictly adhered to.

Likely Significant Effects of Landuse Zoning and Strategic Residential Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)

R1

Located within ca. 750m of Poulmagordon Cave (Quin) SAC.

LSE: Removal of hedgerows/treelines could potentially impact on the foraging/commuting/roosting habitat of Lesser Horseshoe Bats.

Mitigation: Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.

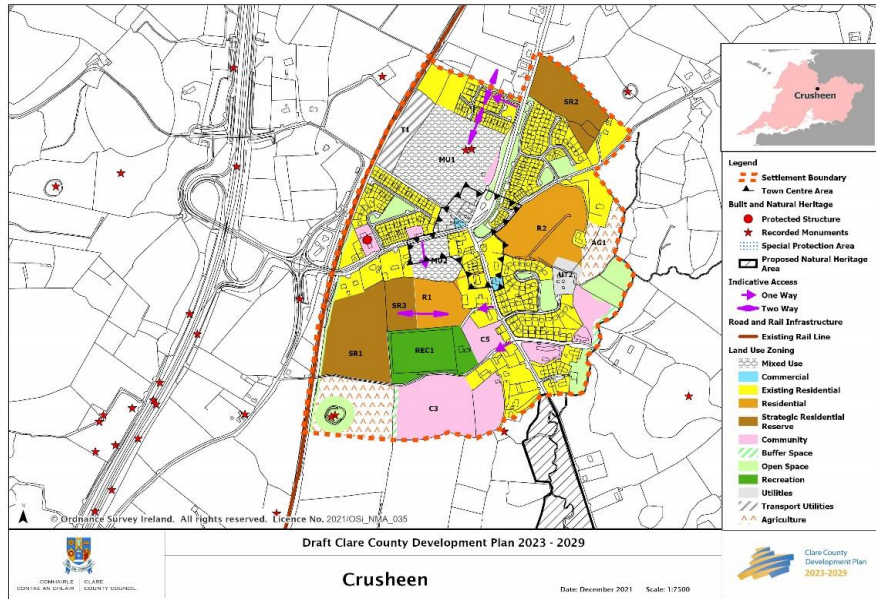
Karst features located in the immediate and surrounding area.

LSE: Potential for impacts on water quality and hydrology of Lower River Shannon cSAC and River Shannon and River Fergus SPA.

Mitigation: Ensure any development application is assessed as to whether or not a hydrogeological assessment is necessary. If required, it should conclude that the development will not interfere with water quality or hydrology of Lower River Shannon SAC and River Shannon and River Fergus SPA.

LSE: Potential for impacts on water quality as a result of inadequate wastewater treatment and discharge with downstream impacts to water quality on Lower River Shannon cSAC and River Fergus and River Shannon SPA.

Mitigation: Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.

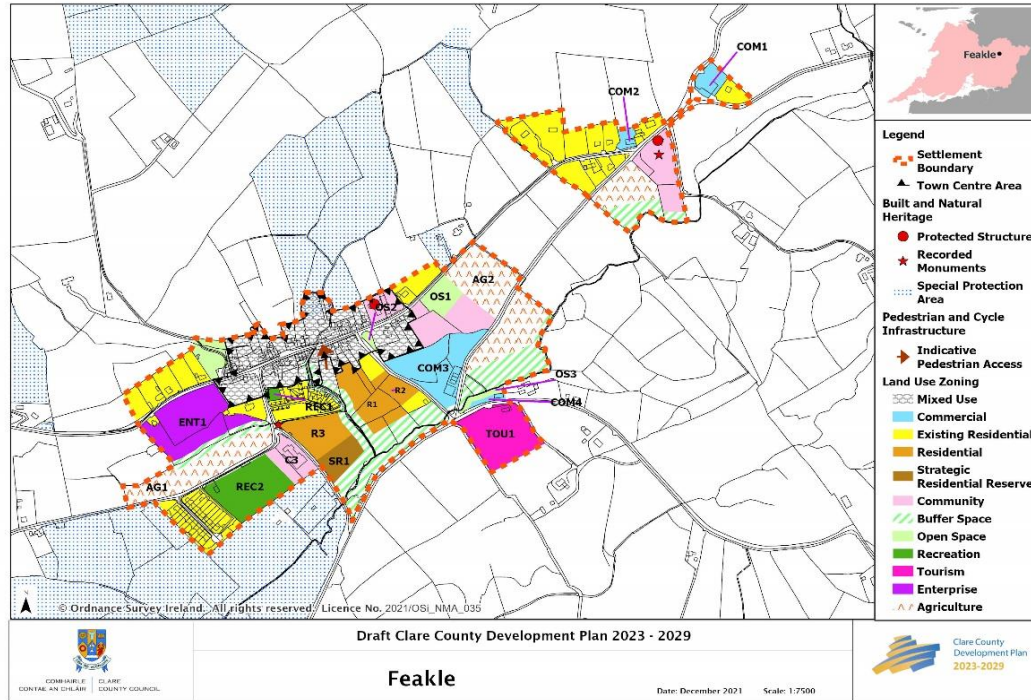


Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
P1, P2, P3, B2, B3, B4, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH2, CH3, L1, L2	B1, W2, W4, W6	CH1	

Municipal District - Killaloe	Settlement - Crusheen
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Residential	<p>Consistent with current zoning and does not alter extent of lands zoned. The Residential zone at R2 contains scrub (WS1), wet grassland (GS4) and dense bracken (HD1) habitats. At LDR6 it contains scrub (WS1). Due to these water sensitive habitats there is concern over potential impacts to ground and surface water. Any proposed development at this location must avoid any direct or indirect impact to water quality at this location and to the proposed NHA.</p> <p>R1 - This land is suitable for residential development and shall provide for future access to the adjacent Strategic Residential Reserve (SR3) to the west. Pedestrian access to Mixed Use lands(MU2), the village centre (Main Street) and the playground shall be provided for as an integrated element in the design and layout of any proposed housing development in order to ensure safe pedestrian and cycle permeability and connectivity.</p> <p>R2 - This site is located between the Ballinruan Road to the north and an existing residential area and the school to the south. A large part of this site has the benefit of a live planning permission. Any future development proposals for this site must provide safe cycle pedestrian linkage through the site from north to south, which shall be an integral part of the scheme and shall be overlooked by houses in any new development.</p>
Open Space	OS1 - OS12 are consistent with current zoning and should be strictly adhered to in all locations.
Mixed Use	MU1 contains a Recorded Monument and any future development may impact negatively upon it. This presents a potential adverse impact of permanent duration. However, the Mitigation Chapter of the Environmental Report details measures which will be incorporated and required at the pre planning stage. The SEA recommends a buffer around the archaeological enclosure (CL018-053).
Commercial	COM1 & COM2 confirms the existing village centre uses and will not significantly affect the receiving environment.
Recreational	REC1 reflect the current use as the GAA grounds and does not alter the extent of the current zoned lands.
Agriculture	AG1 & AG2 reflect the current extend of zoning. The buffer surrounding the recorded monuments (CL026-017001 & CL026-017002) should be maintained within AG2.
Community	C1 - C5 reflect the current use at the national school and the future needs for the village in terms of expansion for community purposes. The zoning does not significantly affect the receiving environment. The hedgerow along the boundary of C2 should be maintained as foraging areas for bats given the importance of the landscape for all bat species as per the Bat Conservation Ireland Landscape map.
Duration and determination on whether mitigation is required	
Residential and Strategic Reserve	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA.
	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.

Municipal District - Killaloe	Settlement - Crusheen
	R2 - As part of the current permission or future applications on this site the linear landscape features such as hedgerows and tree lines should be retained. The Beech trees on the western boundary should also be retained as part of future development. With respect to lighting across the site, mercury or metal halide lighting in any proposed street light should be avoided.
Mixed Use	Should any development take place within MU1 all necessary steps should be taken to ensure the archaeological enclosure (CL018-053) is fully protected in consultation with Clare County Council. The SEA recommends a buffer around the archaeological enclosure (CL018-053). Buffer was incorporated into the zoning.
Community	The hedgerow along C2 should be maintained as a foraging area for bats.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Crusheen should be strictly adhered to.



Detailed Assessment of Landuse Zonings

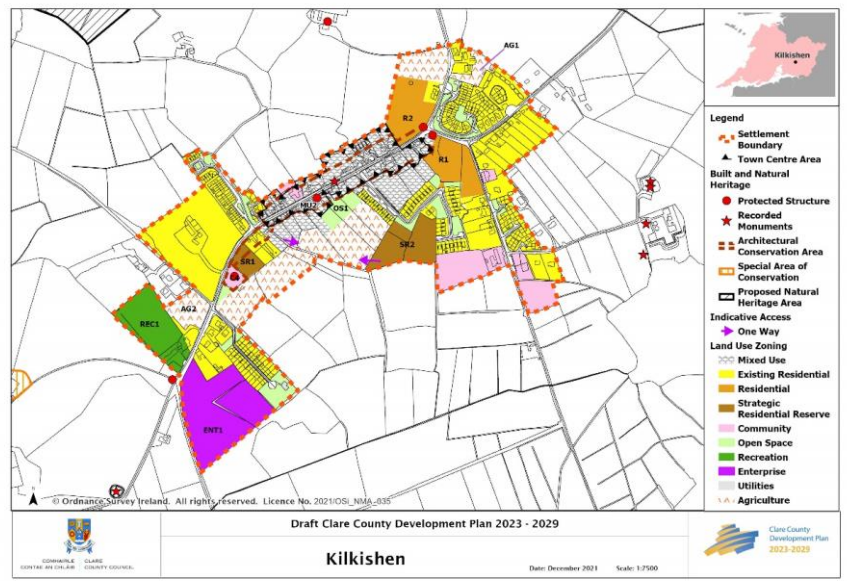
Impact

+	-	+/-	0
W2,W3, W4, W5, W6,W7,C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, CC1, CC2	B1 - B6, L1 &L2		

Municipal District - Killaloe		Settlement - Feakle	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Residential and Strategic Residential Reserve	<p>The proposed zoning at R1, SR1, SR3 & R2 has the potential for negative effects on the environment and is contrary to SEOs L1 & L2 together with B1 - B6. SR1 & R2 is dominated by the habitat type GS4 Wet Grassland which should be carefully assessed as part of any planning application process as part of an overall ecological assessment.</p> <p>While a buffer zone of open space has been provided around R1 and SR1 the extent and proximity of these zonings combined are likely to have significant negative effects on the receiving environment. The Glenbonniv river which forms a tributary of the Owenwillen River runs parrallal and between R1, SR1 & R2. The extent of zoning on both banks of the river at this location provides little protection to the physical integrity of the stream ecosystem and will impact on both the middle and outer riparian zones.</p> <p>Of particular importance in R1 is the natural stone wall and hedgerow which runs along the western boundary of this site. This feature shall be retained as part of any future development on these lands.</p>		
Commercial	<p>COM1 - COM4 provides positive significant effects on the SEOs in particular P1, P2 and P3 through the links with OS3 and the potential for the provision of employment opportunities locally within the village. The existing DigiClare Hub located in the commercial zoning (COM 3) supports rural social enterprises and the wider community by providing flexible, affordable hot desks, video conferencing and printing facilities, all supported by high-speed broadband. The initiative greatly enhances the attractiveness of the village and supports remote working, rural business and networking. This reflects positively on SEOs CC1 & CC2.</p>		
Open Space	<p>OS1 - This piece of land is considered suitable for the development of an amenity/park area for the community in Feakle. OS2 - OS4 are critical in providing open community and recreational space for local residents within their village centre. It is critical that full account is taken of this zoning within the settlement. This reflects positively on SEO P1 & P3 in particular.</p>		

Municipal District - Killaloe		Settlement - Feakle
Community	<p>C1 & C3 represent the existing church and school respectively and does not add to the current zoning. Given the extent of lands proposed for zoning as residential it is important that the community needs are also met in terms of providing local facilities for residents. This will ensure SEO P1 is met and the village of Feakle expands in a sustainable manner which will allow those living in Feakle to lead an enhanced quality of life.</p> <p>C2 contains a church and the graveyard and should be developed sympathetically in accordance with the current use.</p> <p>C4 contains GS4 habitat which is typical of wet or water logged soil therefore any future development at this location must take the ground conditions and habitats present into account.</p>	
Tourism	<p>TOU1 is located primarily on a piece of spoil and bare ground. Careful site investigations should be carried out prior to any development of this site to ensure the absence of invasive species such as Himalayan balsam and Japanese knotweed which could prove detrimental to any future development.</p>	
Enterprise	<p>ENT1 must take full account to the integrity, the scale and character of the settlement and the streetscape.</p>	
Recreation	<p>REC1 a Community Playground has been provided for at this location.</p> <p>REC2 represents the existing sports grounds in the village.</p>	
Determination on whether mitigation is required		
Residential and Strategic Residential Reserve	<p>The extent of zoning on both banks of the river at this location provides little protection to the physical integrity of the stream ecosystem and will impact on both the middle and outer riparian zones.</p> <p>Of particular importance in SR1 is the natural stone wall and hedgerow which runs along the western boundary of this site. This feature shall be retained as part of any future development on these lands. The buffer zone at BU 5 and 6 should be increased from 10m to 15m in line with the IFI Guidance Document on the Planning for Watercourses in the Urban Environment.</p>	
	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Baurroe River or downstream on the Slieve Aughty Mountains SPA.</p>	
Community	<p>C4 contains GS4 habitat which is typical of wet or water logged soil therefore any future development at this location must take the ground conditions and habitats present into account.</p> <p>Additional lands should be zoned for community use within the village settlement of Feakle to allow for an enhanced quality of life and the sustainable development of the village settlement.</p>	

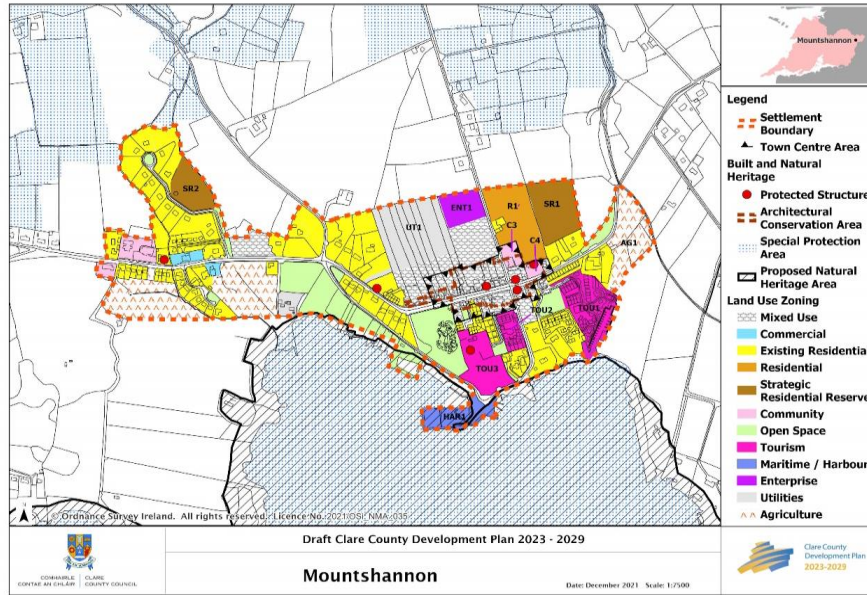
Municipal District - Killaloe	Settlement - Feakle
Tourism	Careful site investigations should be carried out prior to any development of this site to ensure the absence of invasive species such as Himalayan balsam and Japanese knotweed which could prove detrimental to any future development. Remediation of the site should be carried out should invasive species be found anywhere on the site prior to any development.
Enterprise	ENT1 must take full account to the integrity, the scale and character of the settlement and the streetscape.
All Zonings	<p>The entire settlement of Feakle is located within the Shannon - Graney/Scariff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development in terms of Low Density Residential, Commercial, Tourism, Enterprise, Agriculture, Community, Open Space, or Mixed Use will need to take into consideration the potential negative effects on this species and its habitat.</p> <p>The village is adjoining the Slieve Aughty Mountains SPA, thus it is essential that no development is permitted that will negatively impact on the integrity of the SPA. Any plan or project with the potential to impact on the integrity of the SPA should be screened for appropriate assessment.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Feakle should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
B1, B2, B3, B4, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2			

Municipal District - Killaloe		Settlement - Kilkishen
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Existing Residential	Consistent with current use and does alter extent of current zoned lands	
Village Growth Areas and Residential Zoning	All residential zonings and Village Growth Areas within the Kilkishen settlement should ensure as part of any future development that all existing trees and hedgerows must be retained and take full account for the rural landscape and visual amenity, village character and streetscape setting to ensure no significant negative effects on the biodiversity or landscape of the surrounding area.	
Open Space	A sufficiently sized green buffer should be included between the boundary of ENT1 and the river in order to protect the Derrymore River and its riparian zone together with preventing encroachment of the development onto the Bog Woodland and Mature Woodland habitats adjacent to the river thereby preventing any direct negative affects to both the river and the surrounding habitats.	
Community	C1, C2, C3 & C4 represent the existing school, church, graveyard and community uses and does not add to the current zoning. Part of C5 currently houses the playground with further space allocated for additional or compatible uses. Given the extent of lands proposed for zoning as residential it is important that the community needs are also met in terms of providing local facilities for residents. This will ensure SEO P1 is met and the village of Feakle expands in a sustainable manner which will allow those living in Feakle to lead an enhanced quality of life.	
Enterprise	The zoning at ENT1 borders the Derrymore River and is adjacent to an area of Bog Woodland habitat WN7 and Mature Woodland. this category includes woodlands of intact ombrotrophic bogs, bog margins and cutover bog. Any future development must take full account of the presence of these habitat types and the proximity to the Derrymore river in order to ensure a positive effect on the SEOs in particular BB, B3, B4, B5, and B6.	
Recreation	REC1 reflects its current use as a GAA pitch.	
Duration and determination on whether mitigation is required		
Residential Zoning and Village Growth Areas	All residential zonings within the Kilkishen settlement should ensure as part of any future development that all existing trees and hedgerows must be retained and take full account for the rural landscape and visual amenity, village character and streetscape setting to ensure no significant negative effects on the biodiversity or landscape of the surrounding area.	
Enterprise	Any future development at ENT2 must take full account of the presence of the habitat types WN7 and the mature woodland together with the proximity to the Derrymore river in order to ensure a positive effect on the SEOs in particular B2, B3, B4, B5, and B6. A sufficiently sized green buffer of 15m should be included between the boundary of ENT1 and the river in order to protect the Derrymore River and its riparian zone together with preventing encroachment of the development onto the Bog Woodland and Mature Woodland habitats adjacent to the river thereby preventing any direct negative affects to both the river and the surrounding habitats.	
Architectural Conservation Area (ACA)	The centre of the village has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place.	
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilkishen should be strictly adhered to.	



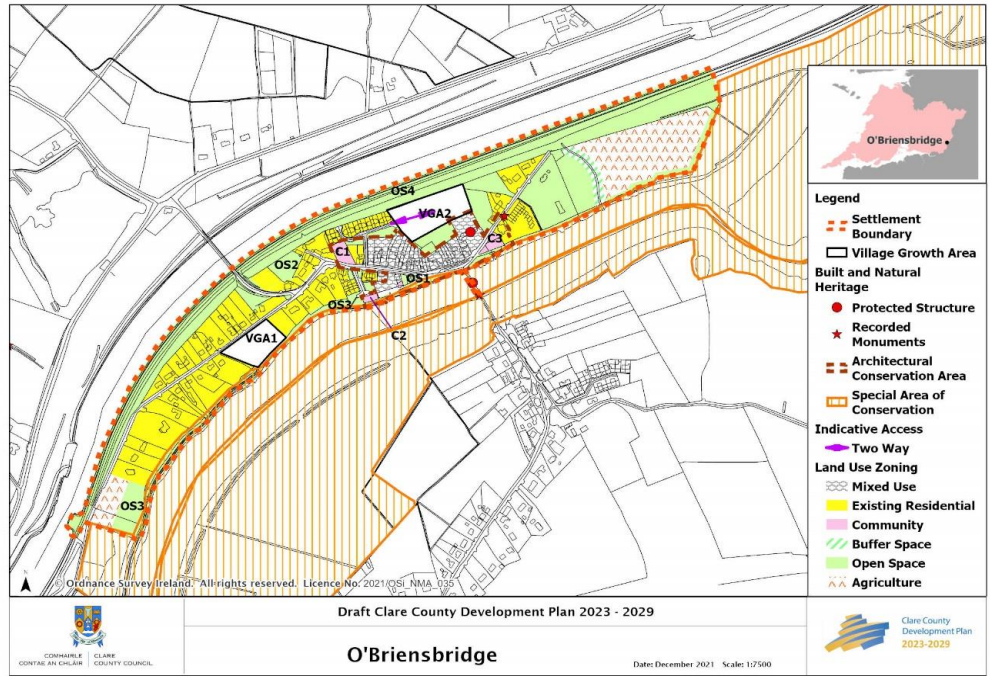
Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
S5, W3, W7, WS1, , L1, P1, P2, P3	B1, B2, B3, B4, B5, B6, W2, WW1, WW2, W2, C3, C2, L2	S1, CH1, CH2, CH3, WS1 & WS2	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1

Municipal District - Killaloe	Settlement - Mountshannon
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	The current residential development zoning does not change. The Mountshannon WWTP received an aeration upgrade in recent years together with an increase to the PE of the plant to 750 and the overall energy efficiency which will also provide a reduction in costs. This upgrade will provide for future residential development within the village and exceeds the current population statistics which indicate the total population in this settlement at 170.
Residential and Strategic Reserves (R/SR)	R1 & SR1 - These sites are located to the north of the Main Street and in close proximity to the majority of the services in the village. There are a number of mature broadleaf trees on the sites that shall be retained and incorporated into any development proposals put forward for the lands as the sites are within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. The development of this site has the potential to result in negative impacts on the environment. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular CDP Objective 3.1) and through the careful design and layout of the proposed development to a vigh high standard at the planning application stage.

Municipal District - Killaloe	Settlement - Mountshannon
Enterprise	ENT1 represents an area adjacent to the centre of town and its mixed use zoning. This is in line with the SEOs in that it supports the working environment (P1) and could potentially provide employment opportunities locally within the village settlement.
Mixed Use	MU1 - MU8 are largely contained within the Architectural Conservation Area in the centre of the town of Mountshannon. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP X.XX of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Commercial	The provision of these area for commercial use is in line with the sequential approach and may provide employment opportunities for the surrounding residential areas. It is close to the town centre providing pedestrian and other sustainable transport modes.
Harbour	HAR1 incorporates the existing marine area and associated facilities in Mountshannon and the adjoining carpark area. Any development within HAR1 (Mountshannon Harbour) will require a habitat and species survey and an ecological assessment which will inform a Habitats Directive Assessment. Any development must take full account to the integrity, the scale and character of the rural landscape, rural settlement, and visual amenity (both to and from the harbour area). Any development must adhere to the requirements of the Water Framework Directive and the associated River Basin Management Plan.
Tourism	TOU1 & TOU2 represent the existing tourism use at these locations in the form of holiday homes and marina. TOU3 allows for further tourism expansion within the village and does not reflect negatively on the SEOs for the County Development Plan at this location. The visitor experience at TOU 3 will include a visitor centre within the village of Mountshannon which makes use of the previously vacant Rectory building a protected structure, which looks out to the Marina and Lough Derg. The visitor centre will introduce Inis Cealtra to a wider audience, with the opportunity to also visit the island by boat. This will provide a major new tourist attraction in the village which complements and enhances the visitor offering of Irelands Hidden Heartlands. It will further raise the profile of East Clare as an attractive visitor destination and it also will complement the success of the Lough Derg Blueway
Duration and determination on whether mitigation is required	
Residential and Strategic Reserves (R/SR)	R1 & SR1 - These sites are located to the north of the Main Street and in close proximity to the majority of the services in the village. There are a number of mature broadleaf trees on the sites that shall be retained and incorporated into any development proposals put forward for the lands as the sites are within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. The development of this site has the potential to result in negative impacts on the environment. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular CDP Objective X.XXXX) and through the careful design and layout of the proposed development to a vigh high standard at the planning application stage.
Architectural Conservation Area	The centre of the village of Mountshannon has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per CDP Objective 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.

Municipal District - Killaloe	Settlement - Mountshannon
Agriculture	AG2 is located on the main road on the entrance to the village with direct access to the site. Adjacent to the site is the village sewage treatment works. Any future proposal for development on this site should take into consideration the potential effects on the integrity of the adjacent Lough Derg SPA and NHA. Any development proposals for this site must be accompanied by a habitat and species survey and an ecological assessment, which will inform the assessment under the Habitats Directive as required. It should also be accompanied by a Flood Risk Assessment.
Harbour	<p>HAR1 - Any development within HAR1 (Mountshannon Harbour) will require a habitat and species survey and an ecological assessment which will inform the associated Screening for Appropriate Assessment. Any development must take into account the integrity, scale and character of the rural landscape, rural settlement, and visual amenity (both to and from the harbour area). Any development must adhere to the requirements of the Water Framework Directive and the associated River Basin Management Plan.</p> <p>In line with the principles of "Water Sensitive Urban Design" any changes to the car park or development associated with marina/harbour/recreational uses must include for the sustainable management of any runoff in terms of water quality and the prevention of pollution to the adjacent Lough.</p>
Tree Quality Assessment	<p>The Category A trees identified in the Mountshannon settlement within C1, C2, C4, COM1, AG2, OS2, OS11, OS1, MU4, TOU1 & OS3 should be retained and protected as part of any future development at these locations as they have a significant conservation, historical, commemorative or other value.</p> <p>The Category B trees identified in the Mountshannon settlement within C3, C4, OS6, TOU1, OS11 and MU8 should be assessed further in light of any future proposed development and retained where possible.</p>
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Mountshannon should be strictly adhered to.
Tourism	TOU 3 - Any future development at this location relating to the Holy Island Visitor centre will be strictly in compliance with and adhere to the mitigation measures as identified in the Visitor Management and Sustainable Tourism Plan for Holy Island (both the SEA Environmental Report and the Natura Impact Report)
Enterprise	<p>ENT1</p> <p>CDP Objective 16.5 should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>



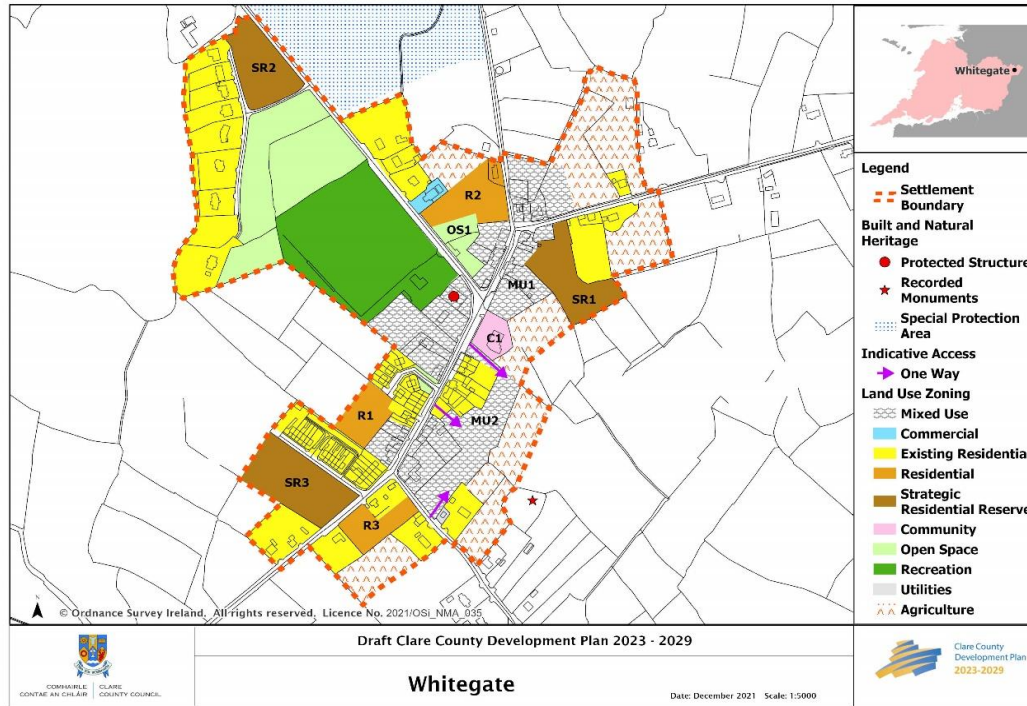
Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
W6	W1, W2, W4, WW2 & WW1.	B1 - B6	P1, P2, P3, P1, P2, P3, S1, S2, S3, S4, S5, W3, W5, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - Killaloe	Settlement - O'Briensbridge
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	The zoning here represents the current areas of lands zoned for residential development and does not add further to it. O'Briensbridge does not have a Waste Water Treatment System while Bridgetown does have a Sewerage Treatment Plant however it will require upgrade. It is likely that the current existing residential developments are having an adverse effects on the receiving environment, water courses or adjacent ecological designations. This presents a negative impact on the receiving environment and on SEOs B1, B2, B3, B4, W1, W2, W4, WW2 & WW1 .
Mixed Use	Development on these lands shall consist of small-scale retail / commercial and residential development designed to meet the day-to-day needs of local residents. Layout and design of units shall consolidate the urban fabric of the village core and shall present an attractive and welcoming façade to the crossroads and main street onto which the site fronts. This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Recreation	REC1 is retained in its existing sports and amenity use, as it meets a strategic requirement for sports and leisure facilities in the settlement area and serves a wide catchment. An area shall also be identified within these lands for additional car parking facilities.
Community	C1, C2 & C3 reflect the current uses on these sites as the graveyard, childrens playground, tennis courts, open space area and car park. These sites shall be retained in community use and do not alter the current zoning.
Architectural Conservation Area	O'Briensbridge is a rural village nestled between the River Shannon to the east and the Headrace canal to the west. Framed along a linear streetscape sloping towards the River Shannon, the village core is designated as an Architectural Conservation Area. ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of the Clare County Development Plan 2022-2028. In addition to this there is also various Protected Structures and Recorded Monuments within the settlement boundary.
Open Space	O'Briensbridge has various tracts of open space including green areas, woodland, tennis courts, community and riverside amenities. It is recommended that these areas are maintained and enhanced appropriately. The development of the riverside walkway along the River Shannon is seen as an attractive amenity value to the area.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	

Municipal District - Killaloe	Settlement - O'Briensbridge
	<p>VGA 1 - This site is located to the south-west of the settlement. Development proposals shall also be accompanied by a tree preservation plan to protect the significant vegetation/hedgerow to the west of the site and along the southern boundary. The objective for this site reflects both positively and negatively on the SEOs. Through the inclusion of mitigation measures in relation to the SAC this will reflect a positive effect on the environment in relation to B1 - B6. In line with Bat Conservation Ireland landscape conservation characteristics the proposed development site is located within an area depicted as having a "High Suitability" in particular for the following bat species;</p> <p>Brown Long-eared bat Common Pipistrelle Soprano Pipistrelle Nathusius Pipistrelle Natterers Bat</p> <p>All applications for development should be accompanied by a lighting plan which ensures the avoidance of direct illumination on the existing hedgerow and the European site at this location.</p> <p>VGA 2 - This site is located in close proximity to the village core and adjacent to the Head Race Canal. It consists of a number of fields in agricultural use. The site shall be developed in a comprehensive manner and any applications for development shall be accompanied by a master plan for the whole site. Access options are to the south onto the existing cul-de-sac road and west through Cois Na Sionna. Sight lines at the southern access are restricted due to an existing tree on the neighbouring road frontage, which would require attention as part of any development proposals. Layout and design of units shall ensure that the residential amenities of existing properties to the east, west and south are protected.</p>
Determination on whether mitigation is required	
Village Growth Areas (VGA)	VGA 1 & 2 - An appropriate buffer shall be maintained to the SAC and all development proposals will require a hydrological assessment to demonstrate that they will not result in impacts on the SAC water quality (either at construction or operational stages).

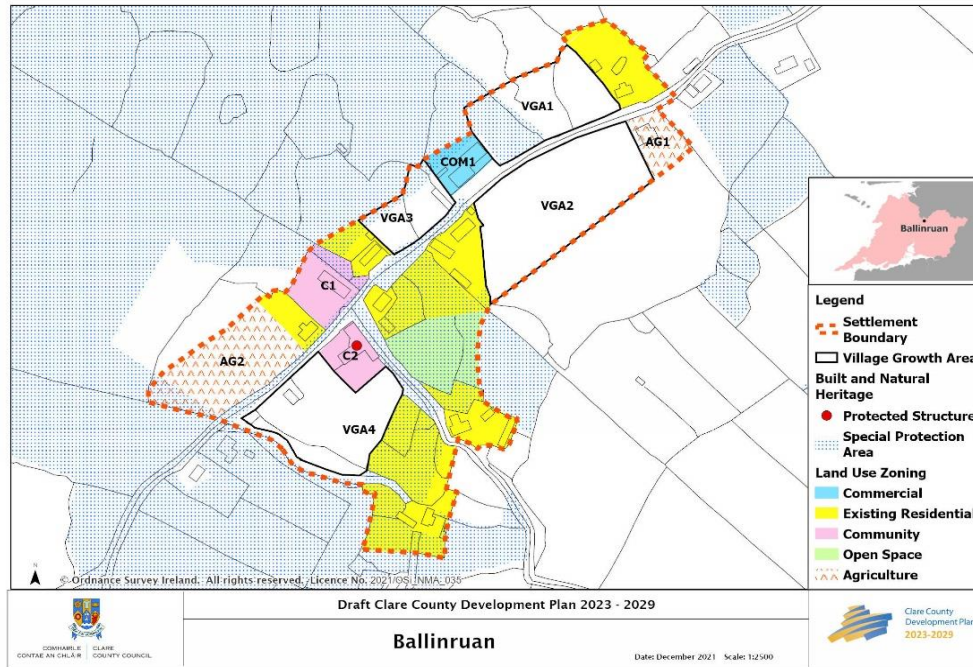
Municipal District - Killaloe		Settlement - O'Briensbridge
	<p>VGA 1 contain the habitat type GA4 Improved Agricultural Grassland which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. All applications for development should be accompanied by a lighting plan which ensures the avoidance of direct illumination on the existing hedgerow and the European site at this location due to the identification of the site within an area of "high suitability" for bats.</p>	
	<p>The provision of Sustainable urban Drainage Systems (SuDS) is also recommended for all proposals within these Village Growth Areas given the landcover present.</p>	
	<p>VGA 1- An appropriate buffer (in terms of scale and extent) shall be maintained to the SAC and all development proposals will require a hydrological and ecological assessment to demonstrate that there will be no significant effects on the conservation objectives for which the SAC was designated (either at construction or operational stages).</p>	
	<p>VGA 2 contains the habitat type GS1 Dry calcareous and neutral grassland within OS4 which lies adjacent to VGA 2. This should be carefully assessed as part of any planning application process as part of an overall ecological assessment.</p>	
Open Space	<p>Given O'Briensbridge is a rural village nestled between the River Shannon cSAC to the east and the Headrace canal to the west the settlement is constructed as an island which requires careful consideration and protection which can be realised through the provision of new and protection of existing open spaces. Any future development within this settlement should take due consideration of the open space zoning and the requirements in relation to this.</p>	
Tree Quality Assessment	<p>The Category A trees identified in the O'Briensbridge settlement within OS9 should be retained and protected as part of any future development at this location as they have a significant conservation, historical, commemorative or other value.</p>	
	<p>The Category B trees identified in the O'Briensbridge settlement within OS16, VGA 1, OS9, OS5 and OS4 should be assessed further in light of any future proposed development and retained where possible.</p>	
All zonings	<p>All recorded monuments and protected structures within the settlement should be afforded the same protection through the provision of buffer zones in order to provide adequate protection. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in O'Briensbridge should be strictly adhered to.</p>	



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
L1, L2, T1, T2, P1, P2, P3			B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3

Municipal District - Killaloe	Settlement - Whitegate
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential and Strategic Reserve (R/SR)	Whitegate is serviced by a public water supply and also has a public waste water treatment plant. Both of these services have adequate capacity to accommodate further development therefore the identification of R1 & R2 together with SR 1-4 is in line with the available infrastructure. Any future development at SR1 should take into consideration in-direct effects on the adjacent SPA (The Slieve Aughty Mountains SPA)
Mixed Use	<p>MU1 is an extremely important and highly visible site. It is particularly prominent when arriving in the village from a western direction i.e. from Portumna and the approach to the village will be enhanced by appropriate development of this site. The lands are suitable for either residential or commercial use or a mixture of both. Development on these lands must be reflective of the scale and rural character of the village and create a visually attractive approach to the village. This specific objective reflects positively on SEO T1 & T2, L1 & L2.</p> <p>MU2 is a large site to the rear of the shop and Post Office in the village. It is located close to all of the major services in the village and has a number of potential access points. It is ideally situated to provide for the future expansion of the village. The site is suitable for a number of uses such as residential, mixed-use, or small-scale commercial/employment-generating uses. Development proposals for these lands must be reflective of the scale and character of the existing village and its population. This objective and zoning reflects positively on SEO T1, T2, L1 & L2.</p>
Open Space	The zoning for open space at OS1 and OS2 should be strictly adhered to with further areas of Open Space allowed for within SR3 and SR4 in particular to allow these objectives to reflect positively in respect of SEO P1 and P3 in particular.
Community	C1 reflects the current use of this site as St Caimin's church and does not alter the community zoning within this settlement it therefore reflects a neutral impact on the SEO's.
Commercial	The only commercial area identified within the settlement is the existing funeral home which has a neutral impact on SEOs for this settlement.
Recreation	This zoning at REC1 reflects the current use as the GAA pitch and does not represent a change in use or zoning. This has a neutral impact on the SEOs for this settlement.
Duration and determination on whether mitigation is required	
Residential and Strategic Reserve (R/SR)	Any future development at SR2 should take into consideration in-direct effects on the adjacent SPA (The Slieve Aughty Mountains SPA)
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Whitegate should be strictly adhered to.



Detailed Assessment of Landuse Zonings

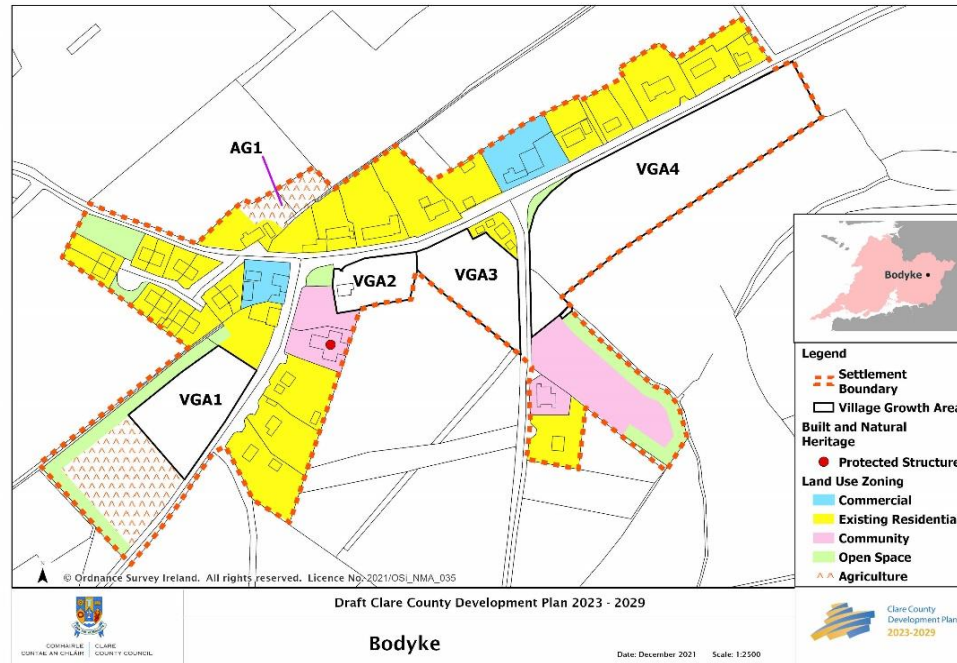
Impact

+	-	+/-	0
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Municipal District - Killaloe	Settlement - Ballinruan
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Open Space	OS1 is consistent with current zoning and should be strictly adhered to in line with the zoning definition recommendation.
Community	C1 & C2 reflect the current use at the national school and church. The zoning does not significantly affect the receiving environment.
Agriculture	AG1 reflects the current extend of zoning within the settlment boundary and does not represent a significant effect on the environment.
Commercial	COM1 reflects the current use of this site for a bar and lounge and does not represent a significant effect on the environment.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGA) 1 - 4	VGAs 1-4 encroaches in part on the surrounding SPA (Slieve Aughty Mountains SPA). Any future development within these locations must avoid any direct or indirect impacts which lead to significant adverse effects on the Conservation Objectives of the SPA.
Determination on whether mitigation is required	
Village Growth Areas (VGA) 1 - 4	<p>Any future development of this designation within VGAs 1 - 4 should be subject to the requirements of the Habitats Directive given the proximity to the Slieve Aughty SPA. See also AA assessment for further relevant mitigation measures and recommendations at site and project level.</p> <p>Any future development of this designation should also be subject to the provision of a public sewerage scheme or an innovative solution to the provision of WWT infrastrucure ensuring the EPA Code of Practise for Waste Water Treatment Systems is strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.</p>
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ballinruan should be strictly adhered to.

Municipal District - Killaloe

Settlement - Bodyke



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
P1, P3, S1	WW1		CC1 - CC9, P2, P4, P5,, B1, B2, B3, B4, B5, B6, S2, S3, S4, S5, W1, W2,W3, W4, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW2, RE1, CH1, CH2, CH3, L1, L2

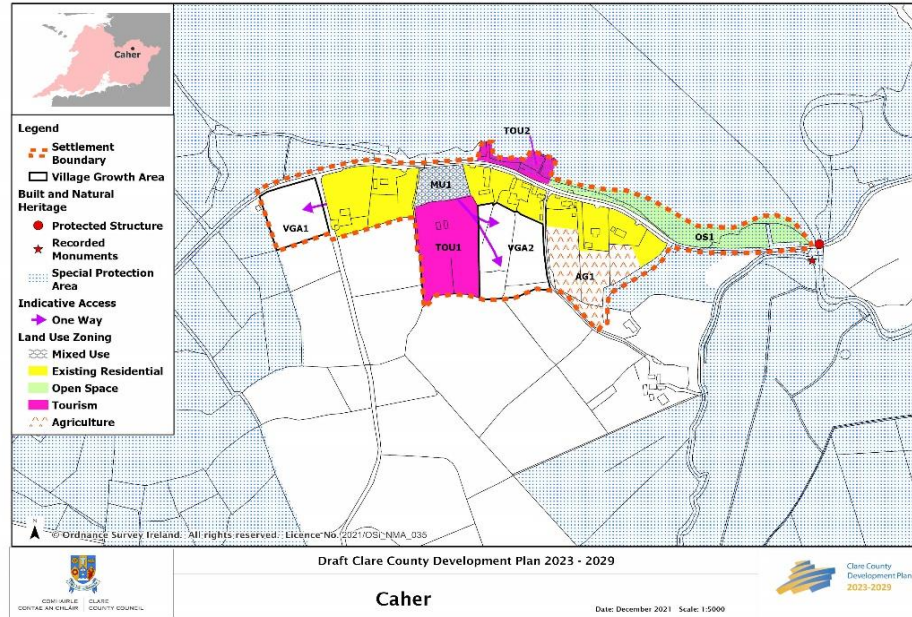
Municipal District - Killaloe	Settlement - Bodyke
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands.
Community	C1 & C2 reflect the current uses at these sites as the school and church and allows for the future growth of the village. This objective and zoning reflects positively on P1.
Open Space	OS1 - OS5 reflects positively and is in line with SEOs P1 & P3
Commercial	COM1 & COM2 have been identified to support existing and new businesses in the village. The redevelopment of unused buildings within the village for new enterprises will particularly be encouraged. This reflects positively on P1, P3, S1
Likely Significant Effects of Village Growth Area Landuse Definition (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas	<p>VGA2 Corner Site adjacent to the Church</p> <p>This prominent site is important to successful place making in Bodyke. The key considerations for any redevelopment of this site include the requirement to have one entry point sufficiently distanced from the junction and to physically define the back of the footpath edge. A landscaping plan for this site should be to an agreed design which helps to spatially define the outer edge of this important space in Bodyke.</p>
Determination on whether mitigation is required	
Village Growth Areas (VGA 1-4)	<p>Any future development at VGA 3 & 4 should ensure the protection of the mature trees associated with the trees for preservation designation within Bodyke.</p> <p>Any future zoning of these VGAs is highly dependant on the suitability of the land to accommodate on-site treatment plants. Planning permission will not be permitted where the application fails to meet the EPA Code of Practise in relation to one off housing.</p> <p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding environment in particular groundwater which has a significant interaction with the surface water in this area.</p>

Municipal District - Killaloe

Settlement - Bodyke

All Zonings

All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bodyke should be strictly adhered to.



Detailed Assessment of Landuse Zonings

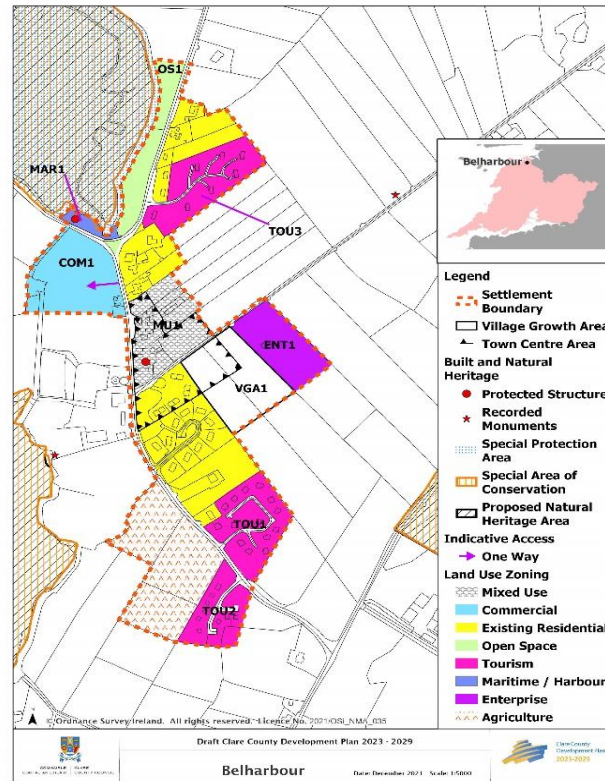
Impact

+	-	+/-	0
P1, P2, P3, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2	B1 - B4, W2, W4		CC1 - CC9

Municipal District - Killaloe	Settlement - Caher
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Open Space	OS1 has been designated as an area of open space adjoining Lough Graney. Development proposals coming forward on these lands must be the subject of Screening for Appropriate Assessment and full Appropriate Assessment if deemed necessary. Only developments that can clearly demonstrate beyond scientific doubt that there will be no significant effects on the conservation objectives of the qualifying features of the surrounding Slieve Aughty Mountains SPA will be permitted.
Tourism	TM1 has been identified as being able to accomadate a wide variety of tourism-related uses, having regard to its location in a highly scenic area, close to Lough Graney. Development on the site is subject to the ability to provide appropriate services on the site in a manner that will support the local economy and provide amenities to the area.
Mixed Use	MU1 while identified as part of the overall Slieve Aughty Mountains SPA has undergone forestry felling in recent years. This site has been identified as an indicative access point for TM1 and therefore is linked to this site. (See mitigation measures associated with TM1)
Agriculture	AG1 reflect the current use and does not alter the extent of the current zoned lands.
Likely Significant Effects of Village Growth Area Landuse Definition (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Area (VGA)	Village Growth Areas 1 & 2 are located adjacent to the Slieve Aughty Mountains SPA. Any proposed development within these locations in particular must avoid any direct or indirect impact which lead to significant adverse effects on the conservation objectives of the SPA.
Determination on whether mitigation is required	
All zoning	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA (Lough Graney Woods).

Municipal District - Killaloe	Settlement - Caher
	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European site and public water supply. Residential developments, tourism, mixed use or employment generating developments must have regard to and strict compliance with the provisions of the Environmental Protection Agency Guidelines relating to waste water treatment and disposal.</p>
Village Growth Areas	<p>Any future development of this VGA is highly dependant on the suitability of the land to accommodate on-site treatment plants. Planning permission will not be permitted where the application fails to meet the EPA Code of Practise in relation to one off housing.</p>
Tourism	<p>TM1</p> <ul style="list-style-type: none"> a) The mature trees on the lands at TM1 shall be retained and incorporated into development proposals on the site. b) It must take into account its location in a highly scenic location, close to Lough Graney, the village character and streetscape settings, and be subject to the ability to provide appropriate services on the site. c) The site must be developed in a manner that will provide amenities to the area and not detract from adjoining properties amenities. d) As this site is located within an SPA any plan or proposal for this site will be subject to Appropriate Assessment. e) Given the requirement for access to this site at TM1 through MU1 any proposal for TM1 and its associated Appropriate Assessment will need to ensure it takes account of and appropriately assess MU1 ensuring there is no project splitting.

Municipal District - Killaloe	Settlement - Caher
All zoning	<p>The entire settlement of Caher is located within the Shannon – Graney/Scarriff River catchment which has been identified by the National Parks and Wildlife Service (NPWS) as a “Catchment with previous records of Margaritifera, but current status unknown” with respect to the presence of Freshwater Pearl Mussels this catchment historically had records of mussels but its status is currently unknown. Therefore any proposed development will need to take into consideration the potential effects on this species and its habitat. Therefore any proposed development in terms of Residential, Tourism, Mixed Use, Agriculture or Open Space will need to take into consideration the potential negative effects on this species and its habitat.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Caher should be strictly adhered to.</p> <p>Given that Lough Graney is also a public water source any future residential development, tourism or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the dual nature of Lough Graney as a designated European site and a public water supply.</p>



Detailed Assessment of Landuse Zonings

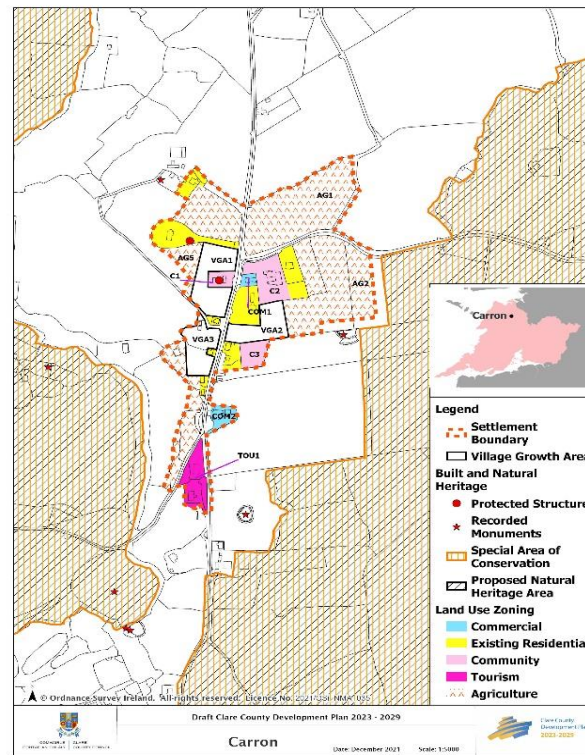
Impact			
+	-	+/-	0
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Municipal District - Killaloe	Settlement - Bellharbour
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Tourism	TOU1 - TOU3 is consistent with current zoning which relates to holiday homes. No expansion is anticipated.
Mixed Use	MU1 confirms the existing village centre uses and will not significantly affect the receiving environment.
Maritime	MAR1 includes for the identification of lands at the existing harbour and does not alter the current use or zoning.
Commercial	COM1 confirms the existing commercial use for this location
Open Space	OS1 & OS2 are consistent with current use and identify areas of open space associated with existing residential housing on one side but primarily with the shoreline associated with the SAC, SPA and pNHA and offer protection and buffering for these sites.
Entreprise	ENT1 confirms the existing agricultural enterprise and use for this location and does not alter the current zoning.
Likely Significant Effects of Village Growth Area Landuse Definition (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Area 1	Bellharbour village is serviced by a public water scheme which is in need of upgrading and has no public sewerage scheme at present. It is likely that the current existing residential developments are having an adverse effect on the receiving environment, water courses or adjacent ecological designations. This presents a negative impact on the receiving environment and on SEOs B1, B2, B3, B4, W1, W2, W4, WW2 & WW1 .
Determination on whether mitigation is required	
All zonings	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bellharbour should be strictly adhered to.

Municipal District - Killaloe	Settlement - Bellharbour
Village Growth Area (VGA) 1	Any future development of this VGA is highly dependant on the suitability of the land to accommodate on-site treatment plants. Planning permission will not be permitted where the application fails to meet the EPA Code of Practise in relation to one off housing.

Municipal District - Killaloe

Settlement - Carron



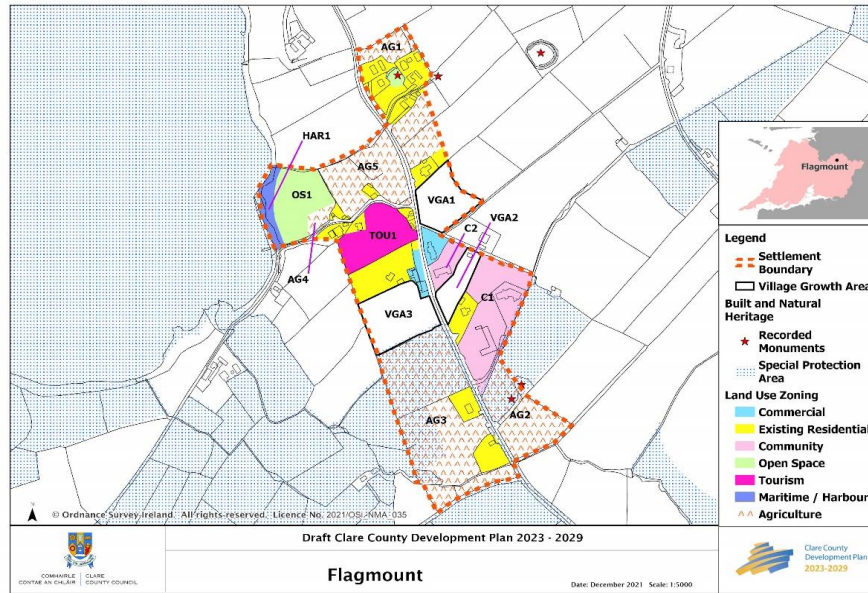
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1, P2, P3, B1, B2, B3, B4, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2,W3, W4, W5, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2	W2, W4, W6		CC1 - CC9

Municipal District - Killaloe		Settlement - Carron	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Commercial	COM1 & COM2 are consistent with current zoning which relates to Carron Community Centre and Cassidy's Pub and Restaurant. No expansion is anticipated for either.		
Tourism	TOU1 is consistent with the current zoning which relates to Clare's Rock Hostel and Accomadation		
Community	C1 & C2 confirms the existing village centre uses relating to the church and national school and will not significantly affect the receiving environment.		
Agriculture	AG1 - AG7 reflect the current use and does not alter the extent of the currnt zoned lands.		
Likely Significant Effects of Village Growth Area Landuse Definition (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Village Growth Area 1 - 3	A Village Growth Area has been identified in Carron to allow for the sustainable compact growth of the settlement, providing opportunities for small scale cluster type housing, as well as for other uses appropriate to the function, size and scale of the settlement.		
Duration and determination on whether mitigation is required			
All zoning	<p>NHAs are protected from works which would destroy or significantly alter, damage, or interfere with the features for which the sites were designated. Therefore, given the location of the Carron settlement any future residential development, commerical or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA and will be required to undertake screening for EIA and/or a Habitats Directive Assessment in relation to potential significant effects. All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Carron should be strictly adhered to.</p>		
	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.</p>		

Municipal District - Killaloe		Settlement - Carron	
Tourism	<p>Carron Polje and Turlough</p> <p>A Polje is a large flat-bottomed valley feature of limestone regions formed by prolonged dissolution. The Carron Polje is the largest enclosed depression in Ireland, with an area of approximately 4.5 square kilometres. The “disappearing lake” or Turlough is the most noticeable part of the Polje. Given Turloughs are a priority habitat with the East Burren Complex SAC containing a specific objective "To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected" any future development will need to ensure that the surface and groundwaters associated with this feature are not interfered with.</p> <p>https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO001926.pdf (Accessed 23.05.21)</p>		
Village Growth Area (VGA) 1 - 3	<p>Any future development of the identified VGAs is highly dependent on the suitability of the land to accommodate on-site treatment plants. Planning permission will not be permitted where the application fails to meet the EPA Code of Practise in relation to one off housing. The EPA Code of Practise for Wastewater Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.</p>		



Detailed Assessment of Landuse Zonings

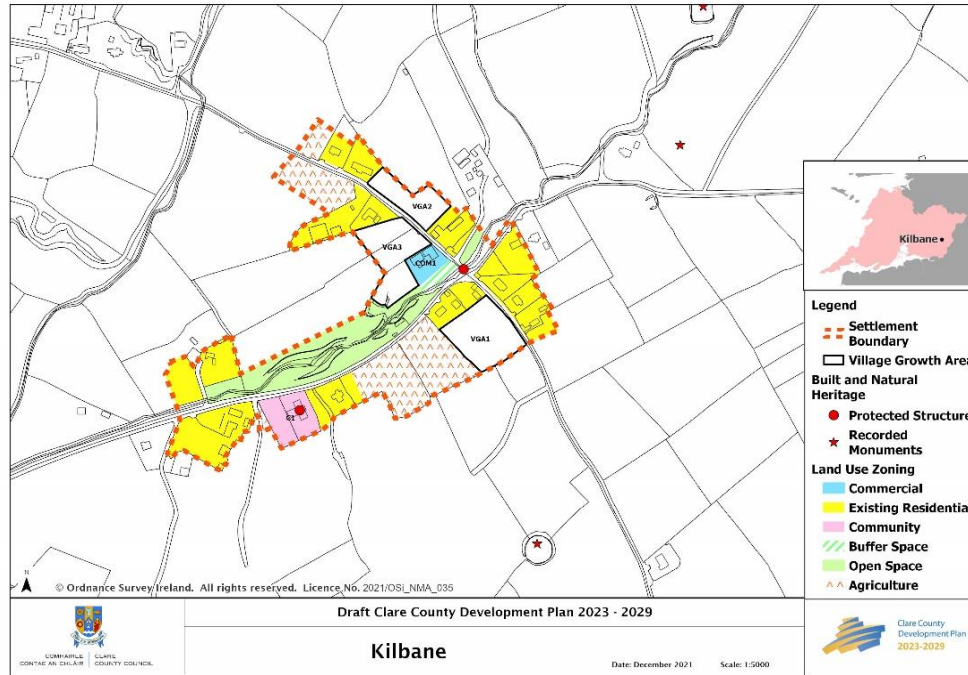
Impact			
+	-	+/-	0
P1, P2, P3,P5, B3, B6, S1, S2, S3, S4, S5,W3, W4, W5, W6,W7,,C1, C2, C3, T1, T2, WA1, RE1, CH1, CH2, CH3, L1, L2	B1, B2, B4, B5, W1, W2, WS1, WS2, WW1, WW2		CC1 - CC9,P4, WA1

Municipal District - Killaloe		Settlement - Flagmount	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Tourism	TOU1 while not located within the SPA lies adjacent to it (Slieve Aughty Mountains SPA) and therefore any application for development will need to consider the sensitive nature of their location and ensure that negative impacts on the environmental receptors are avoided. Any plan or proposal will be subject to a Habitats Directive Assessment as per CDP Objective 14.2 of the Clare County Development Plan 2022-2028.		
Open Space & Harbour	OS1 & HAR1 - The existing pier and lakeside areas are important amenity assets in the village for the local community and for visitors alike. There is scope for additional facilities and landscaping of this recreational facility. OS1 comprises an elevated piece of land to the east of the harbour. It has been designated for possible future expansion of this recreational facility, including picnic benches, seating, barbeque areas etc. Given the location of OS1 and HAR1 directly adjacent the Slieve Aughty Mountains SPA any application for development will need to consider the sensitive nature of their location and ensure that negative impacts on the environmental receptors are avoided. Any plan or proposal will be subject to a Habitats Directive Assessment as per CDP Objective 14.2 of the Clare County Development Plan 2022-2028.		
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Village Growth Areas (VGA) 1-3	Some of the residential development in the settlement is served by a shared waste water treatment plant but the majority of developments are served by individual waste water treatment plants. It is expected that this situation will continue throughout the lifetime of this Plan. This reflects negatively on SEO WW1 & WW2 .		
Determination on whether mitigation is required			
Tourism, Open Space and Harbour	Any plan or proposal will be subject to a Habitats Directive Assessment as per CDP Objective X.XX of the Clare County Development Plan 2022-2028.		
Open space and harbour	Given the location of OS1 and HAR1 directly adjacent the Slieve Aughty Mountains SPA any application for development will need to consider the sensitive nature of their location and ensure that negative impacts on the environmental receptors are avoided		

Municipal District - Killaloe	Settlement - Flagmount
Village Growth Area 1-3 and all zonings.	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European site and public water supply. Residential developments, tourism or employment generating developments must have regard to and strict compliance with the provisions of the Environmental Protection Agency Guidelines relating to waste water treatment and disposal. Planning permission will not be permitted where the application fails to meet the EPA Code of Practise in relation to one off housing.</p>
All zoning	<p>The entire settlement of Flagmount is located within the Shannon – Graney/Scarriff River catchment which has been identified by the National Parks and Wildlife Service (NPWS) as a “Catchment with previous records of Margaritifera, but current status unknown” with respect to the presence of Freshwater Pearl Mussels this catchment historically had records of mussels but its status is currently unknown. Therefore any proposed development will need to take into consideration the potential effects on this species and its habitat. therefore any proposed development in terms of Low Density Residential, Commerical, Tourism, Enterprise, Agriculture, Community, Open Space, or Mixed Use will need to take into consideration the potential negative effects on this species and its habitat.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Flagmount should be strictly adhered to.</p> <p>Given that Lough Graney is the public water source for the Flagmount Area any future residential development, tourism or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the dual nature of Lough Graney as a designated European site and a public water supply.</p>

Municipal District - Killaloe

Settlement - Kilbane

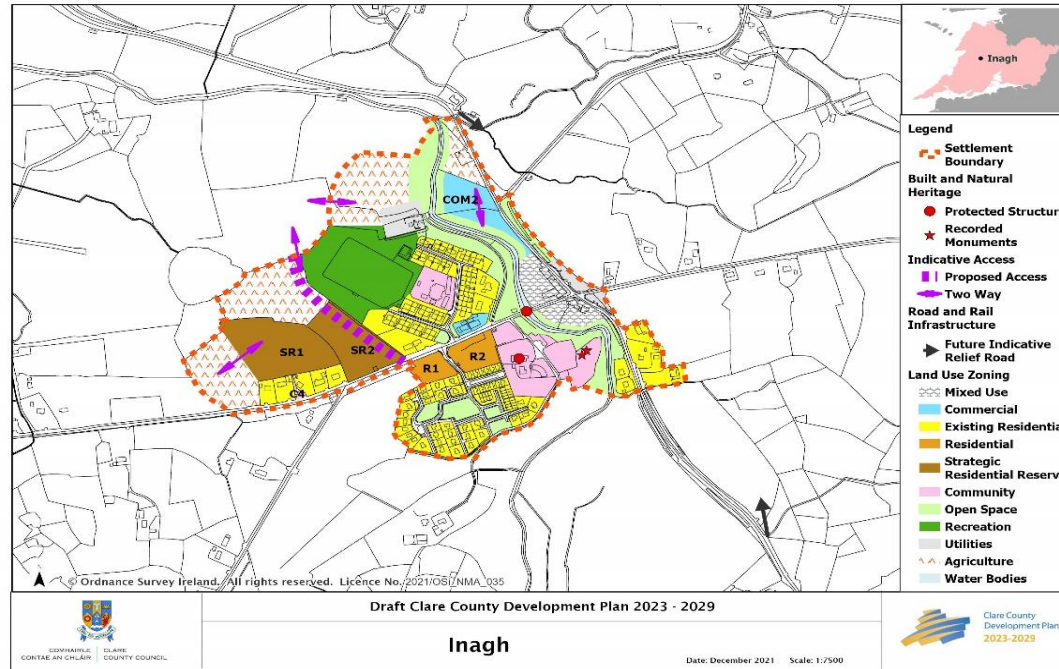


Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	W1, W2, W4		P1, P2, P3, B1,B2, B3, B4, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W3, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2, CC1 - CC9

Municipal District - Killaloe		Settlement - Kilbane	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Commercial	COM1 is largely a greenfield site. The existing broadleaved tree line should be retained as part of any future development of this site as foraging and commuting routes for bat species in particular Common Pipistrelle and Natterers' Bat. A riparian buffer zone should also be maintained along the Broadford River, a tributary of the Glenomra, which is currently at good status under the Water Framework Directive.		
Open Space	OS1 contains an area of Wet Woodland Habitat WN5 as the Broadford River flows through this zoning. Any proposed development of this area must take into consideration impacts on the river system and surrounding wet woodland habitat. The riparian zone and woodland habitat should be incorporated into any future development ensuring the protection of the river water quality, the aquatic ecosystem and foraging/commuting routes for bats. The open space should provide for recreational and amenity space for the village in keeping with the character and scale of the village.		
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Village Growth Areas (VGAs)	<p>These VGAs have been identified as having the capacity to accommodate small-scale in-depth development. Given the scale of the existing village, small clusters of dwellings houses will be encouraged on these sites (subject to the ability to provide appropriate waste water treatment facilities on the sites). The design and scale of any proposed development shall be reflective of the rural character of the village.</p> <p>Individual dwelling houses will be encouraged to locate on the remaining vacant sites within the village.</p>		
Determination on whether mitigation is required			
Village Growth Areas (VGAs)	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Broadford River with respect to any future development of these VGAs.		
Commercial	The existing broadleaved tree line should be retained as part of any future development of this site as foraging and commuting routes for bat species in particular Common Pipistrelle and Natterers' Bat. A riparian buffer zone of 10m should also be maintained along the Broadford River, a tributary of the Glenomra, which is currently at poor status under the Water Framework Directive. This buffer was included as per the SEA Recommendation.		



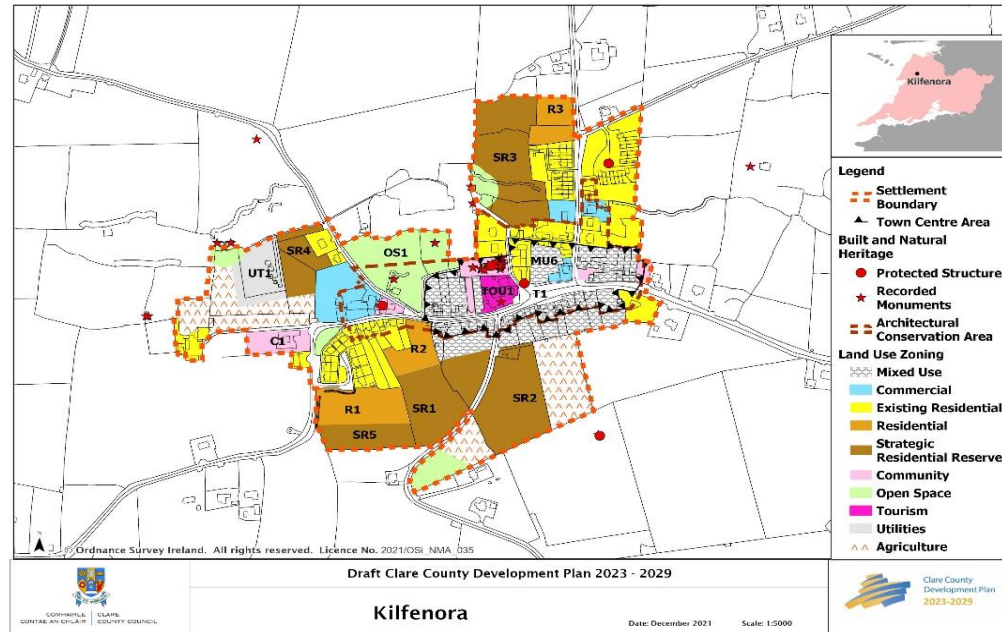
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B1, B3, B4, B5, B6, W2, WW1, WW2	S1	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Inagh
Likely Significant Effects of Landuse Zoning and Strategic REserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>Water Supply Water supply is sourced through the Inagh-Kilmaley Group Water Scheme.</p> <p>Wastewater Inagh has a public sewage system with sufficient treatment capacity to serve the target population.</p>
Residential zoning & Strategic Reserve	SR1 & SR2- These sites is situated on the western edge of the village, bounded to the south by the R460, to the east by the sports ground and to the west by an area of land identified as Agriculture. R1 has the capacity to accommodate residential development and will reinforce the centre which has evolved around the school, shop, church and community centre. An access road shall be provided within the site and will subsequently provide for potential future access to the lands north of R1 at SR1 and to the Agriculture lands to the west.
Recreation	REC1 is the existing GAA grounds and associated car park within the village settlement
Commercial	COM2 is zoned right up to the banks of the Inagh River incorporating the riparian zone which reflects negatively on SEO B1, B3, B4, B5, & B6.
Open Space	OS1 - OS12 are consistant with current use and identify areas of open space associated with the Inagh River primarily and which should be strictly adhered to.
Duration and determination on whether mitigation is required	
Existing Residential	The stretch of land zoned as existing residential development on the banks of the Inagh River on the approach to Inagh opposite the Post Office should be zoned as "Open Space" as part of OS9.
Residential Development	The EPA Code of Practise for Waste Water Treatment Systems at R1, R2 together with SR1 & SR2 must be strictly adhered to in order to ensure no significant long term effects on the Inagh River, impacts on the current status of the Inagh River and its objective of achieving good status under the Water Framework Directive.
Commercial	COM2 should be altered to allow a sufficient buffer zone of 15m along the riparian zone of the Inagh River as part of OS12

Municipal District - West Clare	Settlement - Inagh
Flooding	<p>This area has been zoned with a view to establishing a mix of uses such as business, retail, or office uses as appropriate at this location. Retail and business uses will be encouraged at ground floor level with office or residential uses overhead. Developments solely for residential use will not normally be permitted. The Clare County Development Plan 2022-2028 Strategic Flood Risk Mapping SFRA shows that there is an identified flood risk associated with these lands. Accordingly, any planning applications made on these lands must be accompanied by a Site Specific Flood Risk Assessment.</p>
All Zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Inagh should be strictly adhered to.</p>



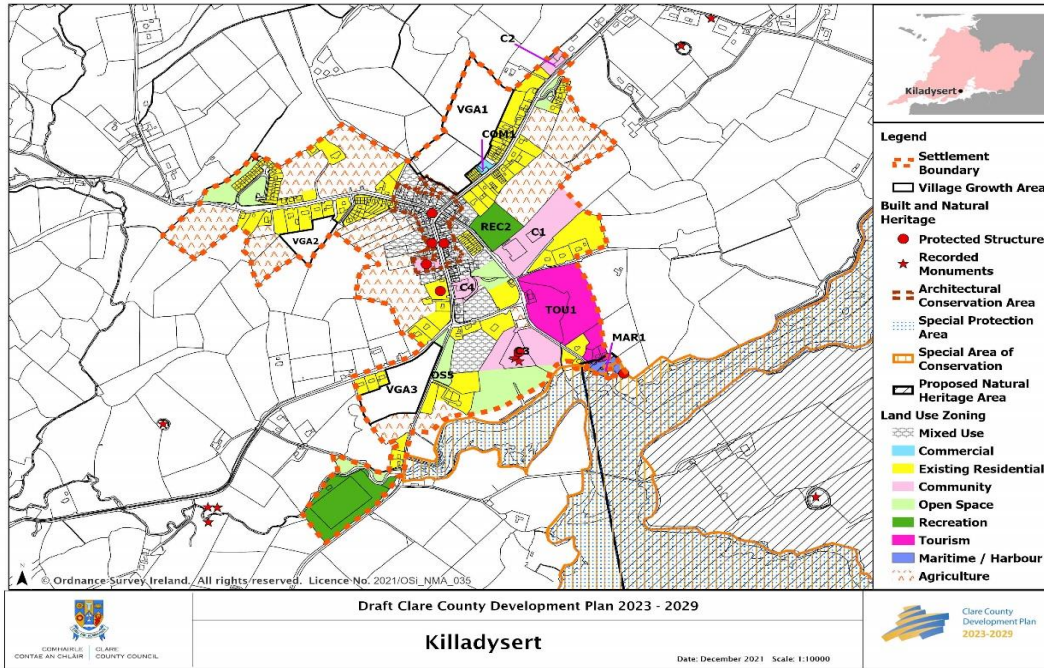
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	P1, WW1, WW2	P1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Kilfenora
Likely Significant Effects of Landuse Zoning and Strategic Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>Water Supply Kilfenora is connected to the Ennistymon Regional Water Supply and as such is subject to the constraints of that scheme.</p> <p>Wastewater There is an existing wastewater treatment plant serving the village which has capacity to cater for the target population set out in the Core Strategy. An upgrade of the existing wastewater treatment infrastructure to increase capacity is expected to be completed in 2022.</p>
Residential & Strategic Reserve	<p>R1-3 & SR 1 - 5</p> <p>Kilfenora offers a high-quality rural environment in the heart of the Burren in which to live. It is important to ensure that growth is balanced and contributes to a thriving village community that can support a range of services. In this regard, lands have been zoned in the village to promote compact growth and support the village centre. Development proposals must ensure safe pedestrian and cycle connectivity to local services and the village centre.</p>
Mixed Use	MU1 - MU5 confirms the existing village centre uses and will not significantly affect the receiving environment. MU1 - MU5 is largely contained within the Architectural Conservation
Commercial	COM1 & COM2 confirms the existing commercial use for these locations.
Open Space	OS1 - OS5 are consistent with current use and identify areas of open space which are largely associated with the archeological and cultural heritage features and sites located within Kilfenora.
Determination on whether mitigation is required	
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Residential & Strategic Residential Reserve	All zonings for residential development should take cognisance of their associated Landscape Character Areas (LCA) (Kilfenora Farmland and the Low Burren LCA) and should be planned and development in a sympathetic manner with the surrounding prospects and views.

Municipal District - West Clare	Settlement - Kilfenora
Recorded Monuments	015006, CL016-015004, CL016-015008, CL016-015015, CL016-015013, CL016-015012, CL016-015011 associated with C4, CL016-015010 associated with OS3 and County Protected Structures 124 associated with C4 and 152 associated with C2 should be afforded full protection and a suitable buffer put in place to protect these structures in association with any future development.
Architectural Conservation Area	The centre of the village of Kilfenora has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 16.5. of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilfenora should be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	B4, B5, B6, W2, WW1, WW2	B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

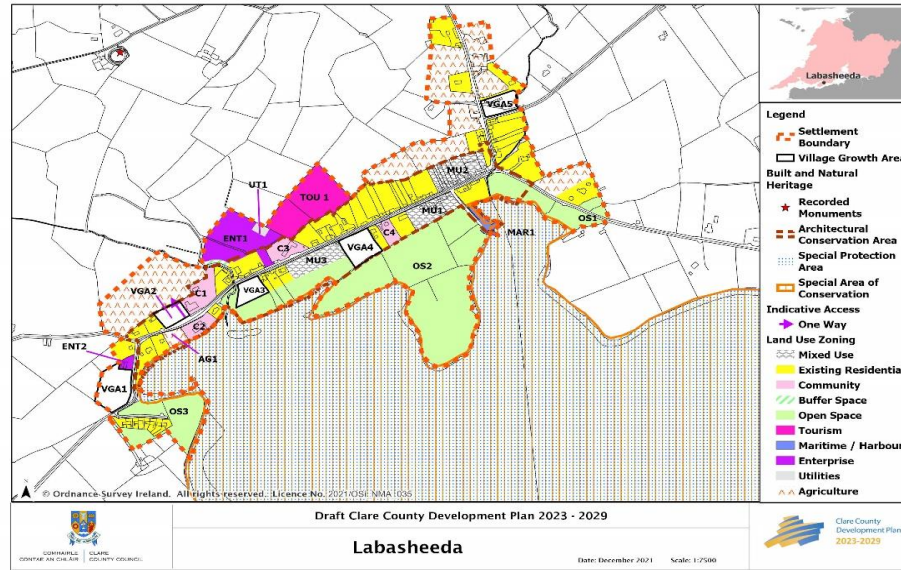
Municipal District - West Clare	Settlement - Kildysert
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	The town has grown quite significantly over recent years but has managed to retain a 'village-like' character of its own, particularly along its main thoroughfare. Its proximity to Ennis is likely to maintain the demand for housing but care must be taken to ensure the preservation of its distinctive character.
Village Growth Areas (VGAs)	<p>Water Supply Public water is supplied by the Killadysert Public water supply sourced from Gortglass Lough/ Cloonsnaghta Lough. There is sufficient treatment capacity to cater for the target population</p> <p>Wastewater Kildysert has its own wastewater treatment plant but an upgrade is required in order to accommodate future development.</p>
Tourism	<p>This site is located on the eastern side of the village bounded by the harbour area to the south and the access road to the harbour to the west. It is intended to make provision for mixed use, tourism-related development, which will bring people and revenue to the area in a sustainable manner.</p> <p>The site lends itself to such development as it allows for in depth development on an area of land that is closely associated with the harbour and also with the town centre. Development of this site will help to support the village centre, without having a negative impact on the village character.</p> <p>Proposals for tourism-related retail developments must be subject to a retail impact assessment to ensure that the proposed development will not impact negatively on the vibrancy and viability of the village centre.</p>
Marine	<p>MAR1 - This area is reserved for the future development of the pier and land-based facilities for the development of water-based commercial activities and for tourism and leisure uses. The area is identified in the " Marine Tourism and Leisure; Development Strategy 2007-2013" by the Marine Institute, as a potential location for the development of land/sea access and associated infrastructure. There is an opportunity to develop this area of Killadysert, subject to available funding. It is important that any development proposals for water-based commercial activity are not detrimental to the tourism and leisure potential of the harbour.</p> <p>For the period of this plan the provision of accommodation in the form of holiday homes shall not, in general, be considered favourably on lands zoned for Maritime uses.</p> <p>Development must not impact on the favourable conservation status of the annex habitats for which the Special Area of Conservation, in which the quay is located, is designated.</p>

Municipal District - West Clare	Settlement - Kildysert
Mixed Use	MU1 - MU7 confirms the existing village centre uses and will not significantly affect the receiving environment.
Community	C1 - C7 include for the identification of lands for community purposes at the existing secondary school (C1) with a view to providing parking facilities to serve the school, additional lands for further expansion of the new cemetery (C2) with the remainder C3 - C7 consistent with the existing zoning of these lands.
Recreation	REC1 is the existing GAA grounds and associated car park with the addition of REC2 identified to accommodate approved planning permission for recreational area to include all weather playing pitch, new recreational area etc.
Commercial	COM1 - COM4 confirms the existing commercial uses within Kildysert
Agriculture	AG1 - AG5 are consistent with the current use on these sites
Open Space	OS1 - OS8 are consistent with current use and identify areas of open space associated with existing residential areas.
Duration and determination on whether mitigation is required	
Village Growth Areas (VGAs)	Careful consideration should be given to any future development of VGA1 given its proximity to the mixed use town centre and the Architectural Conservation Area in order to maintain its distinctive village character and so as to take cognisance of the adjoining conservation area and not to detract from the character of the ACA. Any future development on this site must be proportionate to the size and scale of the existing settlement. Development proposals should enhance the public realm and appropriate site analysis must precede design work.
	In the absence of an upgrade to the Waste Water Treatment System, the EPA Code of Practice for Waste Water Treatment Systems associated with all residential development must be strictly adhered to in order to ensure no significant long term effects on the River Shannon and the surrounding cSAC and SPA designations.
Tourism	TOU1 - The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably on this site. It is intended to make provision for mixed-use, tourism-related development. Proposals for tourism-related retail developments must be subject to a retail impact assessment to ensure that the proposed development will not impact negatively on the vibrancy and viability of the village centre. There is a stream flowing through the centre of the site that flows directly into the cSAC. Developments taking place on these lands must have cognisance of this feature and ensure that potential negative impacts on the SAC are mitigated.

Municipal District - West Clare	Settlement - Kildysert
Marine	The zoning overlaps to a small extent with the River Fergus Estuaries SPA (Site code 004077), to a greater extent with the Lower River Shannon cSAC (site code 002165) and almost completely with the Fergus Estuary and Inner Shannon North Shore NHA. The Low River Shannon cSAC has detailed conservation objectives available for it for which the attributes and targets should be used to assess any future development at MAR1 in relation to screening for Appropriate Assessment.
Open Space	The trees for preservation should be retained in association with any future development at OS5

Municipal District - West Clare

Settlement - Labasheeda



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Labasheeda
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Marine	The small quay is an attractive amenity area, providing good quality land/sea access with potential for further development identified in "Marine and Leisure; Development Strategy 2007-2013" produced by the Marine Institute . Within the harbour, the pier has been considerably upgraded in recent times and an attractive amenity area has been developed. There is also potential to develop water-based commercial activities which are compatible with the tourism and leisure potential of the harbour.
Agriculture	AG1 is located west of the community centre in the village and is in close proximity to the European site.

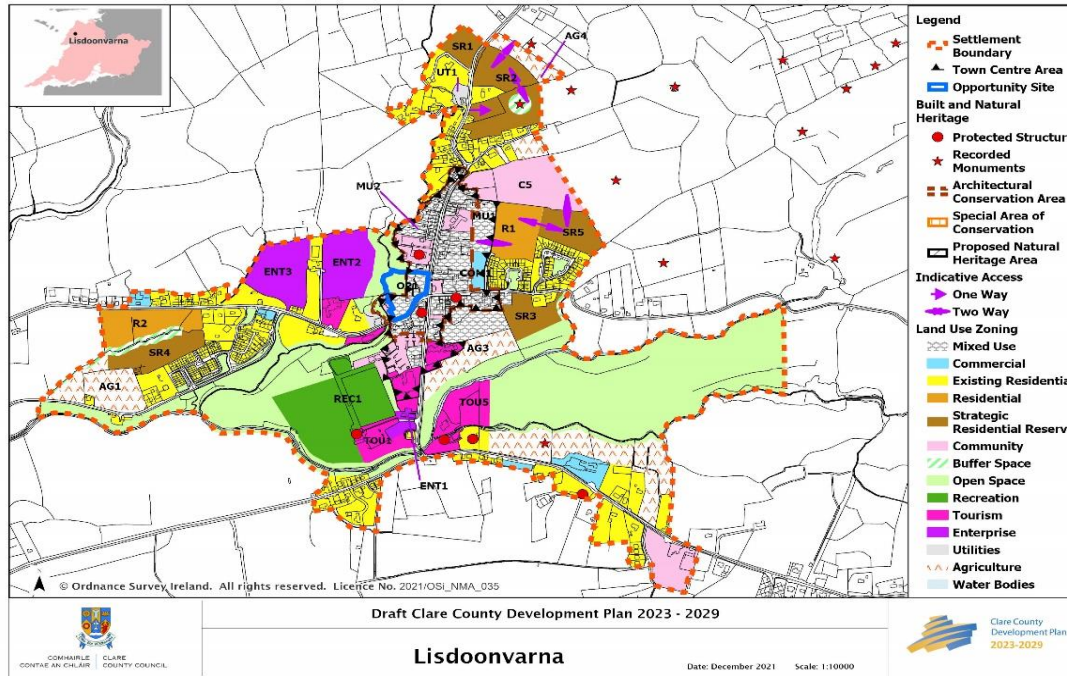
Municipal District - West Clare	Settlement - Labasheeda
Open Space	The Lower River Shannon cSAC and pSPA is located to the south of the village. There are extensive areas of Open Space zoned between the "development" and "zoned" land in the village and the European site to provide a buffer to protect the conservation interest of the European site. A stream that flows through the villae and directly into the European site has also been buffered (from ENT1 to the European site)Any impacts to the water quality of the stream will result in downstream impacts to the SAC.
Mixed Use	MU1 - MU3 represents the centre of the village which reflect the need for redevelopment of the unused buildings in particular along the main street in order to revialise the centre of the village.
Tourism	This land is situated to the north and rear of the main street and has the capacity to absorb small-scale in-depth tourism development without having a detrimental impact on the very distinctive and attractive character of the village. Such development would reinforce and support the existing village centre. Development of this site solely for holiday home uses is not considered appropriate. However, holiday homes can be accommodated on the site as an element of an overall tourism development. Tourism developments that capitalise on the marine-tourism potential of the village will be particularly encouraged. There are a number of opportunities for access to the land from the main street where gaps exist between existing buildings. Development on the site shall be proportionate in siting, scale and design to the existing village.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (1-5)	<p>Water Supply Labasheeda is connected to the West Clare Regional Water Supply and there is sufficient capacity to cater for the population target.</p> <p>Wastewater Labasheeda has no public wastewater treatment apart from the local authority housing scheme, which is served by its own system. The remainder of the village is served by individual septic tanks or discharge direct to the foreshore. Preliminary work has been carried out on a proposed wastewater treatment scheme, which may be implemented within the lifetime of the plan subject to funding. The provision of a sewage system by Irish Water would be subject to the constraints of Irish Water’s capital investment programme and New Connections Policy.</p> <p>Utilities in Labasheeda Zoning map U1: Site north of main street, rear of the school This site is reserved for the provision of the proposed waste water treatment plant scheduled to be implemented within the lifetime of the Plan (Irish Water advise).</p>
Determination on whether mitigation is required	

Municipal District - West Clare	Settlement - Labasheeda
Existing Residential Development	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of an upgrade to the waste water treatment scheme in order to ensure no significant long term effects on the River Shannon or the adjacent European sites.
Residential and Village Growth Areas	Any future residential development will be dependent on an upgrade to the existing waste water treatment system in the village.
Tourism	This SEA has concerns regarding the tourism zoning for the entire Plan area, particularly having regard to the number of development options that are possible on lands that are zoned for tourism purposes. It is recommended that any masterplan that is required for new sites gives particular attention to matters of design and layout and how these matters reflect the character of the village. It must also address the capacity of each site and the village to absorb the development that is proposed from a visual, environmental and social perspective.
Open Space	A riparian buffer zone of at least 10 metres is required at OS6 in conjunction with any development at ENT1 in order to provide protection to water quality but also to maintain a habitat corridor for aquatic and fluvial species such as Otter and to provide a buffer between any proposed development and the stream/river corridor at this location. This buffer zone was included following the recommendation of the SEA.

Municipal District - West Clare	Settlement - Labasheeda
Marine	The zoning overlaps to an extent with the River Fergus Estuaries SPA (Site code 004077) and the Lower River Shannon cSAC (site code 002165). The Lower River Shannon cSAC has detailed conservation objectives available for it for which the attributes and targets should be used to assess any future development at MAR1 in relation to screening for Appropriate Assessment.
Agriculture	AG1 - It is the recommendation of this SEA that any development proposals that come forward for this site in the future must provide appropriate environmental assessment and a buffer between the proposed development and the European site.
Mixed Use	The centre of the village of Labasheeda has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per CDP Objective 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Labasheeda should be strictly adhered to.

Municipal District - West Clare

Settlement - Lissycasey



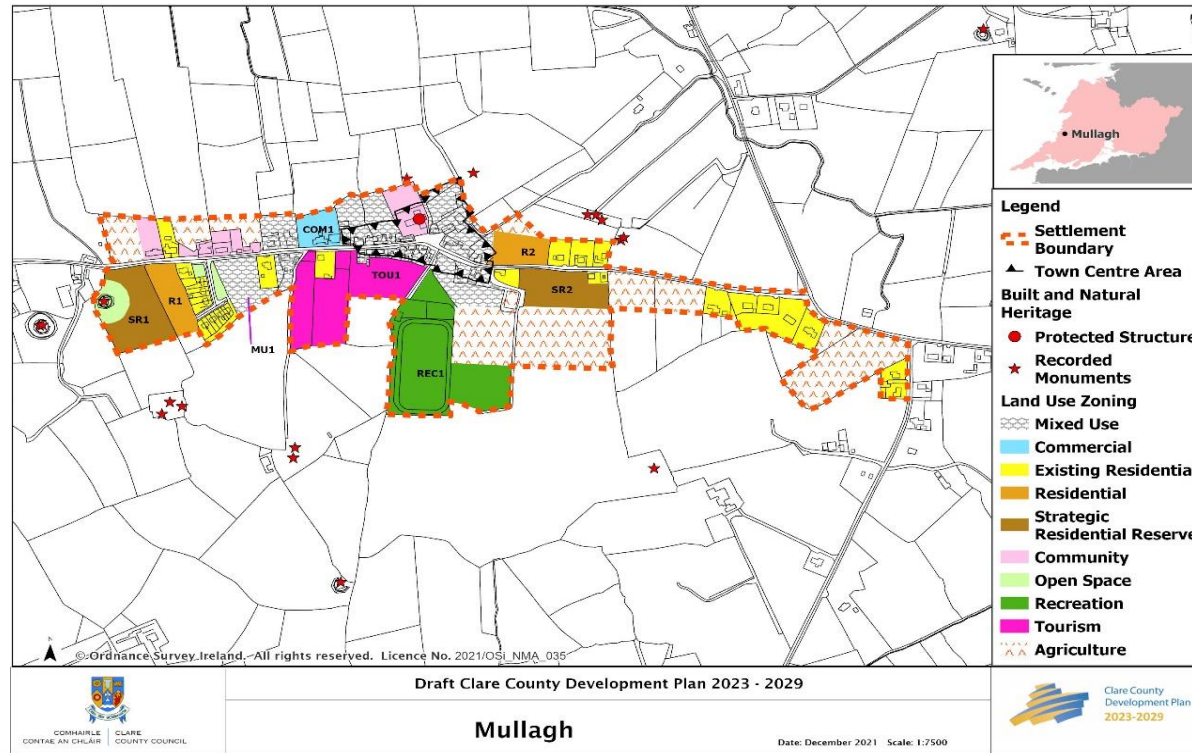
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Lissycasey
Likely Significant Effects of Landuse Zoning and definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	Lissycasey is situated on the N68 national secondary route, 12 miles from Ennis. It has a linear structure that stretches along the route for a considerable distance with two service centres at each end. Over the last twenty years, the village has expanded considerably, mostly in a linear manner, particularly along the southern side of the N68. The settlement form of Lissycasey is not typical of other West Clare settlements. The village provides a range of services to local residents including a garage, a supermarket, school and childcare centre, community hall, credit union, Garda Station and post office. A playground has been constructed in the village and there are a number of other community-based amenities in the area such as the eco-park and the riverside/cascades walk. Given the current situation in Lissycasey with an absence of a waste water treatment system it is highly likely that the existing situation is having an effect on the receiving environment with the Owenslieve River currently at moderate status under the WFD. Lissycasey has also been identified as being within a high risk zone and a sensitive area from the EPA Domestic Waste Water Risk.
Village Growth Areas (VGAs)	<p>Water Supply Lissycasey has its own private group water scheme,</p> <p>Wastewater There is currently no public waste water treatment system and until such a time as this is rectified, future development is limited. The assimilative capacity of receiving waters shall be the controlling factor. The provision of a sewage system by Irish Water would be subject to the constraints of Irish Water's capital investment programme and New Connections Policy.</p>
Agriculture	AG1 is located opposite the commercial zoned lands COM1. Due cognisance must be taken of the stream flowing through the centre of the site should any development proposals come forward for these lands.
Entreprise	<p>ENT1 - These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community.</p> <p>The subject site is located to the southeast of an existing housing development and therefore screening/landscaping plans will be an important component of development proposals brought forward for this site. Furthermore, the ground conditions in the area must be taken into account in the design of the both proposed structures and waste water treatment facilities on the site.</p>
Determination on whether mitigation is required	

Municipal District - West Clare	Settlement - Lissycasey
Existing Residential Development	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment system in order to ensure no significant long term effects on the receiving waters.
Village Growth Areas (VGAs)	Any future residential development will be dependent on the provision of a waste water treatment system in the village. The assimilative capacity of receiving waters shall be the controlling factor. The provision of sewage system by Irish Water would be subject to the constraints of Irish Water’s capital investment programme and New Connections Policy.
	VGAs 1 -3 are located along the main Ennis-Kilrush Road (N69) route and will require access directly onto this already extremely busy road. Any application for future development of these areas must include a detailed traffic assessment outlining how the safe egress and ingress of traffic will be managed along this section of the N69. This should take into consideration the sight lines coming to and from Ennis and should consider the option of one central access point for all three parcels of land.
Tourism	This SEA has concerns regarding the tourism zoning for the entire Plan area, particularly having regard to the number of development options that could arise on lands that are zoned for tourism purposes. It is recommended that any masterplan that is required for new sites gives particular attention to matters of design and layout and how these matters reflect the character of the town. It must also address the capacity of each site and the town to absorb the development that is proposed from a visual, environmental and social perspective.
Open Space	A riparian buffer zone of at least 10 metres is required along the river bank on both sides within AG1 in order to provide protection to water quality but also to maintain a habitat corridor for aquatic and fluvial species such as Otter and to provide a buffer between any proposed development and the stream/river corridor at this location. A buffer was included following the SEA recommendation.
Agriculture	AG1 is located opposite the commercial zoned lands COM1. Due cognisance must be taken of the stream flowing through the centre of the site should any development proposals come forward for these lands.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Lissycasey should be strictly adhered to.



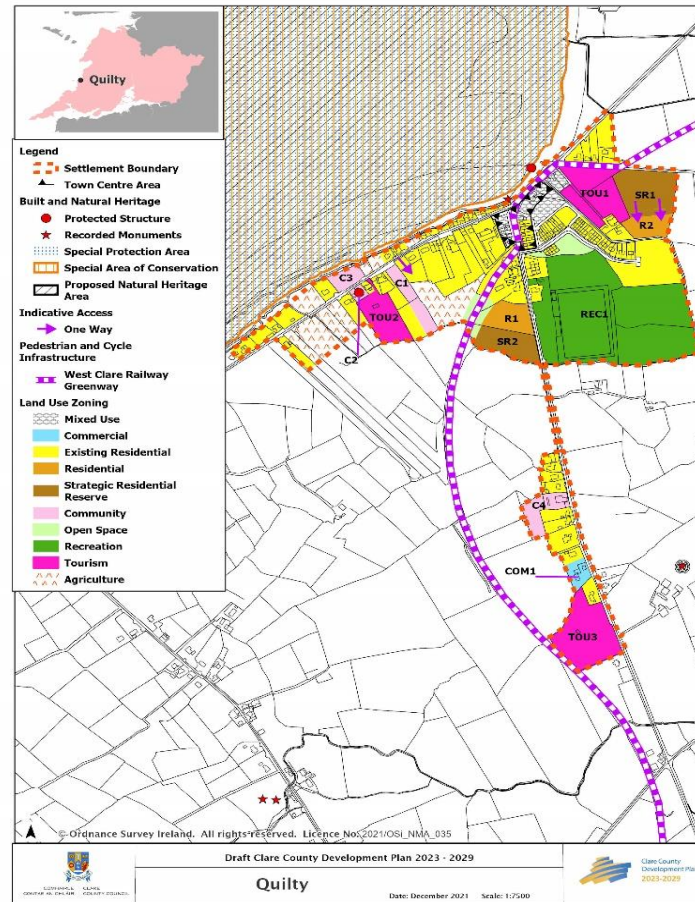
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
S5, W3, W7, WS1, , L1, P1, P2, P3	B1, B2, B3, B4, B5, B6, W2, WW1, WW2, W2, C3, C2, L2	S1, CH1, CH2, CH3, WS1 & WS2	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1

Municipal District - West Clare	Settlement - Mullagh
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential and Strategic Residential Reserves	<p>Water Supply</p> <p>Water is provided by the West Clare Regional Water Supply and there is sufficient capacity to cater for the population target.</p> <p>Wastewater</p> <p>Mullagh is currently connected to the Quilty wastewater treatment system, which will facilitate the target population.</p> <p>R1 & SR1 - This is a greenfield site located on the western edge of the village opposite the community hall and adjacent to the existing local authority housing estate. The land rises gradually from the roadside to southern field boundary. This site has the capacity to accommodate an in-depth development of permanent residential units to meet the need to accommodate for local population growth and would allow for the natural extension to the existing housing development. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Access to the lands shall be restricted to a single access point.</p>
Recreational	<p>REC1 represents the current use of this site as the GAA Grounds together with providing room for expansion adjacent to the sports grounds. This zoning reflects positively on SEO P1 - P3, together with L1 - L2 as the facility is in keeping with the surrounding landuse and will not impact on the views and prospects in the area.</p>
Tourism	<p>Mullagh is situated only a short distance away from the tourist areas of Quilty, Spanish Point and Miltown Malbay to the north and Doonbeg to the south. The popularity of the nearby tourist areas is likely to continue to generate demand for holiday accommodation. Mullagh has the potential to capitalise on this demand to a greater extent and provision has been made within the village to facilitate this.</p> <p>This is a large greenfield site located to the rear of the main street and rises gradually from the road to the southern boundary. It is considered that this zoning may make provision for tourism-related development that will bring people and economic activity to the area in a sustainable manner. The zoned area shall require a masterplan outlining a development strategy that has regard to relevant policies and available infrastructure.</p>
Determination on whether mitigation is required	
Residential and Strategic Reserve	<p>R1 & SR 1 - The buffer that exists around the ringfort located in SR1 must be retained. The mature trees bordering the site must be retained as part of any development proposals in the area. Due to the site being elevated 1.5m to 2m above the public road low density development shall have respect for the visual elements and character of the settlement with regard to layout, design etc.</p>

Municipal District - West Clare	Settlement - Mullagh
Commercial	Any future development associated with COM1 - COM3 must ensure there is sufficient capacity in the WWTP to accommodate an increase in population equivalent.
All zonings	Future development in the village must take account of and protect the overall distinctive village character and amenity through compliance with Policies and development control measures, e.g. Sympathetic design and siting of appropriate development.
Tourism	TOU1 - This SEA has concerns regarding the size of this site in relation to the size of the overall village, particularly having regard to the number of development options that can be accommodated in such a zoning. It is firstly recommended that the overall site area is reduced and secondly it is recommended that the masterplan that is required for the site gives particular attention to matters of design and layout and how these matters reflect the character of the village. It must also address the capacity of the site and the village to absorb the development that is proposed from a visual, environmental and social perspective. Holiday homes may be permitted as part of a larger tourism development on the site.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Mullagh should be strictly adhered to.



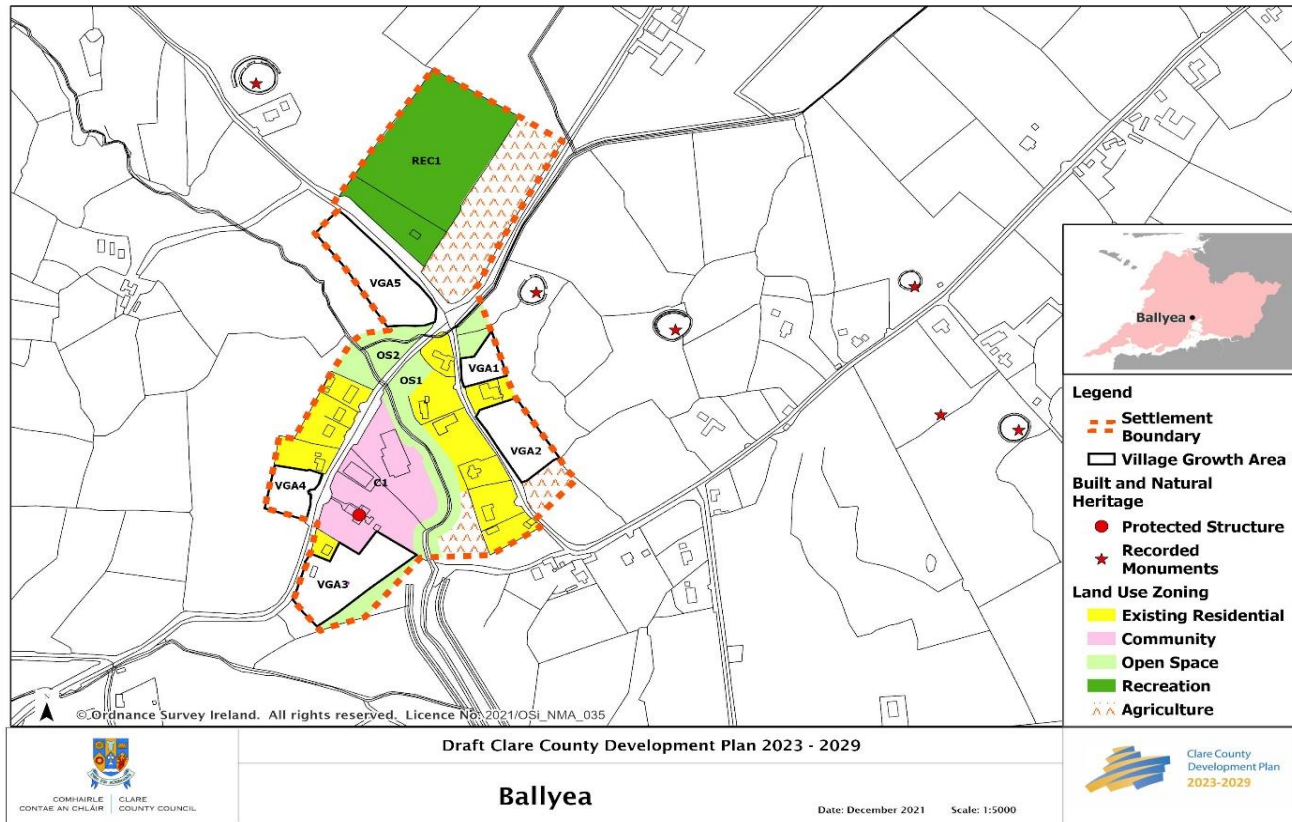
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
S5, W3, W7, WS1, , L1, P1, P2, P3	B1, B2, B3, B4, B5, B6, W2, WW1, WW2, W2, C3, C2, L2	S1, CH1, CH2, CH3, WS1 & WS2	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1

Municipal District - West Clare	Settlement - Quilty Map
Likely Significant Effects of Landuse Zonings and Strategic Residential Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Low Density Residential	<p>Water Supply The village is connected to the West Clare Regional (Old) Water Supply and there is sufficient capacity to cater for the target population</p> <p>Wastewater The village is served by the Quilty/Mullagh sewage scheme which also serves the Kilmurry Ibrickane agglomeration. The design capacity of this WWTP is 1,365 PE which is sufficient to cater for the current load to the plant and the target population.</p> <p>R2 - This is a greenfield site to the northeast of the village, which can provide for low density residential development in keeping with the dispersed development pattern of the area. The site is visible from the northern approach to the village and therefore high standards of siting, design and layout will be required of any development proposals on the site.</p>
Recreational	REC1 represents the current use of this site as the GAA Grounds together with providing room for expansion adjacent to the sports grounds. This zoning reflects positively on SEO P1 - P3 , together with L1 - L2 as the facility is in keeping with the surrounding landuse and will not impact on the views and prospects in the area.
Tourism	This site is located on northern edge of the village, but also directly adjacent to the village centre. The zoned area shall require a masterplan outlining a development strategy that has regard to the policies in Chapter 9 of this plan. It is considered that a limited form of holiday home accommodation may be provided as part of an overall tourism product. Any development proposals should provide for the development of the West Clare Railway line as a recreational route through the site.

Municipal District - West Clare	Settlement - Quilty Map
Determination on whether mitigation is required	
Residential and Strategic Reserves	R1 & SR2 - Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard. The corridor of the West Clare Railway line shall be preserved also.
	R2 & SR1 - This is a greenfield site to the northeast of the village, which can provide for low density residential development in keeping with the dispersed development pattern of the area. The site is visible from the northern approach to the village and therefore high standards of siting, design and layout will be required of any development proposals on the site.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Quilty should be strictly adhered to.
	Quilty is located in a Heritage Landscape, as designated by the Clare County Development Plan 2022-2028 (CDP). Therefore, development in the area must have due cognisance of the Heritage Landscape policy and objectives in the CDP.
Tourism	Any development as part of TOU1 should provide for the development of the West Clare Railway line as a recreational route through the site. Development proposals on these lands must be mindful of the traditional coastal/rural character that is a dominant feature of the settlement. Development on this site must reflect both the scale and traditional character of the existing settlement.
	TOU2- The caravan park to the south of the school is served by an on-site treatment plant this plant should be operated in line with the EPA Code of Practise for waste water treatment systems at all times.



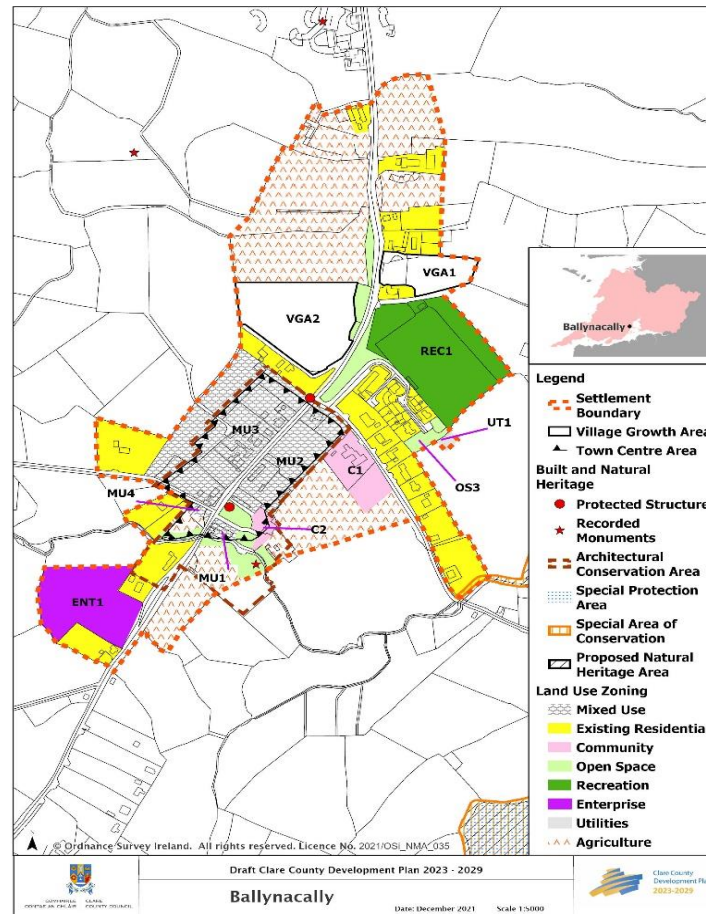
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	B1,B2,W2, W4		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2,W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - West Clare	Settlement - Ballyea Map
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Open Space	OS1 & OS 6- These lands are located along the river bank and contribute greatly to the character of the village. They are extensively covered by mature trees and make an attractive entrance to the village. Furthermore, the lands provide a flood storage area to allow for seasonal changes in the water level in the river. These lands shall be retained as open space in the interest of the amenity and character of the village.
Community	C1 reflects the current use as the school, church and graveyard. The zoning does not significantly affect the receiving environment.
Agriculture	AG1 reflects the current extend of zoning.
Recreation	REC1 - These lands are located to the north of the village and are occupied by Ballyea GAA club and their associated facilities. The lands are zoned for recreational purposes and shall be retained as such in order to meet the sports and recreation needs of the local community.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs)	<p>Much of the land within the settlement of Ballyea is identified as a Village Growth Area. These areas provide for the sustainable and incremental growth of the village. The village growth areas provide opportunities for small-scale cluster housing developments and other uses appropriate to the function size and scale of the village. Any proposals should enhance connectivity within the village and support the sustainable use of existing services and facilities. It is envisaged that growth would occur incrementally and over a longer period of time in a manner appropriate to the character and environmental sensitivities of the settlement.</p> <p>VGA 1 - 3 are bordered by mature trees and hedgerow. These features shall be retained across the site and integrated into development proposals for the land, in order to protect the character of the area and also given the proximity to the Newhall and Edenvale Complex SAC which is designated for Lesser horseshoe bats.</p>

Municipal District - West Clare	Settlement - Ballyea Map
	<p>VGA 3 - This site slopes towards the Claureen River and is currently at "Moderate" status in accordance with the 2013-2018 WFD status and is "at risk" of not achieving at least "good" status in this cycle. Therefore, any proposed development must incorporate measures to ensure that the development, or its footprint, will not lead to surface water runoff or have an impact on water quality. Any development proposals on this sites must be subject to site specific flood risk assessment as part of any planning application.</p>
Determination on whether mitigation is required	
<p>Village Growth Areas (VGAs)</p>	<p>VGA 3 - This site slopes towards the Claureen River and is currently at "Moderate" status in accordance with the 2013-2018 WFD status and is "at risk" of not achieving at least "good" status in this cycle. Therefore, any proposed development must incorporate measures to ensure that the development, or its footprint, will not lead to surface water runoff or have an impact on water quality. Any development proposals on this sites must be subject to site specific flood risk assessment as part of any planning application.</p> <p>VGA 1 - 3 are bordered by mature trees and hedgerow. These features shall be retained across the site and integrated into development proposals for the land, in order to protect the character of the area and also given the proximity to the Newhall and Edenvale Complex SAC which is designated for Lesser horseshoe bats.</p>
<p>Recreation</p>	<p>REC 1 - Any proposals to install flood lighting at this GAA pitch must adhere to the site specific conservation objectives for the Newhall and Edenvale Complex SAC which required no significant increase in artificial light intensity adjacent to named roosts or along commuting routes within 2.5km of those roosts. Lesser horseshoe bats are very sensitive to light pollution and will avoid brightly lit areas. Inappropriate lighting around roosts may cause abandonment; lighting along commuting routes may cause preferred foraging areas to be abandoned, thus increasing energetic costs for bats (Schofield, 2008).</p>
<p>Open Space</p>	<p>OS1 & OS 6- These lands are located along the river bank and contribute greatly to the character of the village. They are extensively covered by mature trees and make an attractive entrance to the village. Furthermore, the lands provide a flood storage area to allow for seasonal changes in the water level in the river. These lands shall be retained as open space in the interest of the amenity and character of the village.</p>
<p>All Zonings</p>	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ballyea should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

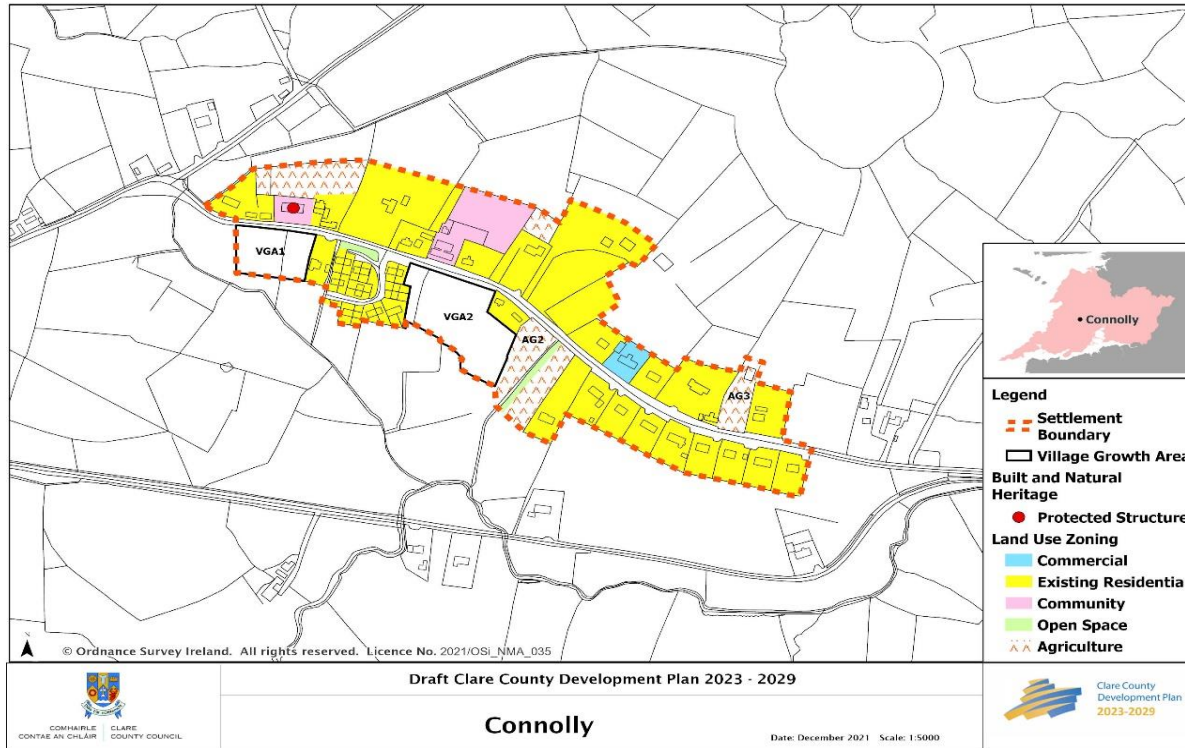
Impact

+	-	+/-	0
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Municipal District - West Clare		Settlement - Ballynacally	
	B1,B2,W2, W4		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2,W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2,WW1, WW2, RE1, CH1, CH2, CH3, L1, L2 , CC1 - CC9
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands. Buildings in Ballynacally are served by private treatment systems, with the exception of the Council housing scheme which adjoins the GAA grounds in the village which discharges to a localised tank. Small individual housing developments will be served by on-site wastewater treatment systems subject to site suitability.		
Entreprise	ENT1 - These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community. Development proposals for these lands must make provision to retain the trees and hedgerow that form the boundaries of the site.		
Open Space	The river in the village flows into the SAC to the east. A buffer has been put in place on either side of the water course to ensure that new development does not result in a negative impact on the SAC and to ensure the protection of riparian habitats.		
Agriculture	AG1 reflects the current extend of zoning.		
Recreation	REC1 - These lands are located near the centre of the village and are occupied by Clondegad GAA club and their associated facilities. These lands are zoned for recreational purposes and shall be retained as such in order to meet the sports and recreation needs of the local community.		
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Village Growth Areas (1-3)	Much of the land identified as Village Growth Areas is bordered by mature trees and hedgerow. These features shall be retained wherever possible and integrated into development proposals for the land, in order to protect the character of the area.		
	VGA1 - Development proposals on these lands must make provision to retain the trees and hedgerow that form the boundaries of the site.		

Municipal District - West Clare		Settlement - Ballynacally	
	<p>VGA2- These lands are located to the south of the main street in the village and directly adjoin the national school. They are, therefore, ideally located to provide for the expansion of the existing settlement.</p> <p>The lands adjacent to this site slope towards the river. Any planning applications for development must incorporate measures to ensure that the development, or its footprint, will not lead to surface water runoff, impact on water quality, or contribute to the spread of Japanese Knotweed.</p>		
	<p>VGA3 - is located in close proximity to the centre of the village and is considered suitable to accommodate future development in the settlement. Development on this site will mark the entrance to the village from the north and therefore high standards of design and layout will be required in order to ensure that the development enhances the character of the village. Parts of the site are elevated in relation to the adjoining public road and neighbouring lands and therefore careful consideration will be required in terms of the type of development which may be acceptable on parts of this site in order to ensure that future development is not visually intrusive and integrates well into the existing village setting.</p>		
Determination on whether mitigation is required			
Existing Residential Development	<p>It is likely that given the entire of the Ballynacally village is currently identified as being at very high risk within a sensitive area for domestic waste water that the current residential development is having a negative effect on surface water quality. The Ballynacally River is currently at 'Good Status' however the Ballynacally Creek which it feeds into is a 'moderate status'. Any future alterations to existing residential developments must ensure they are in compliance with the EPA Code of Practice for on site waste water treatment systems.</p>		
Village Growth Areas (1-3)	<p>Any future residential development must ensure compliance with the EPA Code of Practice for on site waste water treatment systems.</p>		
	<p>VGA1 - Development proposals on these lands must make provision to retain the trees and hedgerow that form the boundaries of the site.</p>		
	<p>VGA2 - These lands are located to the south of the main street in the village and directly adjoin the national school. They are, therefore, ideally located to provide for the expansion of the existing settlement.</p> <p>The lands adjacent to this site slope towards the river. Any planning applications for development must incorporate measures to ensure that the development, or its footprint, will not lead to surface water runoff, impact on water quality, or contribute to the spread of Japanese Knotweed.</p>		

Municipal District - West Clare		Settlement - Ballynacally	
	<p>VGA3 - Parts of the site are elevated in relation to the adjoining public road and neighbouring lands and therefore careful consideration will be required in terms of the type of development which may be acceptable on parts of this site in order to ensure that future development is not visually intrusive and integrates well into the existing village setting.</p>		
Flood Zone	<p>The existing Mixed Use (MU1) and Community (C2) and Agriculture (AG5) Zonings are all within flood zone. Any future re-development or development of these zoning land parcels must incorporate measures to ensure that the development, or its footprint, will not lead to surface water runoff or impact on water quality. Any development proposals on these sites should be subject to site specific flood risk assessment as part of any planning application. Accordingly any future planning applications made on these lands will be subject to a complete flood risk assessment in line with the relevant CDP objectives.</p> <p>Open Space (OS 4,5,6,7,8,9) should remain undeveloped in line with the Flood Risk Guidelines</p> <ul style="list-style-type: none"> a) Water-compatible development is appropriate b) Most types of other development are generally inappropriate c) Certain exceptions if justification test passed 		
Architectural Conservation Areas	<p>The centre of Ballynacally has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per CDP Objective 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3. In order to preserve the unique character of this estuary village that new infill and adjacent developments reflect the scale, proportions, details and materials of existing buildings in the village.</p>		



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
			P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

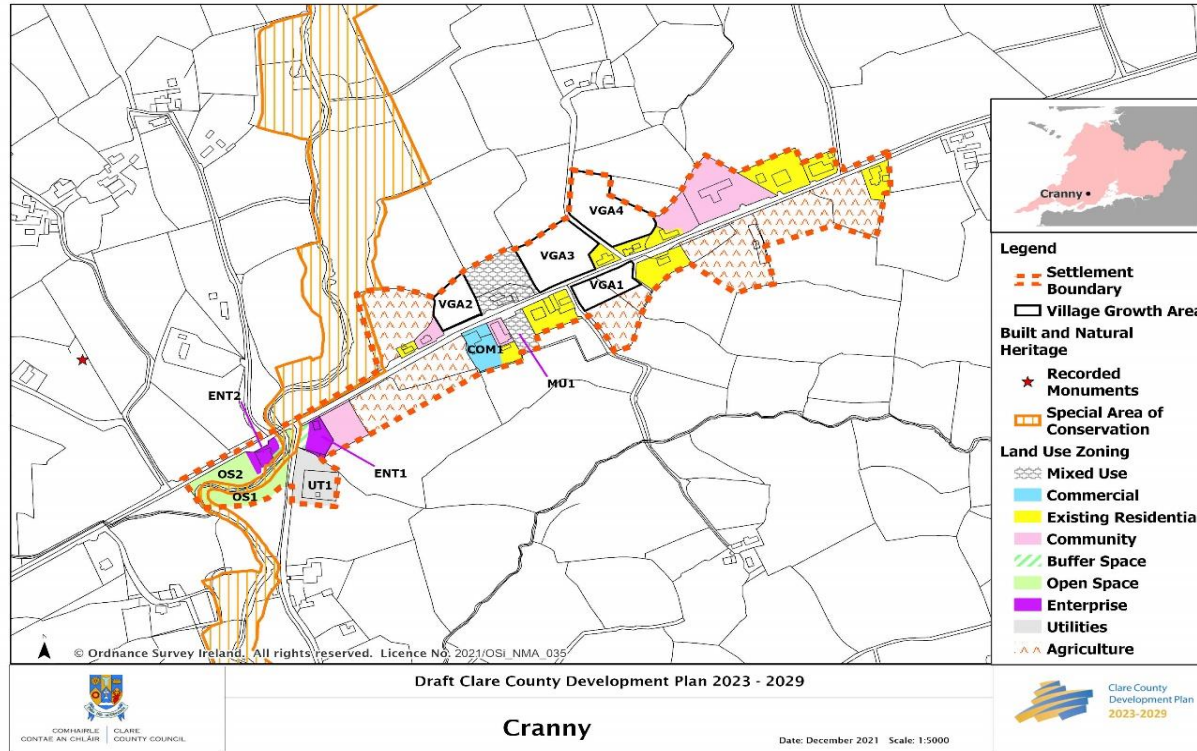
Municipal District - West Clare	Settlement - Connolly
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs)	Currently the lack of sewage infrastructure limits the capacity for future development. Proposals for new development in this settlement will require sewage treatment infrastructure to be provided by the developer and must be designed to the satisfaction of Clare County Council. The village has connection to the Kilmaley/Inagh Group Water scheme.
Mixed Use	The mixed use zoning reflects the current uses such as the community centre and various local enterprises and outlets.
Community	C1 - C2 represents the current uses within Connolly as the school, church etc and does not add to the zoning.
Agriculture	AG1- AG5 represents the agricultural zoning in the village settlement and reflects the rural nature of this settlement on the fringe of the upland plateau environment.
Commercial	COM 1 represent the current uses on these sites and does not alter the current zoning.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs)	Currently the lack of sewage infrastructure limits the capacity for future development. Proposals for new development in this settlement will require sewage treatment infrastructure to be provided by the developer and must be designed to the satisfaction of Clare County Council. The village has connection to the Kilmaley/Inagh Group Water scheme.
Determination on whether mitigation is required	
Village Growth Areas (VGAs)	VGA 1 & 2- these sites have been identified as having the capacity to accommodate small-scale development. Given the scale of the existing village, small clusters of dwelling houses will be encouraged on these sites (subject to the ability to provide appropriate waste water treatment facilities on the site). The design and scale of any proposed development shall be reflective of the rural character of the village. The identification of these sites as being suitable for small-scale in-depth development does not preclude their development for individual dwelling houses. All residential development will need to ensure compliance with the EPA Code of Practice for Waste Water Treatment Systems.
Agriculture	It is recommended that any development taking place on the lands zoned for agricultural use at AG2 must also have due cognisance of the stream which runs north south at this location and ensure that potential negative impacts are appropriately mitigated.

Municipal District - West Clare

Settlement - Connolly

All Zonings

All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Connolly should be strictly adhered to.



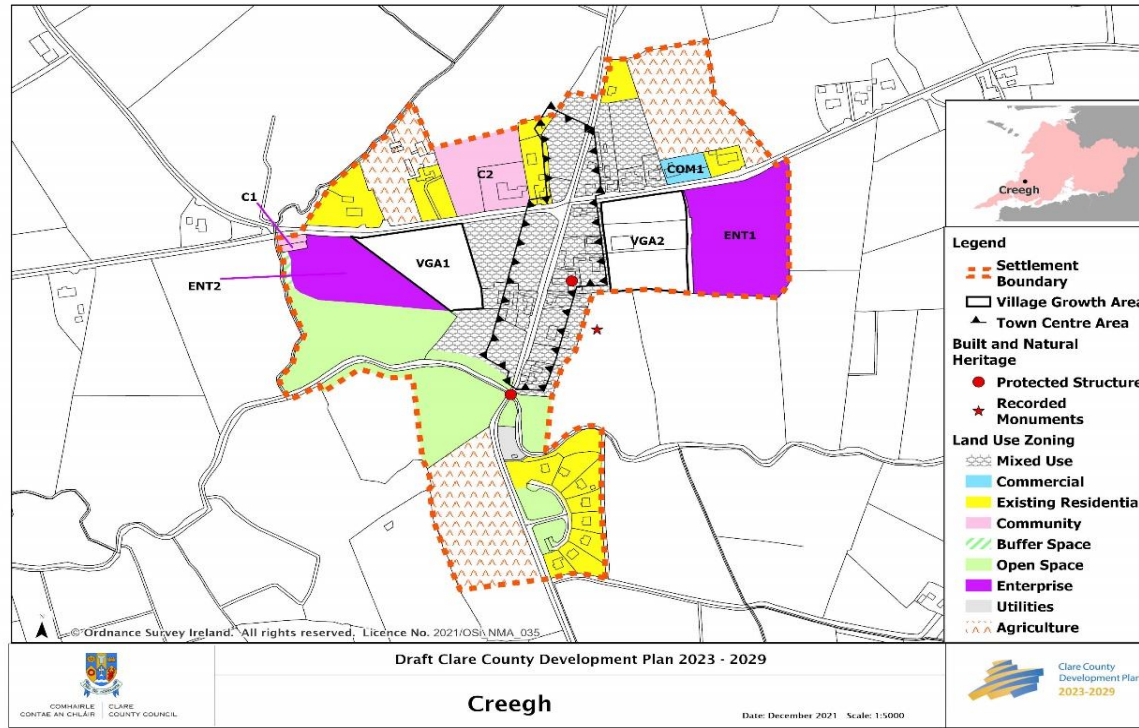
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1, CC1 - CC9

Municipal District - West Clare	Settlement - Cranny Map
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	Existing buildings in Cranny are served by private wastewater treatment systems and currently there is no public sewer in the village. Cranny is also located in a moderate to high risk from domestic waste water treatment from the EPA risk register.
Agriculture	AG1 - AG4 indicate the existing agricultural zonings within the settlement which are in close proximity to the European site.
Entreprise	ENT1 & ENT2 - There are two brownfield sites at the western edge of the village next to Cranny Bridge which currently contain disused/derelict buildings in the form of the old creamery and some storage sheds that have the potential for redevelopment. It is considered that these sites could be developed for small scale industrial/enterprise units. Any development proposal shall not adversely affect species and habitats designated for protection by the Habitats Directive.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGA) 1 - 5	<p>Water Supply Water in the area is provided by Coolmeen Group Water Scheme.</p> <p>Wastewater Existing buildings in Cranny are served by private wastewater treatment systems and currently there is no public sewer in the village</p> <p>The Freshwater Pearl mussel population is at unfavourable conservation status in the Cloon catchment. It is currently ranked as 15th out of the 27 Freshwater Pearl Mussel SAC populations in the country on the basis of population status, habitat condition and current pressures. There is an absence of juveniles and rarity of small mussels throughout the Cloon where suitable habitat is found. The population is failing due to the deterioration in habitat quality which is evident from the high levels of siltation and macrophyte growth. Its demographic profile is poor as there are not the numbers of juveniles present in the population to provide</p>
Determination on whether mitigation is required	

Municipal District - West Clare	Settlement - Cranny Map
All zonings & Village Growth Areas	<p>Screening for Appropriate Assessment is required for any proposed development within the Cloon Catchment. Guidance in relation to this assessment and the extent of the catchment can be sourced from the NPWS web-site (https://www.npws.ie/maps-and-data/habitat-and-species-data).</p> <p>The Freshwater Pearl mussel population is at unfavourable conservation status in the Cloon catchment. It is currently ranked as 15th out of the 27 Freshwater Pearl Mussel SAC populations in the country on the basis of population status, habitat condition and current pressures. There is an absence of juveniles and rarity of small mussels throughout the Cloon where suitable habitat is found. The population is failing due to the deterioration in habitat quality which is evident from the high levels of siltation and macrophyte growth. Its demographic profile is poor as there are not the numbers of juveniles present in the population to provide sustainable replacement of the current adult numbers. The catchment fails all of the five Environmental Quality Objectives (EQOs) as specified in Schedule 4 of the European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations, S.I. 296 of 2009. This water sensitive Annex II species is critically endangered and on the brink of extinction in Ireland. It is particularly sensitive to changes in water quality, and as such, any planning applications for development (Land intensification, upgraded sheds or housing for animals and the subsequent slurry spreading, forestry together with individual housing would have a high level of pressure) within the settlement must meet the highest standards for wastewater treatment and must incorporate safeguards to prevent surface water runoff and impacts on water quality.</p>
Existing Residential Development	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment system in order to ensure no significant long term effects on the River Shannon or the adjacent European sites (Cloon River SAC and the Lower River Shannon cSAC).</p>
Entreprise	<p>A 10m buffer zone between ENT1 and ENT2 should be provided for along the banks of the Cloon River at these locations in order to protect the SAC and its qualifying habitats and species.</p> <p>Development on these sites should incorporate Sustainable Urban Drainage (SuDs) into any proposal for re-development or re-use. A buffer was included at ENT1 & 2.</p>
Agriculture	<p>AG1 - AG4 - It is the recommendation of this SEA that any development proposals that come forward for these sites in the future must provide appropriate environmental assessment and a buffer between the proposed development and the European site in the case of AG1.</p>



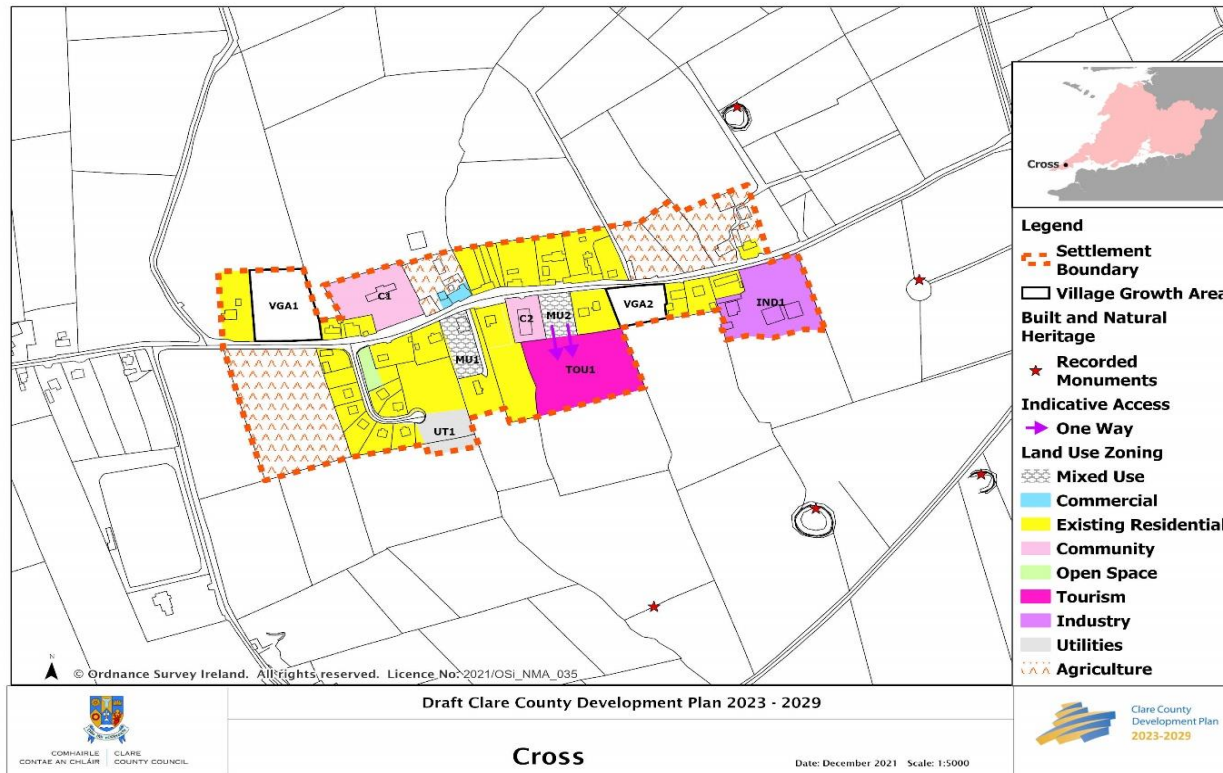
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1, CC1 - CC9

Municipal District - West Clare	Settlement - Creagh Map
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	The village is not served by a public sewer and water supply is from the West Clare Regional Water Supply.
Mixed Use	MU1 - MU4 confirms the existing village centre uses and will not significantly affect the receiving environment.
Community	C1 - C7 include for the identification of lands for community purposes at the existing secondary school (C1) with a view to providing parking facilities to serve the school, additional lands for further expansion of the new cemetery (C2) with the remainder C3 - C7 consistent with the existing zoning of these lands.
Commercial	COM1 confirms the existing commercial use for this location
Enterprise	ENT1 - These lands are located to the east of the existing settlement and are accessed off an existing local roadway. These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGA) 1-2	<p>VGA 1 - This is a large, flat site bounded to the north by the R484. The site is central to the village and development for permanent residential housing will consolidate and support the village centre but will require very sympathetic design in order to complement the existing village character. Siting, scale and design shall be of a high standard and all development proposals must demonstrate the suitability of the site to accommodate a wastewater treatment system.</p> <p>VGA 2 - These lands are located to the east of the existing settlement and are accessed off an existing local roadway.</p>
All Village Growth Areas	The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Creagh River which flows into the Mid-Clare Coast SPA and the Carrowmore Dune SAC.

Municipal District - West Clare	Settlement - Creagh Map
Enterprise	<p>ENT2 - These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community. Issues of concern relating to these zonings are the impact the overall size of the zoning and type of development may have on the existing character of rural areas and the landscape they encroach upon. Siting and design of development will be an important factor and, similar to tourism, any plans for development must address the capacity of the site and the settlement to absorb the proposed development from a visual, environmental and social perspective.</p> <p>A riparian buffer of at least 10m should be included along the boundary of ENT2 to the banks of the Creagh River in order to provide protection in terms of water quality and to provide for and protect the river corridor at this location.</p> <p>This buffer zone was included following the recommendation of the SEA.</p>
Architectural Conservation Area	<p>The centre of the village of Creagh has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per CDP Objective 16.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
Open Space	<p>The right bank previously zoned Open Space has been built on since the publication of the 2017-2023 County Development Plan. It is important that the Open Space zoning on the right bank at OS5 is retained as part of the new County Development Plan 2022-2028 and text included in the settlement guidance to ensure it is retained as Open Space.</p> <p>The Creagh River was almost certainly once a good, and perhaps a very good, freshwater pearl mussel river. However, it appears that in all likelihood, owing to severe historical and ongoing drainage along most of its main channel, there may only be one remaining individual mussel in the river (EirEco, 2016). The species can thus be considered effectively extinct in the Creagh catchment. However, given the suitability of the water chemistry and the habitat and that the Freshwater Pearl Mussel is an indicator of good water quality any potential development of OS 5 should take the pearl mussel into consideration in the development process.</p>
All Zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Miltown Malbay should be strictly adhered to.</p>



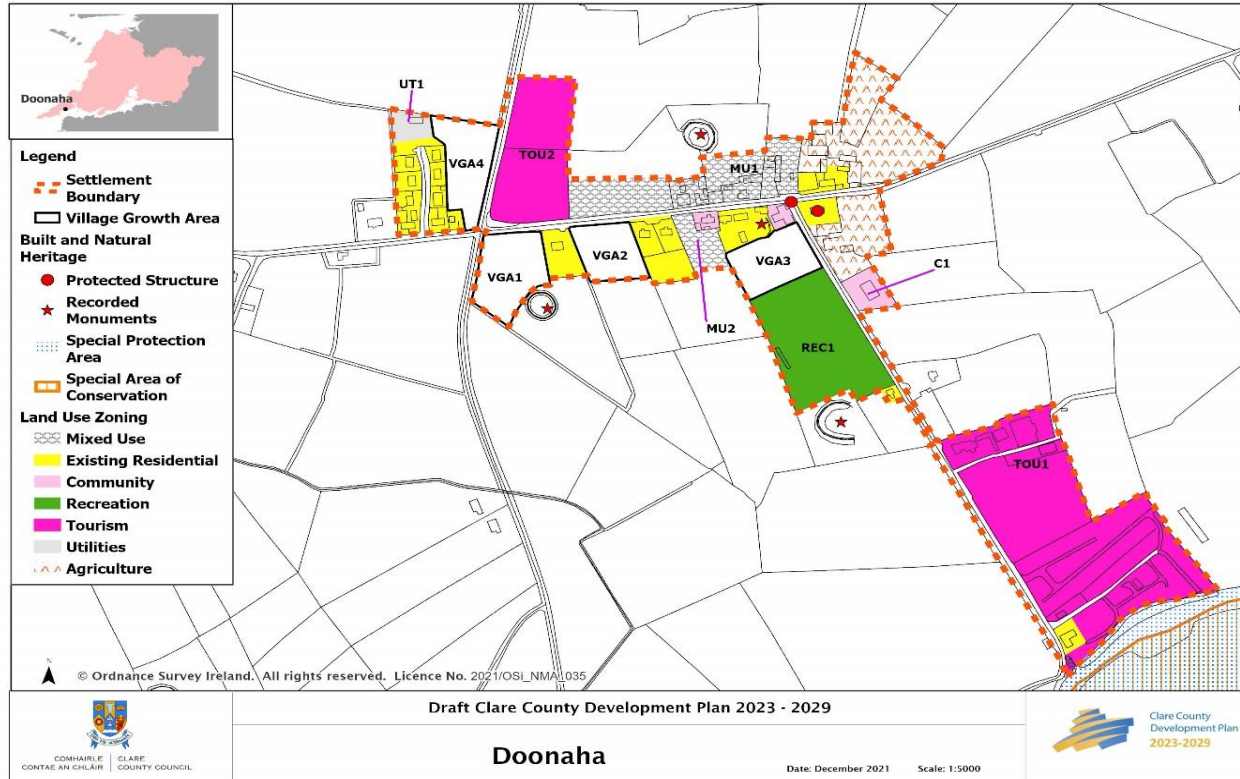
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	P1, WW1, WW2	P1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1, CC1 - CC9

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Municipal District - West Clare		Settlement - Cross Map
Existing Residential Development	This represents the existing residential zoning and does not alter its current status.	
Agriculture	AG1 & AG2 are consistent with the current use on these sites	
Tourism	<p>TOU1 – Lands to the south of the Main Street</p> <p>This site has been identified as a suitable location for tourism-related development within the village, for the benefit of the village itself and the wider area. Development on this site must be reflective of the scale, size and character of the existing settlement. The provision of accommodation solely in the form of holiday homes shall not, in general, be considered favourably. However, it is considered that a limited form of holiday home accommodation may be provided as part of an overall tourism product.</p>	
Industry	IND1 - This represents the current use on the site for agricultural and commercial use and secures the use of this site.	
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Village Growth Areas 1 & 2	There is no sewage treatment infrastructure in this settlement and any applications for new development will need private treatment subject to suitable site specific conditions. Cross is connected to the public water supply.	
Determination on whether mitigation is required		
Village Growth Areas 1 & 2	Any changes to existing development or new development on identified lands will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.	
Tourism	This SEA has concerns regarding the tourism zoning for the entire Plan area, particularly having regard to the number of development options that are possible on lands that are zoned for tourism purposes. It is recommended that any masterplan that is required for new sites gives particular attention to matters of design and layout and how these matters reflect the character of the village. It must also address the capacity of each site and the village to absorb the development that is proposed from a visual, environmental and social perspective.	



Detailed Assessment of Landuse Zonings

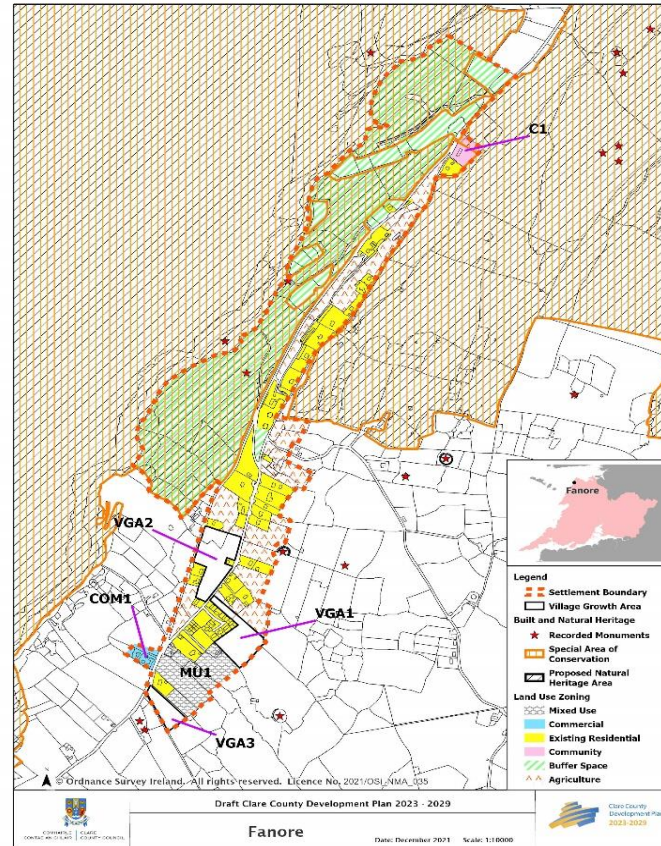
Impact

+	-	+/-	0
P1 - P3	WW1 & WW2		B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

Likely Significant Effects of Landuse Zoning and Village Growth Areas (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Municipal District - West Clare	Settlement - Doonaha Map
Existing Residential Development	This represents the existing residential zoning and does not alter its current status.
Village Growth Areas	<p>There is no sewage treatment infrastructure in this settlement and any applications for new development will need private treatment subject to suitable site specific conditions.</p> <p>Water is supplied via connection to the public group water scheme, which also serves the neighbouring village of Querrin.</p>
Tourism	<p>TOU1 – Tourism Lands adjoining the Quayside</p> <p>This site currently provides caravan park accommodation for tourists and also includes an additional area of land to the north of the existing facilities. The shoreline adjoining the caravan park is subject to coastal erosion and the additional tourism lands to the north are zoned to allow for the managed retreat of the existing facilities if and when required in the future. The lands can also be developed for further tourist facilities in Doonaha, for the benefit of the village itself and the wider area. Development on this site must be reflective of the scale, size and character of the existing settlement. The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably.</p>
Determination on whether mitigation is required	
Existing Residential and Village Growth Areas	Any changes to existing residential development or any new development within Village Growth Areas will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Tourism	This SEA has concerns regarding the quantum of tourism zoning for the settlement, particularly having regard to the number of development options that are possible on lands that are zoned for tourism purposes. It is recommended that any masterplan that is required for new sites gives particular attention to matters of design and layout and how these matters reflect the character of the village. It must also address the capacity of each site and the village to absorb the development that is proposed from a visual, environmental and social perspective.

Municipal District - West Clare	Settlement - Doonaha Map
All zonings	The settlement of Doonaha ends at the Lower River Shannon cSAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not impact on the European sites and will be subject to Screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impact on these areas must comply with CDP Objective 3.1.

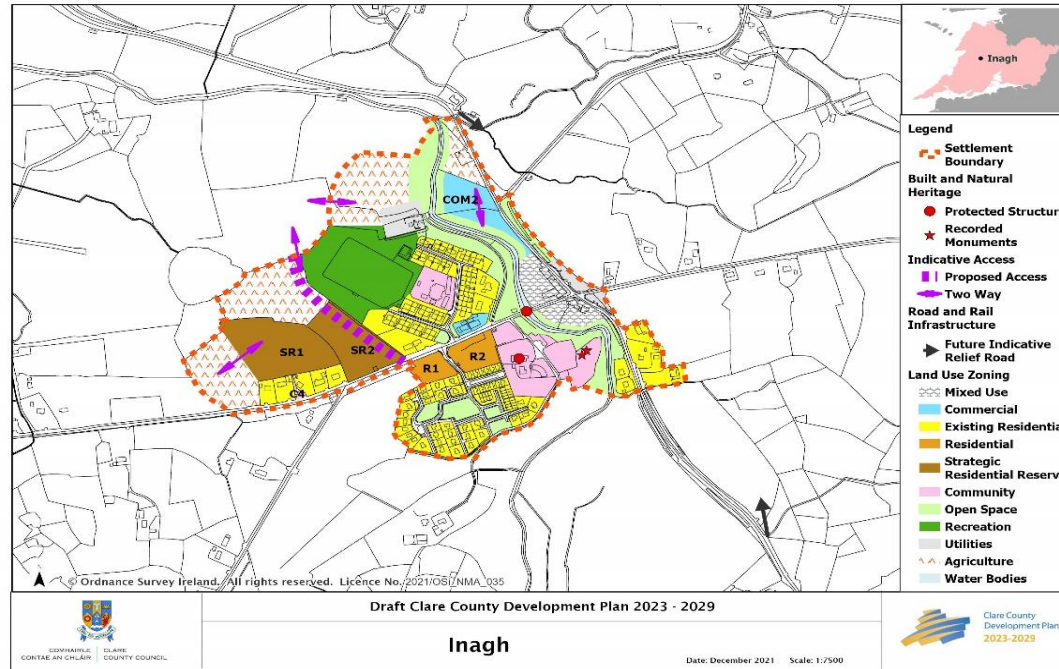


Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
P1	P1, WW1, WW2		P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - West Clare	Settlement - Fanore
Likely Significant Effects of Landuse Zoning and Village Growth Areas (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	Fanore is a small village which has seen limited development scattered along the R477 over recent years. Development in the recent past has primarily been to serve the market for second homes and holiday homes, however the development of a post office, cafe, and two shops opposite O'Donohues pub has contributed to establishing an identifiable centre, around which development can be focused to serve a permanent population. One estate near O'Donoghue's pub has a small on-site secondary treatment plant; no public sewerage system in settlement. This reflects negatively on SEOs WW1 & WW2 .
Village Growth Areas	The strategy for Fanore as a small village is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement. This objective representing permanent occupation will have a positive effect on the settlement and will will reflect positively on SEO P1 .
Commercial	COM1 & COM2 include for the identification of lands for community purposes at the existing O'Donoghues Bar and Vasco Dine and Wine and Post Office together with identification of areas for future expansion. This reflects positively on SEO P1 together with C1 - C3 as it minimises car dependency by providing facilities in the local area.
Agriculture	AG1 & AG9 are consistant with the current use on these sites
Open Space	OS1 comprises part of the Special Area of Conservation (SAC), which is identified as Black Head-Poulsallagh Complex. Any plan or project which has the potential to impact on the integrity of an SPA or SAC must be the subject of an Appropriate Assessment. Accordingly, Fanore is also located within a Proposed Natural Heritage Area and is therefore subject to CDP Objective 15.5 (Natural Heritage Areas). It is recommended by this SEA that the OS zoning along the coastline and the adjacent European sites is changed to buffer zone in order to protect the limestone pavement found in this area.
Duration and determination on whether mitigation is required	
Village Growth Areas	Any changes to existing residential development or any development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Recorded Monuments	The SEA recommends a seperate buffer be placed around the Recorded Monument at (CL001-019) to protect it from recreational uses in this area.

Municipal District - West Clare	Settlement - Fanore
Open Space	The open space zoning at OS1 was changed to buffer zone based on the recommendations of the SEA and AA.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Fanore should be strictly adhered to.



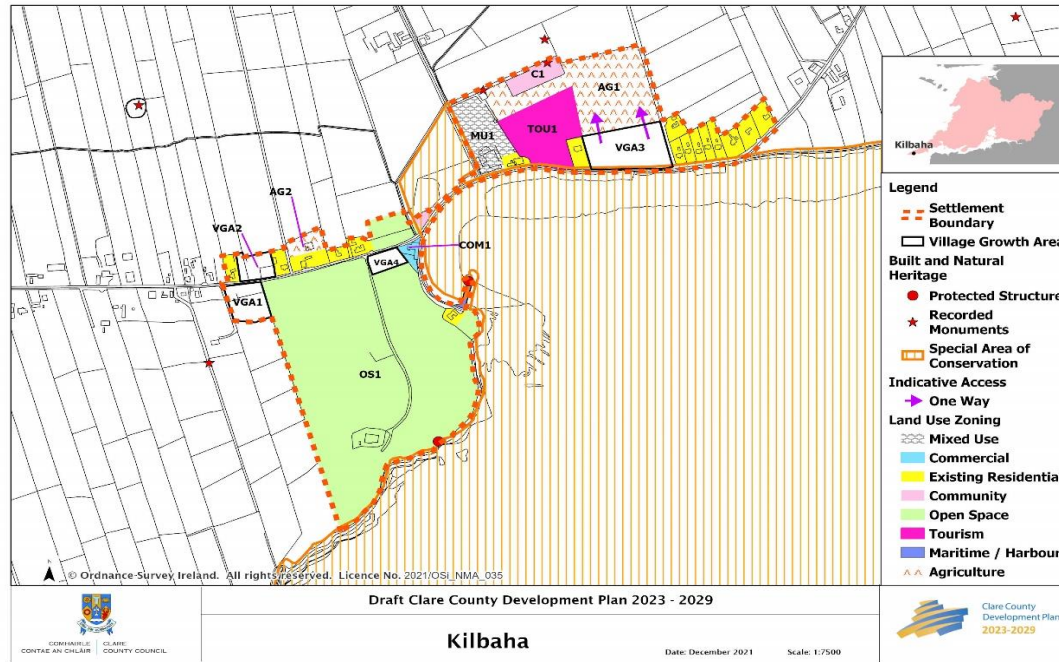
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B1, B3, B4, B5, B6, W2, WW1, WW2	S1	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Inagh
Likely Significant Effects of Landuse Zoning and Strategic REserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>Water Supply Water supply is sourced through the Inagh-Kilmaley Group Water Scheme.</p> <p>Wastewater Inagh has a public sewage system with sufficient treatment capacity to serve the target population.</p>
Residential zoning & Strategic Reserve	SR1 & SR2- These sites is situated on the western edge of the village, bounded to the south by the R460, to the east by the sports ground and to the west by an area of land identified as Agriculture. R1 has the capacity to accommodate residential development and will reinforce the centre which has evolved around the school, shop, church and community centre. An access road shall be provided within the site and will subsequently provide for potential future access to the lands north of R1 at SR1 and to the Agriculture lands to the west.
Recreation	REC1 is the existing GAA grounds and associated car park within the village settlement
Commercial	COM2 is zoned right up to the banks of the Inagh River incorporating the riparian zone which reflects negatively on SEO B1, B3, B4, B5, & B6.
Open Space	OS1 - OS12 are consistant with current use and identify areas of open space associated with the Inagh River primarily and which should be strictly adhered to.
Duration and determination on whether mitigation is required	
Existing Residential	The stretch of land zoned as existing residential development on the banks of the Inagh River on the approach to Inagh opposite the Post Office should be zoned as "Open Space" as part of OS9.
Residential Development	The EPA Code of Practise for Waste Water Treatment Systems at R1, R2 together with SR1 & SR2 must be strictly adhered to in order to ensure no significant long term effects on the Inagh River, impacts on the current status of the Inagh River and its objective of achieving good status under the Water Framework Directive.
Commercial	COM2 should be altered to allow a sufficient buffer zone of 15m along the riparian zone of the Inagh River as part of OS12

Municipal District - West Clare	Settlement - Inagh
Flooding	<p>This area has been zoned with a view to establishing a mix of uses such as business, retail, or office uses as appropriate at this location. Retail and business uses will be encouraged at ground floor level with office or residential uses overhead. Developments solely for residential use will not normally be permitted. The Clare County Development Plan 2022-2028 Strategic Flood Risk Mapping SFRA shows that there is an identified flood risk associated with these lands. Accordingly, any planning applications made on these lands must be accompanied by a Site Specific Flood Risk Assessment.</p>
All Zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Inagh should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

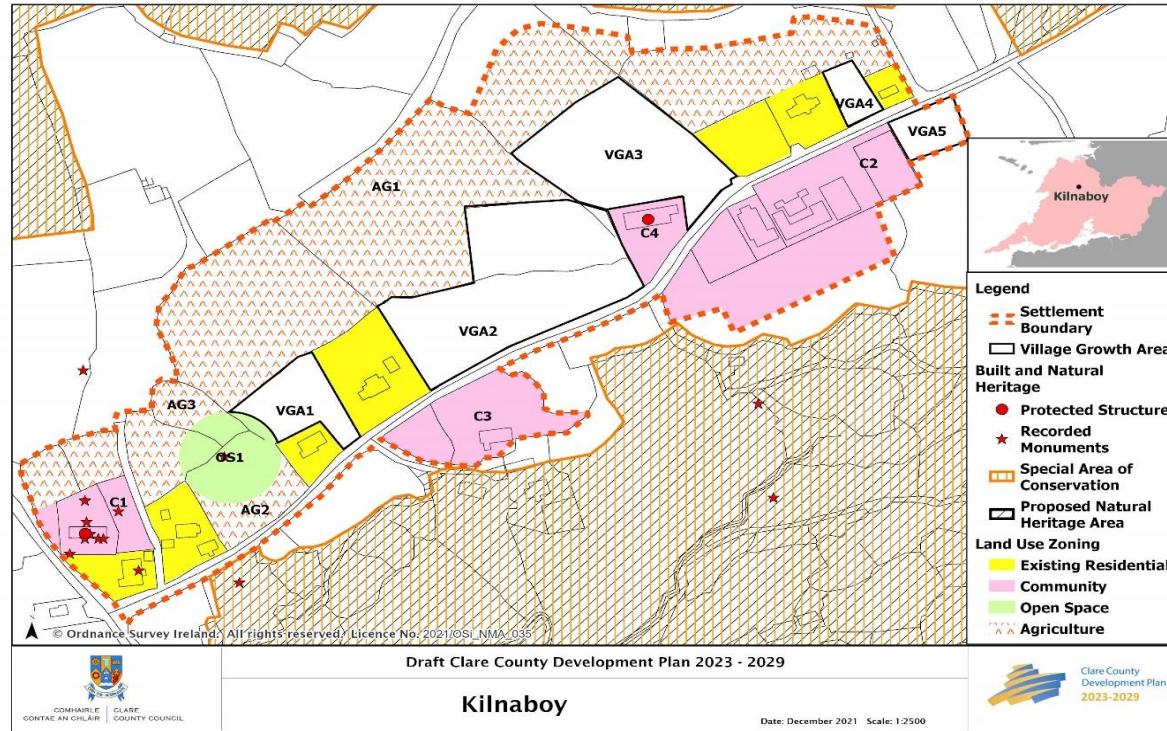
Impact

+	-	+/-	0
	P1, WW1, WW2	B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1, CC1 - CC9

Municipal District - West Clare	Settlement - Kilbaha Map
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Agriculture	AG1 & AG2 are consistent with the current use on these sites
Tourism	<p>TOU1 – Tourism lands in Village Core</p> <p>It is recognised that Kilbaha is geographically well located to provide some of the facilities that are required to allow appropriate development on the peninsula. This site has been identified as a suitable location for tourism-related development within the village. Development on this site must be reflective of the scale, size and character of the existing settlement.</p>
Mixed Use	<p>MU1 – Existing Mixed Used Site</p> <p>This is an existing mixed-use site in the village core that currently accommodates the village Post Office, a pub/restaurant and bed and breakfast accommodation. There are some additional undeveloped lands within the site that can accommodate further services/businesses for the benefit of the village and the local community.</p>

Municipal District - West Clare	Settlement - Kilbaha Map
Open Space	<p>OS1: Area around the ruins of Doondalhen House</p> <p>This is a large, elevated greenfield area of land that surrounds the distinctive landmark of Doondalhen House (in ruins) overlooking Kilbaha Bay. The site provides an important amenity, and contributes greatly to the character of the village. The loss of this area would threaten the character of the village of Kilbaha and therefore it is important that this area is retained as open space in the future.</p>
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs)	<p>There is no sewage treatment infrastructure in this settlement and any applications for new development shall need private treatment subject to suitable site specific conditions. Due to the proximity to the ocean and the generally impermeable soil conditions, wastewater treatment can be problematic in the area. Water in Kilbaha is supplied via a connection to a group water scheme.</p>
Determination on whether mitigation is required	
All zonings and definitions	<p>Any changes to existing residential development or any new development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>
Village Growth Areas (VGAs)	<p>VGA 3 – Lands adjoining the R487</p> <p>Any proposed residential development associated with VGA 1 shall be for permanent occupancy only.</p> <p>VGA4</p> <p>The lands adjoining the Pier are located between an existing commercial property in the village and the pier. The lands to the rear of the site slope upwards towards the ruins of Doondahlen House. This area of land is highly visible from the approach road to the village from the east and forms an important element in the setting of the village in the wider landscape. Due to the importance of the lands, development in this area must be sensitive in nature, designed to integrate into the landscape and complement the character and the setting of the village. Consideration should be given to zoning this parcel of land Tourism, Community or Open Space in line with the objectives for the settlement.</p>
Tourism	<p>See "All Zonings". The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably.</p>

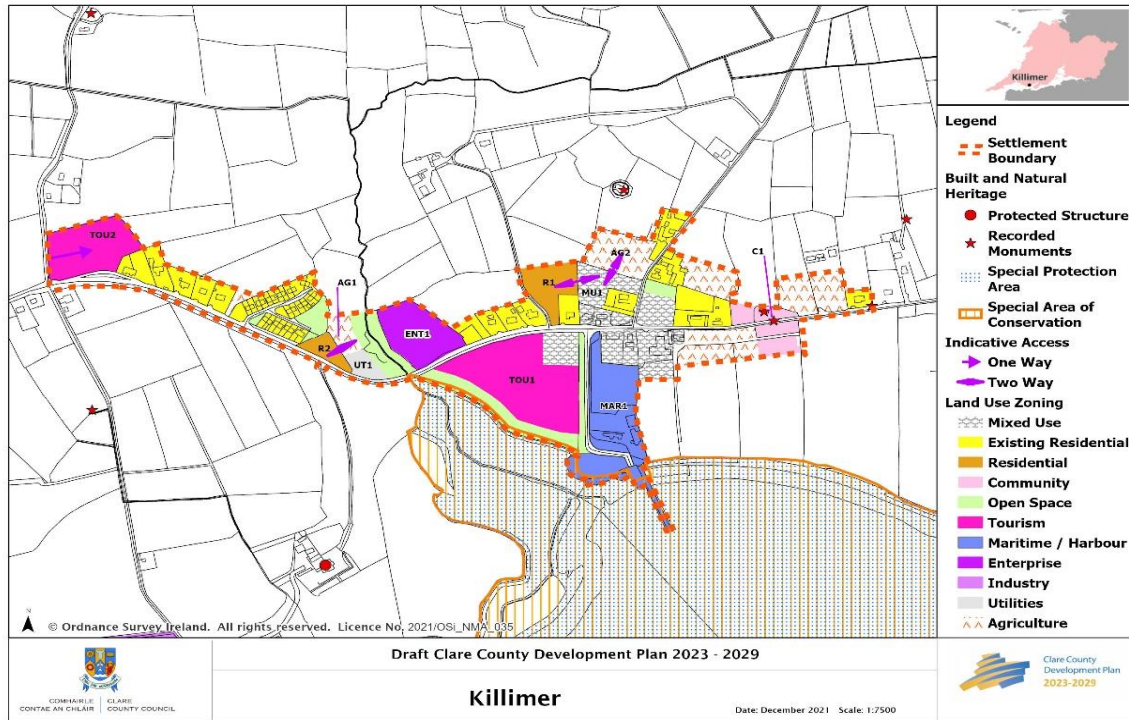
Municipal District - West Clare	Settlement - Kilbaha Map
Open Space	<p>Any future development at OS1 shall;</p> <ul style="list-style-type: none"> a) be appropriate to the lands in question, taking into account ecological sensitivities and constraints; b) comply with the objectives of the County Development Plan, particularly in relation to protection of nature conservation sites, habitats and species; and c) be subject to ecological impact assessments and/or appropriate assessments as necessary d) any landscaping or planting shall be appropriate in areas of ecological sensitivity and should comprise native species appropriate to the area and local site conditions and require minimal management input. An ecologist should advise in this regard.
All zonings	<p>The settlement of Kilbaha ends at the Lower River Shannon cSAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not impact on the European sites and will be subject to Screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impact on these areas must comply with CDP Objective 3.1</p>



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
	L1 & L2, B1 - B6, CH1 - CH3		P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CC1 - CC9

Municipal District - West Clare	Settlement - Kilnaboy
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	Kilnaboy is served by a group water scheme. There is no public wastewater treatment plant. The EPA Domestic Water Risk register identifies Kilnaboy village as being at low risk and not being located within a sensitive areas.
Community	C1 - C4 confirms the existing community use at these locations.
Open Space	OS1 provides a buffer around the recorded monument CL017-020004.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs)	The strategy for the development of Kilnaboy is to encourage small-scale incremental growth that will be reflective of the rural nature of the settlement.
Determination on whether mitigation is required	
All zonings and definitions	Any changes to existing residential development or any new development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Village Growth Areas (VGAs) 1- 4	<p>All VGAs should take cognisance of their associated Landscape Character Areas (LCA) (Kilfenora Farmland and the Low Burren LCA) and should be planned and development in a sympathetic manner with the surrounding prospects and views.</p> <p>VGA 2 - The mature hedgerows located within VGA 2 should be retained as part of any future development given the importance of this area to a variety of bat species in particular the Lesser horseshoe bats but also in terms of biodiversity loss.</p>
Architectural Conservation Area	The centre of the village of Kilfenora has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
All zonings and definitions	Kilnaboy is surrounded by the East Burren Complex SAC to the north and south of the village. Any plan or project with the potential to impact on the integrity of the SAC must be subject to at least Screening for Appropriate Assessment and appropriate assessment if deemed necessary. (CDP Objective 16.5 Vol 1 refers) Kilnaboy is also surrounded by the East Burren Complex Natural Heritage Area (001926) CDP Objective 16.5. Vol 1 will also apply to this area.



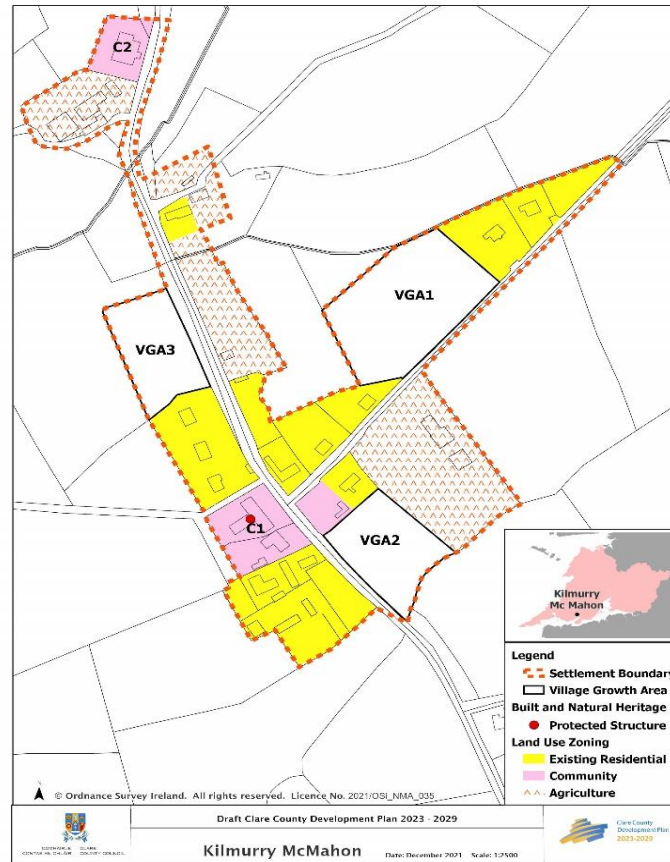
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
			P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - West Clare	Settlement - Killimer
Likely Significant Effects of Landuse Zoning and Village Growth Areas (VGAs) (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Killimer is served by the West Clare Regional Water Supply and the Killimer Wastewater Treatment Plant which both have capacity to cater for the target population over the lifetime of the plan.
Residential	<p>R1 & R2</p> <p>These lands can accommodate in-depth housing developments. The lands are located close to the services in Killimer and therefore residential development on these lands will support the village services and help to consolidate the existing village structure. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard so as to enhance the public realm.</p>
Maritime	<p>MAR1 – Lands to the north of the Ferry Terminal</p> <p>These lands have been identified for Maritime uses to allow for future expansion of the ferry terminal, if required, or for uses directly associated with the adjoining marine / transport uses.</p>
Tourism	<p>TOU1</p> <p>These lands have been identified for Tourism development with a view to capitalising on the scenic location of the site with views across the Shannon Estuary, the location on the site in proximity to high quality transport infrastructure, and the opportunity to establish the village as a visitor base for exploring the surrounding area.</p> <p>The development of the subject site solely for holiday home development will not be favourably considered. In the interest of the sustainable development of the village, a mix of tourism-related uses is considered to be more appropriate at this location.</p> <p>TOU2</p> <p>Access to this site shall be taken from the local road to the west of the site. No direct access onto the adjoining National Secondary Route shall be permitted.</p>
Mixed Use	MU1 - MU2 confirms the existing village centre uses and will not significantly affect the receiving environment.
Open Space	OS1 - OS5 are consistent with current use and identify areas of open space associated primarily with TOU1 and ENT1

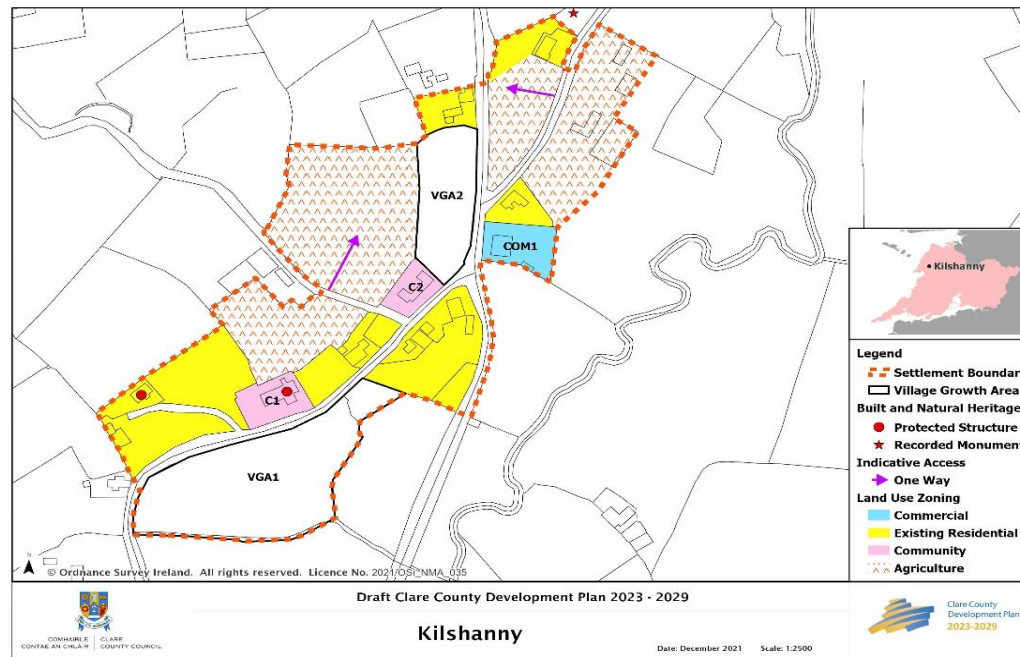
Municipal District - West Clare	Settlement - Kilimer
Entreprise	ENT1 identifies the existing site which contains the old Kilmihil mart on the outskirts of the village. Bringing this site into the settlement boundary would encourage and promote the diversification of use for this location.
Duration and determination on whether mitigation is required	
Entreprise	See "Open Space"
Maritime	MAR1 - Future development of the existing pier for maritime/transport uses must be compatible and protect the settings and views afforded of the estuary in this location as well as the designated European sites adjacent to the pier. All future developments must be Screened for Appropriate Assessment.
Open Space	OS2 contains an important area of mature trees which are for preservation. This is an important area that makes a significant contribution to the overall setting and character of the village. This open space zoning and trees for preservation should be retained as part of any future development at ENT1 and TOU1.
Tourism	See "All Zonings" and "Open Space"
All zonings	The settlement of Kilimer is adjacent to the Lower River Shannon cSAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not impact on the European sites and will be subject to Screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impact on these areas must comply with CDP 3.1.



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2, RE1, CC3	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, CC1, CC2, CC4 - CC9

Municipal District - West Clare	Settlement - Kilmurry McMahon
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Agriculture	AG1 - AG3 are located within the settlement and confirm the existence of the village within an agricultural landscape with significant areas of roadside tree cover.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas 1-3	There is no sewage treatment infrastructure in this settlement and any applications for new development will require private treatment subject to suitable site specific conditions. Kilmurry McMahon has connection to the public water supply.
Determination on whether mitigation is required	
All zonings and Village Growth Areas	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment scheme in order to ensure no significant long term effects on the environment.
Vilage Growth Area (VGA) 2	The Crompaun River runs to the north of the VGA2 zoning to the east of the settlement and must be taken into consideration in any development proposals for the site to ensure that any potential negative impacts are mitigated. VGA 2 & 3 should be prioritised ahead of VGA1 for any future development in order to provide for compact and sequential growth within the settlement. This will lead to potential the realisation of additional infrastructure in the form of footpaths and public lighting.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilmurry should be strictly adhered to.

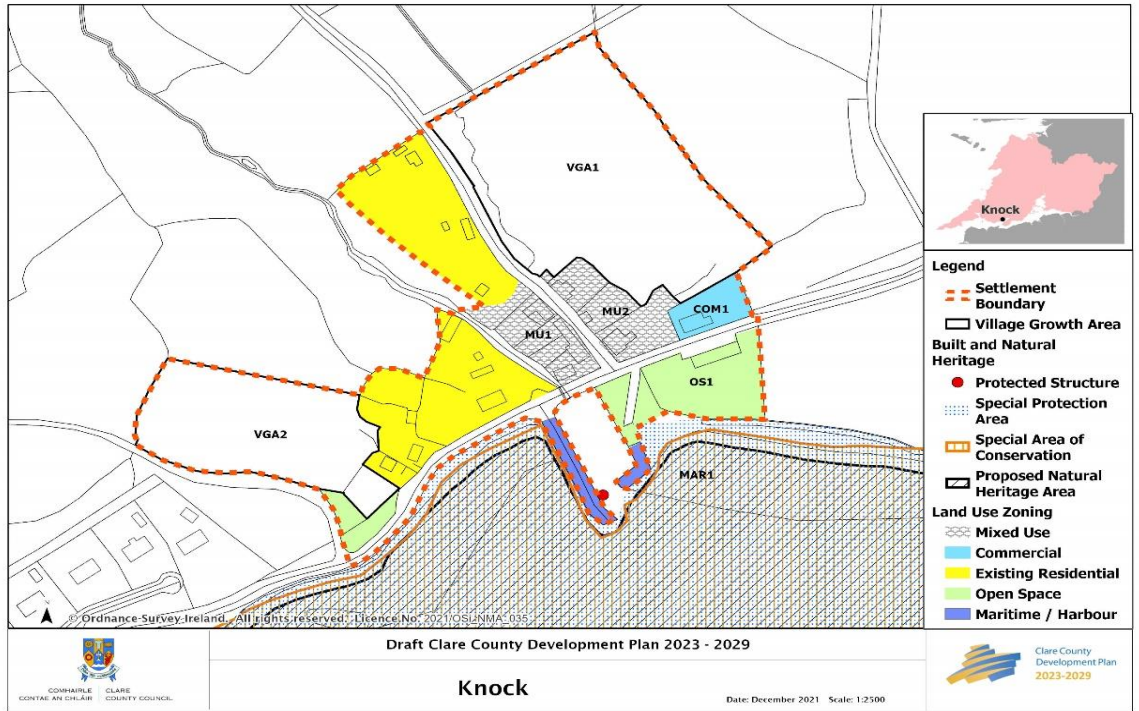


Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
CC3	WW1 & WW2		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2, CC1, CC2, CC4 - CC9.

Municipal District - West Clare	Settlement - Kilshanny Map
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands. Kilshanny has experienced little growth in recent years partly arising from the lack of wastewater infrastructure. While the village is served by a Group Water Scheme, it has no public sewerage scheme and lies within an area of extra extreme groundwater vulnerability. It is therefore highly likely that the current existing residential properties are having a negative effect on both the groundwater and the surface water in this area. (The Cooleen River is currently at "poor" status as per the 2012 - 2018 WFD status)
Community	C1 & C2 are consistent with current zoning which relates to the church/graveyard and school. No expansion is anticipated.
Commercial	COM1 confirms the existing village centre uses and will not significantly affect the receiving environment.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas	Village growth areas are provided to allow for the sustainable and incremental growth of the village. A number of areas for village growth are identified to provide sufficient opportunities to encourage small-scale cluster housing developments subject to strict compliance with the EPA Code of Practice for Wastewater Treatment systems and other uses appropriate to the size and scale of the village. Any proposals should enhance connectivity within the village and support the sustainable use of existing services and facilities. It is envisaged that growth would occur incrementally and over a longer period of time in a manner appropriate to the character and environmental sensitivities of the settlement.
Determination on whether mitigation is required	
All zonings and Village Growth Areas.(VGAs)	The EPA Code of Practise for Waste Water Treatment Systems in VGAs 1 & 2 must be strictly adhered to in order to ensure no significant long term effects on the Cooleen River. This is a particular concern given the current status of the River is "poor" with a WFD Objective to at least restore it to "Good" status. In order to assist in restoring this status any future development must ensure Sustainable Urban Drainage Schemes are fully incorporated at the design stage.
All zonings and Village Growth Areas.(VGAs)	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilshanny should be strictly adhered to.



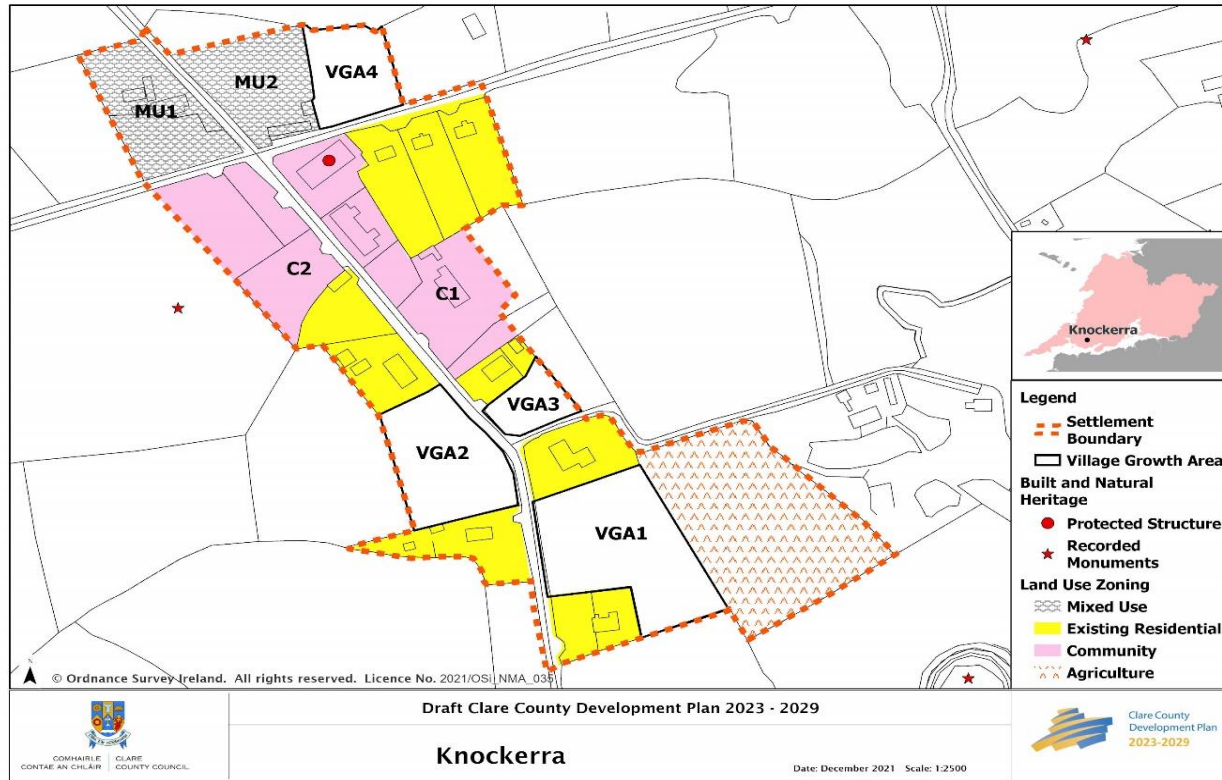
Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
RE1	WW1 & WW2		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, CH1, CH2, CH3, L1, L2, CC1 - CC9.

Municipal District - West Clare	Settlement - Knock
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	The village itself consists mainly of close-knit residential buildings and has two public houses.
Marine	There is potential to develop the quayside at Knock for leisure and recreational use and advantage should be taken of the opportunities identified in "Marine and Leisure; Development Strategy 2007-2013" produced by the Marine Institute which promotes the development of existing pier and harbour areas as a tourism and leisure facilities. There is also the potential to develop water-based commercial activities but these must be compatible with the tourism and leisure potential of the pier. Development proposals for this area must prioritise the protection of the setting and views afforded of the estuary in this location. Development proposals for the pier and surrounding area must be accompanied by an assessment of the proposals on coastal processes together with an appropriate assessment.
Open Space	OS1: Site adjacent to the Pier It is important to preserve this area of land as it contributes to the setting of the settlement, allows for significant views of the estuary and provides an important amenity for residents and visitors.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs) 1 & 2	There is no sewage treatment infrastructure in this settlement and any applications for new development will be dependent on suitable site-specific conditions. Water is supplied by a group water scheme. Future development in the village will be dependent upon the availability of suitable service infrastructure. The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment system in order to ensure no significant long term effects on the River Shannon or the adjacent European sites (The Lower River Shannon cSAC and River Shannon and Fergus Estuaries SPA).

Municipal District - West Clare	Settlement - Knock
	<p>VGA1 – Lands to the North of the R486</p> <p>These lands are located close to the centre of Knock and have been identified as being suitable to accommodate residential development in the village. The lands are slightly elevated in relation to the R486 and therefore siting and design will be of particular importance to ensure that development on these lands does not detract from the character of the village. Dependent on layout and design, single story dwellings may be required. Development proposals must demonstrate the suitability of the site to accommodate a wastewater treatment system and must be accompanied by a Strategic Flood Risk Assessment to ensure that the development itself will not be liable to flood, or generate flooding issues in other areas.</p>

Municipal District - West Clare	Settlement - Knock
Determination on whether mitigation is required	
All zonings and Village Growth Areas	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment scheme in order to ensure no significant long term effects on the Tonavoher River and the adjacent River Shannon and European sites.
Marine 1	Development proposals for the pier and surrounding area must be accompanied by an assessment of the proposals on coastal propocesses together with an appropriate assessment.
Village Growth Area 1	<p>VGA1 – Lands to the North of the R486</p> <p>These lands are located close to the centre of Knock and have been identified as being suitable to accommodate residential development in the village. The lands are slightly elevated in relation to the R486 and therefore siting and design will be of particular importance to ensure that development on these lands does not detract from the character of the village. Dependent on layout and design, single story dwellings may be required. Development proposals must demonstrate the suitability of the site to accommodate a wastewater treatment system and must be accompanied by a Strategic Flood Risk Assessment to ensure that the development itself will not be liable to flood, or generate flooding issues in other areas.</p>
All zonings	The settlement of Knock is adjacent to the Lower River Shannon cSAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not impact on the European sites and will be subject to screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impact on these areas must comply with CDP Objective 3.1. of the County Development Plan.



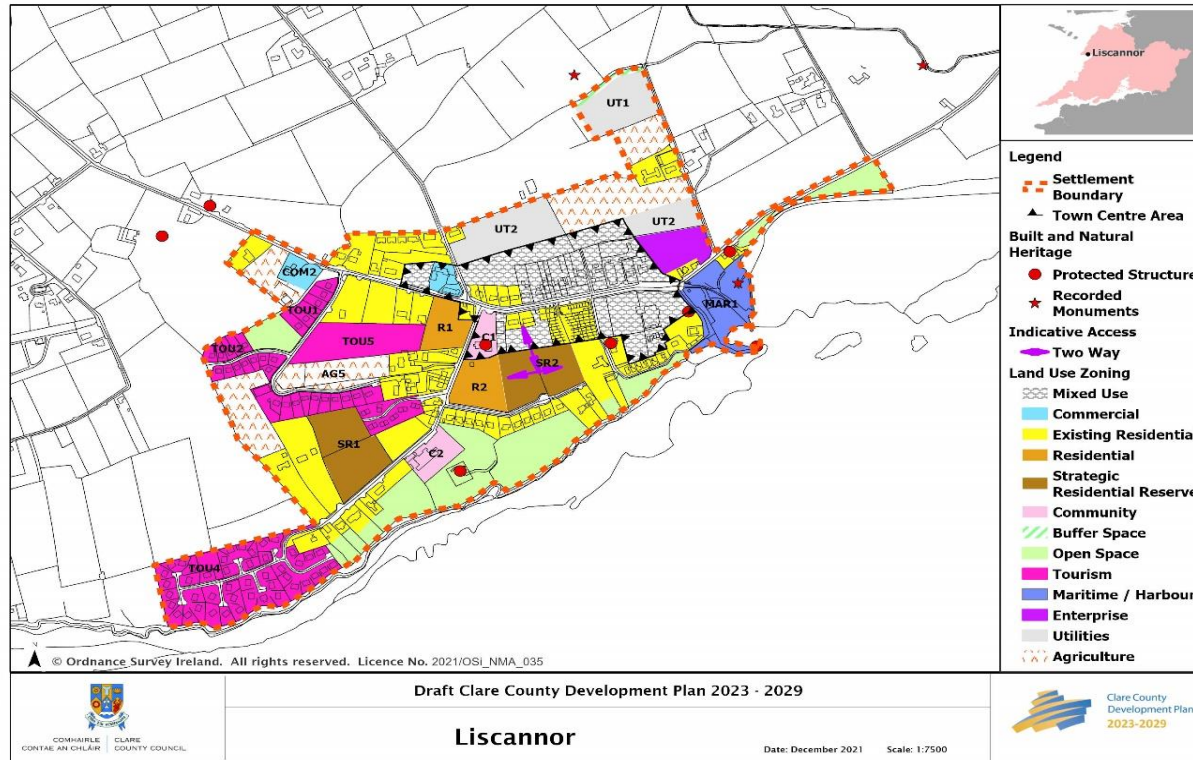
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
CC3, W3			P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2, CC1, CC2, CC4 - CC9.

Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Municipal District - West Clare	Settlement - Knockerra Map
Village Growth Area 1-4	<p>There is no sewage treatment infrastructure in this settlement and any applications for new development shall need private treatment subject to suitable site specific conditions. Land to the west of the road have soil conditions which present difficulties for waste water treatment</p> <p>The village is connected to the public water supply.</p>
Determination on whether mitigation is required	
All zonings and Village Growth Areas	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment scheme in order to ensure no significant long term effects on the environment.</p>
Village Growth Area 1	<p>VGA 1 – Lands to the Southeast of the Village</p> <p>These lands have been identified as being suitable to accommodate future development in the village. Planning permission was previously granted for 5no. dwelling houses on this site however this permission is now expired. Future development proposals for this site must be reflective of the scale and character of the existing settlement.</p> <p>VGAs 2 & 3 should be prioritised for any future development within the Village Growth Areas in accordance with the SEA in terms of promoting compact and sequential growth. In accordance with SEO W3 & CC3 SuDs should be included as part of any development arising within VGAs 1-4.</p>

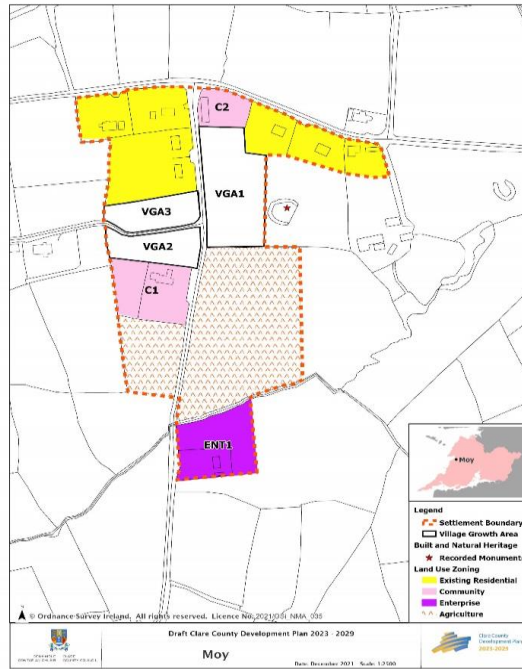


Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
S1			P1, P2, P3, B1 - B6, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - West Clare	Settlement - Liscannor
Likely Significant Effects of Landuse Zoning and Strategic Reserve (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>As a result of the growth in tourism in Liscannor over recent years there has been a considerable increase in number of holiday homes in the village. As with the larger seaside resorts, Liscannor experiences a significant increase in population during the peak holiday months which can place a considerable strain on the village infrastructure. The village is serviced by a public water scheme but has no public sewerage scheme. Within the existing residential development behind the slipway at MAR1 planning permission has been granted (P14/807) for the change of use for the Liscannor Old Coastguard Boathouse to a dwellinghouse which will include new boundary walls, conservation restoration, renovation works & associated site works within the cartilage of a Protected Structure (RPS Number 614)</p>
Residential and Strategic Residential Reserve (R & SRR)	<p>R2 & SR2 will contribute to the consolidation of the village centre and reinforces the vitality and viability of the village centre. Proposals for residential development for permanent occupation only will be favourably considered on the site and it will be a requirement for a master plan to be prepared prior to the submission of any planning applications for an integrated approach to the overall development of this site.</p> <p>The village is connected to the Ennistymon Public Water Supply. There is a public wastewater network in Liscannor and a planned upgrade to this will provide for the population targets for the village included in the Core Strategy and is expected to be completed in 2022.</p> <p>Any future residential, commercial or employment generating development will be subject to the provision of the proposed upgrade of the public wastewater treatment infrastructure given the proximity to Liscannor Bay and the impacts on water quality, in line with the requirements of the Water Framework Directive.</p>

Municipal District - West Clare	Settlement - Liscannor
Maritime	MAR1 represents the current use as a harbour which ties in with the increase in fishing activity and tourism within the settlement over the past number of years and does not alter the future zoning or development of this area.
Mixed Use	MU1 - MU4 are largely contained within the Architectural Conservation Area in the centre of the village of Liscannor. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Determination on whether mitigation is required	
All zonings	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to Liscannor Bay and the impacts on water quality in line with the requirements of the Water Framework Directive.
Residential and Strategic Residential Reserve (R & SR)	R2 and SR 2 - Development at this location should be for permanent residential housing and it will be a requirement for a master plan to be prepared prior to the submission of any planning applications for an integrated approach to the overall development of this site. Full account should be taken of the landscape and visual amenity, i.e. coastal and seascape settings, and enhance/maintain coastal streetscapes through quality architectural design.
Architectural Conservation Area	The centre of the village of Liscannor has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 16.15 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Liscannor should be strictly adhered to.



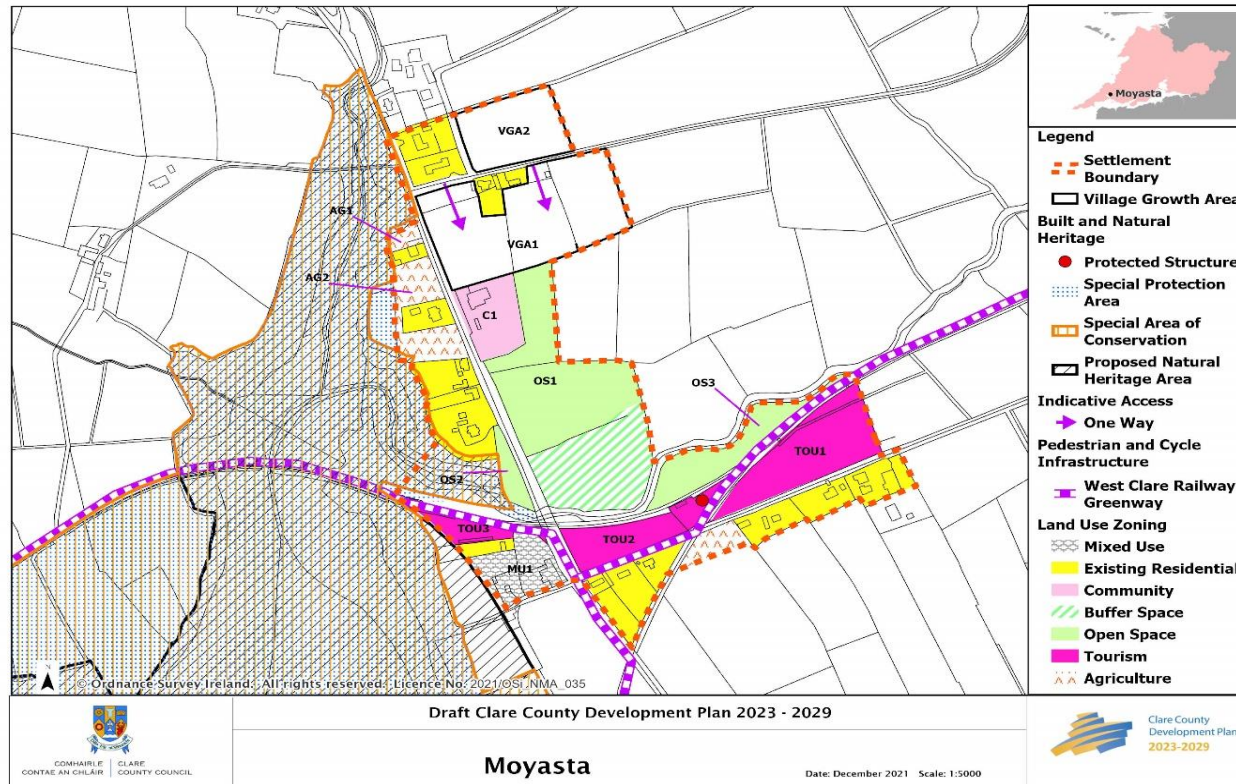
Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
	WW1, WW2, WS1, WS2		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, RE1, CH1, CH2, CH3, L1, L2

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Determination on whether mitigation is required

Village Growth Areas (VGAs)	VGA 1 & 3- As Moy is served by a public water scheme but has no public sewerage scheme the EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on groundwaters or surface waters in the area.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Moy should be strictly adhered to.



Detailed Assessment of Landuse Zonings

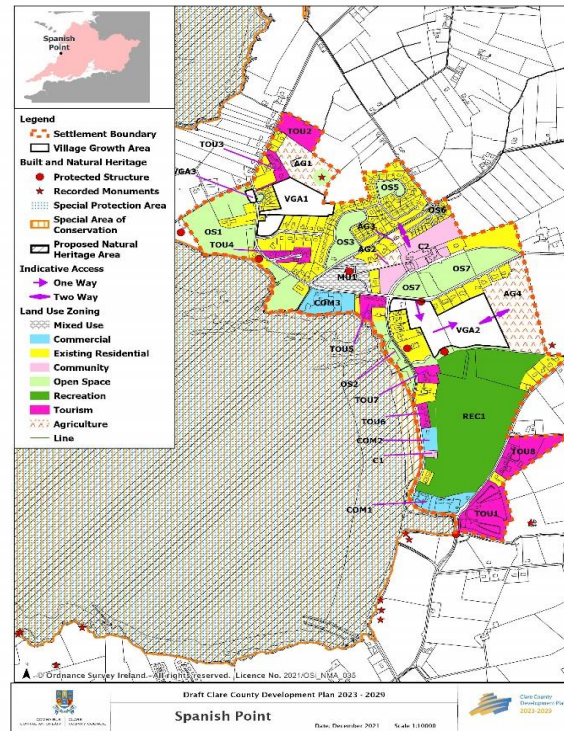
Impact

+	-	+/-	0
	B1-B6		P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Municipal District - West Clare	Settlement - Moyasta
Residential	There is no sewage treatment infrastructure in this settlement and any applications for new development shall need private treatment subject to suitable site specific conditions. Therefore, it is likely that the current residential development is reflecting negatively on the SEOs WS1 & WS2, WW1 and WW2.
Tourism	<p>TOU1, TOU 2 & TOU 3- West Clare Railway and Station</p> <p>The West Clare Railway is a major part of West Clare's history and although much of the structure is dismantled, Moyasta Junction has been developed as a tourist facility to promote the West Clare Railway. It is a specific objective of the Plan to facilitate the development of the West Clare Railway as an important tourism and recreational product for the area. The Railway lands are located both to the west and east of the N67 with lands to the west located adjacent to a European site. It is essential to achieve a balance between the development of the station and the implications on traffic safety and natural heritage.</p> <p>These lands have been zoned for tourism purposes solely to accommodate development associated with the West Clare Railway and proposals for other forms of tourism development on these lands will not, generally, be acceptable to the Planning Authority. Development on the tourism lands to the west of the N67 must not encroach on the adjacent designated SAC. (TOU2 & TOU3)</p>
Mixed Use	MU1 confirms the existing village centre uses and will not significantly affect the receiving environment.
Agriculture	AG1 - AG3 reflect the current agricultural uses at these locations
Community	C1 represents the existing community uses in the village associated with the school.
Open Space	OS1 & OS2 identify areas of open space primarily associated with the Moyasta River and will remain undeveloped which reflects positively on the receiving environment in particular SEOs B1- B7.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs)	<p>VGA1 & VGA2 - Lands to the north of the Settlement</p> <p>These lands are located to the north of the existing settlement and are accessed from an existing local roadway. These lands may be able to accommodate small-scale development to help to enhance and strengthen the service base. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard and all development proposals must demonstrate the suitability of the site to accommodate an on-site wastewater treatment system. Development on these lands is subject to safe access being provided from the local roadway only and not directly off the N67.</p>
Determination on whether mitigation is required	

Municipal District - West Clare	Settlement - Moyasta
Village Growth Areas (VGAs)	The EPA Code of Practise for Waste Water Treatment Systems in VGA 1 & VGA 2 must be strictly adhered to in order to ensure no significant long term effects on the River Shannon and River Fergus SPA and the Lower River Shannon cSAC.
Open Space	The zoning of OS1 & OS2 as open space together with the Buffer at BU 1 must be strictly adhered to in order to provide sufficient buffering from the village development to the river.
Tourism	Any future development at TOU3 should be strictly dependent on the requirements of the CDP 2022-2028 with respexct to appropriate assessment in ensuring no significant direct or in-direct effects on the receiving environment and in particular the qualifying interest features of the SAC, SPA and the pNHA at this location.
Agriculture	AG2 & AG3 will be strictly dependent on the adherence to the requirements of the CDP 2022-2028 with respexct to appropriate assessment in ensuring no significant direct or in-direct effects on the receiving environment and in particular the qualifying interest features of the SAC, SPA and the pNHA at this location.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Moyasta settlement should be strictly adhered to.

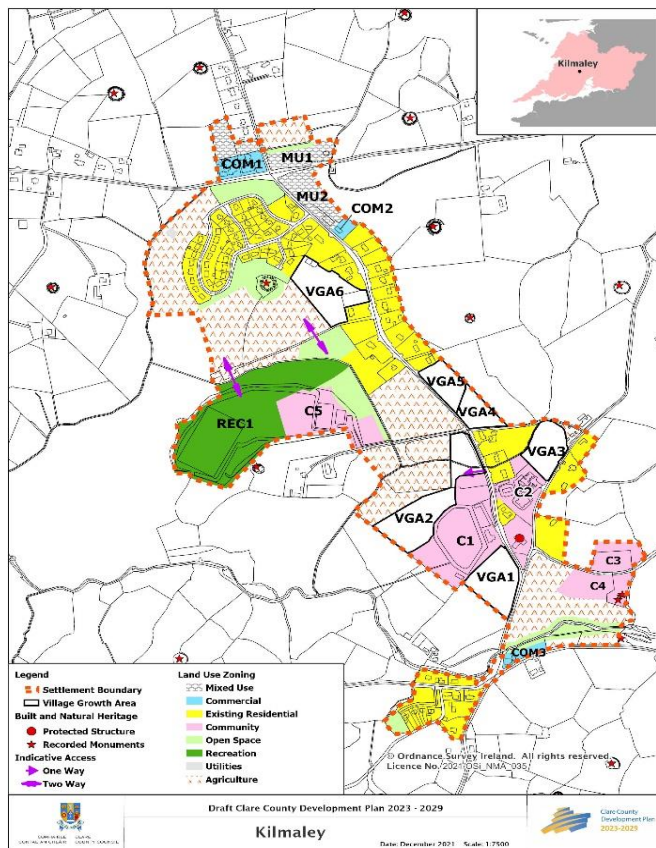


Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
S5, W3, W7, WS1, , L1, P1, P2, P3	B1, B2, B3, B4, B5, B6, W2, WW1, WW2, W2, C3, C2, L2	S1, CH1, CH2, CH3, WS1 & WS2	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1

Municipal District - West Clare	Settlement - Spanishpoint
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	Due to its location, Spanish Point has seen considerable development over recent years in the form of tourism-related activity, primarily tourist accommodation in the form of holiday homes. There are also a number of caravan parks and two hotels in the village. There is currently no public WWTP serving Spanish Point. Irish Water will investigate the feasibility of connecting a number of existing private WWTP, which are in poor condition to the WWTP at Miltown Malbay depending on the capacity of that plant to comply with its licence conditions.
Village Growth Areas (VGAs)	VGA 1 is located on a headland in Breaffy South looking out over the Atlantic Ocean. VGA 2 is located adjacent to the Annagh River which flows into the Carrowmore point to Spanishpoint & Islands SAC.
Recreational	REC1 represents the use of this site current as a Golf Course and contains amenity grassland habitat. This zoning reflects positively on SEO P1 - P3, together with L1 - L2 as the facility is in keeping with the surrounding landuse and will not impact on the views and prospects in the area.
Commercial	COM1- COM3 represent the current uses on these sites as hotels (Bellbridge House Hotel and the Armada) together with the Golf Course Club House.
Open Space	Parts of OS1 and OS2 are located within the SAC and SPA boundary.
Tourism	TOU1 - TOU7 represent the existing tourism use at these locations in the form of holiday homes and caravan parks.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas (VGAs)	VGA 1 is located on a headland in Breaffy South looking out over the Atlantic Ocean. VGA 2 is located adjacent to the Annagh River which flows into the Carrowmore point to Spanishpoint & Islands SAC.
Determination on whether mitigation is required	
Village Growth Areas (VGAs)	VGA 1 - Development at this location should be for permanent residential housing to encourage growth within the community in a sustainable manner. Any development at this location should take into account the unique setting on the Atlantic Ocean and its surrounding landscape and seascape character areas. VGA 2- The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the adjoining Annagh River which is currently at poor status.
Commercial	Any future devleopment associated with COM1 - COM3 must ensure there is sufficient capacity in the WWTP to accomadate an increase in population equivalent.
All zonings	All future development within this settlement must ensure there are no significant effects on the adjacent Proposed Natural Heritage Area, The Special Area of Conservation or the Special Protection Area. All mitigation measures and recommendations identified in the AA must be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1 - P3, B1, B5, L1			B2, B3, B4, B6, S1 - S5, W1 - W7, C1 - C3, T1 & t2, WA1, WS1 & WS2, WW1 & WW2, RE1, CH1 - CH3, L2, CC1 - CC9

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Mixed Use	The mixed use zoning reflects the current uses such as the community centre and various local enterprises and outlets.
Recreation	REC1 represents the current use as the all weather astro turf pitch, playground, community walk areas and allows for further expansion of this amenity and facility in Kilmaley. This zoning reflects positively on a number of SEO's (P1 - P3, B1 through the planting of 300 trees, L1 & B5)
Community	C1 - C5 represents the current uses within Kilmaley as the school, church etc and does not add to the zoning.
Commercial	COM 1 - 3 represent the current uses on these sites as the post office, Kilmaley Inn etc and does not alter the c current zoning.

Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas 1-6	<p>VGA 1 Land adjacent to the school</p> <p>This site has the potential to accommodate low density housing development situated directly adjacent to the school. Development on this site will reinforce the southern centre of the village, supporting the services to ensure their viability and vitality. The topography of the site is undulating and any future residential development proposals shall be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site. Access to the site will be off the local road running along the eastern boundary of the site.</p> <p>VGA 2 Land south of the school</p> <p>This is a site adjacent to the school and opposite the church and is suitable for low density housing. Development of this site will reinforce the southern centre of the village and support existing services. The site is elevated from the public road. Any future residential development proposals shall be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site. Access to the site shall be off the local road running along the eastern boundary of the site.</p> <p>VGA 3 - Any future zoning of this VGA should ensure the Recorded Monument CL032-047 is fully protected and an appropriate buffer put in place to protect it. The development should also ensure access to OS6 as a priority open space area.</p>
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Determination on whether mitigation is required

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas 1-6

VGA 1 Land adjacent to the school . The topography of the site is undulating and any future residential development proposals shall be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site. Access to the site will be off the local road running along the eastern boundary of the site.

VGA 2 Land south of the school

Any future residential development proposals shall be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site. Access to the site shall be off the local road running along the eastern boundary of the site.

VGA 3 - Any future zoning of this VGA should ensure the Recorded Monument CL032-047 is fully protected and an appropriate buffer put in place to protect it. The development should also ensure access to OS6 as a priority open space area.

Open space (OS6)

It is recommended that OS6 is removed and changed to recreational as part of REC1 and signed with the access route to the north. A portion of AG4 should be reallocated as Open Space to serve any future development as part of VGA 6.

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Flood Risk	As per the SFRA, the Open space and agricultural zonings are appropriate and should be maintained. Further development with the community zoned land and within Flood Zone A or B should be less vulnerable or water compatible, and development within the existing residential should be located within Flood Zone C.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilmaley should be strictly adhered to.

Appendix C – (Tables 8.2 – 8.5) – Detailed Assessment of cumulative and in-combination effects

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower-level objectives, actions etc.	Is there a risk of significant "in-combination" effects with other policies, plans or programmes and the County Development Plan 2023-2029?
International/European Level			
SEA Directive (2001/42/EC)	<ul style="list-style-type: none"> Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment. 	<ul style="list-style-type: none"> Carry out an environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive. Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission. Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects. Inform relevant authorities and stakeholders on the decision to implement the plan or programme. Issue a statement to include requirements detailed in Article 9 of the Directive. Monitor and mitigate significant environmental effects identified by the assessment. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
EIA Directive (2011/92/EU as amended by 2014/52/EU)	<ul style="list-style-type: none"> Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment. Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4. 	<ul style="list-style-type: none"> All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III. The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Habitats Directive (92/43/EEC)	<ul style="list-style-type: none"> Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of community interest. Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. 	<ul style="list-style-type: none"> Propose and protect sites of importance to habitats, plant and animal species. Establish a network of European sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored to a favourable conservation status in their natural range. Carry out comprehensive assessment of habitat types and species present. Establish a system of strict protection for the animal species and plant species listed in Annex IV. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Birds Directive (2009/147/EC)	<ul style="list-style-type: none"> Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats. Protect, manage and control these species and comply with regulations relating to their exploitation. The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution. 	<ul style="list-style-type: none"> Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1. Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas). Ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes. Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Nitrates Directive (91/676/EC)	<ul style="list-style-type: none"> Reducing water pollution caused or induced by nitrates from agricultural sources and – preventing further such pollution. 	Ireland's Nitrates Action Programme is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Ireland's third NAP came into operation in 2014. Each Member State's NAP must include: <ul style="list-style-type: none"> a limit on the amount of livestock manure applied to the land each year set periods when land spreading is prohibited due to risk set capacity levels for the storage of livestock manure 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>EU Integrated Pollution Prevention Control Directive (2008/1/EC)</p>	<ul style="list-style-type: none"> The purpose of this Directive is to achieve integrated prevention and control of pollution arising from the activities listed in Annex I. It lays down measures designed to prevent or, where that is not practicable, to reduce emissions in the air, water and land from the abovementioned activities, including measures concerning waste, in order to achieve a high level of protection of the environment taken as a whole, without prejudice to Directive 85/337/EEC and other relevant Community provisions. 	<p>The IPPC Directive is based on several principles:</p> <ul style="list-style-type: none"> an integrated approach best available techniques, flexibility; and public participation 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects (may arise). Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Plant Protection (products) Directive 2009/127/EC</p>	<ul style="list-style-type: none"> The Directive aims at reducing the risks and impacts of pesticide use on human health and the environment by introducing different targets, tools and measures such as Integrated Pest Management (IPM) or National Action Plans (NAPs). 	<ul style="list-style-type: none"> The Framework Directive applies to pesticides which are plant protection products. Regarding pesticide application equipment already in professional use, the Framework Directive introduces requirements for the inspection and maintenance to be carried out on such equipment. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Renewables Directive (2009/28/EC)</p>	<ul style="list-style-type: none"> The Renewable Energy Directive establishes an overall policy for the production and promotion of energy from renewable sources in the EU. It requires the EU to fulfil at least 20% of its total energy needs with renewables by 2020 – to be achieved through the attainment of individual national targets. All EU countries must also ensure that at least 10% of their transport fuels come from renewable sources by 2020. 	<ul style="list-style-type: none"> The Directive promotes cooperation amongst EU countries (and with countries outside the EU) to help them meet their renewable energy targets. The Directive specifies national renewable energy targets for each country, taking into account its starting point and overall potential for renewables. EU countries set out how they plan to meet these targets and the general course of their renewable energy policy in national renewable energy action plans. Progress towards national targets is measured every two years when EU countries publish national renewable energy progress reports. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Indirect Land Use Change Directive (2012/0288 (COD))</p>	<ul style="list-style-type: none"> Article 3(4) of Directive 2009/28/EC of the European Parliament and of the Council (3) requires Member States to ensure that the share of energy from renewable energy sources in all forms of transport in 2020 is at least 10 % of their final energy consumption. The blending of biofuels is one of the methods available for Member States to meet this target, and is expected to be the main contributor. Other methods available to meet the target are the reduction of energy consumption, which is imperative because a mandatory percentage target for energy from renewable sources is likely to become increasingly difficult to achieve sustainably if overall demand for energy for transport continues to rise, and the use of electricity from renewable energy sources. 	<ul style="list-style-type: none"> Limit the contribution that conventional biofuels (with a risk of ILUC emissions) make towards attainment of the targets in the Renewable Energy Directive; Improve the greenhouse gas performance of biofuel production processes (reducing associated emissions) by raising the greenhouse gas saving threshold for new installations subject to protecting installations already in operation on 1st July 2014; Encourage a greater market penetration of advanced (low-ILUC) biofuels by allowing such fuels to contribute more to the targets in the Renewable Energy Directive than conventional biofuels; Improve the reporting of greenhouse gas emissions by obliging Member States and fuel suppliers to report the estimated indirect land-use change emissions of biofuels. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Alternative Fuels Infrastructure Directive (2014/94/EU)</p>	<ul style="list-style-type: none"> This Directive establishes a common framework of measures for the deployment of alternative fuels infrastructure in the Union in order to minimise dependence on oil and to mitigate the environmental impact of transport. 	<ul style="list-style-type: none"> This Directive sets out minimum requirements for the building-up of alternative fuels infrastructure, including recharging points for electric vehicles and refuelling points for natural gas (LNG and CNG) and hydrogen, to be implemented by means of Member States' national policy frameworks, as well as common technical specifications for such recharging and refuelling points, and user information requirements. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Energy Efficiency Directive (2012/27/EU)</p>	<ul style="list-style-type: none"> Establishes a set of binding measures to help the EU reach its 20% energy efficiency target by 2020. Under the Directive, all EU countries are required to use energy more efficiently at all stages of the energy chain, from production to final consumption. 	<ul style="list-style-type: none"> Energy distributors or retail energy sales companies have to achieve 1.5% energy savings per year through the implementation of energy efficiency measures EU countries can opt to achieve the same level of savings through other means, such as improving the efficiency of heating systems, installing double glazed windows or insulating roofs The public sector in EU countries should purchase energy efficient buildings, products and services Every year, governments in EU countries must carry out energy efficient renovations 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –</p>

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
		<ul style="list-style-type: none"> • on at least 3% (by floor area) of the buildings they own and occupy • Energy consumers should be empowered to better manage consumption. This includes easy and free access to data on consumption through individual metering • National incentives for SMEs to undergo energy audits • Large companies will make audits of their energy consumption to help them identify ways to reduce it • Monitoring efficiency levels in new energy generation capacities. 	the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Seveso Directive (2012/18/EU)	<ul style="list-style-type: none"> • This Directive lays down rules for the prevention of major accidents which involve dangerous substances, and the limitation of their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner. 	<p>The Seveso Directive is well integrated with other EU policies, thus avoiding double regulation or other administrative burden. This includes the following related policy areas:</p> <ul style="list-style-type: none"> • Classification, labelling and packaging of chemicals; • The Union's Civil Protection Mechanism; • The Security Union Agenda including CBRN-E and Protection of critical infrastructure; • Policy on environmental liability and on the protection of the environment through criminal law; • Safety of offshore oil and gas operations. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
European Union Biodiversity Strategy to 2020	<ul style="list-style-type: none"> • Aims to halt or reverse biodiversity loss and speed up the EU's transition towards a resource efficient and green economy. • Halting the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restoring them in so far as feasible. 	<ul style="list-style-type: none"> • Outlines six targets and twenty actions to aid European Union in halting the loss to biodiversity and eco-system services. • The six targets cover: <ul style="list-style-type: none"> ○ Full implementation of EU nature legislation to protect biodiversity ○ Maintaining, enhancing and protecting for ecosystems, and green infrastructure ○ Ensuring sustainable agriculture, and forestry ○ Sustainable management of fish stocks ○ Reducing invasive alien species ○ Addressing the global need to contribute towards averting global biodiversity loss 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
EU Green Infrastructure Strategy	Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects.	<ul style="list-style-type: none"> • Promoting GI in the main EU policy areas. • Supporting EU-level GI projects. • Improving access to finance for GI projects. • Improving information and promoting innovation. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage	<ul style="list-style-type: none"> • links concepts of nature conservation and the preservation of cultural properties; and • recognizes the way in which people interact with nature, and the fundamental need to preserve the balance between the two. 	<ul style="list-style-type: none"> • sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them; • each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage; • encourages to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
UN (1992) The Convention on Biological Diversity	An overall objective is to develop national strategies for the conservation and sustainable use of biological diversity.	<p>The Convention has three main goals:</p> <ul style="list-style-type: none"> • the conservation of biological diversity (or biodiversity); • the sustainable use of its components; and • the fair and equitable sharing of benefits arising from genetic resources. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>UN (1992) Framework Convention on Climate Change</p>	<p>It is aimed at stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.</p>	<p>The Convention acknowledges the vulnerability of all countries to the effects of climate change and calls for special efforts to ease the consequences, especially in developing countries which lack the resources to do so on their own.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all</p>
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Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>UN Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)</p>	<p>The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions.</p> <p>The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol.</p> <p>At the Paris climate conference (COP21) in December 2015, 195 countries adopted the first-ever universal, legally binding global climate deal. The agreement sets out a global action plan to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C.</p>	<ul style="list-style-type: none"> The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II). EU member states implement measures to improve on or complement the specified measures and policies arising from the ECCP. Under COP21, governments agreed to come together every 5 years to set more ambitious targets as required by science; report to each other and the public on how well they are doing to implement their targets; track progress towards the long-term goal through a robust transparency and accountability system. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU 2020 Climate and Energy Package</p>	<ul style="list-style-type: none"> Binding legislation which aims to ensure the European Union meets its climate and energy targets for 2020. Aims to achieve a 20% reduction in EU greenhouse gas emissions from 1990 levels. Aims to raise the share of EU energy consumption produced from renewable resources to 20%. Achieve a 20% improvement in the EU's energy efficiency. 	<p>Four pieces of complimentary legislation:</p> <ul style="list-style-type: none"> Reform of the EU Emissions Trading System (EU ETS) to include a cap on emission allowances in addition to existing system of national caps. Member States have agreed national targets for non-EU ETS emissions from countries outside the EU. Meet the national renewable energy targets of 16% for Ireland by 2020. Preparing a legal framework for technologies in carbon capture and storage. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU 2030 Framework for Climate and Energy</p>	<ul style="list-style-type: none"> A 2030 Framework for climate and energy, including EU-wide targets and policy objectives for the period between 2020 and 2030 that has been agreed by European countries. Targets include a 40% cut in greenhouse gas emissions compared to 1990 levels, at least a 27% share of renewable energy consumption and at least 27% energy savings compared with the business-as-usual scenario. 	<p>To meet the targets, the European Commission has proposed the following policies for 2030:</p> <ul style="list-style-type: none"> A reformed EU emissions trading scheme (ETS). New indicators for the competitiveness and security of the energy system, such as price differences with major trading partners, diversification of supply, and interconnection capacity between EU countries. First ideas for a new governance system based on national plans for competitive, secure, and sustainable energy. These plans will follow a common EU approach. They will ensure stronger investor certainty, greater transparency, enhanced policy coherence and improved coordination across the EU. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Clean Air for Europe Directive (2008/50/EC) (EU Air Framework Directive)</p> <p>Fourth Daughter Directive (2004/107/EC)</p>	<ul style="list-style-type: none"> The CAFE Directive merges existing legislation into a single directive (except for the fourth daughter directive). Sets new air quality objectives for PM_{2.5} (fine particles) including the limit value and exposure related objectives. Accounts for the possibility to discount natural sources of pollution when assessing compliance against limit values. Allows the possibility for time extensions of three years (PM₁₀) or up to five years (NO₂, benzene) for complying with limit values, based on conditions and the assessment by the European Commission. The Fourth Daughter Directive lists pollutants, target values and monitoring requirements for the following: arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air. 	<ul style="list-style-type: none"> Sets objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole. Aims to assess the ambient air quality in Member States on the basis of common methods and criteria. Obtains information on ambient air quality in order to help combat air pollution and nuisance and to monitor long-term trends and improvements resulting from national and community measures. Ensures that such information on ambient air quality is made available to the public. Aims to maintain air quality where it is good and improving it in other cases. Aims to promote increased cooperation between the Member States in reducing air pollution. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>Noise Directive (2002/49/EC)</p>	<p>The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.</p>	<p>The Directive requires competent authorities in Member States to:</p> <ul style="list-style-type: none"> • Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; • Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and • Inform and consult the public about noise exposure, its effects, and the measures considered to address noise. <p>The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Floods Directive (2007/60/EC)</p>	<ul style="list-style-type: none"> • Establishes a framework for the assessment and management of flood risks • Reduce adverse consequences for human health, the environment, 	<ul style="list-style-type: none"> • Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment • Prepare flood hazard maps and flood risk maps outlining the extent or potential of 	<p>Yes, a risk of significant in combination effects with other relevant plans either inside or outside the plan area may occur. For example, in combination with the upgrades or improvements to coastal protection together with new structures under the Floods Directive could combine to cause unacceptable pressure on a protected site. Similarly, where an area is identified for future development or expansion under the Clare CDP in conjunction with an area identified for flood protection coastal squeeze may occur. However, as the Planning and Development Act provides the basis for integrating flood risk management into the development plan process and indicates that a development plan may contain objectives for the regulation, restricting or controlling of development in areas at risk of flooding, erosion and other natural hazards the CDP objectives should reflect this requirement.</p>

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
	<p>cultural heritage and economic activity associated with floods in the Community</p>	<p>flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)); and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3.</p> <ul style="list-style-type: none"> • Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above. • Inform the public and allow the public to participate in planning process. 	
<p>Water Framework Directive (2000/60/EC)</p>	<ul style="list-style-type: none"> • Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats. • Preserve and prevent the deterioration of water status and where necessary improve and maintain “good status” of water bodies. • Promote sustainable water usage. • The Water Framework Directive repealed the following Directives: <ul style="list-style-type: none"> ○ The Drinking Water Abstraction Directive ○ Sampling Drinking Water Directive ○ Exchange of Information on Quality of Surface Freshwater Directive ○ Shellfish Directive ○ Freshwater Fish Directive ○ Groundwater (Dangerous Substances) Directive ○ Dangerous Substances Directive 	<ul style="list-style-type: none"> • Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive. • Achieve “good status” for all waters. • Manage water bodies based on identifying and establishing river basins districts. • Involve the public and streamline legislation. • Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas. • Establish a programme of monitoring for surface water status, groundwater status and protected areas. • Recover costs for water services. 	<p>No risk of significant “in combination” effects. Article 4.7 of the Water Framework Directive along with the associated 11 EU Directives which are seen as basic measures under the WFD regulate water quality in Ireland. Implementation of these directives will mitigate against any potential negative impacts from the Clare CDP. Competent authorities must ensure that these Directives are being implemented to full effect, maximizing their contribution to achieving the objectives established in the River Basin Management Plans.</p> <p>Compliance will be essential in this instance together with the implementation of both the SEA and CDP Monitoring Programmes to ensure there are no in-combination” effects and if they do occur that remedial action is taken.</p>

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<p>Groundwater Directive (2006/118/EC)</p>	<ul style="list-style-type: none"> Protect, control and conserve groundwater. Prevent the deterioration of the status of all bodies of groundwater. Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals. 	<ul style="list-style-type: none"> Meet minimum groundwater standards listed in Annex 1 of Directive. Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Drinking Water Directive (98/83/EC)</p>	<ul style="list-style-type: none"> Improve and maintain the quality of water intended for human consumption. Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean. 	<ul style="list-style-type: none"> Set values applicable to water intended for human consumption for the parameters set out in Annex I. Set values for additional parameters not included in Annex I, where the protection of human health within national territory or part of it so requires. The values set should, as a minimum, satisfy the requirements of Article 4(1) (a). Implement all measures necessary to ensure that regular monitoring of the quality of water intended for human consumption is carried out, in order to check that the water available to consumers meets the requirements of this Directive and in particular the parametric values set in accordance with Article 5. Ensure that any failure to meet the parametric values set in accordance with Article 5 is immediately investigated in order to identify the cause. Ensure that the necessary remedial action is taken as soon as possible to restore its quality and shall give priority to their enforcement action. Undertake remedial action to restore the quality of the water where necessary to protect human health. Notify consumers when remedial action is being undertaken except where the competent authorities consider the non-compliance with the parametric value to be trivial. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Urban Waste Water Treatment Directive (91/271/EEC)</p>	<ul style="list-style-type: none"> This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the environment from the adverse effects of waste water discharges. 	<ul style="list-style-type: none"> Urban waste water entering collecting systems shall before discharge, be subject to secondary treatment. Annex II requires the designation of areas sensitive to eutrophication which receive water discharges. Establishes minimum requirements for urban waste water collection and treatment systems in specified agglomerations to include special requirements for sensitive areas and certain industrial sectors. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC and</p>	<ul style="list-style-type: none"> Establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage. 	<ul style="list-style-type: none"> Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise.</p>

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
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Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>2013/30/EU</p>		<p>threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent.</p> <ul style="list-style-type: none"> • Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures. • Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7. • The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive. • The competent authority shall be entitled to initiate cost recovery proceedings against the operator. • The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met. • The Environmental Liability Directive has been amended through a number of Directives. Implementation of the Environmental Liability Directive is contributed towards by a Multi-Annual Work Programme (MAWP) 'Making the Environmental Liability Directive more fit for purpose' that is updated annually to changing developments, growing knowledge and new needs. 	<p>Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Convention on the Protection of the Archaeological Heritage (Valletta 1992)</p>	<ul style="list-style-type: none"> • The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study. 	<p>The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Convention of the Protection of the Architectural Heritage of Europe (Granada 1995)</p>	<ul style="list-style-type: none"> • The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented. 	<ul style="list-style-type: none"> • The reinforcement and promotion of policies for protecting and enhancing the heritage within the territories of the parties. • The affirmation of European solidarity with regard to the protection of the heritage and the fostering of practical co-operation between states and regions. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')</p>	<ul style="list-style-type: none"> • It is aimed to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of humankind around the World. 	<ul style="list-style-type: none"> • (I) Document and understand industrial heritage structures, sites, areas and landscapes and their values; • (II) Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes; • (III) Conserve and maintain the industrial heritage structures, sites, areas and landscapes; and • (IV) Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro 2005)</p>	<ul style="list-style-type: none"> • Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time. • A heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations. 	<ul style="list-style-type: none"> • Recognise that rights relating to cultural heritage are inherent in the right to participate in cultural life, as defined in the Universal Declaration of Human Rights. • Recognise individual and collective responsibility towards cultural heritage. • Emphasise that the conservation of cultural heritage and its sustainable use have human development and quality of life as their goal. • Take the necessary steps to apply the provisions of this Convention concerning the role of cultural heritage in the construction of a peaceful and democratic society. • Greater synergy of competencies among all the public, institutional and private actors concerned. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
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<p>European Landscape Convention 2000</p>	<ul style="list-style-type: none"> • The developments in agriculture, forestry, industrial and mineral production techniques, together with the practices followed in town and country planning, transport, networks, tourism and recreation, and at a more general level, changes in the world economy, have in many cases accelerated the transformation of landscapes. The Convention expresses a concern to achieve sustainable development based on a balanced and harmonious relationship between social needs, economic activity and the environment. It aims to respond to the public's wish to enjoy high quality landscapes. 	<ul style="list-style-type: none"> • Promote protection, management and planning of landscapes. • Organise European co-operation on landscape issues. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Seventh Environmental Action Programme (EAP) of the European Community (2013-2020)</p>	<p>It identifies three key objectives:</p> <ul style="list-style-type: none"> • to protect, conserve and enhance the Union's natural capital • to turn the Union into a resource-efficient, green, and competitive low-carbon economy • to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing 	<p>Four so called "enablers" will help Europe deliver on these objectives (goals):</p> <ul style="list-style-type: none"> • Better implementation of legislation. • Better information by improving the knowledge base. • More and wiser investment for environment and climate policy. <p>Full integration of environmental requirements and considerations into other policies. Two additional horizontal priority objectives complete the programme:</p> <ul style="list-style-type: none"> • To make the Union's cities more sustainable. • To help the Union address international environmental and climate challenges more effectively. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats)</p>	<p>The convention has three main aims:</p> <ul style="list-style-type: none"> • to conserve wild flora and fauna and their natural habitats • to promote cooperation between states • to give particular attention to endangered and vulnerable species including endangered and vulnerable migratory species 	<p>The Parties under the convention recognise the intrinsic value of nature, which needs to be preserved and passed to future generations, they also:</p> <ul style="list-style-type: none"> • Seek to ensure the conservation of nature in their countries, paying particular attention to planning and development policies and pollution control. • Look at implementing the Bern Convention in central Eastern Europe and the Caucasus. • Take account of the potential impact on natural heritage by other policies. • Promote education and information of the public, ensuring the need to conserve species is understood and acted upon. • Develop an extensive number of species action plans, codes of conducts, and guidelines, at their own initiative or in co-operation with other organisations. • Created the Emerald Network, an ecological network made up of Areas of Special Conservation Interest. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Bali Road Map (2007)</p>	<p>The overall goals of the project are twofold:</p> <ul style="list-style-type: none"> • To increase national capacity to co-ordinate ministerial views, participate in the UNFCCC process, and negotiate positions within the timeframe of the Bali Action Plan; and • To assess investment and financial flows to address climate change for up to three key sectors and/or economic activities. 	<p>The Bali Action Plan is centred on four main building Blocks:</p> <ul style="list-style-type: none"> • mitigation • adaptation • technology • financing 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Cancun Agreements (2010)	Set of decisions taken at the COP 16 Conference in Cancun in 2010 which addresses a series of key issues in the fight against climate change. Cancun Agreements' main objectives cover: <ul style="list-style-type: none"> • Mitigation • Transparency of actions • Technology • Finance • Adaptation • Forests • Capacity building 	Among the most prominent agreements is the establishment of a Green Climate Fund to transfer money from the developed to developing world to tackle the impacts of climate change.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Doha Climate Gateway (2012)	Set of decisions taken at the COP 18 meeting in Doha in 2012 which pave the way for a new agreement in Paris in 2015.	<ul style="list-style-type: none"> • Set out a timetable to adopt a universal climate agreement by 2015 (to come into effect in 2020); • Complete the work under Bali Action Plan and to focus on new completing new targets; • Strengthen the aim to cut greenhouse gases and help vulnerable countries to adapt; • Amend Kyoto Protocol to include a new commitment period for cutting down the greenhouse gases emissions; and • Provide the financial and technology support and new institutions to allow clean energy investment and sustainable growth in developing countries. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
EU Common Agricultural Policy	<ul style="list-style-type: none"> • To improve agricultural productivity, so that consumers have a stable supply of affordable food; and • To ensure that EU farmers can make a reasonable living. 	<ul style="list-style-type: none"> • ensuring viable food production that will contribute to feeding the world's population, which is expected to rise considerably in the future; • Climate change and sustainable management of natural resources; • Looking after the countryside across the EU and keeping the rural economy alive. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
EU REACH Regulation (EC 1907/2006)	<ul style="list-style-type: none"> • Aims to improve the protection of human health and the environment through the better and earlier identification of the intrinsic properties of chemical substances. 	The aims are achieved by applying REACH, namely: <ul style="list-style-type: none"> • Registration, • Evaluation, • Authorisation; and • Restriction of chemicals. REACH also aims to enhance innovation and competitiveness of the EU chemicals industry.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

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Stockholm Convention	<ul style="list-style-type: none"> The objective of the Stockholm Convention is to protect human health and the environment from persistent organic pollutants. 	<ul style="list-style-type: none"> Prohibit and/or eliminate the production and use, as well as the import and export, of the intentionally produced Persistent Organic Pollutants (POPs) that are listed in Annex A to the Convention Restrict the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex B to the Convention Reduce or eliminate releases from unintentionally produced POPs that are listed in Annex C to the Convention Ensure that stockpiles and wastes consisting of, containing or contaminated with POPs are managed safely and in an environmentally sound manner To target additional POPs Other provisions of the Convention relate to the development of implementation plans, information exchange, public information, awareness and education, research, development and monitoring, technical assistance, financial resources and mechanisms, reporting, effectiveness evaluation and non-compliance 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Ramsar Convention	The Convention’s mission is “the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world”.	Under the “three pillars” of the Convention, the Contracting Parties commit to: <ul style="list-style-type: none"> Work towards the wise use of all their wetlands; Designate suitable wetlands for the list of Wetlands of International Importance (the “Ramsar List”) and ensure their effective management; Cooperate internationally on transboundary wetlands, shared wetland systems and shared species. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
European 2020 Strategy for Growth	Europe 2020 sets out a vision of Europe’s social market economy for the 21st century and puts forward three mutually reinforcing priorities: <ul style="list-style-type: none"> Smart growth: developing an economy based on knowledge and innovation; Sustainable growth: promoting a more resource efficient, greener and more competitive economy; Inclusive growth: fostering a high-employment economy delivering social and territorial cohesion. 	In order to reach these priorities, the Commission proposes five quantitative targets to fulfil by 2020: <ol style="list-style-type: none"> 75 % of the population aged 20-64 should be employed; 3% of the EU’s GDP should be invested in R&D; the “20/20/20” climate/energy targets should be met (including an increase to 30% of emissions reduction if the conditions are right); the share of early school leavers should be under 10% and at least 40% of the younger generation should have a tertiary degree; 20 million less people should be at risk of poverty. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
European Parliament resolutions, including the European Green Deal (EGD) 2020	The deal sets out how to make Europe the first climate-neutral continent by 2050, boosting the economy, improving people’s quality of life, caring for nature and leaving no one behind.	<ul style="list-style-type: none"> It sets out a roadmap with actions to boost the efficient use of resources by moving to a clean, circular economy, restore biodiversity and cut pollution. It outlines investments required, financing tools available and explains how to ensure a just and inclusive transition. In order to meet the goal to become climate neutral by 2050 as part of the European Green Deal, the European Union (EU) Commission proposed on 4th March 2020 to bring about the first European Climate Law and legally bind the target of net zero greenhouse gas emissions by 2050. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
			framework for environmental protection and management.

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<p>EU (2020) Biodiversity Strategy</p>	<p>A long-term plan for protecting nature and reversing the degradation of ecosystems across the European Union.</p>	<p>The Strategy contains specific commitments and actions to be delivered by 2030, including:</p> <ul style="list-style-type: none"> • Establishing a larger EU-wide network of protected areas on land and at sea, building upon existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value. • An EU Nature Restoration Plan - a series of concrete commitments and actions to restore degraded ecosystems across the EU by 2030, and manage them sustainably, addressing the key drivers of biodiversity loss. • A set of measures to enable the necessary transformative change: setting in motion a new, strengthened governance framework to ensure better implementation and track progress, improving knowledge, financing and investments and better respecting nature in public and business decision-making. • Measures to tackle the global biodiversity challenge, demonstrating that the EU is ready to lead by example towards the successful adoption of an ambitious global biodiversity framework under the Convention on Biological Diversity. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU (2018) Clean Air Policy Package</p>	<p>Aims to substantially reduce air pollution across the EU.</p>	<p>The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Leaders Pledge for Nature 2020</p>	<p>Political leaders (including Taoiseach Michael Martin) participating in the United Nations Summit on Biodiversity in September 2020, representing 75 countries from all regions and the European Union, have committed to reversing biodiversity loss by 2030.</p>	<p>As part of the UN Decade of Action to achieve sustainable development, the leaders commit to achieve the vision of Living in Harmony with Nature by 2050 by undertaking ten actions, including:</p> <ul style="list-style-type: none"> • Putting biodiversity, climate, and the environment at the heart of COVID-19 recovery strategies and investments as well as national and international development and cooperation; • Developing and implementing an ambitious and transformational post-2020 global biodiversity framework for adoption at the 15th meeting of the Conference of the Parties (COP 15) to the UN Convention on Biological Diversity (CBD) in Kunming, China, as a key instrument to reach the SDGs; • Raising ambition and aligning domestic climate policies with the Paris Agreement on climate change, with enhanced nationally determined contributions (NDCs) and long-term strategies consistent with the temperature goals of the Paris Agreement, and the objective of net zero greenhouse gas (GHG) emissions by mid-century, and strengthen climate resilience of economies and ecosystems; and • Mainstream biodiversity into relevant sectoral and cross-sectoral policies at all levels, including in food production, agriculture, fisheries and forestry, energy, tourism, infrastructure and extractive industries, and trade and supply chains, as well as into key international agreements and processes. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Level</p>			
<p>Ireland 2040 - Our Plan, the National Planning Framework and the National Development Plan (2021-2030)</p>	<ul style="list-style-type: none"> • The National Planning Framework is the Government’s high-level strategic plan for shaping the future growth and development of to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities for people, and to protect and enhance the environment - from villages to cities, and everything around and inbetween. • The National Development Plan sets out the investment priorities that will underpin the successful implementation of the new National Planning Framework. This will guide national, regional and local planning and investment decisions in Ireland over the next two decades, to cater for an expected population increase of over 1 million people. 	<p>National Strategic Outcomes as follows:</p> <ol style="list-style-type: none"> 1. Compact Growth 2. Enhanced Regional Accessibility 3. Strengthened Rural Economies and Communities 4. Sustainable Mobility 5. A Strong Economy, supported by Enterprise, Innovation and Skills 6. High-Quality International Connectivity 7. Enhanced Amenities and Heritage 8. Transition to a Low-Carbon and Climate-Resilient Society 9. Sustainable Management of Water and other Environmental Resources 10. Access to Quality Childcare, Education and Health Services 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Planning, Land Use and Transport Outlook 2040 [in preparation]</p>	<p>The PLUTO will take account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies and will: . Quantify in broad terms the appropriate scale of financial investment in land transport over the long term; . Consider how fiscal, environmental and technological developments might impact on this investment; and, . Identify strategic priorities for future investment to ensure land transport infrastructure provision facilitates the objectives of Project Ireland 2040.</p>	<p>In preparation</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –</p>
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Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>Planning and Development Act 2000 (as amended)</p>	<ul style="list-style-type: none"> The core principal objectives of this Act are to amend the Planning Acts of 2000 – 2009 with specific regard given to supporting economic renewal and sustainable development. 	<ul style="list-style-type: none"> Development, with certain exceptions, is subject to development control under the Planning Acts and the local authorities grant or refuse planning permission for development, including ones within protected areas. There are, however, a range of exemptions from the planning system. Use of land for agriculture, peat extraction and afforestation, subject to certain thresholds, is generally exempt from the requirement to obtain planning permission. Additionally, Environmental Impact Assessment (EIA) is required for a range of classes and large-scale projects. Under planning legislation, Development Plans must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed. There are also discretionary powers to set objectives for the conservation of a variety of other elements of the natural heritage. 	<p>the achievement of the objectives of the regulatory framework for environmental protection and management.</p> <p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities (Environmental Assessment of Certain Plans and Programmes Regulations 2004 (S.I. 435 of 2004), as amended by S.I. 200 of 2011</p>	<ul style="list-style-type: none"> The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of certain plans and programmes on the environment — commonly known as the Strategic Environmental Assessment (SEA) Directive. 	<ul style="list-style-type: none"> The Regulations cover plans and programmes in all of the sectors listed in article 3(2) of the Directive except land-use planning. These Regulations also amend certain provisions of the Planning and Development Act 2000 to provide the statutory basis for the transposition of the Directive in respect of land-use planning. Transposition in respect of the land-use planning sector is contained in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011, as amended)</p>	<ul style="list-style-type: none"> These Regulations provide a new for the implementation in Ireland of Council Directive 92/43/EEC on habitats and protection of wild fauna and flora (as amended) and for the implementation of Directive 2009/147/EC of the European Parliament and of the Council on the protection of wild birds. 	<ul style="list-style-type: none"> They provide, among other things, for: the appointment and functions of authorized officers; identification, classification and other procedures relative to the designation of Community sites. The Regulations have been prepared to address several judgments of the CJEU against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Waste Management Act 1996, as amended</p>	<ul style="list-style-type: none"> To make provision in relation to the prevention, management and control of waste; to give effect to provisions of certain acts adopted by institutions of the European communities in respect of those matters; to amend the Environmental Protection Agency Act, 1992, and to repeal certain enactments and to provide for related matters. 	<ul style="list-style-type: none"> The Waste Management Act contains a number of key legal obligations, including requirements for waste management planning, waste collection and movement, the authorisation of waste facilities, measures to reduce the production of waste and/or promote its recovery. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>European Communities Environmental Objectives Regulations 2009 (S.I. 296 of 2009)</p>	<ul style="list-style-type: none"> The purpose of these Regulations is to support the achievement of favourable conservation status for freshwater pearl mussels 	<ul style="list-style-type: none"> Set environmental quality objectives for the habitats of the freshwater pearl mussel populations named in the First Schedule to these Regulations that are within the boundaries of a site notified in a candidate list of European sites, or designated as a Special Area of Conservation, under the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94/1997). Require the production of sub-basin management plans with programmes of measures to achieve these objectives. Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measure. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. 9 of 2010), as amended (S.I. No. 366 of 2016)</p>	<ul style="list-style-type: none"> To amend the European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. No. 9 of 2010) to make further provision to implement Commission Directive 2014/80/EU of 20 June 2014 amending Annex II to Directive 2006/118/EC of the European Parliament and of the Council on the protection of groundwater against pollution and deterioration. 	<p>The substances and threshold values set out in Schedule 5 to S.I. No. 9 of 2010 have been reviewed and amended where necessary, based on existing monitoring information and international guidelines on appropriate threshold values.</p> <ul style="list-style-type: none"> Part A of Schedule 6 has been amended to include changes to the rules governing the determination of background levels for the purposes of establishing threshold values for groundwater pollutants and indicators of pollution. Part B of Schedule 6 has been amended to include nitrites and phosphorus (total) / 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination</p>

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		<p>phosphates among the minimum list of pollutants and their indicators which the Environmental Protection Agency (EPA) must consider when establishing threshold values.</p> <ul style="list-style-type: none"> Part C of Schedule 6 amends the information to be provided to the Minister by the EPA with regard to the pollutants and their indicators for which threshold values have been established. 	<p>with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2014 (S.I. No. 31 of 2014)</p>	<ul style="list-style-type: none"> These Regulations, which give effect to Ireland's 3rd Nitrates Action Programme, provide statutory support for good agricultural practice to protect waters against pollution from agricultural sources 	<p>The Regulations include measures such as:</p> <ul style="list-style-type: none"> Periods when land application of fertilisers is prohibited Limits on the land application of fertilisers Storage requirements for livestock manure; and Monitoring of the effectiveness of the measures in terms of agricultural practice and impact on water quality. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Climate Action and Low Carbon Development Act 2015</p>	<ul style="list-style-type: none"> An Act to provide for the approval of plans by the Government in relation to climate change for the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy. 	<p>When considering a plan or framework, for approval, the Government shall endeavour to achieve the national transition objective within the period to which the objective relates and shall, in endeavouring to achieve that objective, ensure that such objective is achieved by the implementation of measures that are cost effective and shall, for that purpose, have regard to:</p> <ul style="list-style-type: none"> The ultimate objective specified in Article 2 of the United Nations Framework Convention on Climate Change done at New York on 9 May 1992 and any mitigation commitment entered into by the European Union in response or otherwise in relation to that objective, The policy of the Government on climate change, Climate justice, Any existing obligation of the State under the law of the European Union or any international agreement referred to in section 2; and The most recent national greenhouse gas emissions inventory and projection of future greenhouse gas emissions, prepared by the Agency. 	<p>Yes, both the Climate Action Plan and the Clare County Development Plan could lead to development which could have in-combination effects on the Natura 2000 network.</p>

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Climate Action Plan 2021	<ul style="list-style-type: none"> The National Climate Action Plan is an all of Government plan to tackle climate change and bring about a step change in Ireland's climate ambition over the coming years. The plan sets out an ambitious course of action over the coming years to address the diverse and wide-ranging impacts climate disruption is having on Ireland's environment, society, economic and natural resources. 	<ul style="list-style-type: none"> The Climate Action Plan sets out clear 2030 targets for each sector with the ultimate objective of achieving a transition to a competitive, low-carbon, climate-resilient, and environmentally sustainable society and economy by 2050. The Action Plan deals with both mitigation and adaptation. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Climate Action and Low Carbon Development (Amendment) Bill 2021	<ul style="list-style-type: none"> The Government's Climate Action and Low Carbon Development (Amendment) Bill 2021 provides a legal framework for significantly reducing Ireland's greenhouse gas emissions. It contains a National Climate Objective which commits the country to "pursue and achieve, but no later than the end of the year 2050" carbon neutral status. 	<ul style="list-style-type: none"> The Bill states that this would enable Ireland to "transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy". This goal is to be achieved through the introduction of carbon budgets, which will place a limit on the amount of greenhouse gases that can be emitted by sectors such as transport and agriculture. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
The Sustainable Development Goals National Implementation Plan(2018 – 2020)	<ul style="list-style-type: none"> National Implementation Plan 2018 - 2020 is in direct response to the 2030 Agenda for Sustainable Development and provides a whole-of-government approach to implement the 17 Sustainable DevelopmentGoals (SDGs). The Plan provides an 'SDG Matrix' which identifies the responsible Government Departments for each of the 169 targets. It also includes an 'SDG Policy Map' indicating the relevant national policies for each of the targets. 	<p>The Plan identifies four strategic priorities to guide implementation:</p> <ul style="list-style-type: none"> Awareness: raise public awareness of the SDGs; Participation: provide stakeholders opportunities to engage and contribute to follow-up and review processes, and further develop national implementation of the Goals; Support: encourage and support efforts of communities and organisations to contribute towards meeting the SDGs, and foster public participation; and Policy alignment: develop alignment of national policy with the SDGs and identify opportunities for policy coherence. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Infrastructure and Capital	<ul style="list-style-type: none"> €27 billion multi-annual Exchequer Capital Investment Plan, which is 	<ul style="list-style-type: none"> This Capital Plan reflects the Government's commitment to supporting strong and 	Where new land use developments or activities occur

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Investment Plan (2016-2021)	supported by a programme of capital investment in the wider State sector, and which over the period 2016 to 2021 will help to lay the foundations for continued growth in Ireland.	<p>sustainable economic growth and raising welfare and living standards for all.</p> <ul style="list-style-type: none"> It includes allocations for new projects across a number of key areas and funding to ensure that the present stock of national infrastructure is refreshed and maintained. 	as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>European Union (Birds and Natural Habitats) (Sea-Fisheries) Regulations 2013 (S.I. 290 of 2013)</p>	<p>These regulations have been drafted to implement the responsibilities of the Minister for Agriculture Food and the Marine in relation to sea fisheries in European sites, in accordance with the Habitats and Birds Directives as transposed by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011).</p>	<ul style="list-style-type: none"> Regulation 3 provides for the submission of a Fisheries Natura Plan in relation to planned fisheries; Regulation 4 provides for a screening of a Fisheries Natura Plan to determine whether or not an appropriate assessment is required; Regulation 5 provides for an appropriate assessment of a Fisheries Natura Plan and also provides for public and statutory consultation; Regulation 6 provides for the Minister to make a determination to adopt a Fisheries Natura Plan. The Minister may amend, withdraw or revoke a plan; Regulation 7 provides for publication of the adopted Fisheries Natura Plan; Regulation 8 provides for a Risk Assessment of unplanned fisheries and also provides for public and statutory consultation on the assessment; Regulation 9 provides for the issue of a Natura Declaration to prohibit, restrict including restricting by permit, control, etc. of sea fishing activities; Regulation 10 provides for Natura Permits to be issued where required by Natura Declarations; and Regulations 11 to 31 deal with functions of authorised officers and related matters, offences, etc. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ireland’s National Renewable Energy Action Plan 2010 (Irish Government submission to the European Commission)</p>	<ul style="list-style-type: none"> The National Renewable Energy Action Plan (NREAP) sets out the Government’s strategic approach and concrete measures to deliver on Ireland’s 16% target under Directive 2009/28/EC. 	<ul style="list-style-type: none"> The NREAP sets out the Member State’s national targets for the share of energy from renewable sources to be consumed in transport, electricity and heating and cooling in 2020, and demonstrates how the Member State will meet its overall national target established under the Directive. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Strategy for Renewable Energy (2012-2020)</p>	<ul style="list-style-type: none"> The Government’s overarching strategic objective is to make renewable energy an increasingly significant component of Ireland’s energy supply by 2020, so that at a minimum it will achieve its legally binding 2020 target in the most cost-efficient manner for consumers. Of critical importance is the role which the renewable energy sector plays in job creation and economic activity as part of the Government’s action plan for jobs. 	<p>This document sets out five strategic goals, reflecting the key dimensions of the renewable energy challenge to 2020:</p> <ul style="list-style-type: none"> Increasing on and offshore wind, Building a sustainable bioenergy sector, Fostering R&D in renewables such as wave & tidal, Growing sustainable transport; and Building out robust and efficient networks. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Governments White Paper ‘Ireland’s Transition to a Low Carbon Energy Future’ (2015 – 2030)</p>	<p>The White Paper sets out a vision and a framework to guide Irish energy policy between now and 2030. A complete energy policy update informed by the vision to transform Ireland into a low carbon society and economy by 2050.</p>	<p>2030 will represent a significant milestone, meaning:</p> <p>Reduced GHG emissions from the energy sector by between 80% and 95%</p> <p>Ensuring that secure supplies of competitive and affordable energy remain available to citizens and businesses.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Policy Position on Climate Action and Low Carbon Development (2014)</p>	<ul style="list-style-type: none"> The National Policy Position provides a high-level policy direction for the adoption and implementation by Government of plans to enable the State to move to a low carbon economy by 2050. Statutory authority for the plans is set out in the Climate Action and Low Carbon Development Act 2015. 	<p>National climate policy in Ireland:</p> <ul style="list-style-type: none"> Recognises the threat of climate change for humanity; Anticipates and supports mobilisation of a comprehensive international response to climate change, and global transition to a low-carbon future; Recognises the challenges and opportunities of the broad transition agenda for society; and Aims, as a fundamental national objective, to achieve transition to a competitive, low 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination</p>

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
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Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

		carbon, climate-resilient and environmentally sustainable economy by 2050.	with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
National Clean Air Strategy [in preparation]	The Clean Air Strategy will provide the strategic policy framework necessary to identify and promote integrated measures across government policy that are required to reduce air pollution and promote cleaner air while delivering on wider national objectives.	<ul style="list-style-type: none"> Having a National Strategy will provide a policy framework by which Ireland can develop the necessary policies and measures to comply with new and emerging EU legislation. The Strategy should also help tackle climate change. The Strategy will consider a wider range of national policies that are relevant to clean air policy such as transport, energy, home heating and agriculture. In any discussion relating to clean air policy, the issue of people’s health is paramount and this will be a strong theme of the Strategy. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
EirGrid’s Grid25 Strategy and associated Grid25 Implementation Programme 2017-2022	EirGrid’s mission is to develop, maintain and operate a safe, secure, reliable, economical and efficient transmission system for Ireland; “ <i>Our vision is of a grid developed to match future needs, so it can safely and reliably carry power all over the country to the major towns and cities and onwards to every home, farm and business where the electricity is consumed and so it can meet the needs of consumers and generators in a sustainable way.</i> ”	<ul style="list-style-type: none"> Grid25, EirGrid’s roadmap to uprate the electricity transmission grid by 2025, continues to be implemented so as to increase the capacity of the grid, to satisfy future demand, and to help Ireland meet its target of 40 per cent of electricity from renewable energy by 2020. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
All Island Grid Study 2008	<ul style="list-style-type: none"> The All Island Grid Study is the first comprehensive assessment of the ability of the electrical power system and, as part of that, the transmission network (“the grid”) on the island of Ireland to absorb large amounts of electricity produced from renewable energy sources. The objective of this five-part study is to assess the technical feasibility and the relative costs and benefits associated with various scenarios for increased shares of electricity sourced from renewable energy in the all island power system. 	<p>Key conclusions of the study:</p> <ul style="list-style-type: none"> The presented results indicate that the differences in cost between the highest cost and the lowest cost portfolios are low (7%), given the assumptions made and costs included in the Study. All but the high coal-based portfolio lead to significant reductions of CO₂ emissions compared to portfolio 1 All but the high coal-based portfolio lead to reductions on the dependency of the all island system on fuel and electricity imports. The limitations of the study may overstate the technical feasibility of the portfolios analysed and could impact the costs and benefits resulting. Further work is required to understand the extent of such impact. Timely development of the transmission networks, requiring means to address the planning challenge, is a precondition for implementation of the portfolios considered. Market mechanisms must facilitate the installation of complementary, i.e. flexible, dispatchable plant, so as to maintain adequate levels of system security. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Strategy for the Future Development of National and Regional Greenways (2018)	<ul style="list-style-type: none"> The objective of this Strategy is to assist in the strategic development of nationally and regionally significant Greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all Greenways users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity. 	<ul style="list-style-type: none"> A Strategic Greenway network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or link with local Greenways and other cycling and walking infrastructure; Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism to Ireland and are regularly used by overseas visitors, domestic visitors and locals thereby contributing to a healthier society through increased physical activity; Greenways that provide a substantially segregated off road experience linking places of interest, recreation and leisure in areas with beautiful scenery of different types with plenty to see and do; and Greenways that provide opportunities for the development of local businesses and economies, and Greenways that are developed with all relevant stakeholders in line with an agreed code of practice. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>National Water Resources Plan [in preparation]</p>	<ul style="list-style-type: none"> The NWRP is a plan on how to provide a safe, secure and reliable water supply to customers for the next 25 years, without causing adverse impact on the environment. The objective of the NWRP is to set out how we intend to maintain the supply and demand for drinking water over the short, medium and long term whilst minimising the impact on the environment. 	<p>The key objectives of the Plan are to:</p> <ul style="list-style-type: none"> Identify areas where there are current and future potential water supply shortfalls, taking into account normal and extreme weather conditions Assess the current and future water demand from homes, businesses, farms, and industry Consider the impacts of climate change on Ireland's water resources Develop a drought plan advising measures to be taken before and during drought events Develop a plan detailing how we deal with the material that is produced as a result of treating drinking water Identify, develop and assess options to help meet potential shortfalls in water supplies 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
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Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
<p>National Strategic Plan for Aquaculture Development (2014-2020)</p>	<p>Vision: <i>"Aquaculture in RC is economically, socially and ecologically sustainable, with a developed infrastructure, strong human potentials and an organized market. The consumption of aquaculture products is equal or above EU average, while the technological development of the sector is among the best in the EU."</i></p>	<p>General development and growth objectives of marine and freshwater aquaculture (2014 – 2020):</p> <ul style="list-style-type: none"> Strengthen the social, business and administrative environment for aquaculture development Increase in the total production to 24,050 tonnes while adhering to the principles of economic, social and ecological sustainability Improvement of the perception and increase in the national consumption of National products 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Construction 2020, A Strategy for a Renewed Construction Sector</p>	<ul style="list-style-type: none"> Construction 2020 sets out a package of measures agreed by the Government and is aimed at stimulating activity in the building industry. The Strategy aims both to increase the capacity of the sector to create and maintain jobs, and to deliver a sustainable sector, operating at an appropriate level. It seeks to learn the lessons of the past and to ensure that the right structures and mechanisms are in place so that they are not repeated. 	<p>This Strategy therefore addresses issues including:</p> <ul style="list-style-type: none"> A strategic approach to the provision of housing, based on real and measured needs, with mechanisms in place to detect and act when things are going wrong; Continuing improvement of the planning process, striking the right balance between current and future requirements; The availability of financing for viable and worthwhile projects; Access to mortgage finance on reasonable and sustainable terms; Ensuring we have the tools we need to monitor and regulate the sector in a way that underpins public confidence and worker safety; Ensuring a fit for purpose sector supported by a highly skilled workforce achieving high quality and standards; and Ensuring opportunities are provided to unemployed former construction workers to contribute to the recovery of the sector. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Sustainable Development: A Strategy for Ireland (1997)</p>	<ul style="list-style-type: none"> The overall aim of this Strategy is to ensure that economy and society in Ireland can develop to their full potential within a well-protected environment, without compromising the quality of that environment, and with responsibility towards present and future generations and the wider international community. 	<ul style="list-style-type: none"> The Strategy addresses all areas of Government policy, and of economic and societal activity, which impact on the environment. It seeks to re-orientate policies as necessary to ensure that the strong growth Ireland enjoys and seeks to maintain will be environmentally sustainable. 	<p>Yes, both this paper and the Clare CDP could lead to development which could have in-combination effects on the European 2000 network.</p>

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<p>National Landscape Strategy for Ireland 2015-2025 and National Landscape Character Assessment (pending preparation)</p>	<ul style="list-style-type: none"> The National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. It will provide a high-level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions. Landscape Strategy Vision: <i>"Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning."</i> 	<p>The objectives of the National Landscape Strategy are to:</p> <ul style="list-style-type: none"> Implement the European Landscape Convention by integrating landscape into the approach to sustainable development; Establish and embed a public process of gathering, sharing and interpreting scientific, technical and cultural information in order to carry out evidence-based identification and description of the character, resources and processes of the landscape; Provide a policy framework, which will put in place measures at national, sectoral - including agriculture, tourism, energy, transport and marine - and local level, together with civil society, to protect, manage and properly plan through high quality design for the sustainable stewardship of the landscape; Ensure that we take advantage of opportunities to implement policies relating to landscape use that are complementary and mutually reinforcing and that conflicting policy objectives are avoided in as far as possible. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ireland's National Waste Policy 2020 – 2025</p>	<p>The Policy sets out new targets to tackle waste and move towards a circular economy.</p>	<p>The plan includes halving our food waste by 2030, the introduction of a deposit and return scheme for plastic bottles and cans, a ban on certain single use plastics from July 2021, and a levy on disposable cups. Other measures include applying green criteria and circular economy principles in all public procurement, a waste recovery levy to encourage recycling, and ensuring all packaging is reusable or recyclable by 2030.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Hazardous Waste Management Plan (EPA) 2014-2020</p>	<p>This Plan sets out the priorities to be pursued over the next six years and beyond to improve the management of hazardous waste, taking into account the progress made since the previous plan and the waste policy and legislative changes that have occurred since the previous plan was published. Section 26 of the Waste Management Act 1996 as amended, sets out the overarching objectives for the National Hazardous Waste Management Plan. In this context,</p>	<p>The revised Plan makes 27 recommendations under the following topics:</p> <ul style="list-style-type: none"> Prevention Collection Self-sufficiency Regulation Legacy issues 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and</p>

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	<p>the following objectives are included as priorities for the revised Plan period:</p> <ul style="list-style-type: none"> To prevent and reduce the generation of hazardous waste by industry and society generally; To maximise the collection of hazardous waste with a view to reducing the environmental and health impacts of any unregulated waste; To strive for increased self-sufficiency in the management of hazardous waste and to minimise hazardous waste export; To minimise the environmental, health, social and economic impacts of hazardous waste generation and management. 	<ul style="list-style-type: none"> North-south cooperation Guidance and awareness Implementation 	<p>cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines</p>	<ul style="list-style-type: none"> The Department produces a range of guidelines designed to help planning authorities, An Bord Pleanála, developers and the general public and cover a wide range of issues amongst others, architectural heritage, child care facilities, landscape, quarries and residential density. 	<ul style="list-style-type: none"> The Minister issues statutory guidelines under Section 28 of the Act which planning authorities and An Bord Pleanála are obliged to have regard to in the performance of their planning functions. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>HSE Healthy Ireland Framework for Improved Health and Wellbeing 2013-2025</p>	<ul style="list-style-type: none"> The vision is: "A Healthy Ireland, where everyone can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone's responsibility." 	<p>These four goals are interlinked, interdependent and mutually supportive:</p> <ul style="list-style-type: none"> Goal 1: Increase the proportion of people who are healthy at all stages of life Goal 2: Reduce health inequalities Goal 3: Protect the public from threats to health and wellbeing Goal 4: Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Our Sustainable Future: A framework for Sustainable Development for Ireland 2012</p>	<p>A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges.</p>	<ul style="list-style-type: none"> Sets out the challenges facing us and how we might address them in making sure that quality of life and general wellbeing can be improved and sustained in the decades to come. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009 – 2020 (2009)</p>	<ul style="list-style-type: none"> Outlines a policy for how a sustainable travel and transport system can be achieved. Sets out five key goals: <ul style="list-style-type: none"> To reduce overall travel demand. To maximise the efficiency of the transport network. To reduce reliance on fossil fuels. To reduce transport emissions. To improve accessibility to transport. 	<ul style="list-style-type: none"> Others lower level aims include: <ul style="list-style-type: none"> reduce distance travelled by private car and encourage smarter travel, including focusing population growth in areas of employment and to encourage people to live in close proximity to places of employment ensuring that alternatives to the car are more widely available, mainly through a radically improved public transport service and through investment in cycling and walking improving the fuel efficiency of motorised transport through improved fleet structure, energy efficient driving and alternative technologies strengthening institutional arrangements to deliver the targets 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Investing in our Future: A Strategic Framework for Investment in Land Transport (SFILT) – Department of Transport, Tourism and Sport</p>	<ul style="list-style-type: none"> SFILT sets out a set of priorities to guide the allocation of the State's investment to best develop and manage Ireland's land transport network over the coming decades. 	<p>The three priorities stated in SFILT are:</p> <ul style="list-style-type: none"> Priority 1: Achieve steady state maintenance (meaning that the maintenance and renewal of the existing transport system is at a sufficient level to maintain the system in an adequate condition); Priority 2: Address urban congestion; and Priority 3: Maximise the value of the road network. <p>In delivering on the steady state maintenance objective set out in SFILT, the Plan includes for:</p> <ul style="list-style-type: none"> Planned replacement programme for the bus fleet operated under Public Service Obligation ("PSO") contracts; Tram refurbishment and asset renewal in the case of light rail; and To the extent within the Authority' remit, support for the operation of the existing rail network within the GDA. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Delivering a Sustainable Energy</p>	<ul style="list-style-type: none"> White paper setting out a framework for delivering a sustainable energy 	<p>The underpinning Strategic Goals are:</p>	<p>Where new land use developments or activities occur</p>

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<p>Future for Ireland – The Energy Policy Framework 2007 – 2020 (2007)</p>	<p>future in Ireland.</p> <ul style="list-style-type: none"> Outlines strategic Goals for: <ul style="list-style-type: none"> Security of Supply Sustainability of Energy Competitiveness of Energy Supply 	<ul style="list-style-type: none"> Ensuring that electricity supply consistently meets demand Ensuring the physical security and reliability of gas supplies to Ireland Enhancing the diversity of fuels used for power generation Delivering electricity and gas to homes and businesses over efficient, reliable and secure networks Creating a stable attractive environment for hydrocarbon exploration and production Being prepared for energy supply disruptions 	<p>as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Adaptation Framework (NAF) 2018 and associated regional, local and sectoral adaptation plans</p>	<ul style="list-style-type: none"> • NAF specifies the national strategy for the application of adaptation measures in different sectors and by local authorities in their administrative areas in order to reduce the vulnerability of the State to the negative effects of climate change and to avail of any positive effects that may occur 	<ul style="list-style-type: none"> • Adaptation under this Framework should seek to minimise costs and maximise the opportunities arising from climate change. • Adaptation actions range from building adaptive capacity (e.g. increasing awareness, sharing information and targeted training) through to policy and finance-based actions. • Adaptation actions must be risk based, informed by existing vulnerabilities of our society and systems and an understanding of projected climate change. • Adaptation actions taken to increase climate resilience must also consider impacts on other sectors and levels of governance 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>2030 Climate and Energy Framework</p>	<p>Adopted October 2014, includes EU-wide targets and policy objectives for the period from 2021 to 2030.</p>	<p>Key targets for 2030:</p> <ul style="list-style-type: none"> • At least 40% cut in greenhouse gas emissions (from 1990 levels). • At least 32% share for renewable energy. This was revised upwards in 2018. • At least 32.5% improvement in energy efficiency. This was revised upwards in 2018. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Renewable Energy Action Plan (2010)</p>	<ul style="list-style-type: none"> • Sets out the Member State’s national targets for the share of energy from renewable sources to be consumed in transport, electricity and heating and cooling in 2020, and demonstrates how the Member State will meet its overall national target established under the Directive. 	<p>Including Ireland’s 16% target of gross final consumption to come from renewables by 2020.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Energy Efficiency Action Plan for Ireland (2009 – 2020)</p>	<ul style="list-style-type: none"> • This is the second National Energy Efficiency Action Plan for Ireland. 	<ul style="list-style-type: none"> • The Plan reviews the original 90 actions outlined in the first Plan and updates/renews/removes them as appropriate. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Energy & Climate Plan (NECP) 2021 – 2030</p>	<p>Ireland’s National Energy & Climate Plan (NECP) 2021-2030 takes into account energy and climate policies developed up to 2019, the levels of demographic and economic growth identified in the National Planning Framework - Project 2040 and includes all of the climate and energy measures as set out in the National Development Plan 2021-2030.</p>	<p>The planned policies and measures that were identified up to the end of 2019, collectively deliver a 30% reduction by 2030 in non-Emission Trading Systems greenhouse gas emissions (from 2005 levels). Ireland is committed to achieving a 7% annual average reduction in greenhouse gas emissions between 2021 and 2030. The NECP was drafted in line with the current EU effort-sharing approach, before the Government committed to this higher level of ambition, and therefore does not reflect this higher commitment. Ireland is currently developing those policies and measures and intends to integrate the revision of the NECP into the process which will be required for increasing the overall EU contribution under the Paris Agreement.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
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Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>Wildlife Act of 1976</p> <p>Wildlife (Amendment) Act, 2000</p>	<ul style="list-style-type: none"> The act provides protection and conservation of wild flora and fauna. 	<ul style="list-style-type: none"> Provides protection for certain species, their habitats and important ecosystems Give statutory protection to NHAs Enhances wildlife species and their habitats Includes more species for protection 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Actions for Biodiversity (2017-2021)</p> <p>Ireland's National Biodiversity Plan</p>	<ul style="list-style-type: none"> Sets out strategic objectives, targets and actions to conserve and restore Ireland's biodiversity and to prevent and reduce the loss of biodiversity in Ireland and globally. 	<ul style="list-style-type: none"> To mainstream biodiversity in the decision-making process across all sectors. To substantially strengthen the knowledge base for conservation, management and sustainable use of biodiversity. To increase awareness and appreciation of biodiversity and ecosystem services. To conserve and restore biodiversity and ecosystem services in the wider countryside. To conserve and restore biodiversity and ecosystem services in the marine environment. To expand and improve on the management of protected areas and legally protected species. To substantially strengthen the effectiveness of international governance for biodiversity and ecosystem services. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Broadband Plan (2012)</p>	<ul style="list-style-type: none"> Sets out the strategy to deliver high speed broadband throughout Ireland. 	<p>The Plan sets out:</p> <ul style="list-style-type: none"> A clear statement of Government policy on the delivery of High-Speed Broadband. Specific targets for the delivery and rollout of high-speed broadband and the speeds to be delivered. The strategy and interventions that will underpin the successful implementation of these targets. A series of specific complementary measures to promote implementation of Government policy in this area. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities (Water Policy) Regulations of 2003 (SI 722 of 2003)</p> <p>European Communities (Water Policy) Regulations of 2003 (SI 350 of 2014)</p> <p>European Communities Environmental Objectives (Surface waters) Regulations of 2009 (SI 272 of 2009)</p>	<ul style="list-style-type: none"> Transpose the Water Framework Directive into legislation. Outlines the general duty of public authorities in relation to water. Identifies the competent authorities in charge of water policy (amended to Irish Water in 2013) and gives EPA and the CER the authority to regulate and supervise their actions. 	<ul style="list-style-type: none"> Requires the public to be informed and consulted on the Plan and for progress reports to be published on River Basin Districts (RBDs). Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies. Allows the competent authority to recover the cost of damage/destruction of status of water body. Outlines environmental objectives and programme of measures and environmental quality standards for priority substances. Outlines criteria for assessment of groundwater. Outlines environmental objectives to be achieved for surface water bodies. Outlines surface water quality standards. Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Environmental Objectives (Groundwater) Regulations of 2010 (SI 9 of 2010)</p>	<ul style="list-style-type: none"> Transpose the requirements of the Groundwater Directive 2006/118/EC into Irish Legislation. 	<ul style="list-style-type: none"> Outlines environmental objectives to be achieved for groundwater bodies of groundwater against pollution and deterioration in quality. Sets groundwater quality standards. Outlines threshold values for the classification and protection of groundwater. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>Water Pollution Acts 1977 to 1990</p>	<ul style="list-style-type: none"> The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division. 	<p>The Water Pollution Acts enable local authorities to:</p> <ul style="list-style-type: none"> Prosecute for water pollution offences. Attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters. Issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution. issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices; 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory</p>
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Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
		<ul style="list-style-type: none"> Seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects. Prepare water quality management plans for any waters in or adjoining their functional areas. 	<p>framework for environmental protection and management.</p>
<p>Water Services Act 2007 Water Services (Amendment) Act 2012 Water Services Act (No. 2) 2013</p>	<ul style="list-style-type: none"> Provides the water services infrastructure. Outlines the responsibilities involved in delivering and managing water services. Identifies the authority in charge of provision of water and waste water supply. Irish Water was given the responsibility of the provision of water and waste water services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland. 	<p>Key strategic objectives include:</p> <ul style="list-style-type: none"> Ensuring Irish Water delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector. Ensuring the provision of adequate water and sewerage services in the gateways and hubs listed in the National Spatial Strategy, and in other locations where services need to be enhanced. Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards Ensuring the provision of the remaining infrastructure needed to provide secondary waste water treatment, for compliance with the requirements of the EU Urban Waste water Treatment Directive. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Irish Water's Water Services Strategic Plan 2015 and associated Proposed Capital Investment Plan (2014-2016)</p>	<ul style="list-style-type: none"> This Water Services Strategic Plan sets out strategic objectives for the delivery of water services over the next 25 years up to 2040. It details current and future challenges which affect the provision of water services and identifies the priorities to be tackled in the short and medium term. 	<p>Six strategic objectives as follows:</p> <ul style="list-style-type: none"> Meet Customer Expectations. Ensure a Safe and Reliable Water Supply. Provide Effective Management of Waste water. Protect and Enhance the Environment. Support Social and Economic Growth. Invest in the Future. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Raised Bog SAC Management Plan and Review of Raised Bog Natural Heritage Areas</p>	<ul style="list-style-type: none"> Aims to meet nature conservation obligations while having regard to national and local economic, social and cultural needs 	<ul style="list-style-type: none"> Ensure that the implications of management choices for water levels, quantity and quality are fully explored, understood and factored into policy making and land use planning. Review the current raised bog NHA network in terms of its contribution to the national conservation objective for raised bog habitats and determine the most suitable sites to replace the losses of active raised bog habitat and high bog areas within the SAC network and to enhance the national network of NHAs. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Food Harvest 2020</p>	<ul style="list-style-type: none"> Food Harvest 2020 is a roadmap for the Irish food industry, as it seeks to innovate and expand in response to increased global demand for quality foods. It sets out a vision for the potential growth in agricultural output after the removal of milk quotas. 	<ul style="list-style-type: none"> Seeks for the improvement of all agricultural sectors at all levels in terms of sustainability, environmental consideration and marketing development. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Agri-vision 2015 Action Plan	Outlines the vision for agricultural industry to improve competitiveness and response to market demand while respecting and enhancing the environment	not applicable	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Rural Environmental Protection Scheme (REPS) Agri-Environmental Options Scheme (AEOS) Green, Low-Carbon, Agri-environment Scheme (GLAS)	<ul style="list-style-type: none"> • Agri-environmental funding schemes aimed at rural development for the environmental enhancement and protection. • GLAS is the new replacement for REPS and AEOS which are both expiring. 	<ul style="list-style-type: none"> • Establish best practice farming methods and production methods in order to protect landscapes and maximise conservation. • Protect biodiversity, endangered species of flora and fauna and wildlife habitats. • Ensure food is produced with the highest regard to the environment. • Implement nutrient management plans and grassland management plans. • Protect and maintain water bodies, wetlands and cultural heritage. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
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National Rural Development Programme	The National Rural Development Programme, prepared by the Department of Agriculture, Fisheries and Food, sets out a national programme based on the EU framework for rural development and prioritises improving the competitiveness of agriculture, improving the environment and improving the quality of life in rural areas	At a more detailed level, the programme also: <ul style="list-style-type: none"> • Supports structural change at farm level including training young farmers and encouraging early retirement, support for restructuring, development and innovation; • Aims to improve the environment, biodiversity and the amenity value of the countryside by support for land management through funds such as Natura 2000 payments etc.; and • Aims to improve quality of life in rural areas and encouraging diversification of economic activity through the implementation of local development strategies such as non-agricultural activities 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Realising our Rural Potential: The Action Plan for Rural Development 2017	The Plan aims to unlock the potential of rural Ireland through a framework of supports at national and local level which will ensure that people who live in rural areas have increased opportunities for employment locally, and access to public services and social networks that support a high quality of life.	The Plan contains 276 actions across five key pillars. The five pillars are: <ul style="list-style-type: none"> • Supporting Sustainable Communities, • Supporting Enterprise and Employment, • Maximising our Rural Tourism and Recreation Potential, • Fostering Culture and Creativity in Rural Communities, and • Improving Rural Infrastructure and Connectivity. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
National Forestry Programme (2014-2020)	<ul style="list-style-type: none"> • Represents Ireland's proposals for 100% State aid funding for a new Forestry Programme for the period 2014 – 2020. 	Measures include the following: <ul style="list-style-type: none"> • Afforestation and Creation of Woodland • NeighbourWood Scheme • Forest Roads • Reconstitution Scheme • Woodland Improvement Scheme • Native Woodland Conservation Scheme • Knowledge Transfer and Information Actions • Producer Groups • Innovative Forest Technology • Forest Genetic Reproductive Material • Forest Management Plans 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

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River Basin Management Plan	<ul style="list-style-type: none"> The River Basin Management Plan sets out the measures planned to maintain and improve the status of waters. 	<ul style="list-style-type: none"> Aim to protect and enhance all water bodies in the RBD and meet the environmental objectives outlined in Article 4 of the Water Framework Directive. Identify and manages water bodies in the RBD. Establish a programme of measures for monitoring and improving water quality in the RBD. Involve the public through consultations. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
National Peatlands Strategy (2015-2025)	This Strategy aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations.	<p>Objectives of the Strategy include:</p> <ul style="list-style-type: none"> To give direction to Ireland’s approach to peatland management. To apply to all peatlands, including peat soils. To ensure that the relevant State authorities and state-owned companies that influence such decisions contribute to meeting cross-cutting objectives and obligations in their policies and actions. To ensure that Ireland’s peatlands are sustainably managed so that their benefits can be enjoyed responsibly. To inform appropriate regulatory systems to facilitate good decision making in support of responsible use. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme	<ul style="list-style-type: none"> The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive. 	CFRAM Studies have been undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. Flood Risk and Hazard mapping, including Flood Extent Mapping, was finalised in 2017. The final outputs from the studies are the CFRAM Plans, finalised in 2018. The Plans define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –

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			the achievement of the objectives of the regulatory framework for environmental protection and management.
Draft National Bioenergy Plan 2014 - 2020	<p>The Draft Bioenergy Plan sets out a vision as follows:</p> <ul style="list-style-type: none"> Bioenergy resources contributing to economic development and sustainable growth, generating jobs for citizens, supported by coherent policy, planning and regulation, and managed in an integrated manner. 	<p>Three high level goals, of equal importance, based on the concept of sustainable development are identified:</p> <ul style="list-style-type: none"> To harness the market opportunities presented by bioenergy in order to achieve economic development, growth and jobs. To increase awareness of the value, opportunities and societal benefits of developing bioenergy. To ensure that bioenergy developments do not adversely impact the environment and its living and non-living resources. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Draft Renewable Electricity Policy and Development Framework (DCCAE) 2016	Goal: To optimise the opportunities in Ireland for renewable electricity development on land at significant scale, to serve both the All Island Single Electricity Market and any future regional market within the European Union, in accordance with European and Irish law, including Directive 2009/28/EC: On the promotion of the use of energy from renewable resources.	Objective: To develop a Policy and Development Framework for renewable electricity generation on land to serve both the All Island Single Electricity Market and any future regional market within the European Union, with particular focus on large scale projects for indigenous renewable electricity generation. This will, inter alia, provide guidance for planning authorities and An Bord Pleanála.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>National Alternative Fuels Infrastructure for the Transport Sector (DTTAS) 2017- 2030</p>	<p>This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non-infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework.</p>	<p>Targets for alternative fuel infrastructure include the following:</p> <ul style="list-style-type: none"> • AFV forecasts • Electricity targets • Natural gas (CNG, LNG) targets • Hydrogen targets • Biofuels targets • LPG targets • Synthetic and paraffinic fuels targets 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Food Wise 2025 (DAFM)</p>	<p>Food Wise 2025 sets out a ten-year plan for the agri-food sector. It underlines the sector’s unique and special position within the Irish economy, and it illustrates the potential which exists for this sector to grow even further.</p>	<p>Food Wise 2025 identifies ambitious and challenging growth projections for the industry over the next ten years including:</p> <ul style="list-style-type: none"> • 85% increase in exports to €19 billion. • 70% increase in value added to €13 billion. • 60% increase in primary production to €10 billion. • The creation of 23,000 additional jobs all along the supply chain from producer level to high-end value-added product development. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Cycle Network Scoping Study 2010</p>	<ul style="list-style-type: none"> • Outlines objectives and actions aimed at developing a strong cycle network in Ireland • Sets out 19 specific objectives, and details the 109 actions, aimed at ensuring that a cycling culture is developed 	<ul style="list-style-type: none"> • Sets a target where 10% of all journeys will be made by bike by 2020 • Proposes the planning, infrastructure, communication, education and stakeholder participations measures required to implement the initiative 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Policy Framework for Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030</p>	<ul style="list-style-type: none"> • This National Policy Framework on Alternative Fuels Infrastructure for Transport represents the first step in communicating our longer-term national vision for decarbonising transport by 2050, the cornerstone of which is our ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable. • By 2030 it is envisaged that the movement in Ireland to electrically- fuelled cars and commuter rail will be well underway, with natural gas and biofuels developing as major alternatives in the freight and bus sectors. 	<p>This policy set out to achieve five key goals in transport:</p> <ul style="list-style-type: none"> • Reduce overall travel demand • Maximise the efficiency of the transport network • Reduce reliance on fossil fuels • Reduce transport emissions • Improve accessibility to transport <p>These goals remain the cornerstone of transport policy and are fully aligned to the objectives of this National Policy Framework.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory</p>

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<p>Tourism Action Plan 2019-2021</p>	<p>The Tourism Action Plan 2019-2021 sets out actions that the Tourism Leadership Group has identified as priorities to be progressed until 2021 in order to maintain sustainable growth in overseas tourism revenue and employment. Each action involves specific tourism stakeholders, both in the public and private sectors, all of whom we expect to proactively work towards the completion of actions within the specified timeframe.</p>	<p>The Plan contains 27 actions focusing on the following areas:</p> <ul style="list-style-type: none"> • Policy Context • Marketing Ireland as a Visitor Destination • Enhancing the Visitor Experience • Research in the Irish Tourism Sector • Supporting Local Communities in Tourism • Wider Government Policy • International Context • Co-ordination Structures 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025</p>	<p>The main goal of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.</p>	<p>The Tourism Policy Statement sets three headline targets to be achieved by 2025:</p> <ul style="list-style-type: none"> • Overseas tourism revenue of €5 billion per year • net of inflation excluding carrier receipts; • 250,000 people employed in tourism; and • 10 million overseas visitors to Ireland per year. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Draft Renewable Electricity Policy and Development Framework</p>	<p>Goal: To optimise the opportunities in Ireland for renewable electricity development on land at significant scale, to serve both the All-Island Single Electricity Market and any future regional market within the European Union, in accordance with European and Irish law, including Directive 2009/28/EC: On the promotion of the use of energy from renewable resources.</p>	<p>Objective: To develop a Policy and Development Framework for renewable electricity generation on land to serve both the All Island Single Electricity Market and any future regional market within the European Union, with particular focus on large scale projects for indigenous renewable electricity generation. This will, inter alia, provide guidance for planning authorities and An Bord Pleanála.</p> <p>Methodology: Development of the Policy and Development Framework is to be informed by the carrying out of an SEA, including widespread consultation with stakeholders and public, and with AA under the Habitats Directive.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Alternative Fuels Infrastructure for the Transport Sector 2017- 2030</p>	<p>This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non-infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework.</p>	<p>Targets for alternative fuel infrastructure include the following:</p> <ul style="list-style-type: none"> • AFV forecasts • Electricity targets • Natural gas (CNG, LNG) targets • Hydrogen targets • Biofuels targets • LPG targets <p>Synthetic and paraffinic fuels targets</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>People Place and Policy - Growing Tourism to 2025</p>	<p>Growing Tourism to 2025 is a policy framework for the development of tourism within the Country.</p>	<p>The framework establishes the overall tourism goal of Government;</p> <ul style="list-style-type: none"> • Employment in the tourism sector will be 250,000 by 2025, compared with around 200,000 at present. • There will be 10 million visits to Ireland annually by 2025. <p>The Government's ambition is that overseas tourism revenue will reach €5 billion in real terms by 2025.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Waterways Ireland Heritage Plan 2016-2020</p>	<p>The overarching aim of the Plan is to: <i>"Identify and protect the unique waterways heritage and promote its sustainable use for the enjoyment of this and future generations"</i>.</p>	<p>Four objectives of the Plan include the following:</p> <ul style="list-style-type: none"> • Objective 1: Fostering partnerships to continue building waterway heritage knowledge through storing information, undertaking research and developing best practice. • Objective 2: Promoting awareness, appreciation and enjoyment of our waterway heritage with a focus on community engagement. • Objective 3: Promoting the integrated management, conservation, protection and sustainable use of the inland navigable waterway asset. • Objective 4: To develop Waterways Ireland as a heritage organisation committed to achieving the aim of this plan. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan management.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>Tourism Development and Innovation – A Strategy for Investment 2016-2022</p>	<p>This strategy sets out the framework and mechanism for the delivery of investment to cities, towns, villages, communities and businesses across the country. It identifies priorities to support innovation in the sector to retain and grow the country's competitiveness in the marketplace. Its ultimate aim is to strengthen the appeal of Ireland for international visitors.</p>	<p>The objectives of the Tourism Development and Innovation Strategy are:</p> <ul style="list-style-type: none"> • To successfully and consistently deliver a world class visitor experience; • To support a tourism sector that is profitable and achieves sustainable levels of growth and delivers jobs; • To facilitate communities to play an enhanced role in developing tourism in their locality, thereby strengthening and enriching local communities; and • To recognise, value and enhance Ireland's natural environment as the cornerstone of Irish tourism. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>All Ireland Pollinator Plan 2015-2020 and 2021-2025 [in preparation]</p>	<p>The All-Ireland Pollinator Plan is an island-wide attempt to reverse declines in pollinating insects in order to ensure the sustainability of our food, avoid additional economic impacts on agriculture, and protect the health of the environment. The main objectives include:</p> <ul style="list-style-type: none"> • Making farmland, public land and private land in Ireland pollinator friendly; • Raising awareness of pollinators and how to protect them; • Managed pollinators – supporting beekeepers and growers; • Expanding our knowledge of pollinators and pollination service; and • Collecting evidence to track change and measure success. 	<ul style="list-style-type: none"> • This voluntary Plan identified 81 actions, shared out between over 100 governmental and non-governmental organisations. • A large focus of the Plan is to identify actions to improve the quality and amount of flower-rich habitat. • Actions range from creating pollinator highways along our transport routes, to supporting pollinators on farmland, in gardens, businesses, and on public land. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Regional/ County/Local Level</p>			
<p>Southern Regional Economic and Spatial Strategy 2020-2032</p>	<p>The Regional Spatial and Economic Strategy provides a long-term strategic planning and economic framework for the Southern Region in order to support the implementation of the National Planning Framework.</p>	<p>The Southern Regional Economic and Spatial Strategy includes provisions for its nine constituent local authorities: Waterford City and County Council, Cork City Council, Cork County Council, Tipperary County Council, Wexford County Council, Kerry County Council, Clare County Council, Limerick City and County Council, Kilkenny County Council and Carlow County Council.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Integrated Implementation Plan 2019-2024</p>	<p>The priorities in the Integrated Infrastructure Plan align with the objectives and priorities set out in the Greater Dublin Transport Strategy 2016-2035, focused on improving public and sustainable transport. While the bulk of the Plan relates solely to the Greater Dublin Area, certain areas such as public transport services and activities related to small public service vehicles are dealt with on a national basis.</p>	<p>The Implementation Plan identifies investment proposals for a number of areas including:</p> <ul style="list-style-type: none"> • Bus • Light Rail; • Heavy Rai; • Integration Measures and Sustainable Transport Investment; • Integrated Service Plan; and • Integration and Accessibility. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs</p>	<p>Management planning for nature conservation sites has a number of aims. These include:</p> <ul style="list-style-type: none"> • To identify and evaluate the features of interest for a site • To set clear objectives for the conservation of the features of interest • To describe the site and its management • To identify issues (both positive and negative) that might influence the site • To set out appropriate strategies/management actions to achieve the objectives 	<ul style="list-style-type: none"> • Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected. • These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Groundwater Protection Schemes	A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.	<ul style="list-style-type: none"> A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –
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Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Land Use Plans (such as Development Plans and Local Area Plans) in force within County Clare	<ul style="list-style-type: none"> Outline planning objectives for land use development. Strategic framework for planning and sustainable development including those set out in National Planning Framework and Southern Regional Economic and Spatial Strategy. Set out the policies and proposals to guide development in the relevant area. 	<ul style="list-style-type: none"> Identify future infrastructure, development and zoning required. Protect and enhances amenities and environment. Guide planning authority in assessing proposals. Aim to guide development in the area and the amount of nature of the planned development. Aim to promote sustainable development. Provide for economic development and protect natural environmental, heritage. 	the achievement of the objectives of the regulatory framework for environmental protection and management. Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.
Local Economic and Community Plans (LECPs)	<ul style="list-style-type: none"> LECPs seek to promote the well-being and quality of life of citizens and communities 	<ul style="list-style-type: none"> The purpose of the LECP, as provided for in the Local Government Reform Act 2014, is to set out, for a six-year period, the objectives and actions needed to promote and support the economic development and the local and community development of the relevant local authority area, both by itself directly and in partnership with other economic and community development stakeholders. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Clare County Heritage Plan 2017 - 2023	The Clare County Heritage Plan 2017-2023, building on the two previous Clare County Heritage Plans, aims to create awareness and understanding, leading to a greater appreciation, enjoyment and ownership of our natural, cultural, built and community heritage to optimise the opportunities that derive from the unique character of County Clare's heritage.	Aims: <ul style="list-style-type: none"> identify, manage and conserve heritage for the benefit of all; collect and make available heritage information; raise awareness through education initiatives; acquire knowledge through surveys and research; inform public policy on heritage; support the strategic and integrated management of heritage at a local level. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

<p>Clare Renewable Energy Strategy 2017-2023 and forthcoming update as part of the new CDP 2023-2023</p>	<p>The Strategy sets out the framework for the delivery of sustainable and renewable energies throughout the County.</p>	<p>The Strategy outlines the potential for a range of renewable energy resources and developments and acknowledges the significant contribution that they can make to the county in terms of energy security, reduced reliance on traditional fossil fuels, enabling future energy exports, meeting assigned national targets and the transition to a low carbon economy.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory</p>
<p>Cloon Freshwater Pearl Mussel Sub-Basin Management Plan</p>	<p>The Cloon Sub-Basin Management Plan (SBMP) has been produced to supplement the Shannon International River Basin Management Plan (RBMP). It provides the more detailed programme of measures required to restore the habitat of the freshwater pearl mussel to a condition that will support the longterm survival of the species and the achievement of favourable conservation status.</p>	<p>Yes, potential impacts may arise due to developments which could affect Natura 2000 sites.</p>	<p>Yes, both this plan and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.</p>

Appendix C In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

This appendix is not intended to be a full and comprehensive review of EU Directives, transposing regulations or the regulatory framework for environmental protection and management. The information is not exhaustive and it is recommended to consult the Directive, Regulation, Plan or Programme to become familiar with the full details of each.

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Southern Regional Waste Management Plan 2015-2021	These plans give effect to national and EU waste policy, and address waste prevention and management (including generation, collection and treatment) over the period 2015-2021.	To manage wastes in a safe and compliant manner, a clear strategy, policies and actions are required.	framework for environmental protection and management. Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Plan needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. –the achievement of the objectives of the regulatory framework for environmental protection and management.

Appendix D – Transformational Sites Mitigation Measures

Mitigation Measures for Transformational Sites arising from Ennis 2040 SEA Environmental Report

All Mitigation Measures for Transformational Sites in Ennis 2040 Strategy identified through SEA, SFRA and AA process.

Transformational Site 1 – Cornmarket Precinct

Strategic Environmental Assessment

The lands south of the existing Tennis club are classified as WD1 (Mixed) Broad-leafed Woodland. A review of historic mapping suggests some of these trees may be present on earlier 2nd Edition OS and form part of the garden of Waterville House (Protected Structure)

Ecological Surveys including tree and bat surveys are recommended for these lands. Potential impacts of lighting on bat species using the river should be assessed.

The proposed Riverside Park and landscaping should implement best practice measures in terms of naturalistic landscaping measures including:

- Retention of veteran trees and provision of ecological connectivity between this woodland area, the River Fergus and existing greenspace to the north (Millpond)
- SUDs and surface water attenuation measures
- Pollinator friendly planting

Given the architectural and townscape importance of this project, the following are recommended:

- Design Statement demonstrating architectural relationship with the Architectural Conservation Area, Industrial Heritage Features and Waterville House.
- Living walls should be a feature along buildings fronting the River Fergus to embed nature-based solutions to climate change at micro level whilst demonstrating Ennis 2040 commitment to climate change adaptation.

Strategic Flood Risk Assessment

- A possible flood prevention measure is the reinforcement of the current flood walls or temporarily flood barriers/walls that will be installed in case of high-water levels. The benefiting area of these flood prevention measures is larger than just the development area Cornmarket Precinct.

Other possible mitigation measures are flood protection measures:

- Raising ground levels or floor levels to the minimum design flood level (e.g. 1/100 per year) to prevent the building from flooding. This is only possible for undeveloped areas and not for restructuring of existing buildings.
- Constructing the assets/buildings in such a way to prevent flood water from enter the building. Therefore, watertight or impermeable construction materials need to be used up to the minimum height of the design flood level. This is mainly applicable for new buildings.
- Constructing the assets/ building in such way that, although flood water may enter the building, its impact is minimised, structural integrity is maintained, and repair, drying & cleaning and subsequent reoccupation are facilitated.
- Therefore flood damage resistant materials need to be used. This is applicable for both new buildings and restructuring of existing buildings

Appropriate Assessment

- Development applications must be accompanied by an Ecological Impact Assessment and Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed relevant.

Lesser horseshoe bats

- There are older structures occurring within this transformational project area, particularly along the Mill Road that are backed by woodland habitat. Woodland habitat is likely to be in place at this location for an extended period of time. Lesser horseshoe bats have previously been recorded in the wider area in Ennis and these structures could provide suitable habitat for this species, which is a qualifying species of the Newhall and Edenvale Complex SAC, the Pouladatig Cave SAC which occur in the wider area surrounding this transformational project area.
- A full bat survey should be completed prior to future development in this area. Where any alterations to structures are proposed, especially those older, slated roofed structures occurring along the Mill Road, a full bat roost survey should be completed to establish the presence or otherwise of roosting lesser horseshoe bats.
- In the event that lesser horseshoe bats are identified roosting within structures in this transformational project area, detailed mitigation strategies will be required. Where works are likely to result in disturbance to a lesser horseshoe bats such works will only be permitted under licence. The bat mitigation strategy will be required to demonstrate how adverse impacts to the conservation status of lesser horseshoe bats is avoided.
- Where bats are found to rely on specific habitats, such as the woodland to the east of Mill Road, an appropriate lighting design will be required that aims to minimise increases in night time lighting and disturbance to bats. The lighting design shall implement the best practice measures detailed in the Institute of Lighting Professionals guidance document “Bat and Artificial Light in the UK: Bats and the Built Environment Series”

Freshwater Qualifying Habitat & Species

- Any works within or in the vicinity of the mill race and the River Fergus bankside, which is located within this transformational project area and forms part of the Lower River Shannon SAC will require full assessment to establish the presence of freshwater qualifying species of the SAC, including Atlantic salmon, lamprey species and otters.
- Any instream works on river walls that may be implemented for flood protection will be required to be informed by a detailed assessment of the walls. Surveys will be required to establish the presence or otherwise of freshwater qualifying habitats such as the qualifying habitat “vegetation of flowing waters”.
- In the event of the provision of flood prevention measures associated with the reinforcement of the existing flood walls, the approach to such will be required to be agreed in advance with the NPWS and the IFI.
- Excessive lighting over watercourses can disrupt fish species such as Atlantic salmon and lamprey species. Lighting plans associated with future development shall minimise light spill over the River Fergus and any change in baseline light levels over the river.

Surface Water Management

- Surface water management measures will be required to be implemented during the construction and operation of development projects.
- All standard construction phase best practice measures for avoiding pollution to waterbodies shall be implemented. These measures include the proper storage of potentially polluting materials, the implementation of buffer zones between compounds and the River Fergus, the use of only sound machinery that is free of leaks and weeps, the storage of spoil material in suitability bunded areas away from the River Fergus, the provision of pollution response equipment on site during oil booms, soakage pads etc.
- SUDs measures should be adopted wherever applicable for the management of surface waters. SUDS measures include green roofs, permeable paving, tree pits, petrol interceptor and silt traps.
- Concrete works and other works requiring the use of solutions such as painting, curing etc. shall be completed in dry weather conditions to avoid the release of polluted surface water runoff to the River Fergus.
- For all works that are to be completed within the River Fergus, within the River Fergus riparian zone or with the potential to result in the release of water or solutions to the river the following measures will be required to be implemented:

- Design, construction and operation of projects shall be in accordance with Guidelines for the Crossing of Watercourses During the Construction of National Road Schemes (NRA, 2006a) and Guidelines on Protection of Fisheries during Construction Works in and adjacent to Waters (IFI, 2016) or any other best practice methods applicable at the time of construction works.
- Best practice approaches for minimising the spread of non-native invasive species will be implemented during all construction works.
- Best practice measures to minimise the emission of dust during construction works shall be implemented to minimise the deposition of dust in the River Fergus and associated habitats.
- Routine water quality monitoring will be completed along the River Fergus.
- Risk Assessment Method Statements (RAMS) will be submitted to the IFI and NPWS for prior approval in advance of the commencement of works.

Transformational Site 2 – Abbey Riverside

Strategic Environmental Assessment

- Recommend that new bridges be reduced to one crossing, connecting residential on west bank to plaza, commercial on the eastern bank. A green pedestrian bridge would provide additional ecological connectivity within this area and again demonstrate commitment to green infrastructure.
- The existing riparian vegetation on the western bank should be enhanced with mature trees retained, additional riparian planting and a suitable buffer from the River Fergus (10m otter buffer)
- The new plaza should integrate active and passive playspace, allow for multi-functional uses, take advantage of south facing seating and integrate micro green infrastructure measures and surface water attenuation.
- Landscape treatments (hard and soft) should reference and complement the ACA elements.

Strategic Flood Risk Assessment

- The north western area of Abbey Riverside (right bank) is currently unprotected. The proposed development at the northern side will benefit from
- the planned construction of the flood relief scheme.

- From a landscape perspective, it's recommended to consider the integration the flood defence in the design of the (small) green zone with riparian
- vegetation. Since the available space for extra storage capacity for the river Fergus is limited, this will have a neutral / slightly positive effect of the flood probability.

Appropriate Assessment

- Development applications must be accompanied by an Ecological Impact Assessment and Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed relevant.

Lesser horseshoe bats

- There are older structures occurring within this transformational project area, particularly between Harmony Row and Bank Place that are backed by woodland habitat. Lesser horseshoe bats have previously been recorded in the wider area in Ennis and these structures could provide suitable habitat for this species, which is a qualifying species of the Newhall and Edenvale Complex SAC, the Pouladatig Cave SAC which occur in the wider area surrounding this transformational project area.
- A full bat survey should be completed prior to future development in this area. Where any alterations to structures are proposed, especially those older, slated roofed structures occurring along the Mill Road, a full bat roost survey should be completed to establish the presence or otherwise of roosting lesser horseshoe bats.
- If Lesser horseshoe bats are identified roosting within structures in this transformational project area, detailed mitigation strategies will be required. Where works are likely to result in disturbance to a lesser horseshoe bats such works will only be permitted under licence. The bat mitigation strategy will be required to demonstrate how adverse impacts to the conservation status of lesser horseshoe bats is avoided.
- Where bats are found to rely on specific habitats, an appropriate lighting design will be required that aims to minimise increases in nighttime lighting. The lighting design shall implement the best practice measures detailed in the Institute of Lighting Professionals guidance document "Bat and Artificial Light in the UK: Bats and the Built Environment Series".

Freshwater Qualifying Habitat & Species

- Any works within or in the vicinity of the mill race and the River Fergus bankside, which is located within this transformational project area and forms part of the Lower River Shannon SAC will require full assessment to establish the presence of freshwater qualifying species of the SAC, including Atlantic salmon, lamprey species and otters.

- Any reinforcement works to river walls that may be implemented for flood protection will be required to be informed by a detailed assessment of the walls. Surveys will be required to establish the presence or otherwise of freshwater qualifying habitats such as the qualifying habitat “vegetation of flowing waters”.
- Wherever possible projects should seek to avoid the requirement for instream works. Where instream works are required they will only be permitted to be undertaken outside the lamprey spawning season and/or the closed season for instream works.
- In the event of the provision of flood prevention measures associated with the reinforcement of the existing flood walls, the approach to such works will be required to be agreed in advance with the NPWS and the IFI.
- Excessive lighting over watercourses can disrupt fish species such as Atlantic salmon and lamprey species. Lighting plans associated with future development shall minimise light spill over the River Fergus and any change in baseline light levels over the river.

Surface Water Management

- Surface water management measures will be required to be implemented during the construction and operation of development projects.
- All standard construction phase best practice measures for avoiding pollution to waterbodies shall be implemented. These measures include the proper storage of potentially polluting materials, the implementation of buffer zones between compounds and the River Fergus, the use of only sound machinery that is free of leaks and weeps, the storage of spoil material in suitability bunded areas away from the River Fergus, the provision of pollution response equipment on site during oil booms, soakage pads etc.
- SUDs measures should be adopted wherever applicable for the management of surface waters. SUDS measures include green roofs, permeable paving, tree pits, petrol interceptor and silt traps.
- Concrete works and other works requiring the use of solutions such as painting, curing etc. shall be completed in dry weather conditions to avoid the release of polluted surface water runoff to the River Fergus.
- For all works that are to be completed within the River Fergus, within the River Fergus riparian zone or with the potential to result in the release of water or solutions to the river the following measures will be required to be implemented.
- Design, construction, and operation of projects shall be in accordance with Guidelines for the Crossing of Watercourses During the Construction of National Road Schemes (NRA, 2006a) and Guidelines on Protection of Fisheries during Construction Works in and adjacent to Waters (IFI, 2016) or any other best practice methods applicable at the time of construction works.
- Best practice approaches for minimising the spread of non-native invasive species will be implemented during all construction works.

- Best practice measures to minimise the emission of dust during construction works shall be implemented to minimise the deposition of dust in the River Fergus and associated habitats.
- Routine water quality monitoring will be completed along the River Fergus.
- Risk Assessment Method Statements (RAMS) will be submitted to the IFI and NPWS for prior approval in advance of the commencement of works.

Transformational Site 3 – Harveys Quay and Post Office Field

Strategic Environmental Assessment

- Directly adjacent to the River Fergus, part of the Lower River Shannon SAC, including salmon, a number of Sea Lamprey spawning beds and potential otter along the riverbank. The field includes relatively species rich wet grassland, tree species including willow and alder providing valuable foraging for bats. There is a variety of wildlife including common garden birds, e.g wagtail, thrush, robin as well as the grey heron and kingfisher and a variety of insects and butterflies. An ecological impact assessment will be required prior to development.
- The site is located within an Architectural Conservation Area and adjacent to two protected Structures, the St Columba's Parish Church and the Post Office building. Any proposal must respect and retain the integrity and character of these structures and the streetscape of the Bank Place and Bindon Street. Careful consideration should also be given in relation to its sensitive location and the visuals from across the Post Office Field to any proposed development.
- Design Statement will be required to demonstrate the above.
- Living walls and green roofs should be integrated into office space to demonstrate commitment to green infrastructure and enhance at biodiversity at local level.
- The visual link from Bindon Street/Bank Place to the Post Office field and river and the overall sense of space it creates should be captured in any proposed development by allowing the opportunity to continue to enjoy these from the street.
- A Surface Water Management Plan incorporating SUDs for construction will be required to avoid potential impacts on the qualifying interests of the SAC and the overall water quality and biodiversity value of the adjacent field and river.
- The consideration of inclusion of boardwalk fronting on to the open space must adhere to and allow for the implementation of a 10m otter buffer zone along the Fergus River.

Strategic Flood Risk Assessment

- The post Office Field (north bank) is currently a natural flood plain zone. No mitigation measures are required for the post Office Field. The commercial buildings (south bank) will be protected by reinforcement of the current flood walls or installing temporarily flood barriers/walls in case of high-water levels.
- Other possible mitigation measures are flood protection measures are discussed under T1 Cornmarket Precinct. Furthermore, it is advised to reconsider the number of bridges. If bridges form an obstruction in the flow profile, they have a negative impact on flood risk. The bottom of the pedestrian bridges near the post office field should at least be above 2,2 m OD. Additionally, the bridges form an obstruction in the flood plain at the Post Office Field. From a flood risk perspective, limiting the obstructions in the flood plain would be beneficial. Ultimately, it is advised to compensate the limited reduction in storage capacity within the Post Office Field itself.

Appropriate Assessment

- Development applications must be accompanied by an Ecological Impact Assessment and Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed relevant.

Lesser horseshoe bats

- There are older structures occurring to the north of this transformational project area, such as St. Columba's Church, which may have the potential to support roosting bats including lesser horseshoe bats, which previously been recorded in the wider area in Ennis. No structures occur in this transformational project area but future projects in this area, such as the provision of a boardwalk will require detailed bat surveys, particularly to inform any associated lighting plans.
- Where lesser horseshoe bats or any other species of bats are found to rely on the area for foraging the lighting design shall implement the best practice measures detailed in the Institute of Lighting Professionals guidance document "Bat and Artificial Light in the UK: Bats and the Built Environment Series".
- The results of bats should also inform future landscaping proposals for this area.

Freshwater Qualifying Habitat & Species

- Any bridges that are to be provided in this area to promote pedestrian activity and permeability should be clear span to avoid disturbance to the River Fergus channel. Lamprey species are known to use this stretch of the River Fergus to spawn and as such all works associated with bridge crossings should seek to avoid instream works.

- Bridge supports should be positioned a maximum distance from the bank of the River Fergus to minimise disturbance to the bankside and riparian zone.
- The footprint of bridges and boardwalks should be minimised within this area so that the area of open space retained in this area is maximised.
- Any reinforcement works to river walls that may be implemented for flood protection will be required to be informed by a detailed assessment of the walls. Surveys will be required to establish the presence or otherwise of freshwater qualifying habitats such as the qualifying habitat “vegetation of flowing waters”.
- In the event of the provision of flood prevention measures associated with the reinforcement of the existing flood walls, the approach to such will be required to be agreed in advance with the NPWS and the IFI.
- Excessive lighting over watercourses can disrupt fish species such as Atlantic salmon and lamprey species and can also result in disturbance to roosting wetland birds and an eventual deterioration of grassland habitat’s potential to support roosting wetland birds. Lighting plans associated with future development shall minimise light spill over the River Fergus and any change in baseline light levels over the river.
- All works in this area should be completed in line with the guidance detailed in the guidance document: Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes (NRA, 2006). Preconstruction surveys for otters will be required.

Surface Water Management

- Surface water management measures will be required to be implemented during the construction and operation of development projects.
- All standard construction phase best practice measures for avoiding pollution to waterbodies shall be implemented. These measures include the proper storage of potentially polluting materials, the implementation of buffer zones between compounds and the River Fergus, the use of only sound machinery that is free of leaks and weeps, the storage of spoil material in suitability bunded areas away from the River Fergus, the provision of pollution response equipment on site during oil booms, soakage pads etc.
- SUDs measures should be adopted wherever applicable for the management of surface waters. SUDS measures include green roofs, permeable paving, tree pits, petrol interceptor and silt traps.
- Concrete works and other works requiring the use of solutions such as painting, curing etc. shall be completed in dry weather conditions to avoid the release of polluted surface water runoff to the River Fergus.
- For all works that are to be completed within the River Fergus, within the River Fergus riparian zone or with the potential to result in the release of water or solutions to the river the following measures will be required to be implemented.

- Design, construction and operation of projects shall be in accordance with Guidelines for the Crossing of Watercourses During the Construction of National Road Schemes (NRA, 2006a) and Guidelines on Protection of Fisheries during Construction Works in and adjacent to Waters (IFI, 2016) or any other best practice methods applicable at the time of construction works.
- Best practice approaches for minimising the spread of non-native invasive species will be implemented during all construction works.
- Best practice measures to minimise the emission of dust during construction works shall be implemented to minimise the deposition of dust in the River Fergus and associated habitats.
- Routine water quality monitoring will be completed along the River Fergus.
- Risk Assessment Method Statements (RAMS) will be submitted to the IFI and NPWS for prior approval in advance of the commencement of works.

Transformational Site 4 – Friar’s Walk

Strategic Environmental Assessment

- The row of cottages lie within an Architectural Conservation Area and these should be incorporated into any proposed development.
- Part of these lands are associated with the former Gasworks and there may be a risk of soil contamination. A hydrogeological assessment is recommended to determine if there is any soil contamination and risk to groundwater.

Strategic Flood Risk Assessment

- This site is protected by flood relief schemes that will prevent from flooding up to an AEP 1/100 year in the current situation and the Mid-Range Future Scenario. No specific mitigation measures are necessarily from a flood risk perspective.

Appropriate Assessment

- This transformational project area is buffered from the Lower River Shannon SAC by existing urban land cover. It seeks to utilise existing open space and is not likely to result in the loss of existing structures.
- The potential exists for future projects to result in the loss of scattered trees and parkland habitat. Development applications must be accompanied by an Ecological Impact Assessment and Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed relevant.

- Bat surveys shall be required to be completed as part of the ecological impact assessment and to inform the screening for Appropriate Assessment or Natura Impact Statement.

Transformational Site 5 – Former Ennis National School

Strategic Flood Risk Assessment

- Redevelopment of the car sales, repair and servicing centre will require an assessment of any underground fuel storage tanks, should they exist, to ensure their full and effective de-commissioning prior to development to reduce the potential risk of soil and groundwater contamination.
- The eastern part of the site lies within an Architectural Zone requiring an archaeological investigation for any sub-surface works prior to development to ensure there is not negative effects in relation to archaeological sites.
- A waste management plan should be required for any development on the site to ensure safe removal of any possible contaminated materials.
- There are tree-lined boundaries within and along the periphery of the site which should be surveyed and integrated where possible as part of an overall landscaping plan.

Strategic Flood Risk Assessment

- This site is protected by flood relief schemes in the present situation. Due to climate change this site might flood, due to higher water levels.
- A possible mitigation measure is the reinforcement of the present flood walls in the centre of Ennis.

Appropriate Assessment

- This transformational project area is buffered from the Lower River Shannon SAC by existing urban land cover. It seeks to utilise existing open space. The structures occurring in this area are of low bat roost potential and the habitats supported by the area are of negligible value for bats and particularly lesser horseshoe bats. No specific mitigation measures for lesser horseshoe bats are prescribed at this stage.
- Recolonising bare ground occurs within this site and non-native invasive plant species occur. To prevent the spread of non-native invasive plant species best practice approaches for minimising the spread of such species will be implemented during all construction works. Surveys for the presence of non-native invasive plant species shall be completed as part of future development applications in this area and where necessary development applications shall be accompanied by an invasive plant species management plan.
- Previous land use at this area included a car sales, repair and servicing centre. Future development applications in this area where previous land uses involved activities with potential to result in contaminated land shall be accompanied by contaminated land survey. Where contaminated land is

identified the development application shall be accompanied a contaminated land remediation plan that will provide for the safe remediation of the site. The plan will also provide measures to avoid the migration of contaminants from such areas to the culverted Cloghleagh Stream that passes through this area.

- All development applications in this area shall provide measures to demonstrate that works will not result in the pollution of the culverted Cloghleagh Stream.

Transformational Site 6 – Wetlands and Enterprise Centre

Strategic Environmental Assessment

- The area should be developed over 2 phases as follows;
 - a) Nature based solutions masterplanning for water storage and climate adaptation
 - b) Built lands at M18/central area.
- Masterplanning should be informed by detailed ecological surveys and hydrogeological surveys. These are to include the following:
 - Ecological Impact Assessment by qualified and experience ecologist in line with CIEEM Guidelines for Ecological Impact Assessment (2018).
 - Full Season bat survey
 - Nesting bird and wintering bird survey
 - Local landscape appraisal
 - Identification of areas of low to high ecological value to focus interventions
- Key principles should include the overarching aim to improve water storage and plan for a network of ponds, channels and swales designed to increase storage capacity whilst creating enhanced wildlife corridors and a diversity of wetland habitats on the lands.
- Nature Based Solutions should inform the overall approach to this area to increase adaptation to climate change, enhance ecological connectivity and wetlands habitats. Where appropriate recreational considerations and access to blue and greens space should be underpinned by the following Green Space Principles;

- Accessible spaces with good links (pedestrian and cycleways) to nearby neighbourhoods.
- A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors.
- Inclusive in design, catering for local needs from young to old and all physical abilities. Green spaces that are designed to support very specific functions tend to attract limited groups of users.
- Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users.
- Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g. that incorporate community gardens or encourage parkruns).
- Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g. deciduous wooded and wildflower meadow areas).
- Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of “restive places for rejuvenation”.

Strategic Flood Risk Assessment

Output from SFRA associated with the Clare County Development Plan 2023-2029

T6a. Wetland and Enterprise (Enterprise) - Not specifically reviewed in DP. Flood data used in the Ennis 2040 SFRA appear to be the flood extents, rather than the undefended Flood zones (which exclude the benefit of the tidal barrage). A detailed FRA (including hydraulic modelling) would be required for the site to inform a masterplan for the area. This should be coupled with detailed site investigation to understand ground conditions, ecological and environmental assessments, and other studies as appropriate.

T6b. Wetland and Enterprise (wetland) - Not specifically reviewed in DP but should be retained for water compatible uses.

Output from Ennis 2040 SFRA

The wetland area is a natural flood plain area which is an important buffer zone for flood water storage in the current situation. Retaining the buffer zone is recommended from water storage perspective. Otherwise, according to the guidelines (OPW,2009) measures to compensate for the loss of storage capacity need to be considered.

- The wetland area can be designed as a system of ponds and marshes which accommodate water at daily conditions. During high water levels, the flood water can enter the area to store more water and the peak flow is flattened.
- Lowering the ground level of the flood plain will add extra storage capacity, so flood water can enter more often. However, lowering flood plains might also have negative consequences, which should be investigated as well at detailed design.
- To stay safe in this area the roads and the houses need to be designed in such a way that they will remain dry when high water levels enter the area. This means that the roads need to be raised up to minimum design level of 1/100 year (plus certain free board). The future built areas (enterprise area and commercial) area can be protected by green embankments or raising the ground level (building on dwelling mounds).
- When the tidal barrage is open, the buffer zones should be emptied as quickly as possible to regain their storage capacity. Another option would be to reduce the runoff to the river, by improving the soil structure. This is possible at the locations where karst/limestone soil is present. These locations would benefit from a more open soil structure. This would provide a larger infiltration ability and thus reduce the associated water runoff to the river. A possible measure is to construct swales which have an increased roughness through the vegetation and therefore slow the runoff flow and reduce the runoff volume of water to the river.

Possible mitigation measures for the enterprise and the commerce area should be considered. For example:

- Construction a green embankment with design level of 1/100 per year around the area.
- Raising ground levels or floor levels to the minimum design flood level (e.g., AEP 1/100 year: ~ 1,5 m for the commercial area and ~ 1 m for the enterprise area) to prevent building from flooding. For implementing this measure, it is important to consider the local soil type as there is a mixed soil type within the wetland area, including swamp and fen.

Appropriate Assessment

- In advance of any future development in this zone a habitat survey will be required to be completed in order to identify the habitats present within the footprint and adjacent to the proposed development and to identify whether any habitats representative of habitats listed on Annex 1 of the EU Habitats Directive will be affected. Surveys will also be required to identify whether any habitats occurring within these lands play an important conservation role in supporting mobile Annex II species (i.e. lesser horseshoe bats) or special conservation interest bird species of surrounding European Sites.
- Any future developments within these lands that have been identified as having the potential to result in a deterioration to surface water quality will be required to undertake an assessment to determine the effect of the development on surface waters and surface water quality. Such an assessment will be required to identify the materials and activities associated with the development that could result in pollution to surface waters, the pathways that could convey surface water from the development site to European Sites and the qualifying features of interest of European Sites that could be at risk of experiencing adverse effects in the event of the release of polluted surface water from the development site.
- Any future developments within these lands that have been identified as having the potential to result in deterioration to groundwater quality will be required to undertake a hydrogeological assessment to determine the effect of the development on groundwaters and groundwater quality. If groundwater impacts are likely, an assessment of the zone of influence of any such interaction will be carried out with respect to identifying if there is any risk of groundwater impacts affecting the hydrogeological regime supporting qualifying habitats and/or species that are reliant on groundwater processes. Where such impacts are identified, appropriate mitigation measures will be designed and implemented to ensure that the development will not adversely affect the integrity of any European sites, either alone or in-combination with any other plans or projects, by impacting on the existing hydrogeological regime.
- It will be a requirement of any future development application that a survey for the presence or otherwise of invasive species within the development site and areas affected by the development is completed. If invasive species are identified during such surveys, their species will be identified, and their location will be mapped. An Invasive Species Management Plan will be required to detail the measures required to ensure that the proposed development does not result in the spread of the invasive species and to ensure that the species is eradicated from the development footprint.
- It will be a requirement for any future application within these lands, that has been identified as having the potential to result in adverse effects to the population of lesser horseshoe bat supported by SACs, that the application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats' usage of the site, and a full light-spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint.
- Where lesser horseshoe bats are identified as relying on habitats within the proposed development site, mitigation measures must demonstrate how the development can be achieved without resulting in adverse effects to habitat resource upon which lesser horseshoe bats rely.

- It will be a requirement that any future development application within these lands, that has been identified as having the potential to result in adverse effects to a population of otters supported by SACs, that an appropriate level of survey will be required to identify if, and how, otters utilise habitat areas potentially affected by disturbance/displacement effects associated with any element of a proposed development. The results of these surveys will be required to support an assessment of the developments potential to result disturbance/displacement effects otters and whether such effects would affect the conservation objectives supporting the species' favourable conservation status, and thus adversely affect the integrity of the related SAC.
- Where disturbance or displacement effects are predicted, appropriate mitigation measures will be required to ensure that development will not adversely affect the conservation status of otters and the integrity of related SACs, either alone or in- combination with any other plans or projects, via this impact pathway.
- If, despite the implementation of mitigation measures, there remains a risk that disturbance or displacement will adversely affect the conservation status of otter populations for which SACs are designated and thus the integrity of the related European Site, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the related European Site remains unaffected.
- It will be a requirement for any future development application within these lands, that has been identified as having the potential to result in adverse effects to the populations of special conservation interest bird species of surrounding SPAs, that an appropriate level of survey will be required to identify if, and how, such bird species utilise habitat areas potentially affected by disturbance/displacement effects associated with any element of a proposed enterprise development. The results of these surveys will be required to support an assessment of the developments potential to result disturbance/displacement effects such bird species and whether such effects have the potential to impact the conservation objectives supporting the species' favourable conservation status, and thus adversely affect the integrity of the related SPA.
- Where disturbance or displacement effects are predicted, appropriate mitigation measures will be required to ensure that development will not adversely affect the conservation status of special conservation interest bird species and the integrity of related SPAs, either alone or in- combination with any other plans or projects, via this impact pathway.
- If, despite the implementation of mitigation measures, there remains a risk that disturbance or displacement will adversely affect the conservation status special conservation interest bird populations for which SPAs are designated and thus the integrity of the SPA, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the related SPA remains unaffected.

[Transformational Site 7 – Roche Site](#)

[Strategic Environmental Assessment](#)

SEA ER of Clare CDP Measures as follows:

Development of this site should take account of:

- If further development takes place on this site in the future all development proposals must be accompanied by a Construction Method Statement detailing how surface water run-off, especially in relation to release of silt to the Fergus, will be controlled during any construction.
- Drainage plans for surface run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap, grease trap etc.) prior to discharge to any surface water features.
- In the absence of knowing the specific nature of industrial activity it is uncertain as to the nature and extent of any potential environmental effects these may incur either through the nature of the operation, the traffic it may generate etc. However, given the current operations on this site it is anticipated traffic generated may be high, may involve heavy goods vehicles and could involve night time activity. A traffic management plan will be required. Any proposed development on the site should be required to adopt sustainable practice in terms of building design, materials, construction and operation, ensuring a low carbon footprint.
- The associated creation of employment with development of this scale could have potential positive effects in relation to human health and quality of life, by contributing to sustainable development and promoting an environment within which people can live, work, avail of community, social and recreational facilities within close proximity to each other
- Any excavation on this site must include an investigation in relation to soil contamination and the undertaking of soil sampling and investigations to ensure all excavated material is free from contamination and pollution. Any material which is deemed to be contaminated must be removed from site under licence, treated and disposed of in an acceptable manner.

In support of any future development the identification and zoning of this site for industrial use, it is recommended that available data are collated and reviewed, ecological surveys are carried out, and habitat and constraints maps prepared to accompany any future proposal. This will assist in demonstrating compliance with the Birds, Habitats and Environmental Liability Directives, wildlife legislation, and proper planning and sustainable development.

Strategic Flood Risk Assessment

- This site is protected by flood relief schemes with an safety standard of AEP 1/100 year. Additional mitigation measures are not necessarily from a flood risk perspective.

Appropriate Assessment

- At the time of writing, this transformational project area was the subject of a planning application for the demolition and remediation of the former Roche Pharmaceutical plant. The planning application was accompanied by an Environmental Impact Assessment Report and Natura

Impact Statement. The Natura Impact Statement has concluded that with the implementation of all mitigation measures the proposed demolition of existing structures and remediation of the site will not have the potential to result in adverse effects to European Sites.

Lesser horseshoe bats

- Assuming the existing structures within the Roche site are demolished there will be no potential habitat for this species within the area. It is also noted that no lesser horseshoe bat activity was recorded at the Roche site during detailed bat surveys over the bat activity season of 2020.

Wetland Bird Species

- Surveys will be required to establish the presence or otherwise of wetland bird species of the River Shannon and River Fergus Estuaries SPA.
- Best practice measures to reduce the generation of noise during construction projects will be implemented to minimise the potential for noise disturbance to wetland bird species during construction works.
- Lighting plans associated with future development shall minimise light spill over the River Fergus and any change in baseline light levels over the river.

Freshwater Qualifying Habitat & Species

- In the event of the provision of flood prevention measures associated with the reinforcement of the existing flood walls, the approach to such will be required to be agreed in advance with the NPWS and the IFI.
- Excessive lighting over watercourses can disrupt fish species such as Atlantic salmon and lamprey species. Lighting plans associated with future development shall minimise light spill over the River Fergus and any change in baseline light levels over the river.
- All works in this area should be completed in line with the guidance detailed in the guidance document: Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes (NRA, 2006). Preconstruction surveys for otters will be required.
- No otters or field signs of otters were recorded at the Roche site during field surveys completed at the site. However suitable otter habitat occurs, particularly along the southern boundary of the site. Development applications within 50m of River Fergus will require to be accompanied by detailed surveys for the presence of otters and particularly their holts or couches.
- All works in this area should be completed in line with the guidance detailed in the guidance document: Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes (NRA, 2006). Preconstruction surveys for otters will be required.

Surface Water Management

- Surface water management measures will be required to be implemented during the construction and operation of development projects.
- All standard construction phase best practice measures for avoiding pollution to waterbodies shall be implemented. These measures include the proper storage of potentially polluting materials, the implementation of buffer zones between compounds and the River Fergus, the use of only sound machinery that is free of leaks and weeps, the storage of spoil material in suitability bunded areas away from the River Fergus, the provision of pollution response equipment on site during oil booms, soakage pads etc.
- SUDs measures should be adopted wherever applicable for the management of surface waters. SUDS measures include green roofs, permeable paving, tree pits, petrol interceptor and silt traps.
- Concrete works and other works requiring the use of solutions such as painting, curing etc. shall be completed in dry weather conditions to avoid the release of polluted surface water runoff to the River Fergus.
- For all works that are to be completed within the River Fergus, within the River Fergus riparian zone or with the potential to result in the release of water or solutions to the river the following measures will be required to be implemented.
- Best practice measures to minimise the emission of dust during construction works shall be implemented to minimise the deposition of dust in the River Fergus and associated habitats.
- Design, construction and operation of projects shall be in accordance with Guidelines for the Crossing of Watercourses During the Construction of National Road Schemes (NRA, 2006a) and Guidelines on Protection of Fisheries during Construction Works in and adjacent to Waters (IFI, 2016) or any other best practice methods applicable at the time of construction works.
- Best practice approaches for minimising the spread of non-native invasive species will be implemented during all construction works.
- Routine water quality monitoring will be completed along the River Fergus.
- Risk Assessment Method Statements (RAMS) will be submitted to the IFI and NPWS for prior approval in advance of the commencement of works.

Transformational Site 8 – Clare Technology Park

Recommendations from Clare CDP 2017-2023

Development of this safeguard should take account of:

- A section of this infrastructure safeguard bounding the Information Age Park to the north is already in place. The section proposed as far as the railway line is bounded to the north by Flood Zone B, Lough Girroga, which is part of the Ballyallia Lough SAC, a proposed NHA and wetland. The section east of the railway line covers higher agricultural ground, connecting with existing residential developments, the Roslevan neighbourhood centre and Tulla Road.
- The connectivity created by the completion of this link road would have positive effects by providing a linkage from the eastern side of the town to the north, significantly reducing vehicular travel distances which in turn will reduce the current volume of traffic along the existing road network travelling between the services and residential areas of Roslevan to the schools, employment areas and services along the Gort Road. This is likely to result in positive effects in relation to air quality, human health and quality of life.
- The development of this link road could potentially sever a residential area (R2) creating potential negative impacts on human health and quality of life. Also potential negative effects on local air quality as a result of an increase of traffic using the link road potentially serving more than local traffic. A Traffic Management Plan will be required to ensure safe connectivity within the residential area and to the Roslevan neighbourhood centre services and potential new school (C1).
- The completion of the link road should include cycle lanes and pedestrian footpaths and crossings which will encourage an increase in cycling and walking travel options resulting in a potential decrease in vehicular traffic movements and consequent potential positive effects in relation to human health and quality of life.
- A surface water management plan should be prepared to ensure that there is no impact on the adjacent SAC during construction and operation of the road along the section between where the road currently ends and the railway line.

Strategic Flood Risk Assessment

Possible mitigation measures are only of relevance for the southern part of this site that might flood in the current situation and Mid-Range Future Scenario. Possible measures are:

- Raising ground levels or floor levels to the minimum design flood level (e.g. 1/100 per year) to prevent building from flooding.
- Constructing the assets/buildings in such a way to prevent flood water to enter the building. Therefore watertight or impermeable construction materials needs to be used up to the minimum height of the design flood level.
- Constructing the assets/ building in such way that, although flood water may enter the building, its impact is minimised, structural integrity is maintained, and repair, drying & cleaning and subsequent reoccupation are facilitated. Therefore flood damage resistant materials need to be used.

Appropriate Assessment

- Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the
- Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.
- Located ca. 200m west of River Fergus, which then flows on into the Fergus Estuary. LSE: Potential for construction and operation related impacts on water quality in nearby watercourses and hence downstream impacts to Lower River Shannon SAC and River Fergus and River Shannon SPA.
- Mitigation: Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any planning application for development detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction;
- Ensure that surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.

Transformational Site 9 – Data Centre

SEA ER of Clare CDP Variation No.1

- A Traffic Management Plan for the construction and operation phase of development.
- Any proposed development shall adopt sustainable practice in terms of building design, materials, construction and operation
- A Hydrological Assessment to determine the effects of the development on groundwaters and groundwater quality shall be submitted with development proposals for the site.
- At the southern boundary of the site is a mesotrophic lake, which will require protection through the provision of a buffer incorporating the dense clump of trees to the west of the lake and shall be included in an overall Landscape Management Plan for the site.
- A Construction and Environmental Management Plan shall be submitted as part of development proposals on site. This shall include a Flood Risk Assessment, a Surface Water Management Plan for the construction and operation phase of the development, a Pollution Prevention Plan and shall incorporate principles of Sustainable Urban Drainage Systems. During the construction phase of developments on site where applicable all relevant best practice guidelines shall be adhered to.

- An Air Quality Impact Assessment with reference to potential impacts on European Sites within the zone of influence of the proposed development shall be submitted, this shall inform an Appropriate Assessment Screening report and/or Natura Impact Report. This Air Quality impact assessment should also assess potential effects on residents or local population.
- The hedgerows and scrub area on this site provide a potential foraging and commuting area for wildlife including Lesser Horseshoe bats. Future development proposals must be informed by a series of bat surveys to record the known usage of the site by in particular Lesser Horseshoe bats and ensure that there is no net loss of supporting habitat. The surveys must include a full light spill modelling study. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape
- Impacts of development of the site on conservation interest bird species of surrounding SPAs and breeding birds should be avoided, through protection and retention of breeding bird habitat in accordance with the Wildlife Acts. Development proposals for the site shall be accompanied by bird surveys (to include a winter bird survey) to assess the use of the site by bird species and where disturbance and/or displacement are predicted appropriate mitigation measures shall be identified. Hedgerow and treeline pruning or removal shall be conducted outside the breeding bird season (March 01st through August 31st).
- An Ecological Impact Assessment (designed by an appropriately qualified landscape architect and ecologist) and a Habitat Survey shall form part of development proposals for the site.
- A Landscape and Biodiversity Management plan shall be submitted to provide landscape, visual and environmental screening and enhancement measures through planting and design
- An Invasive Species Survey and Management plan (if required) shall accompany development proposals for the site
- Development proposals shall also include an Otter Use Survey of the site, and where disturbance and/or displacement are predicted appropriate mitigation measures shall be identified
- A buffer will be required to be provided with regard to the location of a National Monument (CKL-034-007) on site.
- Adequate wastewater treatment and disposal measures shall accompany development proposals for this site to ensure that there is no impact to water quality in the area

SFRA of Clare CDP Variation No.1

- A Strategic Flood Risk Assessment was undertaken as part of the preparation of the Clare CDP 2017-2023 and comprises Volume 10c of the development plan.

- For the proposed Variation lands at Toureen a Flood Risk Assessment has been carried out as part of the Variation Process and areas within the site have been identified as Flood Zone A and Flood Zone B. These have been mapped and have informed the nature and extend of zoning as part of the proposed Variation process.

Appropriate Assessment

Habitat loss & Fragmentation

- In advance of any future development in this zone a habitat survey will be required to be completed in order to identify the habitats present within the footprint and adjacent to the proposed development and to identify whether any habitats representative of habitats listed on Annex 1 of the EU Habitats Directive will be affected. Surveys will also be required to identify whether any habitats occurring within these lands play an important conservation role in supporting mobile Annex II species (i.e. lesser horseshoe bats) or special conservation interest bird species of surrounding European Sites.
- A Construction Environmental Management Plan (CEMP) and/or a schedule of protective measures will be required as part of any planning application for development detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction. The design of the project will be required to include elements to ensure that surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.

Mitigation Measures Relating to Habitat Degradation: Surface water quality

- Any future developments within these lands that have been identified as having the potential to result in a deterioration to surface water quality will be required to undertake an assessment to determine the effect of the development on surface waters and surface water quality. Such an assessment will be required to identify the materials and activities associated with the development that could result in pollution to surface waters, the pathways that could convey surface water from the development site to European Sites and the qualifying features of interest of European Sites that could be at risk of experiencing adverse effects in the event of the release of polluted surface water from the development site.
- During the construction phase of developments within these lands, where applicable all relevant best practice guidelines shall be adhered to. Examples of these guidelines include:
 - Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (Inland Fisheries Ireland, 2016);
 - Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (National Roads Authority, 2008);
 - CIRIAC648: Control of water pollution from linear construction projects: Technical Guidance
 - CIRIAC649: Control of water pollution from linear construction projects: Site guide

- A Pollution Prevention Plan (PPP) and Construction and Environmental Plan (CEMP) will be required to accompany future developments in these lands that have been identified as presenting a risk of likely significant effects to European Sites.
- Measures will be required to be included in the design of a proposed development that will safeguard water quality from operation phase surface water emissions and wastewater emissions. These design elements will require the inclusion of adequate wastewater treatment facilities/connection to wastewater treatment plants, the implementation of surface water management measures such as swales, interceptors, hydrobrakes and attenuation tanks etc.
- The assessment of potential effects to surface water quality along with the PPP and CEMP and the design of the operation phase of development will be assessed for their potential to result in, and in turn prevent, likely significant effects to European Sites. Proposed developments will only be permitted in instances where it is demonstrated, beyond reasonable scientific doubt, that the proposed development will not, alone or in combination with other plans or projects, result in likely significant effects to European Sites.

Mitigation Measures Relating to Habitat Degradation: groundwater quality

Any future developments within these lands that have been identified as having the potential to result in deterioration to groundwater quality will be required to undertake a hydrogeological assessment to determine the effect of the development on groundwaters and groundwater quality. If groundwater impacts are likely, an assessment of the zone of influence of any such interaction will be carried out with respect to identifying if there is any risk of groundwater impacts affecting the hydrogeological regime supporting qualifying habitats and/or species that are reliant on groundwater processes. Where such impacts are identified, appropriate mitigation measures will be designed and implemented to ensure that the development will not adversely affect the integrity of any European sites, either alone or in-combination with any other plans or projects, by impacting on the existing hydrogeological regime.

Mitigation Measures relating to habitat degradation: Invasive Species

No baseline information reviewed to date for the Toureen lands has identified the presence of non-native invasive species within these lands and has not identified the potential for development within these lands to result in the spread of invasive species. However, precautionary mitigation measures are provided to ensure that any future developments within these lands do not result in the spread of such species and any associated adverse effects to European Sites.

It will be a requirement of any future development application that a survey for the presence or otherwise of invasive species within the development site and areas affected by the development is completed. If invasive species are identified during such surveys, their species will be identified and their location will be mapped. An Invasive Species Management Plan will be required to detail the measures required to ensure that the proposed development does not result in the spread of the invasive species and to ensure that the species is eradicated from the development footprint.

Mitigation measures relating to disturbance & displacement effects to qualifying species

The Annex II qualifying species of European Sites that have been identified as being at risk of disturbance and/or displacement as a result of future developments within the lands subject to the proposed variation at Toureen are lesser horseshoe, otters and special conservation interest bird species of SPAs.

Lesser Horseshoe Bats

It will be a requirement for any future enterprise development application within these lands, that has been identified as having the potential to result in adverse effects to the population of lesser horseshoe bat supported by SACs, that the application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats' usage of the site, and a full light-spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint.

Where lesser horseshoe bats are identified as relying on habitats within the proposed development site, mitigation measures must demonstrate how the development can be achieved without resulting in adverse effects to habitat resource upon which lesser horseshoe bats rely.

Otters & Qualifying Freshwater Species

It will be a requirement that any future development application within these lands, that has been identified as having the potential to result in adverse effects to a population of otters supported by SACs, that an appropriate level of survey will be required to identify if, and how, otters utilise habitat areas potentially affected by disturbance/displacement effects associated with any element of a proposed development. The results of these surveys will be required to support an assessment of the developments potential to result disturbance/displacement effects otters and whether such effects would affect the conservation objectives supporting the species' favourable conservation status, and thus adversely affect the integrity of the related SAC.

Where disturbance or displacement effects are predicted, appropriate mitigation measures will be required to ensure that development will not adversely affect the conservation status of otters and the integrity of related SACs, either alone or in- combination with any other plans or projects, via this impact pathway.

If, despite the implementation of mitigation measures, there remains a risk that disturbance or displacement will adversely affect the conservation status of otter populations for which SACs are designated and thus the integrity of the related European Site, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the related European Site remains unaffected.

Special Conservation Interest Bird Species

It will be a requirement for any future development application within these lands, that has been identified as having the potential to result in adverse effects to the populations of special conservation interest bird species of surrounding SPAs, that an appropriate level of survey will be required to identify if, and how, such bird species utilise habitat areas potentially affected by disturbance/displacement effects associated with any element of a proposed enterprise development. The results of these surveys will be required to support an assessment of the developments potential to result disturbance/displacement

effects such as bird species and whether such effects have the potential to impact the conservation objectives supporting the species' favourable conservation status, and thus adversely affect the integrity of the related SPA.

Where disturbance or displacement effects are predicted, appropriate mitigation measures will be required to ensure that development will not adversely affect the conservation status of special conservation interest bird species and the integrity of related SPAs, either alone or in combination with any other plans or projects, via this impact pathway.

If, despite the implementation of mitigation measures, there remains a risk that disturbance or displacement will adversely affect the conservation status of special conservation interest bird populations for which SPAs are designated and thus the integrity of the SPA, the project will not be progressed unless an alternative solution can be implemented which avoids/reduces the impact to a level that the integrity of the related SPA remains unaffected.

Mitigation measures that form Part of the Proposed Variation

Whilst all the mitigation measures outlined in Section 6.2.1 to 6.2.8 above will be required to be implemented for any particular development within the lands at Toureen, the wording of the proposed variation has sought to incorporate a range of environmental safeguards from the outset. These measures are outlined in the proposed variation text as described in Section 3 above. The environmental safeguards that are relevant to the protection of the conservation status of surrounding European Sites are highlighted below. These safeguards will also be required to be adhered to during any future project developments within the Toureen lands.

- A Hydrological Assessment to determine the effects of the development on groundwaters and groundwater quality.
- Located at the southern boundary of the site is a mesotrophic lake, which will require protection through the provision of a buffer incorporating the dense clump of trees to the west of the lake and shall be included in an overall Landscape Management Plan for the site.
- A Construction and Environmental Management Plan shall be submitted as part of development proposals on site. This shall include a Flood Risk Assessment, a Surface Water Management Plan for the construction and operation phase of the development, a Pollution Prevention Plan and shall incorporate principles of Sustainable Urban Drainage Systems. During the construction phase of development on site, where applicable all relevant best practice guidelines shall be adhered to.
 - An Air Quality Impact Assessment with reference to potential impacts on European Sites within the zone of influence of the proposed development shall be submitted, which shall inform an Appropriate Assessment Screening report and/or Natura Impact Report. This Air Quality Impact Assessment should also assess potential effects on residents or local population.
 - The hedgerows and scrub area on this site provide a potential foraging and commuting area for wildlife including Lesser Horseshoe bats. Future development proposals must be informed by a series of bat surveys to record the known usage of the site by in particular Lesser

Horseshoe bats and ensure that there is no net loss of supporting habitat. The surveys must include a full light spill modelling study. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape.

- Impacts of development on the site on conservation interest bird species of surrounding SPAs and breeding birds should be avoided, through protection and retention of breeding bird habitat in accordance with the Wildlife Acts. Development proposals for the site shall be accompanied by bird surveys (to include a winter bird survey) to assess the use of the site by bird species and where disturbance and/or displacement are predicted appropriate mitigation measures shall be identified. Hedgerow and treeline pruning or removal shall be conducted outside the breeding bird season (March 01st through August 31st).
- An Ecological Impact Assessment (designed by an appropriately qualified landscape architect and ecologist) and a Habitat Survey shall form part of development proposals for the site.
- A Landscape and Biodiversity Management Plan shall be submitted to provide landscape, visual and environmental screening and enhancement measures through planting and design.
- An Invasive Species Survey and Management Plan (if required) shall accompany development proposals for the site.
- Development proposals shall also include an Otter Use Survey of the site, and where disturbance and/or displacement are predicted appropriate mitigation measures shall be identified.
- Adequate wastewater treatment and disposal measures shall accompany development proposals for this site to ensure that there is no impact to water quality in the area.