



Clare County Development Plan 2023–2029

Volume 10b(i) Strategic Environmental Assessment Environmental Report

Interim Version

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COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL



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Appendix A – Detailed Assessment of Plan Objectives

Appendix B – Detailed Assessment of land-use zonings and site-specific development objectives

Appendix C – (Tables 8.2 – 8.5) – Detailed Assessment of cumulative and in-combination effects

Appendix D – Ennis Transformational Sites Mitigation Measures

Abbreviations

ACA	<i>Architectural Conservation Area</i>
AA	<i>Appropriate Assessment</i>
CCDP	<i>Clare County Development Plan</i>
cSAC	<i>Candidate Special Area of Conservation</i>
CSO	<i>Central Statistics Office</i>
DoECC	<i>Department of Environment, Climate and Communications</i>
DoTCAGSM	<i>Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media</i>
EDEN	<i>Environmental Data Exchange Network</i>
EEA	<i>European Environmental Agency</i>
EIA	<i>Environmental Impact Assessment</i>
EIAR	<i>Environmental Impact Assessment Report</i>
ER	<i>Environmental Report</i>
EU	<i>European Union</i>
GHG	<i>Green House Gas Emissions</i>
GIS	<i>Geographical Information Systems</i>
GSI	<i>Geological Survey of Ireland</i>
HAD	<i>Habitats Directive Assessment</i>
IGHP	<i>Irish Geological Heritage Programme</i>
IPC	<i>Integrated Pollution Control</i>
LCEA	<i>Limerick Clare Energy Agency</i>
MASP	<i>Metropolitan Area Strategic Plan</i>
NDP	<i>National Development Plan</i>
NGO	<i>Non-Governmental Organisation</i>
NHA	<i>Natural Heritage Area</i>
NIAH	<i>National Inventory of Architectural Heritage</i>
NPWS	<i>National Parks and Wildlife Service</i>
NRA/NTA	<i>National Roads Authority/National Transport Authority</i>
NREAP	<i>National Renewable Energy Action Plan</i>
NEEAP	<i>National Energy Efficiency Action Plan</i>
NSS	<i>National Spatial Strategy</i>
NTS	<i>Non-Technical Summary</i>
OPW	<i>Office of Public Works</i>
P/P	<i>Plan/Programme</i>
PE	<i>Population Equivalent</i>
pNHA	<i>Proposed Natural Heritage Area</i>
PPP	<i>Public Private Partnership</i>
PRP	<i>Pollution Reduction Programmes</i>
RBD	<i>River Basin District</i>
RBMP	<i>River Basin Management Plans</i>
RMP	<i>Record of Monuments and Places</i>
RSES	<i>Regional Spatial and Economic Strategy</i>
RA	<i>Regional Assembly</i>
RPS	<i>Record of Protected Structures</i>

<i>S.I. No.</i>	<i>Statutory Instrument Number</i>
<i>SA</i>	<i>Shannon Airport</i>
<i>SCP</i>	<i>Shannon Commercial Properties</i>
<i>SG</i>	<i>Shannon Group</i>
<i>SAC</i>	<i>Special Area of Conservation</i>
<i>SDZ</i>	<i>Strategic Development Zone</i>
<i>SEA</i>	<i>Strategic Environmental Assessment</i>
<i>SEO</i>	<i>Strategic Environmental Objective</i>
<i>SFRA</i>	<i>Strategic Flood Risk Assessment</i>
<i>SO₂</i>	<i>Sulphur dioxide</i>
<i>SRA</i>	<i>Southern Regional Assembly</i>
<i>SPA</i>	<i>Special Protection Area</i>
<i>SuDS</i>	<i>Sustainable Drainage Systems</i>
<i>TII</i>	<i>Transport Infrastructure Ireland</i>
<i>WFD</i>	<i>Water Framework Directive</i>
<i>WMU</i>	<i>Water Management Units</i>
<i>WSIP</i>	<i>The Water Services Investment Programme</i>
<i>WWTP</i>	<i>Wastewater Treatment Plant</i>
<i>WTP</i>	<i>Water Treatment Plant</i>

Glossary

Alternatives (Reasonable)	Alternatives should take into account the objectives and geographical scope of the Plan or project (P/P). There can be different ways of fulfilling the P/P objectives, or of dealing with environmental problems. The alternatives should be realistic, capable of implementation and should fall within the legal and geographical competence of the authority concerned.
Appropriate Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites).
Baseline environment	A description of the present state of the environment of the P/P area.
Baseline Survey	Description of the existing environment against which future changes can be measured.
Biodiversity and Flora and Fauna	Biodiversity is the variability among living organisms from all sources including inter alia terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems' (United Nations Convention on Biological Diversity 1992). Flora is all of the plants found in a given area. Fauna is all of the animals found in a given area.
Biotic Index Values (Q Values)	The Biotic Index Values, or Q values, are assigned to rivers in accordance with biological monitoring of surface waters - low Q ratings, as low as Q1, are indicative of low biodiversity and polluted waters, and high Q ratings, as high as Q5, are indicative of high biodiversity and unpolluted waters. Good status as defined by the Water Framework Directive equates to approximately Q4 in the national scheme of biological classification of rivers as set out by the Environmental Protection Agency.
Birds Directive	Council Directive of 2nd April 1979 on the conservation of wild birds (79/409/EEC).
Built Environment	Refers to both architectural heritage and archaeological heritage.
Cumulative Effects	Effects on the environment that result from incremental changes caused by the strategic action together with other past, present, and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space
Data	Includes environmental data, proxy data, any other relevant statistical data.
Ecology	The study of relationships between living organisms and between organisms and their environment (especially animal and plant communities), their energy flows and their interactions with their surroundings.
Environmental Assessment	The preparation of an environmental report, the carrying out of consultations, consideration of the environmental report and the results of the consultations in decision-making and the provision of information on the decision (in accordance with Articles 4 to 9 of the SEA Directive).
Environmental	Environmental resources, issues and trends in the area affected by

Characteristics	the P/P.
Environmental Impact Assessment (EIA)	An ordered exercise designed to enable the environmental impacts of a proposed development/project to be anticipated before the project is carried out.
Environmental Impact Statement (EIS)	A statement of results from the ordered exercise which focuses on anticipating all environmental impacts of significance of a proposed development, prior to implementation or construction, and which specifies those measures which should be taken to eliminate or mitigate such impacts to an acceptable level.
Environmental indicator	An environmental indicator is a measure of an environmental variable over time, used to measure achievement of environmental objectives and targets.
Environmental objective	Environmental objectives are broad, overarching principles which should specify a desired direction of environmental change.
Environmental Problems	Annex I of Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment (the Strategic Environmental Assessment Directive) requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse. Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the outset they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.
Environmental Receptors	Include biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological) and landscape as listed in the SEA Directive. This list is not exhaustive, and can include other receptors which may arise for a particular P/P.
Environmental Report (ER)	A document required by the SEA Directive as part of an environmental assessment which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.
Environmental Targets	A target usually underpins an objective often having a time deadline that should be met and should be accompanied by limits or thresholds.
Environmental Vectors	Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings.
Evolution of the Baseline	A description of the future state of the baseline in the absence of a plan or programme assuming 'business as usual' or 'do nothing' scenarios, depending on which is more reasonable for the P/P being proposed.
Geographical Information System (GIS)	is a computer system that collects, stores, views and analyses geographical information and commonly creates maps as an output
Geology	Science of the earth, including the composition, structure and origin of its ROCKS

Habitat	Area in which an organism or group of organisms live.
Habitats Directive	Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
Habitats Directive Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites)
Hierarchy of Plans	Both higher and lower-level P/P relevant to the P/P being assessed.
Indirect effect	Any aspect of a P/P that may have an impact (positive or negative) on the environment, but that is not a direct result of the proposed P/P. May also be referred to as a secondary effect
Interrelationships	Associations or linkages, related to environmental impact of the proposed P/P usually on environmental receptors.
Issues Paper	Paper produced as part of the consultation process, usually for Land Use Plans, to facilitate consultation with stakeholders on key issues.
Key environmental issues	Those significant environmental issues, which are of particular relevance and significance within a P/P area and/or the zone of influence of that P/P. These issues should be identified during SEA Scoping process.
Key environmental receptors	Aspects of the environment likely to be significantly impacted by the proposed P/P.
Material Assets	Critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment transportation etc.
Member States	Those countries that belong to the European Union.
Mitigate	To make or become less severe or harsh
Mitigation Measures	Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a plan, programme or project. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration should be given in the first instance to preventing such effects or, where this is not possible, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: avoid effects; reduce the magnitude or extent, probability and/or severity of effects; repair effects after they have occurred; and compensate for effects, balancing out negative impacts with other positive ones.
Monitoring	A continuing assessment of environmental conditions at, and surrounding, the plan or programme. This determines if effects occur as predicted or if operations remain within acceptable limits, and if mitigation measures are as effective as predicted. The primary purpose of monitoring is to identify significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.
Monitoring Programme	A detailed description of the monitoring arrangements to be put in place to carry out the monitoring of the impact of the proposed P/P on the environment including frequency of monitoring, who has responsibility for monitoring, and responses if monitoring identifies significant negative impacts.
Natura 2000 Site	Designated European Site. In combination Special Areas of

	Conservation and Special Protection Areas will constitute Natura 2000 network of protected sites for habitats and species across the EU.
Natural Heritage	Refers to habitats and species of flora and fauna.
Non-technical summary	A summary of the findings of the ER, summarized under the headings listed in Annex 1 of the SEA Directive, can be readily understood by decision-makers and by the general public. It should accurately reflect the findings of the ER.
Plan or Programme	Including those co-financed by the European Community, as well as any modifications to them: - which are subject to preparation and/or adoption by an authority at national, regional, or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and - which are required by legislative, regulatory, or administrative provisions. In accordance with the SEA Directive, P/P that require SEA are those that fulfil the conditions listed in Article 2(a) and Article 3 of the SEA Directive.
Post-mitigation residual impacts	Environmental effects that remain after mitigation measures have been employed.
Protected Structure	Protected Structure is the term used in the Planning Act of 2000 to define a structure included by a planning authority in its Record of Protected Structures. Such a structure shall not be altered or demolished in whole or part without obtaining planning permission or confirmation from the planning authority that the part of the structure to be altered is not protected.
Proxy data	Is a measure of activity resulting from a P/P which provides information on environmental impact without the need for a direct measure of an environmental receptor. For example, an increase in the number of vehicles (activity resulting from a P/P) can provide information on the impact on air quality and greenhouse gases without having to measure the concentration of these parameters in the receiving environmental receptor.
Public	One or more natural or legal persons and, in accordance with national legislation or practice, their associations, organisations or groups.
Recorded Monument	A monument included in the list and marked on the map which comprises the Record of Monuments and Places that is set out County by County under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified. Any works at or in relation to a recorded monument requires two months' notice to the Department of the Environment, Heritage and Local Government under section 12 of the National Monuments (Amendment) Act, 1994.
Scoping	The process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.
Screening	The determination of whether implementation of a P/P would be likely to have significant environmental effects on the environment.

	The process of deciding whether a P/P requires SEA.
SEA Directive	Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.
SEA Statement	A statement summarising: <ul style="list-style-type: none"> - how environmental considerations have been integrated into the P/P - how the ER, the opinions of the public and designated authorities, and the results of transboundary consultations have been taken into account - the reasons for choosing the P/P as adopted in the light of other reasonable alternatives.
Secondary effect	Effects that are not a direct result of the P/P, same as indirect effect.
Sensitivity	Potential for significant change to any element in the environment that is subject to impacts.
Short-term effects	These are typical of those effects that may occur during construction stage of a development, for example, the increased traffic going to and from a site during construction, or the noise associated with construction activities.
Significant effects	Effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
SPA	Special Protection Area under Birds Directive (79/409/EEC), designated for bird species listed in Annex I of the Directive, in particular internationally important concentrations of migratory and wetland birds. Designation is focused on habitats of these species.
Statutory Authority	The authority by which or on whose behalf the plan or programme is prepared.
Statutory Instrument	Any order, regulation, rule, scheme or bye-law made in exercise of a power conferred by statute.
Strategic Actions	Strategic actions include Policies, which may be considered as inspiration and guidance for action, and which set the framework for plans and programmes; Plans, sets of co-ordinated and timed objectives for the implementation of the policy; and Programmes, sets of projects in a particular area.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it. The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment
Strategic Environmental Objective (SEO)	Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national, and regional policies which generally govern environmental protection objectives and against which the environmental effects of the County Development Plan can be tested. The SEOs are used as standards

	against which the objectives of the County Development Plan can be evaluated to help identify areas in which significant adverse impacts are likely to occur, if not mitigated.
Synergistic effect	Effects that, when totaled, result in a greater or lesser effect than the sum of the individual effects.
Threshold	Magnitude of a project, which if exceeded, will trigger the requirement for an Environmental Impact Assessment.
Transboundary Consultation	If a plan or programme is being prepared that is likely to have significant effects on the environment in another Member State, or where a Member State likely to be significantly affected so requests, the Member State in whose territory the plan or programme is being prepared shall, before the plan or programmes adoption or submission to the legislative procedure, forward a copy of the Plan or programme and the relevant environmental report to the other Member State.
Zone of Influence	The area over which a plan can impact on the environment.

Chapter One – Introduction

1.1 Purpose of this Report

This Environmental Report has been prepared as part of the Strategic Environmental Assessment of the **Clare County Development Plan 2023-2029** in accordance with national and EU legislation. It sets out how the SEA has been undertaken and presents the findings of the assessment of the policies and objectives coupled with an assessment of the settlements identified in the CDP together with its reasonable alternatives.

The Environmental Report complies with the requirements of the Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) as implemented in Ireland through Statutory Instrument (S.I) No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (as amended). These regulations are a statutory requirement for plans or programmes which could have significant environmental effects, and the assessment process aims to identify where there are potential effects and how any negative effects might be mitigated.

The assessment and Environmental Report have been completed by Clare County Council and informed by the associated Natura Impact Report prepared by RPS, the Flood Risk Assessment prepared by JBA on behalf of Clare County Council together with all other relevant information available to the Local Authority to inform the assessment process.

1.2 Background

The Development Plan is the principal policy document of the Planning Authority which sets out an overall strategy for the proper planning and sustainable development of its functional area over a 6-year period. Development Plans comprise of a written statement supported by maps indicating the development objectives for the area in question, including several mandatory objectives. A Planning Authority is required to prepare and adopt a Development Plan every 6 years. Not later than 4 years after the adoption of the Development Plan, a Planning Authority is required to review its existing Development Plan and commence the preparation of a new one. The preparation, content and adoption of a Development Plan are governed by the provisions of the Planning and Development Act 2000, as amended. In general, the preparation and adoption of a Development Plan is a 2-year process and involves a number of stages, the first of which is consultation with the public and other interested bodies. The existing Clare County Development Plan 2017-2023 (as varied) was adopted by the Elected Members of Clare County Council on 19th December 2016 and will remain in force until **April 2023** following adoption by the Elected Members.

The Government recently published Project Ireland 2040 (National Planning Framework (NPF) and National Development Plan 2018-2027). Clare now forms part of the Southern Regional Assembly with the Regional Spatial and Economic Strategy (RSES) coming into effect on the 31st of January 2020. This included the Limerick-Shannon Metropolitan Area which encompasses Shannon as a key town and will accommodate significant job and population increases within the lifetime of the new Clare County Development Plan 2023-2029.

Plate 1.0 illustrates the position of the Development Plan in the Irish Planning Hierarchy. The NPF and the RSES contain higher level policy and objectives which will in turn steer the development of

County Clare at a lower level and it will be necessary to show evidence of adherence to these plans as part of the CDP.



Plate 1 Irish Planning system Hierarchy

In accordance with Section 11 of the Planning and Development Act, 2000 (as amended) a planning authority is legally obliged to prepare a Development Plan (CDP) for its functional area every six years. However, section 11(AB) of the same Act states that ‘*the council shall, not later than 4 years (or such longer period, not exceeding 5 years, as the Minister may specify by order) after making of a development plan, give notice of its intention to review its existing development plan and to prepare a new development plan for its area*’. Section 11 (1) (b) of the Planning and Development Act 2000 as amended sets out additional legislative provisions for the initiation of the review of County Development Plans to enable the incorporation of the National Planning Framework and the Regional Spatial and Economic Strategy into a development plan:

(i) where notice of a development plan review to be given is prior to the making of the relevant regional spatial and economic strategy, then notice of the review shall be deferred until not later than 13 weeks after the relevant regional spatial and economic strategy has been made,

(ii) where a development plan review has commenced and a draft plan has not been submitted to the members of the planning authority concerned in accordance with subsection (5) (a) prior to the making of the relevant regional spatial and economic strategy, then the review process shall be suspended until not later than 13 weeks after the making of the relevant regional spatial and economic strategy,

(iii) where notice of a development plan review to be given would be more than the period of 26 weeks after the making of the relevant regional spatial and economic strategy, then each planning authority concerned shall, within that period, either —

(I) give notice of a development plan variation in accordance with section 13, or

(II) give notice of a development plan review.

Section 11 (1) (b) (iii) (II) is of relevance to Clare County Council as the current Development Plan was adopted in December 2016 and a review had not commenced before the adoption of the Regional Spatial and Economic Strategy for the Southern Region (RSES) on the 31st January 2020. Therefore, the review process for the Draft County Development Plan 2023-2029, commenced on the 18th of September 2020, with the publication of the Strategic Issues Paper for the County.

1.2.1 Extension of Time

Clare County Council took the decision to avail of new legislation as set out in the Planning and Development (Amendment) Act 2021 and to initiate the process to extend the period to prepare the new Clare County Development Plan 2022-2028. A necessary consequence of this was to first extend the duration of the existing Clare County Development Plan 2017-2023 (as varied) and in the first instance to examine the impact of the proposed extension of duration of the existing development plan regarding the effects on the integrity of European sites.

In doing so, the Planning Authority of Clare County Council sought an additional period of up to 7 months to prepare the new Clare County Development Plan 2022-2028, which would result in the new Plan coming into effect by the 30th of April 2023. The appropriate plan period of the current Clare County Development Plan 2017-2023, as varied, ends on the 19th of March 2023 (This includes for the 54 days as set out in accordance with the provisions of section 251 of the Planning and Development Act 2000, as amended, which is covered by the SEA/AA of the current Development Plan).

In line with the requirements of the Planning and Development (Amendment) Act 2021 together with the SEA Directive, Screening for Strategic Environmental Assessment was required to establish if there could be any potential for environmental effects by extending the plan period of the current Clare County Development Plan 2017-2023 from the 19th March 2023 to 30th April 2023.

In compliance with Section 11D(2)(a) of the Planning and Development Act 2000, as amended, the Planning Authority has carried out Screening for Strategic Environmental Assessment (SEA) in considering the extension of duration of the existing Clare County Development Plan 2017-2023 (as varied), in accordance with the Strategic Environmental Assessment Directive (2001/42/EC) and pursuant to Article 13B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No.436 of 2004), as amended.

Following the undertaking of Screening for appropriate assessment it was determined that the proposed extension of duration was not directly connected with or necessary to the management of a European Site; and that there is no potential to affect the integrity of any European Site(s). Consequently, it was determined that Appropriate Assessment of the proposed extension of duration was not required. This process was undertaken in accordance with the requirements under: European Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora; and European Union (Birds and Natural Habitats) (Amendment) Regulations 2021.

Taking into account the content of the extension of duration, the Screening for Appropriate Assessment and the SEA assessment as outlined in the SEA Screening Report with respect to Schedule 2A '*Criteria for determining whether a plan is likely to have significant effects on the environment*', it was determined that SEA was not required in accordance with SEA requirements under: Directive 2001/42/EC of the European Parliament and of the Council of Ministers of 27 June 2001 on the Assessment of the Effects of

Certain Plans and Programmes on the Environment; and European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), as amended.

1.2.2 County Clare

County Clare is situated on the west coast of Ireland in the province of Munster, covering an area of 318,784 hectares (787,715 acres) and home to a population of 118,817 (Census 2016). The National Planning Framework sets out the population target for growth for the County to 2031. The population target is lower than previous population target allocations for the County. The Core Strategy for the new County Development Plan 2023-2029 must realign population growth in terms of its distribution throughout the towns and villages of the County. It is bounded by the counties of Galway to the north, Tipperary to the east and Limerick to the south. Its natural surface water boundaries comprise of Galway Bay to the north, the River Shannon and Lough Derg to the east and the Shannon Estuary to the south and the Atlantic seaboard to the west.

The County has a diverse topography, varying from bare limestone pavement to estuarial mudflats and from high Atlantic cliffs to inland water ways and lakes. The County's coastline is 360km in length. Much of the county has underlying limestone strata which is highly permeable. County Clare is noted for its agriculture, tourism and landscapes including the Burren National Park, renowned for its physical and cultural heritage.

Ennis is the County town and the administrative centre of County Clare as well as being identified as a Key Town in the RSES for the Southern Region. As outlined in the Regional Spatial Economic Strategy (RSES) for the Southern Region, Ennis is identified as a large population scale urban centre functioning as self-sustaining regional driver and as a key town. With a population of 25,276 in 2016, it is the largest town in Munster and the fifth largest settlement in the Region. The triangle of Limerick-Shannon-Ennis is recognised as the economic engine of the Mid-West. The M18 has created a greater synergy and connection between Ennis and Galway and there is potential to attract economic drivers/infrastructure such as data centres.

Shannon forms part of the Limerick Shannon Metropolitan Area and is seen as a significant employment centre with assets such as Shannon International Airport, Shannon Free Zone and the International Aviation Services Centre (IASC). The Limerick-Shannon Metropolitan Area Strategic Plan (MASP) seeks to integrate sustainable economic and social development with the protection and enhancement of the natural environment whilst ensuring our transition to a climate resilient society. Shannon will be a key economic driver within the Metropolitan Area and will accommodate significant job and population increases within the lifetime of the new Clare County Development Plan 2023-2029.

The County is well served by air, road, and rail transport facilities. Shannon International Airport caters for over 2 million passengers per year (pre COVID) providing services to the UK, Europe, and USA. Strategic road access is provided by the Ennis by-pass and the N18/M18 motorway, creating easy connectivity with the rest of the country. The Western Rail Corridor provides regular daily commuter services between Ennis and Limerick to Dublin and between Ennis and Athenry and Galway. Marine access and transport are provided for at Moneypoint, Killimer, Shannon Airport and harbours along the Atlantic coastline. The potential for greater accessibility along the deepwaters of the Shannon Estuary has been the subject of the Strategic Integrated Framework Plan for the Shannon Estuary.

Commerce and trade are the greatest source of employment in the County. Outside the Industrial/business, retail and administrative employment centres of Shannon, Ennis and Kilrush, tourism and agriculture are two of the primary industries in the County.

The physical, social and community infrastructure in the towns and villages around the County continue to be progressed.

As per Volume 3 the county is split into 4 Municipal Districts within which the settlements are contained as per **Figure 1.1**.

Volume 3 – Municipal District Settlement Plans

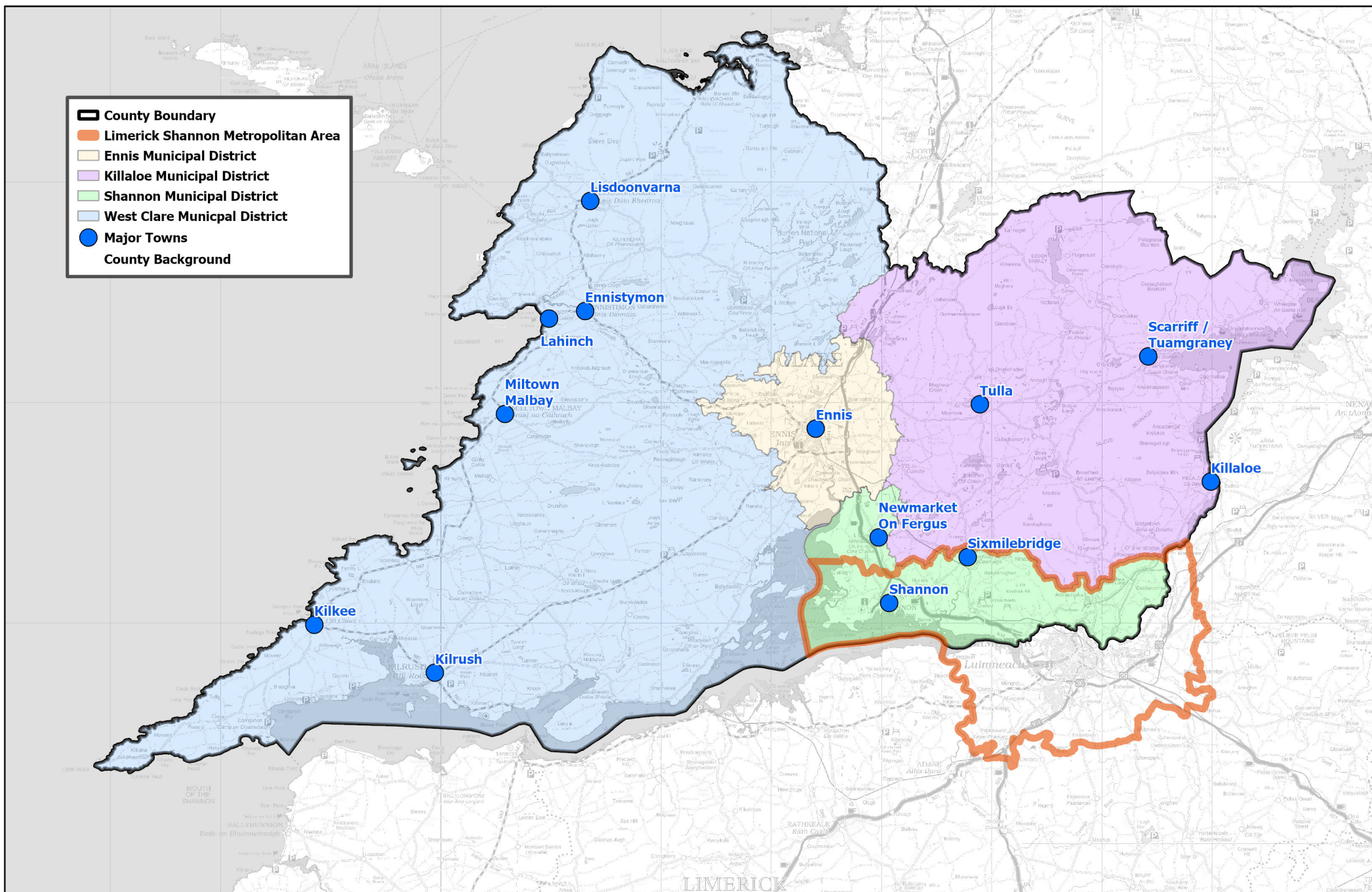
This volume contains individual settlement plans and land use zoning details for each of the towns and villages in the municipal districts of the County as follows:

Volume 3(a) – Ennis Municipal District Settlement Plans

Volume 3(b) – Shannon Municipal District Settlement Plans

Volume 3(c) – Killaloe Municipal District Settlement Plans

Volume 3(d) – West Clare Municipal District Settlement Plans



1.2.3 Interaction with Other Relevant Plans and Programmes

As part of the SEA process, the context of the Clare County Development Plan 2023-2029 must be established regarding other plans and programmes that have been adopted at the International, European, National and Regional levels. The purpose of the review is to take into consideration the legislative and policy framework within which the Clare County Development Plan 2023-2029 must comply. The review is set out in Chapter 4 of the SEA Environmental Report.

1.2.4 Settlement Hierarchy and Strategy

All the policies and objectives of this Clare County Development Plan 2023-2029 flow from and are consistent with the higher level national and regional policies and strategies. The Core Strategy population target tables set out in **Tables 3.2 to 3.3.7 of Chapter 3** of the written statement of the County Development Plan; identify the relevant population figure and housing land requirement for each of the settlements in the Settlement Hierarchy. These population targets and land requirements are reflected in the settlement plans set out in **Volume 3** of this development plan.

Strong settlements are the mainstay of a strong county. Vibrant and viable settlements that provide a range of jobs, services and housing choice not only create the basis of strong economies and communities, but also support a greater range of sustainable modes of transport, both within and between settlements. The development of a range of settlements that work together to the benefit of the county and all its inhabitants, including those in rural areas, can only occur in a planned way. The main tool of achieving this is a Settlement Strategy based on the Core Strategy which will enable the proper planning and sustainable development of towns, villages, and rural areas.

The Settlement Strategy for County Clare is outlined in full in **Chapter 4** of the written statement of the County Development Plan. It gives effect to the NPF and the RSES and will act as a guide to the location and scale of new development over the course of the lifetime of this development plan. There is a clear link between the Settlement Hierarchy and the role of the Hub of Ennis and the Limerick-Shannon MASP; the population target for the county, the designation of Service Towns as set out in the Regional Spatial and Economic Strategy for the Southern Region and the population targets and housing requirements for each settlement in the County Clare Settlement Hierarchy.

The Settlement Strategy for County Clare seeks to ensure a good quality of life for those who live and/or work in the County through the achievement of a network of vibrant settlements, strong rural areas, sustaining and increasing population levels and job/service provision. The Strategy guides where, when, and how new development should take place in a manner, scale and form that is appropriate, having regard to national policy, the settlement hierarchy and target populations (outlined in **Chapter 3 of Volume 1**), the local characteristics and the physical constraints of individual areas within the County.

The Settlement Strategy aims to ensure that future development is directed in a balanced, sustainable, and plan-led manner across the County. It recognises the roles of the countryside and all the designated towns, villages, and clusters in Clare in achieving a balanced Settlement Strategy for the County.

The settlement statements and plans contained in **Volume 3** of the Plan set out detailed policies, objectives, and land use zonings for every settlement in accordance with their position and role in the Settlement Hierarchy. The position of a settlement within the Settlement Hierarchy provides an indication of the potential scale of population growth permissible over the lifetime of the Plan and therefore plays a key role in the appropriate delivery of the population targets outlined in Chapter 3 of the Plan.

The Settlement Strategy aims are linked with and support relevant policies and objectives elsewhere in the Plan to ensure that in addition to being centres of population the settlements also deliver on their roles as employment and service centres.

The range of locations in County Clare from the County Town of Ennis, the service towns of Kilrush, Scariff/Tuamgraney and Ennistymon/Lahinch, to the smaller towns, rural villages, clusters, and countryside is called the Settlement Hierarchy and is outlined in **Figure 1.3** and **Table 1.1** below. The Hierarchy is based not only on population, but on a variety of strategic long-term planning and land use concerns including: the capacity of individual areas to accommodate growth; availability of road, rail and air transport; availability of water and wastewater services; availability of education facilities; and the requirement to revitalise rural areas. In addition, the requirements of the Strategic Environmental Assessment (SEA) process informed the preparation of the Settlement Hierarchy.

Key Town

Ennis



Metropolitan Area (Key component of the Limerick-Shannon Metropolitan Area Strategic Plan)

Shannon, SDZ

Sixmilebridge (Small Town)

Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North (Meelick) (Large villages)

Ardnacrusa, Cratloe, O'Briensbridge (Small villages)



Service Towns

Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney



Small Towns

Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, and Tulla



Large Villages

Tier 1

Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh, Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer

Tier 2

Kiladysert, Kilmihil



Small Villages

Barefield, Bridgetown, Broadford, Carrigaholt, Cooraclare, Doolin, Kilmaley, Kilmurry, Labasheeda, Lissycasey

Ballinruan, Ballyea, Ballynacally, Bellharbour, Bodyke, Boston, Caher, Carron, Clooney, Connolly, Cranny, Creagh, Cross, Doonaha, Fanore, Flagmount, Inch, Kilbaha, Kilbane, Killanena, Kilmurry McMahon, Kilnaboy, Kilnamona, Kilshanny, Knock, Knockerra, Moy, Moyasta, O'Callaghans Mills, Ogonelloe, Querrin, Ruan, Spanish Point, Toonagh, Tubber



Clusters

Ardkyle, Ballaghboy No.1, Ballaghboy 2, Ballinooskey/Lisconner, Ballintlea South, Ballintlea South 2, Ballycar, Ballycorick, Ballyduff, Ballyea South, Ballyfaudeen, Ballyhannon North, Ballyhannon South No.1, Ballyhannon South No.2, Ballygireen, Ballymacahill, Ballymorris, Ballynagun West, Ballyveskil/Tiermaclane, Ballyvonnavaun/Deerpark, Ballyvrislaun, Barntick, Barloughra, Bartra, Bealaha, Bearnafunshin/Ballyogan, Beevrack, Behagh, Buncraggy, Caherea, Caherush, Cappa, Sixmilebridge, Carrowmeer, Castlecrine, Castlequarter, CastlequarterKilkeedy, Cloonadrum, Cloonanaha, Cloonoughter, Coogyulla Cross, Coolisteige, Cratloekeel, Crosses of Annagh, Deerpark/Corlack, Doonass, Drumandoora, Drumdrehid, Drumeen, Drumline 1, Drumline 2, Drummina, Drumquin, Finvarra, Garraun, Garraunboy, Gilloge, Kildorus, Killeenan, Killow/Knockanimana, Kilmaley Lower, Kilmore, Kineilty, Knockfin, Knockloskeraun, Leamaneigh More, Lisduff, Lisheen, Luogh South, Manusmore, Maurices Mills, Meelick, Monaskeha, Mooghaun North, Mortyclough, Mountrivers Cluster, Murrooghkilly, Murroughtoohey South, New Quay, Newtown Cloonlara, Noughaval, Portdrine, Poulawillin, Rockforest/Aughrim, Roo East, Sooreeny, South of Rosshanagher Bridge, Spancill Hill, Streamstown, The Wells, Tromra, Urlan More/Bellsfort, Williamstown, Woodpark



Countryside

The countryside are those parts of County Clare outside of recognised settlements



1.3 Nature of Zonings

At the outset, it should be noted that a development proposal that complies, in principle, with the relevant land use zoning, will not automatically be guaranteed or granted planning permission. Clare County Council shall consider each proposal for development on its individual merits having regard to Section 34 of the Planning and Development Act 2000 (as amended).

The following describes the individual zonings proposed in each of the settlements across the county:

Agriculture

This zone is for the use of land for agricultural purposes and farming-related activities and to preserve the amenity of the town or village setting. Individual dwellings for permanent occupancy of established landowners (i.e., within family ownership for the preceding 10 years) will be open for consideration subject to normal site suitability considerations.

Airport

Land zoned for airport development shall be used for airport-related uses, buildings, infrastructure and services and compatible aviation-related businesses and industries.

Buffer Space

Buffer spaces are intended to provide a buffer of undeveloped land for the conservation of biodiversity, visual amenity, or green space. Buffer spaces may include natural features such as floodplains, riparian zones, turloughs, valuable biodiversity areas including designated sites, amenity areas, woodlands, hedgerows, green spaces, and archaeological features.

Commercial

The use of land zoned for 'commercial' purposes shall be taken to include the use of the lands for commercial and business uses including offices, service industry, warehousing and the facilitation of enterprise/retail park/office type uses as appropriate. Retailing is open for consideration on this zoning, provided that a sequential test is carried out and the lands are demonstrably the optimum location for the nature and quantum of retail development proposed.

Neighbourhood Centre

It is intended that land zoned for 'neighbourhood centre' will be developed to provide an appropriate range of local services including commercial, retail and community uses, to support the population of the surrounding area.

Community

The development of lands for community uses shall be taken to include the use of lands for community, civic, health services, public or educational uses including the provision of schools, community halls, healthcare facilities and any other facility that is intended to provide some form of community service. Public or private delivery is not a factor in this case.

Enterprise

Lands zoned for ‘enterprise’ shall be taken to include the use and development of land for high end research and development, business science and technology-based industry, financial services, call centres/telemarketing, software development, data centres, enterprise and incubator units, small/medium manufacturing, or corporate office in high quality campus/park type development.

It is intended that such developments will have high quality architectural design and landscaping. This zoning allows for ‘walk to’ support facilities such as canteen, restaurant or crèche services which are integrated into employment units and are of a nature and scale to serve the needs of employees on the campus.

This zoning also allows for associated power generating infrastructure as well as transportation infrastructure such as car and bicycle parking and bus stop shelters. This zoning excludes general retail, retail park outlets, motor sales/servicing activities and heavy industrial undertakings.

Lands zoned for ‘enterprise’ in large villages and small villages shall be taken to include the use and development of land for small-scale business and enterprise development such as incubator units, craft centres/workshops, small-scale manufacturing, local digital/technology business etc. Retail use on these sites shall only be considered where it is ancillary to the main activity taking place.

Enterprise developments in large villages and small villages must have a high standard of architecture and landscaping and must be relative and appropriate to their scale, size, and character.

Existing Residential

The objective for land zoned ‘existing residential’ is to conserve and enhance the quality and character of the areas, to protect residential amenities and to allow for small scale infill development which is appropriate to the character and pattern of development in the immediate area and uses that enhance existing residential communities. Existing residential zoned land may also provide for small-scale home-based employment uses where the primary residential use will be maintained.

Industry

The use of land for industry uses shall be taken to include the use for industrial processing or manufacturing of a scale and nature where there is significant goods, manufacturing, and related issues. Uses of this nature may result in the generation of emissions.

This type of industrial activity may also be subject to the SEVESO Directives, the main EU legislation dealing with the control of onshore major accident hazards involving dangerous substances.

A mix of uses such as office-based or retail development is not considered appropriate in areas zoned for industrial development.

Light Industry

The use of land for light industry shall be taken to include uses where the primary activity is the manufacture of a physical product. The use for industry/manufacturing, incubator units, distribution,

open storage, transport operating centres and the treatment/recovery of waste material is acceptable.

Processes carried out, or the machinery/plant installed on land zoned for Light Industry must be such that they could be carried out or installed without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.

Uses such as retail development or small/medium office-based developments are not considered appropriate in areas zoned for light industry, save where it is ancillary to the main use of the development. Large-scale office type development (>1000m²) such as call centres are open to consideration subject to compatibility with surrounding land uses.

Low Density Residential

This zoning refers to the use of lands to accommodate a low-density pattern of residential development, primarily detached family dwellings. The underlying priority shall be to ensure that the character of the settlement/area is maintained and further reinforced by a high standard of design. Proposed developments must also be appropriate in scale and nature to the areas in which they are located.

Marine-Related Industry

Land zoned for marine-related industry shall provide for marine-related industry and large-scale uses that create a synergy with the marine use. Marine-related industry shall be taken to include the use of land for industry that, by its nature, requires a location adjacent to estuarine/deep water including a dependency on marine transport, transshipment, bulk cargo or where the industrial processes benefit from a location adjacent to the marine area.

Maritime/Harbour

The use of land for maritime/harbour related activity shall be taken to include the use of land, including harbours and piers, that will facilitate small-scale, water-based commercial or tourism activity and associated facilities including carparking facilities.

Mixed Use

The use of land for 'mixed use' developments shall include the use of land for a range of uses, making provision, where appropriate, for primary and secondary uses e.g., commercial/retail development as the primary use with residential development as a secondary use. Secondary uses will be considered by the local authority having regard to the character of the given area.

On lands that have been zoned 'mixed-use' in or near town or village centres, a diverse range of day and evening uses is encouraged and an over-concentration of any one use will not normally be permitted.

Open Space

It is intended that lands zoned 'open space' will be retained as undeveloped open space, mainly for passive open space related activities. The open space/park areas could contain active play facilities

such as children's play areas, but these would only be a small component of the overall areas involved.

Recreation

This category of zoning provides for the use of land for the provision of sports grounds/playing pitches, golf courses, tennis courts and other active indoor and outdoor recreational facilities that contribute to meeting the leisure, recreation and amenity needs of the immediate community and/or the wider area.

Residential

Residential use shall be taken to primarily include the use of land for domestic dwellings. It may also provide for a range of other uses particularly those that have the potential to foster the development of new residential communities e.g., schools, crèches, open spaces etc.

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.

In addition to protecting these lands for the long-term expansion of these settlements, consideration may be given to the development of some of the strategic reserve before the end of the current plan period where the Planning Authority is satisfied that the development of zoned land is progressing faster than expected and a shortage of available lands may arise where residential zoned land may not be delivered as expected.

The development of such lands will only be considered from the beginning of year four of the Plan (October 2027) in order to give zoned land an opportunity to come forward for development, and where it can be clearly demonstrated to the satisfaction of the planning authority that a zoned parcel of land will not come forward for development due to infrastructural or other demonstrable constraints during the remaining period of the Plan, and the proposed strategic residential reserve lands can be serviced and offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential development with good connectivity and access to services and amenity.

Tourism

Land zoned for tourism development shall be used for a range of structures and activities which are primarily designed to facilitate tourism development and where uses are mainly directed at servicing tourists/holiday makers and visiting members of the public.

Transport Utilities

It is intended that land zoned ‘transport utilities’ will be reserved for the provision of infrastructure required to move people and goods by rail, bus, car or bicycle including existing and proposed train stations, bus stations and coach parks.

University Zone

It is intended that lands identified as ‘University Zone’ will be reserved to accommodate development and uses associated with higher education including research and development, student/campus accommodation, residential uses complementary to the uses contained within the University Zone, student support services, enterprise/start-up business units, commercial units linked to the research and development role, recreation, sport and social facilities and open spaces. This zoning is suitable for designation as a Strategic Development Zone (SDZ).

Utilities/Infrastructure Safeguard

It is intended that land zoned ‘utilities’ and ‘infrastructure safeguard’ will be reserved for the existing and future provision of key infrastructural services and the upgrading of existing services and infrastructure relating to road, rail, air, electricity, telecommunications, gas, water and wastewater treatment services.

Strategy for Growth and Sustainable Communities - Village Growth Areas

The strategy for the sustainable growth of the village and its community is through consolidation and regeneration that promotes compact sequential growth and supports and strengthens a sustainable village community and its rural hinterland. This will be achieved by encouraging small scale growth in areas which make a positive contribution to the overall enhancement of the village and sustains it into the future. In line with this approach and to promote vibrant rural villages, village growth areas have been identified which provide opportunities and choice for development, including small scale commercial, enterprise, community, services/facilities as well as small scale cluster housing, all of which offer a viable and attractive option for rural living within a village community and setting.

The Small Villages of County Clare have a predominantly rural character with some public/community services such as a church, school, shop, etc. Their attractive character and community infrastructure, provide opportunities for sites for independent development and low-density cluster style residential developments to act as viable alternatives to single housing in the countryside. The Council will seek investment in this regard to develop the “New Homes in Small Towns and Villages” initiative in this regard. In addition to small-scale, incremental residential growth, appropriate commercial or employment-generating developments that are of a scale and nature that is sympathetic to the existing village will also be encouraged. Both residential and commercial growth in these settlements will be monitored over the Plan period.

The village boundaries are illustrated on the individual settlement land use plans which can be found in Volume 3 of this Plan and a long-term timeframe for the development of these villages is considered to be appropriate. The settlement statements and land use plans for the small villages and the associated Village Growth Area designations seek to achieve compact growth though

brownfield redevelopment and the regeneration of underutilised sites to address issues such as dereliction and vacancy, to promote the shift to sustainable transport modes and to enhance the connectivity to, and the viability of local shops and services. The areas identified as village growth areas allow for the sustainable compact growth of small villages, providing opportunities for small scale cluster type housing, as well as for other uses appropriate to the function, size, and scale of the settlement.

1.4 Zoning Matrix

Appendix 2 of Volume 1 the written statement outlines the Land Use Zoning Matrix for the Clare County Development Plan 2023-2029. This matrix lists the most common forms of development and classifies whether the proposed use is acceptable in principle, or otherwise, on lands that are zoned for a particular use. Each proposal submitted to the Council for consideration will be assessed based on its own individual merits.

✓ **‘Permitted in Principle’**

‘Permitted in Principle’ means that the proposed use is generally acceptable subject to normal planning process and compliance with the relevant policies, objectives, standards, and requirements as set out in the County Development Plan, and by other government bodies/sections, in accordance with the proper planning and sustainable development of the area. If a proposal is indicated to be ‘Permitted in Principle’ in the zoning matrix, this does not imply that planning permission will automatically be granted as other factors must be considered and each proposal for development is considered on its individual merits.

O **‘Open for Consideration’**

The proposed use may be permitted where the local authority is satisfied that it is in compliance with the zoning objectives, standards and requirements as set out in the County Development Plan and by other government bodies/sections, and will not conflict with the permitted, existing or adjoining land uses in accordance with the proper planning and sustainable development of the area.

X **‘Not Normally Permitted’**

The proposed use will not normally be favourably considered by the local authority, except in exceptional circumstances, and in such instances, the development may represent a material contravention of the Plan. This may be due to envisaged negative impacts on existing and permitted uses, incompatibility with policies and objectives contained in the County Development Plan or it may be contrary to the proper planning and sustainable development of the area.

Uses not Listed in the Zoning Matrix

Proposed land uses which are not listed within the land use zoning matrix will be considered on a case-by-case basis having regard to the proper planning and sustainable development of the area and compliance with the relevant policies and objectives, standards and requirements as set out in this Clare County Development Plan 2023 - 2029, guidelines issued by the Department of Housing, Local Government and Heritage other government bodies / sections.

‘Non-conforming uses’

‘Non-conforming uses’ are established uses that do not conform to the zoning objectives of the Plan. Generally, the Council will consider reasonable extensions and improvements to premises that accommodate non-conforming uses if it would not be injurious to the amenities of the area and is consistent with the proper planning and sustainable development of the area.

Chapter Two - SEA Methodology

2.1 Introduction

Strategic Environmental Assessment (SEA) is a process for evaluation, at the earliest appropriate stage, the environmental effects of plans or programmes before they are adopted. It also gives the public and other interested parties an opportunity to comment and to be kept informed of decisions and how they were made. An early consideration of environmental concerns in the planning process creates an opportunity for environmental factors to be considered explicitly alongside other factors such as social, technical, or economic aspects. SEA became a statutory requirement for certain plans and programmes following the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive). This was transposed into Irish Law through Statutory Instrument (SI). No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (as amended) and the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) which became operational on the 21st of July 2004. SI No. 435 of 2004 was amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendments) Regulations 2011 (SI No. 200 of 2011). Collectively, this legislation is referred to as the “SEA Regulations” for the purposes of this report.

SEA is a key process that promotes sustainable development and highlights significant environmental issues within the planning regime. The purpose of SEA is to evaluate the likely significant effects of implementing a plan or programme formally and systematically, in this instance the Clare CDP 2023-2029. The report identifies the significant environmental effects of the Plan on the environment and where significant effects are identified, recommends appropriate mitigation measures to avoid or reduce such effects. SEA is an iterative process and has informed and influenced the preparation of the Clare CDP throughout the process. This Environmental Report forms part of the SEA of the Clare CDP and documents the SEA process. It is the key consultation document in the SEA process and facilitates interested parties to comment on the environmental issues associated within the Clare CDP. This Environmental Report forms part of the SEA on the Clare CDP and should be read in conjunction with the Clare CDP itself.

2.2 SEA Process

The preparation of the Clare County Development Plan 2023-2029 requires a full SEA as outlined in **Chapter 1**. The SEA process can be categorised into several stages as summarised in **Table 2.1**.

Table 2.1 Summary of the Strategic Environmental Assessment Process

Stage	Comments
Screening	A screening was undertaken to determine the need for environmental assessment of the Clare County Development Plan 2023-2029 taking account of relevant criteria set out in schedule 2A.
Scoping	Scoping was conducted to determine the baseline environmental parameter data and issues to be considered further in the Environmental Report. Submissions received from Environmental Authorities will be incorporated into the Environmental Report.
Consultation with the Environmental Authorities	Consultation will be conducted throughout the SEA process and Plan making process.
Preparation of Environmental Report Clare County Development Plan 2023-2029 including:	<p>A multi-disciplinary team is established to create policy consistent documents and to examine the effects on the environment of implementing the Plan.</p> <p>Objectives and land-use zoning included in the Plan will be assessed through- out the Plan making process.</p> <p>Alternative options will be identified and assessed culminating in defining a preferred alternative for the Development Plan.</p> <p>Feedback from on-going Plan preparation process and Environmental Report preparation.</p> <p>Mitigation measures will be discussed and chosen.</p> <p>Monitoring will be incorporated with any existing methods.</p>
Non-Technical Summary	A summary of the findings of the Environmental Report, summarised under the headings listed in Annex 1 of the SEA Directive, which can be readily understood by decision-makers and by the public. It should accurately reflect the findings of the Environmental Report.
Strategic Environmental Assessment (SEA) Statement	An outline of how environmental considerations are integrated into the Plan; how the Environmental Report, the opinions of the public and statutory authorities and the results of trans-boundary consultations are considered, and the reasons for choosing the Plan as adopted in the light of other reasonable alternatives.
Monitoring the Plan	Monitoring environmental effects over the lifetime of the Plan

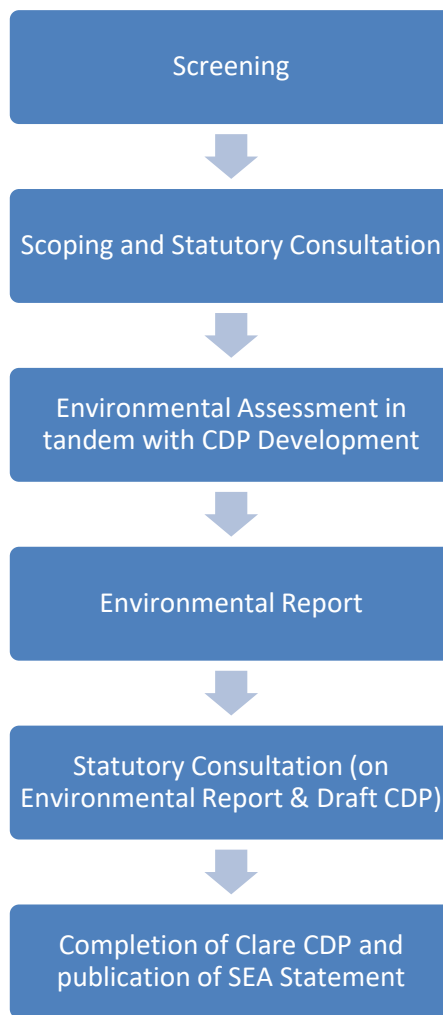


Figure 1.2 Overview of SEA Process

2.2.1 Screening

In accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended by S.I. No. 201 of 2011.

Article 13B of the Planning and Development (Strategic Environmental Assessment) Regulation 2004 (S.I. 436 of 2004), as amended by S.I. 201 of 2011, makes SEA mandatory for development plans where the population or the target population of the area of a development plan is 10,000 persons or more. Screening was therefore deemed unnecessary, and the SEA proceeded to Scoping.

2.2.2 Scoping

Scoping is the procedure whereby the range of environmental issues and the level of detail to be included in the Environmental Report are decided upon in conjunction with the prescribed environmental authorities after preliminary data collection. The scoping exercise for the Clare County Development Plan 2023-2029 was undertaken in October/November 2020 in response to observations received from environmental bodies. Scoping helps to focus the SEA on important issues such as those relating to existing and potential environmental issues and problems, therefore minimising the waste of resources on unnecessary data collection. This scoping facilitated the

selection of issues relevant to the environmental components which are specified under the SEA Directive and Regulations (as amended), namely, biodiversity, flora, and fauna; population, human health and quality of life; soil and geology; water; air and climatic factors; material assets; cultural heritage including architectural and archaeological heritage; and landscape.

In accordance with legislation, separate scoping notification was issued to the prescribed environmental authorities in October 2020, as well as to adjoining local authorities. Three submissions were received on the SEA and AA specifically as part of the consultation with the environmental authorities. A summary of the scoping submissions received, and how the issues are addressed in this SEA is provided in **Table 2.2** below.

No	Submission	Environmental Issue	To be addressed in SEA
1	David Galvin, SEA Section, Office of Evidence and Assessment, Environmental Protection Agency.	<p><i>SEA of Local Authority Land Use Plan – EPA Recommendations and Resources</i></p> <p>The EPA highlighted the provision of the attached guidance document which sets out the EPAs key recommendations for integrating environmental considerations into Local Authority land use Plans.</p> <p>The Plan should align with key relevant higher-level plans and programmes and be consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.</p> <p><i>State of the Environment Report</i></p> <p>In preparing the Plan and SEA, the recommendations, key issues and challenges described within the most recent State of the Environment Report (EPA, 2016) should be considered, as relevant and appropriate to the Plan. (Note, State of the Environment Report 2020 has since been released)</p> <p><i>Community Engagement</i></p> <p>In preparing the Plan and carrying out the SEA (including developing alternatives), the need to proactively engage local communities should be a</p>	<p>The EPA guidance document will be considered in preparing the Plan and associated SEA.</p> <p>The new County Development Plan 2023-2029 is being prepared in accordance with the national Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region. All objectives arising from this national and regional policy have framed the preparation of the Plan.</p>

		<p>core consideration.</p> <p>Sustainable Development Goals Describing the links with the UN Agenda 2030 for Sustainable Development and the related Sustainable Development Goals (SDGs) would help to frame the Plan (and SEA) within the context of the wider sustainable development agenda and ensure that the Plan is consistent with achieving the SDGs. Relevant targets and actions in Ireland's SDG Implementation Plan (DCCAE, 2018) should be integrated as appropriate into the Plan.</p> <p><i>Critical service infrastructure</i> In proposing and in implementing the Plan, you should ensure that the Plan is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.</p> <p><i>Integration of transport and land-use planning</i> The Plan should support the need for compact growth and better integration of transport and land-use planning, including walking and cycling infrastructure, public transport, park-and-ride facilities, etc.</p> <p><i>Biodiversity</i> The Plan should include specific actions/objectives and commitments to protect designated habitats and protected species (and associated ecological corridors/linkages) within, and adjacent to, the Plan area. The EPA has published guidance on <i>Integrated Biodiversity Impact Assessment - Streamlining AA, SEA, and EIA Processes. Best Practice Guidance</i>. The aim of this guidance is to inform practitioners, plan/project proponents and consent authorities on integrating SEA, EIA and AA processes and requirements to streamline biodiversity considerations. This may be useful to consider in preparing the Plan and SEA.</p> <p><i>Coastal Zone Management</i> The Plan should include specific coastal zone management objectives and should consider future climate scenarios in terms of predicted higher sea levels and periods of increased frequency of storm conditions and associated flooding. The Plan should</p>	
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	<p>ensure the protection of ecological buffers/marshlands/estuaries, in order that the effects of coastal squeeze on protected species/designated habitats can be managed appropriately where possible. The role which estuaries and marshes play in terms of flood alleviation could also be highlighted.</p> <p><i>Climate Action</i></p> <p>The Plan should align with national commitments on climate change mitigation and adaptation, including those set out in the <i>Climate Action Plan 2019</i>, as well as incorporating any relevant recommendations and measures in sectoral, regional, and local climate adaptation and mitigation plans.</p> <p>Key climate-related aspects to consider in the Plan and SEA include:</p> <ul style="list-style-type: none"> • Direct and indirect impacts of the Plan on greenhouse gas emissions and removals (Mitigation); • Direct and indirect impacts of climate change on the implementation of the Plan, e.g., the resilience of critical water service infrastructure to flooding and drought (Adaptation); • The linkages between mitigation and adaptation (inter-relationships). <p>A list of the key resources, guidance, plans and programmes (national, regional, and sectoral) which may be of assistance in incorporating the factors raised in the submission into the Plan and SEA were provided.</p> <p><u><i>Tools & Applications</i></u></p> <p><i>Environmental Sensitivity Mapping (ESM) Webtool</i></p> <p>The ESM Webtool is a new decision support tool to assist SEA and planning processes in Ireland. The tool brings together over one hundred datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential land-use conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at www.enviromap.ie</p> <p><i>EPA SEA WebGIS Tool</i></p> <p>Our SEA WebGIS Tool, available through the EDEN</p>	
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		<p>portal (https://gis.epa.ie/EIS_SEA/), allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist in SEA screening and scoping exercises.</p> <p><i>EPA WFD Application</i></p> <p>Our WFD Application provides a single point of access to water quality and catchment data from the national WFD monitoring programme. The Application is accessed through EDEN https://wfd.edenireland.ie/ and is available to public agencies. Publicly available data can be accessed via the Catchments.ie website</p>	
2	<p><i>Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (Development Application Unit)</i></p>	<p>Summary of Issues raised in Submission.</p> <p>Biodiversity</p> <ul style="list-style-type: none"> • Include objectives to conserve and maintain key elements of biodiversity. • To include commitments to undertake scientific research to improve and expand understanding of the significant effects that may arise. • Regarding Regulation 27 of the European Communities (Birds and Natural Habitats) Regulations, 2011 to incorporate such obligations into their plans and assessments. • To draw attention to Part 5 of the Birds and Natural Habitats Regulations (and to S177AE of the Planning and Development Acts) and the obligations these places in relation to screenings for appropriate assessment. • Significant publications: <ul style="list-style-type: none"> ○ 2007, 2013 and 2019 Report on the Status of EU Protected Habitats and Species (also known as the Article 17 Report). ○ 2013 Article 12 (Birds Directive) Reports. ○ 2014 Ireland's Prioritised Action Framework (PAF). • Have biodiversity embedded in its core policies to help build a county that is a healthy place for its people and visitors and provide a fully functioning and resilient ecosystem. • The use of Environmental Sensitivity Mapping during the preparation of the Plan and the use of the 'Ecosystem Services Scoring' approach to avoid impacts on Natura 2000 sites and nature conservation 	<p>Key recommendations arising from the submission;</p> <p>In the preparation of the draft Development Plan that Biodiversity and the National Biodiversity Action Plan, the principles of sustainable development, no net loss of biodiversity, low carbon society, the importance of an integrated approach to understanding the role of the environment and natural landscapes play in the quality of life indices, water quality, economic prosperity, food production, recreational opportunities, tourism visitors, sense of place and the overall distinctiveness and differentiation of localities as outlined in our national</p>

		<p>interests.</p> <ul style="list-style-type: none"> • The Plan should avoid policies and objectives that undermine or are in direct conflict with natural heritage policies and objectives and should seek to provide a net gain for biodiversity wherever possible. • Objectives in relation to AA, EIA and related matters should be clear and concise. <p>Natural Heritage</p> <p>Positive initiatives of note:</p> <ul style="list-style-type: none"> • Publication of the Clare Biodiversity Action Plan (2017-2023). • Partnership with All Ireland Pollinator Plan (e.g., 'Pollinator friendly' management of Council managed lands in Ennis). • Clare Swift Survey 2020. • Provision of a specifically constructed bat house at Killaloe. • Bird usage mapping at Ballyallia Lake SAC / SPA. • Building spaces for nature. • On-going work by LAWPRO with regard to focus on specific Areas for Action (e.g., Doonbeg System). • Publicity of Heritage week and Biodiversity week. • Mountshannon White tailed sea eagles. • Green Flags for Parks provide opportunities for local council staff to network with other Councils • The impacts to biodiversity will best be facilitated through the preparation of an Ecological Impact Assessment (EcIA) and recommends including this as an objective in the Plan. • To include an objective requiring data from surveys for preparation of EIAR, NIS, EcIA to be submitted to the National Biodiversity Data Centre (NDBC). • A specific objective should be included in the Plan requiring that surveys for species protected under the Wildlife Acts, are included in all development and maintenance proposals (e.g. road maintenance) where there is a reasonable likelihood of these species being present and affected by the development. 	<p>policies be considered and incorporated into the draft Development Plan.</p> <p>That the Council review the objectives in relation to Nature Conservation, Natural Heritage, and other initiatives such as the "Green Flags for Parks" as outlined in the submission.</p>
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		<p>Tourism</p> <ul style="list-style-type: none"> • Tourism is a key economic pillar for Clare and so it should be a key objective of the County Development Plan Tourism Strategy to protect the environmental resource that tourism in Clare is reliant on. • The inclusion of requirements for screening for EIA and AA for traditional tourism related infrastructure (car parks, interpretive centres, walks) should be considered together with sustainable transport options (e.g., Park and ride from local village) and defined visitor carrying capacity. • The Plan includes policy to regulate activities of power propelled vehicles for recreational purposes that launch from council property within designated sites (SAC, SPA, NHAs and Wildfowl Reserves). • Furthermore, cumulative and in combination effects are particularly important in the assessment of effects to water catchments and their dependant species and the Plan should make it clear that these need to be accounted for in the environmental and ecological assessment of plans and projects. • The Plan recognises the potential for tourism and recreation related proposals to impact on habitats and species, and to ensure that these issues are addressed in both the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) for the Plan. • In the current Plan it states that tourism proposals should clearly identify the spatial extent of any tourism activities and should address the implications of increased recreational disturbance on any European sites. This should be highlighted and emphasised further in the new Plan. <p>Wetland Sites</p> <ul style="list-style-type: none"> • To highlight the importance of wetland (incl. blanket bogs, turloughs, lakes and fens) habitats within Clare. 	<p>Specific objectives relating to the Burren National Park, drainage and infilling of wetland sites, water quality, lighting and Invasive Alien Species are considered for inclusion in the draft Development Plan.</p>
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		<p>Lighting</p> <ul style="list-style-type: none"> • Recommends that ‘Lighting’ objectives are included within the plan both for town and rural areas where incorrect types or inappropriate use of LEDs can have an impact on bat species and other wildlife. • To highlight the EUROBATS10 and Dark Sky lighting recommendations which provide further information on reducing the impact of lighting on wildlife and can also reduce carbon emissions. <p>Invasive Alien Species (IAS)</p> <ul style="list-style-type: none"> • To highlight the threat of Invasive Alien Species (IAS) as one of the key pressures which increase biodiversity loss in Ireland. • Recommends that specific objectives in relation to the containment and control of IAS in the context of development proposals is included in the plan which reference to the EC (Birds and Natural Habitats) Regulations, 2011. • Continued initiatives to build on the work done as part of the Clare Invasive Alien Species Project (2009) should be considered within the objectives of the Plan. <p>Renewable Energy</p> <ul style="list-style-type: none"> • An objective is included in the Plan that outlines commitments to undertake scientific research to improve and expand understanding of the significant effects that may arise. • That the Plan acknowledges that the citing of wind energy other renewable developments in upland areas and renewable energy opportunities offshore may be subject to significant environmental constraints. • The on-going development of wind turbine sites in Mid-West Clare is a concern regarding ecological impacts on Hen Harrier (Annex I Bird). • The Plan should have an objective to assess and gather all monitoring data for these sites so that the impacts can be assessed and made available for future projects which would contribute to the environmental assessment process. 	<p>The Council will prepare a new Renewable Energy Strategy in the context of the progress in renewable energy technologies since the current strategy was developed and review of the potential for marine based renewable energy technologies. A review of the Wind Energy Strategy is proposed subject to</p>
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		<p>Unauthorised Developments and Planning Conditions</p> <ul style="list-style-type: none"> • Should have a clear objective where the planning enforcement system works effectively to ensure that sites are restored as required. • A clear objective regarding monitoring of planning conditions should be set out within the Plan. <p>Improving And Developing Ecological Expertise</p> <ul style="list-style-type: none"> • It should be an objective of the plan to strengthen ecological expertise in the Council so that ecological understanding of threats and pressures are understood, and appropriate management considered. • That the integrated environmental assessments in relation to the Plan review apply the precautionary principal to ensure there is no further deterioration of habitats and species both within and outside designated sites across the county and in its zone of influence. <p>Ecological Opportunities</p> <ul style="list-style-type: none"> • An objective for roads and transportation is included that all road maintenance and development shall have environmental quality measure that includes ecological integrity and no net biodiversity loss. • It should also be an objective that any roads maintenance programme should undergo AA and EclA as appropriate. • Greenway development can present threats and pressures to biodiversity through removal of vegetation during trail development. Would recommend that such proposals are subject to route/site selection processes to ensure that impacts to biodiversity and nature conservation interests are avoided. • Also notes the need to apply the precautionary principle when screening for Appropriate Assessment (AA) and/or undertaking AA for Greenways and Blueways. • The inclusion of a policy where all public buildings within the County incorporate 	<p>revised Wind Energy Guidelines being issued. In any review of the post consent monitoring and compliance data is to be used to inform the identification and designation of sites for future development.</p> <p>That the Council practice in terms of the maintenance and management of hedgerows and trees along the road network and the requirement for Nature Based Solutions in relation to road maintenance and development will be considered in preparation of the draft Development Plan and objectives incorporated where appropriate.</p>
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		<p>positive biodiversity measures as standard practice. Actions can include simple measures, e.g., all new public buildings incorporate nesting boxes for swifts and/or bat boxes, etc.</p> <ul style="list-style-type: none"> • An opportunity for the Council to enhance biodiversity by including policy objectives, for example, to map the extent of hedgerows in the County using the ecosystems scoring approach to identify gaps in these corridors and include a pollinator plan for the County with particular attention to roadside verges, roundabouts, and Council lands. • That flood protection and alleviation works must be subject to environmental assessment. • Provide for flood protection measures to be delivered in a planned and strategic manner subject to environmental assessment. • Acknowledge that climate change mitigation and adaptation actions can, at times, conflict with nature conservation interests and due consideration to environmental constraints should be given. • A clear and specific monitoring plan to be included with the Strategic Environmental Report that would clearly outline how it is proposed to record the impacts of plan implementation on biodiversity. 	<p>That the distinction between Green Infrastructure and Greenways and Blueways will be addressed in the plan together with objectives relating to them.</p> <p>The inclusion of a policy which will support all public buildings within the County to incorporate positive biodiversity measures as standard practise</p> <p>That policy support for Agricultural and Forestry related schemes which provide a biodiversity benefit to the county are considered in the context of protecting ecological corridors in the County.</p> <p>That Climate Change and Flood Alleviation inform all chapters, policies and objectives within the County Development Plan and will be at the heart of its vision.</p> <p>That the objectives relating to Climate Adaptation take precedence in the plan over mitigation as outlined in the Clare Climate Change Adaptation Strategy and also within the Department's Biodiversity Climate Change Sectoral</p>
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			<p>Adaptation Plan – 2019.</p> <p>That a more robust and meaningful approach to monitoring the effectiveness or otherwise of the plan is developed as part of the draft Development Plan process.</p> <p>Best available information and data held by Clare County Council and/or obtained through the data collection exercise was utilized to inform the SEA assessment of the land use zonings and based on the precautionary principle proposed recommended alterations and/or exclusions to zonings to avoid significant negative effects.</p> <p>Additional environmental protection objectives were included in Chapter 14</p>
03	<i>Geological Survey of Ireland</i>	<p>Geoheritage</p> <p>Welcomes the mention of geological sites within the ‘Built and Natural Heritage, Landscape and Green Infrastructure’ section of the issues paper. Would encourage the inclusion of County Geological Sites (CGSs) as specific policy objectives within the new County Development Plan.</p> <p>CGS’s have been included in the <i>Clare County Council Development Plan 2017- 2023 Chapter 14</i>, and more specifically ‘Objective CDP14.5’.</p>	<p>Utilise the GSI data sources to inform the review of the County Development Plan and the associated Environmental Assessments.</p> <p>The draft Development Plan will support</p>

	<p>The following points are suggestions to protect geological heritage:</p> <p>As a minimum, would like to include a policy objective with wording such as: <i>"to protect from inappropriate development the scheduled list of geological heritage sites."</i> Or <i>"to protect from inappropriate development the following list of County Geological Sites"</i></p> <p>Listing in the CDP provides protection of the sites against potentially damaging developments that normally require planning permission, such as building, quarrying, landfilling or forestry.</p> <p>CGSs have been adopted in the National Heritage Plan and will form a major strand of geological nature conservation to complement the various ecological and cultural conservation measures.</p> <p>Important to note that management issues for the majority of geological heritage sites may differ from ecological sites. Consultation at the earliest stages can identify any issues relevant to an individual site or proposed development.</p> <p>Include a policy objective to protect geological NHAs. Culture and Tourism</p> <p>Ireland currently has three UNESCO Global Geoparks, including the Burren and Cliffs of Moher Global Geopark, which has retained its UNESCO Global Geopark status for another four years. Would encourage continued use of geological audit information making it available to the public. Encourage geology to be part of any tourism initiative such as the Loop Head Visitor Experience Development Plan (VEDP) on which GSI recently made a statutory submission (our ref 20/220).</p> <p>Dimension Stone/Stone Built Ireland There is a research collaboration agreement between GSI, TCD & OPW, to run for a 2-year period to document building and decorative stone in Ireland. Also aid the public in complying with part 4 of the P&D Act 2000, which requires owners to conserve protected structures. Also assists with Section 57 Declarations.</p> <p>Geological Mapping</p>	<p>partnerships with landowners, local communities and other relevant stakeholders where appropriate.</p>
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		<p>The geological mapping programme creates maps that depict the rocks and subsoils of the onshore area of Ireland. These data sets include depth to bedrock data and subsoil classifications. We would encourage you to use this data in any planned SEA reports and for your future CDP.</p> <p>Groundwater</p> <p>Recommend the use of our National Aquifer, Vulnerability and Recharge maps within the CDP. Further information is available on our Map viewer. Regarding Flood Risk Management, there is a need to identify areas for integrated mitigation and management. Our GW Flood project is a groundwater flood monitoring and mapping programme aimed at addressing the knowledge gaps surrounding groundwater flooding in Ireland. This is primarily focused on karst areas such as those located in Co. Clare, which will provide vital information to benefit the CDP. We recommend using our GW Flood tools found under our programme activities (in conjunction with OPW data) to this end.</p> <p>The Geological Survey Ireland has established the GW Climate project in January 2020. This will:</p> <ol style="list-style-type: none"> Establish a long-term strategic groundwater level monitoring network and Develop modelling and analytical approaches for evaluating the impacts of Climate Change to Irish groundwater systems. <p>Geohazards</p> <ol style="list-style-type: none"> Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. Information available on past landslides for viewing as a layer on our Map Viewer. Also engages in national projects such as Landslide Susceptibility Mapping and Groundwater Flooding (GW Flood), and in international projects, such as the Tsunami Warning System, coordinated by the Intergovernmental Oceanographic Commission of UNESCO. Recommend that geohazards and particularly flooding be taken into consideration and encourage the use of our data when doing so. <p>Geothermal Energy</p> <ul style="list-style-type: none"> Geothermal energy harnesses the heat 	
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		<p>beneath the surface of the Earth for heating applications and electricity generation. Recommend use of our Geothermal Suitability maps to determine the most suitable type of ground source heat collector for use with heat pump technologies. The Geothermal Suitability maps could also be considered in as part of the Renewable Energy Potential for the CDP.</p> <ul style="list-style-type: none"> • Ireland also has recognised potential for 'deep' (>400m) geothermal resources. Currently completing a roadmap for geothermal energy use in Ireland which is expected to be published in 2020. <p>We welcome the reference to mineral locations and aggregate potential in Section 3.7.</p> <p>The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our Map Viewer. Would welcome the consideration of aggregate potential sterilisation included as part of the scoping document.</p> <p>Marine and Coastal Unit GSI's Marine and Coastal Unit in partnership with the Marine Institute, jointly manages INFOMAR, Ireland's national marine mapping programme; providing key baseline data for Ireland's marine sector. In relation to tourism have an extensive database of shipwrecks mapped by the INFOMAR programme. INFOMAR also produces a wide variety of seabed mapping products. Would recommend use of our Marine and Coastal Unit datasets available on our website and Map Viewer.</p> <p>The Marine and Coastal Unit also participate in coastal change projects such as CHERISH (Climate, Heritage and Environments of Reefs, Islands, and Headlands) and are undertaking mapping in areas such as coastal vulnerability and coastal erosion.</p>	
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Table 2.2 Key Environmental Issues raised in relation to the SEA and appropriate assessment at Scoping Stage

Pre-draft development plan submissions were sought in accordance with the Planning and Development Act 2000, as amended in the Issues Paper as published on the 18th of September 2020. Notwithstanding the restrictions placed on holding public events and meetings due to Covid 19, the level of engagement at this stage of the process was high with a total of 212 submissions received;

12 of these related to zoning and were therefore considered invalid and 6 were received after the closing date. Thus, a total of 194 valid submissions were received and considered in the Chief Executives report. The SEA Team reviewed the relevant submissions and provided input in terms of opinion and recommendations for the Chief Executive to consider. The submissions were split into those received from the Office of the Planning Regulator and the Southern Regional Assembly both of which will heavily influence the preparation of the SEA and therefore the Plan itself and all other valid submissions received. The following **Table 2.3** provides a summary of the key topics contained in the submissions. Given the high number of submissions received it is not possible to provide a complete summary within the SEA Environmental Report however, the full summary together with the recommendations can be accessed through the Chief Executives Report through the following link; <https://clarecdp2022-2028.clarecoco.ie/stage1-predraft/report-consultation/>.

Issues Paper Submission Analysis		
Topic	No. of Submissions	% of Submissions
Towns & Villages	70	36%
Transport	67	34.50%
Wind Energy	Total = 59	Total = 30%
Community Facilities Inclusive Communities	55	28%
Other Renewable Energy	36	18.50%
Housing	35	18%
Economic Development (General - Ch 4)	33	17%
Tourism	32	16.50%
Climate Change, Climate Action & Low Carbon	32	16.50%
Water Resources Water Supply & Wastewater Treatment	31	16%
Biodiversity, Natural Heritage & Green Infrastructure	28	14.50%
Core Strategy	28	14%
Greenway	25	13%
Design & Built Environment	24	12.40%
Active Travel	23	12%
Communications	22	11%
Land-Use Zoning Definitions Indicative Matrix	20	10.30%
Flooding	17	8.80%
Rural Development	16	8%
Waste Management	14	7%
Single Rural House	11	6%
Archaeology, Architecture & Cultural Heritage	11	5.70%

Moneypoint	9	4.60%
Development Management Guidelines	8	4.10%
Landscape & Visual Impact	8	4%
Vision	6	3%
Settlement Hierarchy	6	3%
Energy Network	6	3%
Shannon Estuary	6	3%
Marine & CZM	6	3%
Infrastructure General	5	2.50%

Table 2.3 Summary of submissions received at Pre-Draft Stage in relation to consultation on the Issues Paper.

As can be seen from the stats provided in **Table 2.3** a significant number of submissions related to 4 key areas.

- Biodiversity, Natural Heritage & Green Infrastructure
- Climate Change, Climate Action & Low Carbon
- Other Renewable Energy
- Wind Energy

This reflects the three major crises facing the world today: ***the loss of biodiversity, climate change and the COVID-19 pandemic***. They are all interrelated, with many of the same causes and solutions. The Intergovernmental Panel on Biodiversity and Ecosystem Service (IPBES) has published its global assessment on the state of the world’s biodiversity and ecosystem services.

The report shows that nature is declining globally at rates unprecedented in human history and the rate of species extinctions is accelerating, with grave impacts on people around the world now likely. The health of ecosystems on which we and all other species depend is deteriorating more rapidly than ever. We are eroding the very foundations of our and future generation’s economies, livelihoods, food security, health, and quality of life worldwide.

And the link to sustainable development is clear. Current negative trends in biodiversity and ecosystems are undermining progress towards 80% of the assessed targets of the Sustainable Development Goals, related to poverty, hunger, health, water, cities, climate, oceans, and land. Loss of biodiversity is shown to be not only an environmental issue, but also a developmental, economic, security, social and moral issue as well.

The Report also stresses that it is not too late to make a difference, but only if we start now at every level from local to global. The report concludes that *“Through transformative change, nature can still be conserved, restored and used sustainably – this is also key to meeting most other global goals. By transformative change, the report means a fundamental, system-wide reorganization across technological, economic and social factors, including paradigms, goals and values.”*

The submissions received reflect the sentiments of our county citizens and the changes they want to see being made at a local level. Local Government now has an opportunity to have a real and

effective role to play in halting biodiversity loss, reversing Climate Change and learning from the COVID-19 pandemic. These submissions are invaluable and will serve to frame the new Clare County Development Plan 2023-2029 in such a way that biodiversity and climate change are embedded into the very fabric of every policy and objective commencing with the overall Vision for the county.

2.2.3 Environmental Report

The content of the Environmental Report is set out in accordance with Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended 2011, as set out in Table 2.2.

Table 2.4 Structure of Environmental Report in compliance with Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended.

Schedule 2B Information Requirement	Environmental Report
(a) An outline of the contents and main objectives of the plan and relationship with other relevant plans	Chapter One – Introduction Chapter Two - SEA Methodology Chapter Three – Clare County Development Plan 2023-2029 Chapter Four – Relationship with other relevant plans.
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Chapter Five – Environmental Baseline
(c) The environmental characteristics of areas likely to be significantly affected	Chapter Five – Environmental Baseline
(d) Any existing environmental problems which are relevant to the plan including those in relation to any areas of particular environmental importance, such as areas designated pursuant to the Birds Directive of Habitats Directive.	Chapter Five – Environmental Baseline
(e) The environmental protection objectives, established at international, European Union or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been considered during its preparation.	Chapter Six – Strategic Environmental Objectives
(f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and (g) the inter-relationship between the above factors.	Chapter Eight – Assessment of Effects of Implementing the Clare County Development Plan 2023-2029. Chapter Five – Environmental Baseline and in each section as arises.
(h) The measures envisaged to prevent, reduce and as fully as possible offset any significant	Chapter Nine - Mitigation

adverse effects on the environment of implementing the plan.	
(i) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter Seven – Development and consideration of Alternatives
(j) A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan	Chapter Ten - Monitoring
(k) A non-technical summary of the information provided under the above headings	This is provided as a separate document to the Environmental Report.

The Environmental Report incorporates the following key elements:

Baseline Data - The baseline data assists in assessing the current state of the environment, facilitating the identification, evaluation, and subsequent monitoring of the effects of the Plan. Thus, this information creates a platform whereby existing problems relevant to the Plan area can be quantified (where possible) or qualified thereby ensuring that the implementation of the Plan does not exacerbate these problems.

Baseline data has been collected based on the various broad environmental topics described in the SEA Directive and Regulations (as amended), i.e., population, biodiversity, fauna, flora, soil and geology, water, air, climate factors, material assets, cultural heritage including architectural and archaeological heritage and landscape and the interrelationship between these factors. The Directive and Regulations (as amended) requires that information be focused upon relevant aspects of the environmental characteristics of the area likely to be significantly affected by the Plan and the likely change, both in positive and negative terms, where applicable. The baseline data was collated from currently available, relevant data sources and includes information suggested in submissions on the SEA scoping process.

Environmental Assessment of the County Development Plan - The principal component of the SEA involves a broad environmental assessment of the objectives (including zoning objectives) of the Development Plan. A methodology that utilises the concept of expert judgement, competent ecologists and flood risk experts, public consultation, GIS and matrices, both to assess the environmental impact and to present the conclusions has been adopted in this SEA. Key to assessing the objectives of the Clare County Development Plan 2023-2029 is setting a specific set of environmental objectives for each of the environmental parameters listed in the SEA Directive and Regulations (as amended). These Strategic Environmental Objectives (SEOs) are outlined in **Chapter 6**. The policies/objectives and zonings of the Clare County Development Plan 2023-2029 are then assessed against the SEOs in **Chapter 8** and a discussion is provided, where relevant, on the significance and type of the identified impact in accordance with current guidelines.

Consultation - Planning Authority Team - A multi-disciplinary team was established to prepare the Clare County Development Plan 2023-2029, Strategic Environmental Assessment, Strategic Flood Risk Assessment and Natura Impact Report and to examine the significant environmental impacts which may result from the implementation of the Plan. Consultation took place with several internal Departments and Directorates within Clare County Council including Physical (Environment and Water Services), Rural (Community and Tourism) and Social (Housing) together with extensive consultation with Irish Water throughout the preparation of the Clare County Development Plan 2023-2029. This enhanced the identification of environmental issues.

Integration of the County Development Plan, Strategic Environmental Assessment and Appropriate Assessment Processes - The SEA legislation and guidelines highlight the importance of the integration between the preparation of the Development Plan and the SEA and AA processes. **Table 2.3** shows how the processes have been integrated throughout. The iterative nature of the SEA process is such that the County Development Plan is informed by environmental considerations throughout the preparation of the Plan and the development of the Plan objectives and land-use zonings. The Natura Impact Report is a separate document to the Environmental Report both of which accompany the County Development Plan.

Table 2.5 The integrated processes of preparation and consultation for the Clare County Development Plan 2023-2029, Strategic Environmental Assessment and Appropriate Assessment

Clare County Development Plan 2023-2029	Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA)	Strategic Flood Risk Assessment (SFRA)
Commence preparation of Draft Plan Pre-Draft Consultation Period 18th September 2020 – 16th November 2020	Commence review and preparation of SEA Scoping Process Pre-Draft Consultation Period 18th September 2020 – 16th November 2020	Commence review and preparation of flood maps. Pre-Draft Consultation Period 18th September 2020 – 16th November 2020
Commencement of public display and invitation of submissions on Draft Plan, Environmental Report, Natura Impact Report and Stage 2 Flood Risk Assessment December 2021 Closing date for public submissions on Draft Plan March 2022		
Chief Executives Report on Submissions received to Draft Plan, Environmental Report, Natura Impact Report and Stage 2 Flood Risk Assessment (for Elected Members) March – July 2022		
Consideration of Chief Executive's Report by Elected Members (resolve to alter or make, amend, or revoke Draft Plan, Environmental Report, Natura Impact Report and Strategic Flood Risk Assessment) July – October 2022		
	Determination of Requirement for SEA/AA in accordance with S.12 of the Planning & Development Act (within 2 weeks of resolution) ¹	
Public Display of Amendments to Draft Plan and consultation period. November 2022 – January 2023	Public Display of Amendments to Environmental Reports and consultation period November 2022 – January 2023	Public Display of Amendments to Strategic Flood Risk Assessment and consultation period November 2022 – January 2023
Submission of Chief Executive's Report to Members on submissions on the proposed material alterations to the Draft Plan, Environmental Report Addendum, Natura Impact Report and Strategic Flood Risk Assessment January 2023		
Consideration of Chief Executives Report by Elected Members (resolve to make, amend or revoke Draft Plan, Environmental Report, Natura Impact Report and strategic Flood risk Assessment) January – March 2023		
Clare County Development Plan 2023-2029 comes into effect 4 weeks after adoption, accompanied by the Environmental Report and SEA Statement and the Natura Impact Report April 2023		

Consideration of Alternatives - Article 5 of the SEA Directive specifies that the Environmental Report should consider ‘reasonable alternatives taking into account the objectives and geographical scope of the plan or programme’.

The Strategic Environmental Assessment Regulations 2004 (S.I. No. 436 of 2004) (as amended) also require the environmental report to include ‘an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information (Schedule 2B)’.

The identification and assessment of alternatives is a key function of the SEA process and one which commenced at the earliest stage in the process of plan-making. It is likely the range of alternatives evolve as the process progresses which require evaluation in terms of the likely environmental consequences of alternative development strategies for the Plan area within the constraints imposed by environmental conditions. The Plan is based on the principles of sustainable development and in applying these principles **Chapter 7** presents the process of identifying and assessing the alternatives considered in the plan making process which culminated in identifying the preferred development scenarios for the Plan.

Mitigation - This stage provides information on the mitigation measures necessary to minimise/eliminate any significant adverse impacts due to the implementation of the Plan. Section (g) of Schedule 2B of the SEA Regulations (as amended) require information on the mitigation measures that will be put in place to minimise or eliminate any significant adverse impacts due to the implementation of the Clare County Development Plan 2023-2029. Mitigation measures and methods of offsetting potential impacts have been proposed during the preparation and review of the Plan. This has resulted in objectives and policies which are more robust and environmentally sustainable. **Chapter 9** details the mitigation measures necessary to prevent, reduce, and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Plan.

Monitoring - Under Article 10 of the SEA Directive and Section (i) of Schedule 2B of the SEA Regulations (as amended), monitoring is required to identify at an early stage any unforeseen adverse effects caused by the implementation of the Plan. Monitoring provides for any issues to be identified and where these are of concern, then for consideration of mitigation measures to be identified. Monitoring also allows for additional baseline information to be gathered which will inform progress of the Plan and its future review. **Chapter 10** of this report sets out the monitoring measures for the Clare County Development Plan 2023-2029. The schedule of monitoring identifies a series of targets and indicators in relation to each Strategic Environmental Objective, which will allow for detection and evaluation of any environmental change, both positive and negative, as a consequence of the implementation of the Plan. Where negative environmental effects are detected, it may be necessary to consider additional mitigation measures to off-set these effects.

2.2.4 SEA Statement - Information on Decision

Following the adoption of the Plan the competent authority is required to make available the adopted County Development Plan and a statement setting out relevant “Information on the Decision” as set out in Article 9 of the SEA Directive and by Article 13 of the Planning and

Development Regulations 2001 (as amended) as amended by Article 7 of the SEA Regulations in relation to Development Plans.

Section 13 of the SEA Regulations 2004 (as amended) and the SEA Directive require that the Environmental Report accounts for the opinions expressed by the public, statutory consultees, any other stakeholders, and the outcome of any trans-boundary consultation. In turn this must be considered during the preparation of the Plan and prior to its final adoption. This detail is presented in the 'Information on Decision' also known as the SEA Statement. The SEA Statement will illustrate how decisions were taken, making the process more transparent.

2.2.5 Geographical Information Systems

The use, and application, of GIS will be considered where possible at the various key stages in the SEA process. GIS will, along with other methodologies, and depending on the availability of relevant spatial data, assist in determining the cumulative vulnerability of various environmental resources within the plan area. GIS will also demonstrate visually how the Plan might impact on the plan area resources. In undertaking the SEA, all the environmental data and information presented on the GIS based maps will be considered.

Clare County Council's GIS system is utilised to collate the data into an operational database allowing the development of individual and/or combined environmental parameter maps and variations of these maps for the Plan area at various stages and scales. This baseline information and existing environmental data together with the SEOs, which are outlined in Chapter 5 and 6, has helped to identify, describe, and evaluate the likely significant environmental effects of implementing the Clare County Development Plan 2023-2029 and determine appropriate mitigation and monitoring measures. In addition, as has been highlighted in the scoping submission received from the EPA several GIS Data viewers have been progressed since the publication of the 2017 Plan which include the following;

- *Environmental Sensitivity Mapping (ESM) Webtool*
- *EPA SEA WebGIS Tool*
- *EPA WFD Application*
- Draft LARES viewer

2.3 Data Information Gaps

During the SEA review process, no new research was undertaken, and information was gathered from existing sources of data. It should be noted that there are several areas where data were not readily available and/or in an appropriate format. These issues are discussed under the relevant sections in **Chapter 5** and where possible recommendations are made. Clare County Council appreciates the importance of monitoring data to inform environmental assessments and the lack of a centralised data storage facility from which to extract this information arising from a variety of Plans and Programmes together with Planning Applications at a Local Authority level. To try and address this, Clare County Council has established an Environmental Database within which to capture such information at a county level. This environmental database had been interrogated to inform the Environmental Assessments.

	<p>outcomes over the course of successive County Development Plans.</p> <p>The implementation and monitoring framework for the Plan is set out in Section 20.4 of Volume 1 of the CDP.</p> <p>The framework reflects the Vision for the County Development Plan and the Strategic Development Plan Principles that support its delivery. The Vision and Strategic Development Plan Principles are broadly aligned with the Regional Strategic Outcomes of the RSES, the National Strategic Outcomes of the NPF, and the United Nations Sustainable Development Goals.</p>
Refer to Clare County Council's responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Clare County Council, to ensure that, when undertaking and fulfilling their statutory responsibilities, they are at all times compliant with the requirements of national and EU environmental legislation.	Yes.
Make available a copy of the SEA Statement for public inspection at the Local Authority offices, local authority website and notify any Environmental Authorities consulted during the SEA process.	This will be done following adoption of the Development Plan.

Chapter Three – Clare County Development Plan 2023-2029

3.1 Introduction

The Clare County Development Plan 2023-2029 sets out an overall strategy for the proper planning and sustainable development of the functional area of Clare County Council over a 6-year period. Development Plans comprise a written statement supported by maps indicating the development objectives for the area in question, including several mandatory objectives. Clare County Council is required to prepare and adopt a County Development Plan every 6 years. Not later than 4 years after the adoption of the Development Plan, the Council is required to review its existing Development Plan and commence the preparation of a new one.

The Clare County Development Plan 2023-2029 governs the functional area of Clare County Council. It replaces the Clare County Development Plan 2017-2023 (as amended) and it is the eight Clare County Development Plan since 1964.

3.2 Format and Content of the Clare County Development Plan 2023-2029

The Clare County Development Plan 2023-2029 considers the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES), planning guidelines, strategies and policy documents. It is also informed by national and global environmental issues that are accepted as being critical to the formulation and implementation of sustainable development. They include climate change, flooding, renewable and alternative energy. In addition, the Clare County Development Plan 2023-2029 has been prepared in compliance with the requirements of the Strategic Environmental Assessment Directive (2001/42/EC) and the EU Habitats Directive (92/43/EEC).

The Clare County Development Plan 2023-2029 has regard to other relevant local policy documents. The objectives contained in the County Development Plan complement the goals and aims of the Clare Local Economic and Community Plan 2016-2021 and the Clare County Council Corporate Plan. Moreover, the development plan commits to equality, accessibility, and gender proofing throughout the preparation of the Plan, policy formation and its implementation.

The format of the Clare County Development Plan 2023-2029 reflects the challenges and opportunities facing the County over the period of the plan as well as the specific and unique issues pertaining to land-use and the socio-economic development of the County.

The Clare County Development Plan 2023-2029 is the primary policy document for planning policy throughout the functional area of Clare County Council. The plan also contains settlement plans for all of the towns and villages in the County, with the exception of Shannon town. The Metropolitan Town of Shannon has its own dedicated local area plan which contains the zonings for the town. A new Shannon and Environs Local Area Plan will be prepared for Shannon Town and Environs during the life of this plan. This provides the user with a simplified and user-friendly approach to land-use and planning in the County.

The Clare County Development Plan 2023-2029 consists of 10 volumes, as follows:

Volume 1 - Written Statement

This contains the written text and constitutes the main body of the document outlining the vision, Core Strategy and objectives for the different policy areas addressed by the development plan. The development plan contains the mandatory objectives as required by the Planning and Development Act, 2000 (as amended), as specified in Section 1.1.1 above.

Volume 2 - Maps

This volume contains all the large maps, on a county scale, referred to in Volume 1 and which give effect to the designations as contained in the written statement.

Volume 3 – Municipal District Written Statement and Maps

This volume contains individual settlement plans and land use zoning details for each of the towns and villages in the municipal districts of the County as follows:

Volume 3(a) – Ennis Municipal District Written Statement and Maps

Volume 3(b) – Shannon Municipal District and Limerick-Shannon Metropolitan Area Written Statement and Maps

Volume 3(c) – Killaloe Municipal District Written Statement and Maps

Volume 3(d) – West Clare Municipal District Written Statement and Maps

Volume 4 - Record of Protected Structures

A Protected Structure is a structure that is of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social and technical point of view. Details of all Protected Structures in County Clare are entered in this Record of Protected Structures.

Volume 5 – Clare Renewable Energy Strategy

This volume outlines the renewable energy resource that is deliverable within County Clare including issues such as micro-renewable energy and energy storage.

Volume 6 – Clare Wind Energy Strategy

This volume comprises a detailed County-wide Wind Energy Strategy, supplemented by maps which set out Clare County Council's strategy for informing wind energy development, having regard to economic, environmental, and visual issues.

Volume 7 – Retail Strategy for Limerick-Shannon Metropolitan Area and County Clare

This volume comprises the Retail Strategy for County Clare, and the Limerick-Shannon Metropolitan Area which is intended to provide a strategic county wide approach to achieving a balance in retail development.

Volume 8–Clare County Housing Strategy and Housing Need Demand Assessment

This volume comprises a Housing Strategy and Housing Need Demand Assessment, prepared in accordance with Part V of the Planning and Development Act, 2000 (as amended).

Volume 9 – Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary

This volume comprises the SIFP, an inter-jurisdictional land and marine-based framework to guide the future development and management of the Shannon Estuary.

Volume 10 Environmental Appraisal of the Plan

This volume of the plan comprises a suite of environmental assessments, in full compliance with the requirement of the Habitats Directive, the Strategic Environmental Assessment Directive and the Floods Directive as follows:

Volume 10a	Natura Impact Report
Volume 10b(i)	Strategic Environmental Assessment – Non-Technical Summary
Volume 10b(ii)	Strategic Environmental Assessment – Environmental Report
Volume 10b(iii)	Strategic Environmental Assessment - Statement
Volume 10c	Strategic Flood Risk Assessment

3.2.1 Vision for County Clare

To provide for the development of County Clare as a place to be part of and proud of, where urban and rural communities enjoy a high quality of life, work practice choice, inclusivity and service access, where Clare is a dynamic, resilient, connected and internationally competitive location for innovation and investment and is a national leader in climate action, creativity, culture, heritage, tourism and environmental management.

Goals

The following 20 chapters set out the planning policy framework within which the vision set out above will be realised by 2028. Each chapter identifies a key goal supported by strategic aims and objectives. It is through the delivery of these goals that this common vision for County Clare will be realised. The key goals are:

Goal I: A county that is resilient to climate change, plans for and adapts to climate change 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.

Goal II: A county that drives local and regional sustainable growth by harnessing the potential of its unique location, quality of life, natural resources and other competitive advantages.

Goal III: A county 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.

Goal IV: A county 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, promoting sustainable communities, social integration and inclusion, while facilitating a sense of place.

Goal V: A county 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.

Goal VI: A county 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.

Goal VII: A county with diverse and strong rural communities and economy, where its natural resources are sustainably managed in a manner that is compatible with the fragility of rural areas and the existing quality of life.

Goal VIII: A county in which tourism growth continues to play a major role in the future development of the county; a county which is the gateway to the West, delivering tourism experiences which reflect its strong commitment to sustainability, connectivity, innovation and new approaches to doing business; and a place that is globally recognised as a sustainable destination and where the benefits of tourism are spread across the county throughout the seasons.

Goal IX: A county where healthy and sustainable communities are developed and integrated with the timely delivery of a wide range of community, educational and cultural facilities and where, through a commitment to equality, participation, accessibility and social inclusion, the county develops as a unique location with an enhanced quality of life for its citizens and visitors.

Goal X: A county 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.

Goal XI: A county 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.

Goal XII: A county that maximises and manages the economic, social and recreational potential of the Atlantic Coastline and Shannon 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.

Goal XIII: A county of ‘living landscapes’ where people live, work, recreate and visit while respecting, managing and taking pride in the unique landscape of the county.

Goal XIV: A county that protects and enhances its 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.

Goal XV: A county 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.

Goal XVI: A county 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.

Goal XVII: A county 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’.

Goal XVIII: A county 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.

Goal XIX: A county that manages and monitors the county level implementation of the National Planning Framework, Regional Spatial Economic Strategy, national plans and guidelines to ensure that quality of life, sustainability, climate action, resilience and inclusivity are the fundamental principles of the future sustainable development of the county.

Goal XX: A County that plays a fundamental role in the transition from a linear to a circular economy, through being responsible for key policies in public services that affect citizens' wellbeing, economic growth and environmental quality, and by fostering the linkages to transition from linear model to a circular model which keeps resources in use for as long as possible.

In addition to the Goals below are five Strategic County Outcomes which are entirely interrelated and in combination can deliver the overall Development Plan Vision over the lifetime of the Plan. Creation of a liveable, connected, and compact County will in turn lead to a climate resilient sustainable County which will be inclusive create the opportunities for economic growth and a good quality of life.

Table 3.1 Five Strategic County Outcomes

Quality of Life	Mental and physical health is affected by the environment in which we live. Access to sustainable transport, housing, quality placemaking, green space and community infrastructure can have a considerable influence on quality of life, health and wellbeing of all.
Sustainability	The Concept of sustainable development can be defined as “development which meets the needs of today without compromising the ability of future generations to meet their own needs”. Sustainable development is one of the major challenges facing society. How and where we live, work and take makes demands on the earth’s resources. This Plan adopts the principle of sustainability by promoting and encouraging the integration of economic, environmental, social, and cultural issues into policies and objectives to ensure the needs of urban and rural communities are met. Any reference to development in this plan should be considered to refer to sustainable development.
Climate Action	It is recognised that the County Development Plan has a key role in supporting the delivery of meaningful action on climate change through the implementation on of the NPF compact growth agenda at the local level; the integration of land-use and transportation; and in the sustainable management of our environmental resources including biodiversity. Climate action is thus an important strategic objective of the County Development Plan which is reflected by the introduction of a new stand-alone Chapter relating to Climate Action (see Chapter 2) in addition to other climate action related Objectives which permeate throughout the Plan. The County Development Plan in conjunction with the Clare County Council Climate Change Adaptation Strategy 2019-2024 in effect provides a framework for the transition towards a low carbon and more climate resilient County.
Resilience	Resilience is a principle that also underpins the Plan and is described as ‘the ability of a system, community or society exposed to hazards to resist, absorb, accommodate to and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions’. (United Nations Office for Disaster Risk Reduction (UNISDR), 2009). It is built into the strategic policies and recommendations of each of the cross-cutting themes: quality of life, sustainability, climate action, and inclusivity
Inclusivity	Inclusivity affects the wellbeing of individuals, families, social groups and communities. Creating a more socially inclusive society by alleviating social exclusion, poverty and deprivation is a major challenge. Steps towards achieving a more socially inclusive society include the provision of good quality affordable housing, community infrastructure and improving access to information and resources.

3.2.3. The Role of Local Government and the County Development Plan 2023 – 2029

The Local Government Act 2001 (as amended) sets out the functions of Local Authorities. It recognises that one of the roles of a local authority is to provide a forum for the democratic representation of its citizens and to provide civic leadership for that community.

Given the extensive public consultation afforded to the making of a development plan and that its adoption is the function of the Elected Members, it has been described as a ‘contract’ between the Council and the public. This Plan is therefore an agreed blueprint for the economic, social, cultural, and environmental development of County Clare. It provides the platform for Clare County Council to ascertain and communicate to other public authorities the views of its citizens in relation to those functions performed by other authorities which affect the interests of County Clare.

3.2.4. Proper Planning and Sustainable Development

When making a development plan, the Planning and Development Act 2000 (as amended) requires Planning Authorities to consider the proper planning and sustainable development of the area. While there is no definition of the term in the Acts, for the purposes of this Plan, proper planning and sustainable development is defined as *“achieving the correct balance of economic, social, cultural and environmental considerations in the interests of the common good and securing long term benefits to County Clare.”*

3.2.5. Monitoring and Progress

A development plan must be able to respond to changing circumstances within its lifetime. Regular monitoring of the relationship between the plan and changes within a wider EU and national policy context, development pressures and varying local priorities are important if the policies and objectives are to remain effective and relevant throughout the lifetime of the plan. The impact of policies and specific objectives should wherever possible be quantified.

To provide a quality service focused on the needs of our customers / citizens during the lifetime of the Clare County Development Plan 2023 – 2029 and in line with the Corporate Plan, the implementation of the Development Plan and its importance in assisting applicants for planning permission, communities, statutory bodies, investors, and voluntary groups will be monitored by Clare County Council.

It is a requirement under the Planning and Development Act 2000 (as amended) for a report to be prepared, two years after the making of the plan, on the progress achieved in securing the objectives of the development plan. This Progress Report is necessary because, under the Act, it is the duty of the Planning Authority to *“take such steps as are in its powers as may be necessary for achieving the objectives of the Development Plan”*.

The SEA process through the recommendation of mitigation measures, by its nature requires environmental monitoring throughout the lifetime of the 6-year development plan.

To assist in the monitoring of this development plan, Clare County Council will set up systems to monitor planning and development in the County to help measure the degree to which the objectives are being achieved and overall, how effective the Plan is. Please see *Chapter 20 Implementation and Monitoring* of Volume 1 and *Chapter 10 Monitoring* of this SEA Report for further details.

SEA Recommendations	Inclusion in the Plan
<p>The Vision for County Clare</p> <p>The vision for County Clare in the current County Development Plan needs to take on board the 3 crises which our county faces and address them in a meaningful way; biodiversity loss, climate change and the global pandemic with sustainability forming a central role.</p> <p>The suggested wording which is included in submissions 064 & 090 to the Issues Paper should be carefully considered in this regard.</p>	<p>The Vision for County Clare evolved through a process of reviewing and taking into consideration the submissions received together with input from the Planning and Environmental teams. The final Vision reflects the key challenges which our county faces over the next 6 years.</p>
<p>Goals</p> <p>The various chapters of the Clare County Development Plan 2023-2029 set out the planning policy response of Clare County Council to achieve the Vision set out above by 2029. Each chapter identifies a key goal supported by strategic aims and objectives. It is through the delivery of these goals that this common vision for County Clare will be achieved. The key goals need to reflect the change in Vision for the County and become embedded in a positive way with the key principles of sustainability.</p>	<p>The Goals have been amended to reflect the key changes to the Vision.</p>

Chapter Four - Relationship with other Plans and Policies

4.1 Introduction

In line with Paragraph (e) of Schedule 2B of the Planning and Development (SEA) Regulations 2004 (as amended), this Environmental Report must identify *‘the environmental protection objectives, established at International, European Union or National level, which are relevant to the plan, and the way those objectives and any environmental considerations have been taken into account during its preparation’*.

The Clare County Development Plan 2023-2029 sits within a clear hierarchy of spatial policy documents. The hierarchy of strategies, policies and plans follows a format which commences with high level International and/or EU documents feeding progressively downwards into site specific local plans and policies.

As this is a County Development Plan, it is at an important level in terms of the development of County Clare, though it must adhere to policy and strategic actions and objectives which are pre-determined by higher level plans and guidelines. The County Development Plan will be affected by and will affect a wide range of other relevant plans and programmes, and environmental objectives. It is therefore important to identify relevant plans and programmes which will affect the new County Development Plan and must be examined in the context of the Strategic Environmental Assessment.

Chapter 8 of this Environmental Report contains sets out the relevant legislation and policy documents, ongoing key strategies, plans and programmes, and their interaction with the existing Plan.

As noted above it is important in terms of the development of County Clare that the Plan adheres to policy and strategic actions and objectives which are pre-determined by higher level plans and guidelines. Therefore, this Chapter identifies and summarises the relevant International, European Union and National legislation and policy documents, strategies and guidelines that set the context for this SEA process and the Clare County Development Plan 2022 - 2028.

From the onset a distinction must be made between the different sets of objectives, which have an influence on the preparation of the Clare County Development Plan 2023-2029. International and National strategies, policies and actions have a strong role to play in establishing higher level agendas such as climate change, while the Clare County Development plan objectives are more specific and localised in their orientation. Additionally, a third set of objectives, i.e., environmental objectives (see Chapter 6 on Strategic Environmental Objectives) must also be considered. These are categorised as per the environmental parameters set out in Schedule 2B ‘Information to be Contained in an Environmental Report’ of the SEA Regulations 2004 (as amended), namely; biodiversity, flora and fauna, population, soil and geology, air and climatic factors, water, cultural heritage, material assets and landscapes. Other areas include; sustainable development, strategic development, SEA, EIA, and the environment in general. It should be noted that this list is comprehensive but not exhaustive and will be amended throughout the plan review and preparation process as new policy, guidance, plans programmes, etc. are adopted and/or published.

4.2 Planning Hierarchy

Within Ireland, planning legislation is set out in the Planning and Development Act 2000, as amended, and the principal regulations relating to the Acts are outlined in the Planning and Development Regulations 2001, as amended. The Development Plan lies within a clear hierarchy of spatial policy documents including strategies, policies and plans emanating from the high level International and European level which feeds down progressively to national, regional, county, and local level plans and policies. There is therefore a predetermined set of policies and strategic options which the Development Plan must adhere to. The Development Plan will be affected by and will in turn affect a wide range of other relevant plans and programmes and environmental objectives and it is important to identify these in the context of SEA.

In the context of the overall planning decision-making hierarchy, and key relevant Plans and Programmes as illustrated in **Table 4.1**, the County Development Plan is located towards the lower level.

The Plan must comply with the requirements of the EU and National Planning and Development-related legislation, as well as higher level plans including Project Ireland 2040: National Planning Framework (NPF); the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly and National Plans (refer to **Table 4.1**). In considering the significant plans and programmes relevant to the review of the Clare County Development Plan and the preparation of the new Clare County Development Plan 2023-2029 the EPA's Scoping Guidance document was consulted during the preparation of the SEA Scoping Report which has served to inform the Environmental Report in turn.

The following international, national, regional, and local plans/programmes and legislation where relevant as outlined in **Table 4.1**, will influence the policies contained in the CDP and in turn will influence the lower level plans and implementation processes.

Table 4.1 Key Relevant Legislation, Plans and Programmes

EU legislation	
<ul style="list-style-type: none"> • Strategic Environmental Assessment Directive (2001/42/EC) • Environmental Impact Assessment Directive (2011/92/EU) as amended by (2014/52/EU) • Habitats Directive (92/43/EEC) • Birds' directive (2009/147/EC-codified version of 79/409/EEC) • Water Framework Directive (2000/60/EC) and associated directives which have been subsumed as follows: 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; and Dangerous Substances Directive • Drinking Water Directive (98/83/EC) • Bathing Water Directive (revised) 2006 (2006/7/EC) • Groundwater Directive (2006/118/EC) • Shellfish Waters Directive (2006/113/EC) • Marine Strategy Framework Directive (MSFD)(2008/56/EC) • Maritime Spatial Planning Directive (2014/89/EU) 	<ul style="list-style-type: none"> • Sewage Sludge Directive (86/278/EEC) • Urban Wastewater Treatment Directive (91/271/EEC) • EU Landfill Directive (1999/31/EC) • Waste Framework Directive (1999/31/EC) • Environmental Noise Directive (2002/49/EC) • Environmental Liability Directive (2004/35/EC) • Air Quality Fourth Daughter Directive (2004/107/EC) • Nitrates Directive (91/676/EC) • Integrated Pollution Prevention Control Directive (2008/1/EC) • Floods Directive (2007/60/EC) • Renewable Energy Directive (2009/28/EC) and proposal for a revised directive (COM/2016/0767 final/2) • Energy Performance of Buildings Directives 2010/31/EU and 2018/844 • Energy Efficiency Directive (2012/27/EU) • Seveso III directive 92/012/18/EU) • Clean Air for Europe (CAFE) Directive (2008/50/EC)
EU Frameworks	
<ul style="list-style-type: none"> • Renewable Energies in the 21st Century: Building a More Sustainable Future • EU 2030 Climate and Energy Package • EU Energy Road Map 2050 	<ul style="list-style-type: none"> • A New Circular Economy Action Plan for a Cleaner More Competitive Europe (2020) • European Landscape Convention 2000 • EU Biodiversity Strategy 2030
National Legislation	
<ul style="list-style-type: none"> • Planning and Development Act 2000, (as amended) • Planning and Development (Amendment) Bill 2016 • Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004) as amended by S.I. 201 of 2011; • Planning and Development Regulations 2001 (as amended) • The Wildlife Act 1976 and Wildlife (Amendment) Act 2000 • European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011 as amended) • Waste Management Act 1996 as amended. • The Water Services Act (2007 & 2013) • Foreshore Act 1933-2011 	

- Aquaculture Act 1997-2006 (Fisheries (Amendment) Act 1997 and amendments)
- Sea Fisheries & Maritime Jurisdiction Act 2006 and Sea Fisheries Regulations
- The National Monuments Act 1930-2004
- Roads Act 1993, as amended.
- Quality of Bathing Waters Regulations 1988 (S.I. 84 of 1988) as amended.
- European Communities (Water Policy) Regulations 2003, (S.I. 722 of 2003)
- European Communities Environmental Objectives (Surface Water) Regulations (S.I. 272 of 2009)
- European Communities Environmental Objectives (FPM) Regulations 2009 (S.I. 296 of 2009)
- European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. 9 of 2010)
- European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2014 (S.I. No. 31 of 2014)
- Quality of Bathing Waters Regulations 1988 (S.I. 84 of 1988) as amended.
- Climate Action and Low Carbon Development Act 2015
- Climate Action and Low Carbon Development Bill 2021

National/Regional & Local Plans/Policies/Programmes

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|---|--|
| <ul style="list-style-type: none"> • National Planning Framework (NPF) Project 2040 • National Marine Planning Framework 2021 • National Development Plan 2018-2027 • Regional Spatial and Economic Strategy for the Southern Region (RSES) • Building on Recovery: Infrastructure and Capital Investment (2016-2021) (DPER, 2015) • Rebuilding Ireland, Action Plan for Housing and Homelessness • Rural Development Programme (RDP) 2014- 2020 • Action Plan for Housing, Sustaining Communities. Statement on Housing Policy (2007). • Realising our Rural Potential, Action Plan for Rural Development • Ireland's National Waste Policy 2020-2025 • Ireland's Environment – An Integrated Assessment 2020 • Capital Investment Plan 2016-2021 • National Policy Position on Climate Action and Low Carbon Development (2014) • National Energy Efficiency Action Plan for Ireland No.4 (2017-2020) • National Climate Change Mitigation Plan • Adapting to Climate Change - National Adaptation Framework 2018 and sectoral Adaptation Plans • Management Plans for Natura 2000 sites • All-Ireland Pollinator Plan 2015-2020 • Climate Action Plan 2023 • Bioenergy Action Plan for Ireland • Second Cycle River Basin Management Plan | <ul style="list-style-type: none"> • National Broadband Plan Intervention Strategy • National Landscape Strategy for Ireland 2015 – 2025 • Regional Seascape Character Assessment 2020 • Healthy Ireland – a Framework for Improved Health and Wellbeing 2013-2025 • Sustainable Rural Housing Guidelines • Ireland's Fourth Nitrates Action Programme • Forestry Programme 2014-2020 • Forest Policy Review: Forests, Products and People – A Renewed Vision (2014) • Food Wise 2025 – Department of Agriculture, Food and Marine • Southwest Region Action Plan for Jobs 2015 • Organic Farming Scheme Catchment Flood Risk and Management Studies • The Planning system and Flood Risk Management Guidelines for Planning Authorities (2009) • National CFRAMS Programme (2011) • Flood Risk Management Plans • European Structural & Investment Funds 2014-2020 • National Heritage Plan (2002) • Heritage Ireland 2030 • Smarter Travel – A Sustainable Transport Future 2009-2020 • Culture (2025) • Sustainable Development: A Strategy for Ireland (1997) (DEHLG) • Clare County Council Local Economic and Community Plan (2016) • Clare County Biodiversity Action Plan 2017-2023 • Clare County Council's Climate Adaptation |
|---|--|

<p>2018-2021</p> <ul style="list-style-type: none"> • Irish Water - Water Services Strategic Plan 2021 • National Water Resources Plan 2021 • Lead in Drinking Water Mitigation Plan • National Wastewater Sludge Management Plan 2016 • Our Sustainable Future – A Framework for Sustainable Development Ireland (2012) • Our Sustainable Future – A Framework for Sustainable Development for Ireland (Progress Report 2015) • Aquaculture Plan 2014 • National Biodiversity Action Plan 2017-2021 • All-Ireland Pollinator Plan 2021-2025 • National Peatlands Strategy 2015 • Southern Region Waste Management Plan 2015- 2021 • Delivering a Sustainable Energy Future for Ireland (Energy White Paper) 2007 and 2015 update • National Renewable Energy Action Plan • National Energy & Climate Plan 2021-2030 • Strategy for Renewable Energy 2012-2020 • Offshore Renewable Energy Development Plan 2030 • Draft Wind Energy Development Guidelines (2019) • Harnessing Our Ocean Wealth • National Cycle Policy Framework 2009-2020 • National Hazardous Waste Management Plan 2010-2020 • Construction 2020 • Blue Dot Catchment Programme 	<p>Strategy 2019 - 2024</p> <ul style="list-style-type: none"> • Clare County Landscape Character Assessment 2004 • Regional Development Strategy 2035 • NPWS Conservation Plans and/ or Conservation Objectives for SAC and SPAs • Tourism Masterplan of the Shannon 2020-2030 • Climate Change Adaptation Plan for the Transport Sector (2019) • National Air Pollution Control Programme (NAPCP) (2019) • Draft National Clean Air Strategy 2022 • Traffic and Transport Assessment Guidelines (2014) • Transport 21, as superseded by the Department of Public Expenditure and Reform document titles Infrastructure and Capital Investment (2012-2016). • National Policy Framework for Alternative Fuel Infrastructure in Transport in Ireland (2017-2030) • Integrated Implementation Plan (2019-2024) (Transport) • The Greenway Strategy – Strategy for the Future Development of National and Regional Greenways (2018) • Clare Tourism Strategy 2021
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4.3 SEA Recommendation*

*Refer to Chapter 11 for full details on recommendations

SEA Recommendation	Inclusion in the Plan
The Plan should be set in the context of the planning hierarchy and a clear statement should be provided as to the function of the Plan and what the Plan can and cannot do.	Yes – This is clearly outlined in Chapter 1 with respect to the legislative requirement of the CDP.
Where other Plans/Programmes/Strategies are responsible for implementing relevant policies / objectives / initiatives, these should be acknowledged and fully referenced in the Plan.	Yes- this is done through the Plan in terms of the introduction to each chapter and the guiding principles for implementation.
Under the EIA and Planning and Development Regulations certain projects that may arise during the implementation of the Plan may require an	The requirement for potentially having to undertake EIA Screening and/or the preparation of an EIAR is outlined through

Environmental Impact Assessment and the preparation of an Environmental Impact Assessment Report. There are also requirements regarding EIA for sub-threshold development.	the inclusion of CDP Objective 9.4 relating to Tourism Developments, 9.8 relating to Activity and Adventure Tourism, Objective 15.10 relating to Environmental Impact Assessment and the technical guidance contained in Volume 3 with respect to individual zonings.
Projects would also be required to be screened with respect to the requirement for Appropriate Assessment as required by Article 6 (3) of the Habitats Directive and/or the preparation of a Natura Impact Statement (NIS) in line with Article 6(4)	The requirement for potentially having to undertake Screening for Appropriate Assessment and/or the preparation of an NIS is outlined through the inclusion of CDP Objective 15.3 and the technical guidance contained in Volume 3 with respect to individual zonings.
Following the review of relevant national and regional policies, plans and programmes as part of the Strategic Environmental Assessment, the Clare County Development Plan must ensure that the objectives set out in the CDP meet the requirements of all relevant plans and policies as outlined in Table 4.1 of the SEA Environmental Report.	This has been achieved through the assessment of all the Plan objectives contained not only within the Written Statement but also contained within all other Volumes (i.e., Volumes 1 – 9)

Chapter Five - Environmental Baseline

5.6 Biodiversity, Flora and Fauna

5.6.1 Introduction

‘Biological diversity’ or biodiversity, means “the variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems” (The United Nations Convention on Biodiversity, 1992).

In general terms biodiversity refers to:

- Different **habitats** such as woodlands, wetlands, grasslands and estuarine habitats and the range of flora and fauna species they support.
- Different **species** such as plants, mammals, birds, insects, fish, microbes, mosses and fungi, and their inter-relationships such as food chains and cohabitation.
- **Genetic diversity** within species which is vital for healthy populations of individual species to survive.
- **Ecosystem’s diversity** which are the relationships between different species, their habitats and their local, non-living environment (geology, hydrology and microclimate).
- Features of the **landscape**, which by virtue of their linear and continuous structure (such as hedgerows or streams) or their function as links (such as ponds or small woods) are essential for the migration, dispersal, and genetic exchange of wild species.
- Flora and Fauna are plant and animal life, respectively.

A wide range of economic and social benefits and services result from the protection of biodiversity, for example, it forms the basis of our landscapes, provides for food and clean water supplies, opportunities for waste disposal, nutrient recycling, flood storage and regulation, amenity, and recreational opportunities through development of green infrastructure networks.

5.6.2 Key Legislation

EU Habitats Directive (92/43/EEC)

The Habitats Directive provides the legislative framework for the protection of habitats and species throughout Europe through the establishment of a network of designated conservation areas known as the Natura 2000 network. The Natura 2000 network includes sites designated as Special Areas of Conservation (SACs), under the EU Habitats Directive and Special Protection Areas (SPAs) designated under the EU Birds Directive (now called Codified Directive 2009/147/EC).

There are 24 Articles contained within the Habitats Directive. Article 6 is viewed to be one of the most important of the 24 as it determines the link between land use and conservation. It contains three main sets of provisions. In summary, Article 6(1) sets out measurements that are necessary for conservation with a focus on both positive and practical interventions. Article 6(2) places emphasis on prevention, setting out that habitat deterioration and species disturbance should be avoided. Articles 6(3) and 6(4) set out a series of procedural safeguards presiding over plans and projects that are likely to have a significant effect on an identified European site(s).

Article 10¹ of the Directive covers stepping-stones and ecological corridors including nature conservation sites, other than European site(s), habitat areas and species locations including areas of ecological importance identified through habitat surveys.

EU Birds Directive (now called Codified Directive 2009/147/EC)

The Birds Directive was anticipated by the Wildlife Act (1976) and its provisions covered many of the requirements of the Birds Directive. Article 7 of the Habitats Directive makes the provisions of Article 6(3) and 6(4) applicable to Special Protection Areas.

The Birds Directive requires that important concentrations of migratory waterfowl and internationally important wetlands be protected in the same way as Annex 1 and Annex II habitats and species under the Habitats Directive. In addition, case law under the Birds Directive indicates that internationally important bird sites are given protection equivalent to priority listed habitats and species under the Habitats Directive.

Environmental Liability Directive (2004/35/EC)

The Directive establishes a framework for environmental liability based on the "polluter pays" principle, with a view to preventing and remedying environmental damage. The Directive defines "environmental damage" as damage to protected species and natural habitats, damage to water and damage to soil. Operators carrying out dangerous activities listed in Annex III of the Directive fall under strict liability (no need to prove fault). Operators carrying out other occupational activities than those listed in Annex III are liable for fault-based damage to protected species or natural habitats. The establishment of a causal link between the activity and the damage is always required. Affected natural or legal persons and environmental NGOs have the right to request the competent authority to take remedial action if they deem it necessary.

European Communities (Environmental Liability) Regulations 2008

The European Communities (Environmental Liability) Regulations 2008 came into force in Ireland on 1st April 2009. These Regulations (SI 547 of 2008) transpose EU Directive 2004/35/CE on environmental liability regarding the prevention and remedying of environmental damage. The purpose of these Regulations is to establish a framework of environmental liability based on the 'polluter-pays' principle, to prevent and remedy environmental damage. The EPA is designated as the competent authority for all aspects of these Regulations.

¹ Member States shall endeavour, where they consider it necessary, in their land-use planning and development policies and, in particular with a view to improving the ecological coherence of the Natura 2000 network, to encourage the management of features of the landscape which are of major importance for wild fauna and flora.

Wildlife Act 1976 and Wildlife (Amendment) Act 2000

The Wildlife (amendment) Act, 2000 protects species at the national level which is implemented through a series of regulations. Its main objectives inter alia are to:

- Provide a mechanism to give statutory protection to Natural Heritage Areas (NHAs)
- Provide for statutory protection for important geological and geomorphological sites, including fossil sites by designation as NHAs.
- Improve some existing measures and introduce new ones, to enhance the conservation of wildlife species and their habitats.
- Broaden the scope of the Wildlife Acts to include most species, including the majority of fish and aquatic invertebrate species which were excluded from the 1976 Act.
- Increase substantially the level of fines for contravention of the Wildlife Acts and to allow for the imposition of prison sentences.
- Strengthen the provisions relating to the cutting of hedgerows during the critical bird-nesting period and include a requirement that hedgerows may only be cut during that period by public bodies, including local authorities, for reasons of public health or safety.
- Strengthen the protective regime for Special Areas of Conservation (SACs) by removing any doubt that protection will in all cases apply from the time of notification of proposed sites.

National Biodiversity Action Plan 2017-2021

The National Biodiversity Action Plan sets out a vision and strategic objectives for the conservation of Ireland's biodiversity. The vision for Ireland's biodiversity is 'that biodiversity and ecosystems in Ireland are conserved and restored, delivering benefits essential for all sectors of society and that Ireland contributes to efforts to halt the loss of biodiversity and the degradation of ecosystems in the EU and globally'.

The targets set in this plan are in the context of the seven strategic objectives retained from the second National Biodiversity Plan, which ran from 2011 – 2016. These objectives have laid out a clear framework for our national approach to biodiversity and continuing to focus on these pillars will ensure that we build on the efforts and achievements of the past five years while looking ahead to what we can achieve over the next five years.

The seven strategic objectives are set out below.

- Mainstream biodiversity into decision-making across all sectors.
- Strengthen the knowledge base for conservation, management, and sustainable use of biodiversity.
- Increase awareness and appreciation of biodiversity and ecosystem services.
- Conserve and restore biodiversity and ecosystem services in the wider countryside.
- Conserve and restore biodiversity and ecosystem services in the marine environment.
- Expand and improve management of protected areas and species.
- Strengthen international governance for biodiversity and ecosystem services.

Ireland's 4th National Biodiversity Action Plan (NBAP) will be published in 2023 which will take account of the Global Biodiversity Framework (GBF) actions and strategies as adopted at COP 15 in Montréal. This will form the national strategy for tackling biodiversity loss from which the Clare Biodiversity Plan will take its lead. The key targets as set out in the GBF will be translated at a national level which can subsequently be applied at a local level. It is premature to include county specific targets in the absence of a published national strategy and associated action plan at present however, once the new NBAP is published the Clare Biodiversity Action Plan can incorporate the translated key targets at a national level to the local county level.

Clare Biodiversity Action Plan 2017-2023

The 3rd Clare County Biodiversity Action Plan 2017–2023, supersedes the 2nd Clare Biodiversity Action Plan, published in 2014.

The main aim of the Clare Biodiversity Action Plan 2017-2023 is to '*conserve the biodiversity of County Clare*'. Over the course of the last Biodiversity Plan there were annual Biodiversity awareness initiatives, community events and activities: Biodiversity Week and Heritage Week, talks, outings, bog walks, bat outings, practical demonstrations, wildlife surveys, public workshops, articles written for local media, alongside working with local communities to undertake Local Biodiversity Actions and planning.

Similar to the objectives of the National Biodiversity Plan, the Clare Biodiversity Action Plan is consistent with the 'ecosystem approach'. The ecosystem approach ensures that all of the essential processes, functions and interactions between species, their habitats and their local, non-living environment have been taken into account when promoting best practice management and guidelines for biodiversity conservation.

Clare County Heritage Plan 2017-2023 The County Clare Heritage Plan identifies heritage as landscape, seascapes, flora, fauna, wildlife habitats, monuments, archaeological objects, architectural heritage, heritage objects, geology, inland waterways, heritage gardens and parks, wrecks, and elements of cultural heritage such as genealogy, place names, the Irish language, traditional music and oral history recording.

The aims of the Clare County Heritage Plan 2017-2023:

- 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; and
- inform public policy on heritage.
- Support the strategic and integrated management of heritage at a local level.

The Clare County Heritage Plan 2017-2023 is focused on six key themes and under each theme there are a number of identified actions which can be implemented over the lifetime of the Plan.

The six themes are;

1. Community.
2. Training and Education.
3. Sustainable Tourism.
4. Biodiversity, Climate Change and Green Infrastructure Planning.
5. Built Heritage.
6. Cultural Heritage.

Theme number four, Biodiversity, Climate Change and Green Infrastructure Planning, aims to;

- Develop and work to implement the County Clare Biodiversity Action Plan 2017-2023 in partnership with all relevant stakeholders and the community;
- Promote and implement the All-Ireland Pollinator Plan 2015-2020 and local associated initiatives;
- Further raise awareness of the value, role and function of wetlands in the County;
- Support the Local Authority Waters and Community Officer in their work with communities to understand the value of the aquatic environment and to take the leadership role in the protection of our wetlands, including measures to protect high status sites in County Clare, provision of community wetlands, integrated constructed wetlands, natural flood areas with a particular focus on the River Fergus catchment involving community action;
- Assist in the pilot scheme to map, establish demonstration plots and provide training on Invasive Species as part of an overall Clare County Council corporate strategy to control and eradication of Invasive Species;
- Input into the Clare County Councils Adaptation Team as required under the National Climate Change Adaptation Framework (NCCAF) in preparing the local authority adaptation strategy;
- Further implement the existing Green Infrastructure Plans and consider other opportunities for green infrastructure planning; and
- Enhance biodiversity by providing training and guidance on Green Infrastructure and through the promotion and adoption of a green infrastructure-based approach to planning.

5.6.3 Biodiversity and Climate Change Adaptation

Flood plains and wetland areas are essential for flood control, pollution control, water quality and supply as well as act as vital carbon sinks, along with peatlands and woodlands, which could help address climate change. Changes in precipitation levels, air and soil temperatures, water availability and sea level rise all have implications in terms of effects on biodiversity. The effects will be cumulative, long-term and often complex. The uncertainty that surrounds climate change and what will occur also adds to the complexity and uncertainty of identifying impacts.

Climate change is regarded as the biggest environmental issue facing the world today. The release of greenhouse gases, such as carbon dioxide, is regarded as one of the main drivers of climate change. Biodiversity, and particularly plants, play a significant role in removing this carbon dioxide from the atmosphere and storing it through photosynthesis. However, activities which lead to a loss of vegetation prevent this critical service from occurring, while activities such as the drainage of

peatlands can release more carbon dioxide into the atmosphere. Combined, these activities can speed up the rate of climate change. The rate of biodiversity loss across the world has been inextricably linked to the rate of global climate change. However, there has been an increasing move towards trying to adapt to climate change, rather than trying to stop it, and in this regard, biodiversity has another significant role to play, particularly in relation to flood attenuation.

Wetlands, such as bogs, fens, swamps, and marshes, slow down the flow of water, and so help to regulate flooding, however, their loss not only exacerbates the level of flooding, but also its speed, which leads to flash flooding. Wetlands can contain huge volumes of water (bogs, for example, are made of over ninety percent water) and when a wetland is drained, the water must go somewhere, and water will always flow to the lowest lying areas. The protection and retention of river floodplains from infilling, reclamation or development is also vitally important to ameliorate the impacts of flooding.

5.6.4 Biodiversity in the Plan Area

The Plan area is rich in biodiversity, containing many important, and protected, habitats and species such as the Shannon Estuary, lakes, turloughs, fens, wetlands, woodlands, bats, wildfowl (duck and geese), waders, salmon, lamprey, and otters. However, it also contains many other habitats which are not protected such as scrub, parks, streams, hedgerows, tree lines, roadside verges, housing estate open spaces and gardens. It is these locally important habitats and species within the landscape, including extensive areas of wetland, fens, broadleaf woodlands, grasslands and turloughs, which provide links between the more rare and protected habitats, and are essential for the migration, dispersal and genetic exchange of wild plants and animals such as garden birds (robins, wrens, finches, etc.) and migrant summer visitors (swallows, cuckoos, warblers, etc), otters, hedgehogs, bats, pigmy shrew and other Irish mammals, lamprey, salmon and other fish species, and a variety of invertebrates, including beetles, bees, butterflies, dragonflies and damselflies. They also allow for the spread of seeds, which benefit the wildflower populations of County Clare. It is recognised that many rare and protected species are reliant on locally important species, and as such the protection of common habitats and species should not be underestimated.

While not explicitly stated, there is a hierarchy within biodiversity, by virtue of the legislation which protects it. At the top are sites designated (or proposed for designation) for nature conservation under European legislation (SACs, SPAs), followed by those designated (or proposed for designation) by national legislation (NHAs, pNHAs). Next, there are habitats and species outside designated sites which are protected under European legislation, followed by those protected under national legislation. There are locally important areas protected by virtue of their zoning in land use plans, and finally, there is biodiversity, which is not directly protected by legislation, for example in proposed Natural Heritage Areas (pNHA).

Within County Clare there are habitats of high biodiversity and conservation value, including the wildfowl sanctuaries of Mutton Island, Islandavanna, Tullagher Lough, Inagh River (part of) and Ballyallia Lake and the Ballyteigue, Caher (Murphy) Dromore and Keelhilla nature reserve. There are several designated sites associated within the county which are designated as Ramsar Sites, Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs).

Natural Heritage Areas also have a significant role in supporting the species using European sites mainly relating to mobile fauna such as mammals and birds which may use pNHAs and NHAs as

“stepping-stones” between Natura 2000 sites. Article 10 of the Habitats Directive and the Habitats Regulations 2011, places a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands, and important hedgerows form key “stepping-stones”.

5.6.5 European Sites

Special Areas of Conservation (SACs) have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) - referred to as the Habitats Directive. The Habitats Directive seeks to establish the Natura 2000 network, a network of protected areas (European Sites) throughout the European Union. It is the responsibility of each Member State to designate SACs to protect habitats and species, which, together with Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/EEC), form the Natura 2000 network. The integrity of a European Site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC. The qualifying features for the designated sites have been obtained through a review of the Conservation Objectives available from the National Parks and Wildlife Service (NPWS). The SACs and SPAs associated with the Development Plan area are listed in **Table 5.6.1** and **Table 5.6.2** respectively and illustrated in **Figure 5.6.1** and **Figure 5.6.2**.

Table 5.6.1 List of Special Areas of Conservation (SACs) in the Clare County Development Plan Area

Designated SAC	Site Code	Qualifying Interests
Ballyallia Lake SAC	000014	It is a naturally eutrophic lake which is a habitat listed under Annex I of the habitat's directive. It also contains significant numbers of the Whooper Swan which is an Annex I species under the Birds Directive.
Ballycullinan Lake SAC	000016	Designated for the presence of <i>Cladium fen</i> , a habitat listed under Annex I of the EU Habitats Directive.
Ballyogan Lough SAC	000019	This site contains the Annex I species <i>Cladium fen</i> .
Black Head – Poulsallagh Complex SAC & pNHA	000020	Designated for the presence of Annex I species such as Reefs, Perennial vegetation of stony banks, Alpine Heaths, <i>Juniperus communis</i> formations on heaths or calcareous grasslands, lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>), Petrifying springs with tufa formation, limestone pavements and submerged or partly submerged sea caves. In addition, the site contains the Annex II species such as <i>Petalophyllum ralfsii</i> .
Danes Hole, Poulnalecka SAC	000030	This site is significant as it is a winter hibernation site and a mating site of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), which is a species listed under Annex II of the EU Habitats Directive.
Dromore Woods and Loughs SAC	000032	This is designated for the presence of several naturally eutrophic lakes with <i>Magnopotamion</i> and <i>Hydrocharition</i> -type vegetation and limestone pavements which are listed under Annex I of the EU Habitats Directive as well as the Otter which is listed under Annex II of the EU Habitats Directive.
Inagh River Estuary SAC & pNHA	000036	Species listed under Annex I of the EU Habitats Directive such as <i>Salicornia</i> and other annuals colonizing mud and sand, Atlantic salt meadows (<i>Glauco- Puccinellietalia maritimi</i>), Mediterranean salt meadows (<i>Juncetalia maritimi</i>), shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) and fixed coastal dunes with herbaceous vegetation (grey dunes).
Pouladatig Cave SAC	000037	Designated for the presence of the Lesser Horseshoe Bat (<i>Rhinolophus</i>

Designated SAC	Site Code	Qualifying Interests
Lough Gash Turlough SAC	000051	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive.
Moneen Mountain SAC	000054	Designated for the presence of limestone pavement and its associated calcareous grassland and juniper scrub and heaths which are listed under Annex I of the EU Habitats Directive. The Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) can be found at this site and is listed under Annex II of the EU Habitats Directive.
Moyree River System SAC	000057	Limestone pavement, floating river vegetation, alkaline fen and caves are the Annex I Habitats located at this site. It is an internationally important summer roosting and hibernation site for the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive.
Poulnagordon Cave (Quin) SAC	000064	Designated for the presence of a natural cave which is listed under Annex I of the EU Habitats Directive. The Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), a species listed under Annex II of the Habitats Directive, uses the cave as a hibernation site.
Galway Bay Complex SAC & pNHA	000268	This site has the following significant habitats which are listed under Annex I of the EU Habitats Directive: Mudflats and sandflats not covered by seawater at low tide, coastal lagoons, large shallow inlets and bays, reefs, perennial vegetation of stony banks, <i>Salicornia</i> and other annuals colonizing mud and sand, Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>), Mediterranean Salt Meadows (<i>Juncetalia maritima</i>), Turloughs, <i>Juniperus communis</i> formations on calcareous heaths or grasslands, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco Brometalia</i>) (important orchid sites), Calcareous fens with (<i>Cladium mariscus</i>) and species of the <i>Caricion davallianae</i> and Alkaline fens. The Otter (<i>Lutra lutra</i>) and the Common seal (<i>Phoca vitulina</i>) are the species found at this site which are listed under Annex II of the EU Habitats Directive.
Loughatorick South Bog SAC	000308	Designated for the presence of the Blanket bog (active only) habitat, listed under Annex I of the EU Habitats Directive.
Ballyteige (Clare) SAC	000994	This site consists of Molina meadows on calcareous, peaty or clayey-silt laden soils (<i>Molinion caeruleae</i>), a habitat listed under Annex I of the EU Habitats Directive.
Ballyvaughan Turlough SAC	000996	Designated for the presence of Turloughs which are listed in Annex I of the EU Habitats Directive.
Glenomra Wood SAC	001013	This site consists of Old sessile oak woods with Ilex and Blechnum in British Isles, listed under Annex I of the EU Habitats Directive.
Carrowmore Point to Spanish Point and Islands SAC & pNHA	001021	Designated for the presence of the following habitats listed under Annex I of the EU Habitats Directive: Coastal lagoons, Reefs, Perennial vegetation of stony banks and Petrifying springs with tufa formation (<i>Cratoneurion</i>).
Termon Lough SAC	001321	Termon Lough SAC is situated approximately 6 km south-west of Gort, on the border between Counties Clare and Galway. It consists of a series of three turloughs, with low, drift-covered slopes on all sides except in the north-east, where a small area of limestone pavement is found. Designated for the presence of Turloughs, a habitat listed under Annex I of the EU Habitats Directive.
Glendree Bog SAC	001912	Designated for the presence of Blanket Bog (active only), a habitat listed under Annex I of the EU Habitats Directive.
East Burren Complex SAC	001926	This site has the following habitats which are listed under Annex I of the EU Habitats Directive: Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp., Turloughs, Alpine and Boreal

Designated SAC	Site Code	Qualifying Interests
		Heaths, <i>Juniperus communis</i> formations on heaths or calcareous grasslands, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco Brometalia</i>) (important orchid sites), lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>), Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricon davallianae</i> , Petrifying springs with tufa formation (<i>Cratoneurion</i>), Alkaline fens, Limestone pavements, Caves not open to the public, Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno- Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>). The Otter (<i>Lutra lutra</i>) is found at this site and is listed under Annex II of the EU Habitats Directive.
Old Domestic Building (Keevagh) SAC	002010	Designated for the presence of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive.
Newhall and Edenvale Complex SAC	002091	This site is significant as it consists of the habitat Caves not open to the public which is a habitat listed under Annex I of the EU Habitats Directive. The Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), an Annex II species can also be found at this location.
Pollagoona Bog SAC	002126	Designated for the presence of Blanket bog (active only) which is a habitat listed under Annex I of the EU Habitats Directive.
Newgrove House SAC	002157	This site is significant as the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive can be found here.
Lower River Shannon SAC	002165	Designated for the presence of the following habitats under Annex I of the EU Habitats Directive: Sandbanks which are slightly covered by sea water all the time, Estuaries, Mudflats and sandflats not covered by seawater at low tide, Coastal lagoons, Large shallow inlets and bays, Reefs, Perennial vegetation of stony banks, Vegetated sea cliffs of the Atlantic and Baltic coasts, <i>Salicornia</i> and other annuals colonizing mud and sand, <i>Spartina</i> swards (<i>Spartinion maritimae</i>), Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>), Mediterranean salt meadows (<i>Juncetalia maritimi</i>), Molina meadows on calcareous, peaty or clayey-silt laden soils (<i>Molinion caeruleae</i>) and Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>). Annex II species which are present at this site include the Freshwater pearl mussel (<i>Margaritifera margaritifera</i>), Sea lamprey (<i>Petromyzon marinus</i>), Brook lamprey (<i>Lampetra planeri</i>), River lamprey (<i>Lampetra fluviatilis</i>), Salmon (<i>Salmo salar</i>), Bottle-nosed dolphin (<i>Tursiops truncatus</i>) and the Otter (<i>Lutra lutra</i>).
Old Farm Buildings, Ballymacrogan SAC	002245	This site is significant as the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive can be found here.
Ballycullinan, Old Domestic Building SAC	002246	Designated for the presence of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive.
Toonagh Estate SAC	002247	This site is significant as the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive can be found here.
Carrowmore Dunes SAC	002250	Designated for the presence of the following habitats listed under Annex I of the EU Habitats Directive: Reefs, Embryonic shifting dunes, Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) and Fixed coastal dunes with herbaceous vegetation (grey dunes). The Annex II species narrow-mouthed whorl snail (<i>Vertigo angustior</i>) can also be located at this site.

Designated SAC	Site Code	Qualifying Interests
Kilkee Reefs SAC	002264	This site is significant as it consists of a Reef habitat and a shallow bay habitat which is both listed under Annex I of the EU Habitats Directive.
Slieve Bernagh Bog SAC	002312	Designated for the presence of blanket bog, wet heath and dry heath which are habitats that are listed under Annex I of the EU Habitats Directive.
Old Domestic Buildings, Rylane SAC	002314	This site contains two important breeding roosts of the lesser horseshoe bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the Habitats Directive.
Ratty River Cave SAC	002316	Designated for the presence of a cave which is listed under Annex I of the EU Habitats Directive and it is a significant winter roost and a breeding site of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive.
Cregg House Stables, Crusheen	002317	This site contains an important breeding roost of the lesser horseshoe bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the Habitats Directive. Situated approx. 1km from the Clare Border.
Knockanira House SAC	002318	This site is significant as it contains an important maternity roost of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the EU Habitats Directive.
Kilkishen House SAC	002319	Designated for the presence of an important winter roost of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) which is listed under Annex II of the Habitats Directive.
Tullagher Lough and Bog SAC	002343	Significant site as it consists of an active raised bog, degraded raised bog and Rhynchosporion and transition mire which are listed on Annex I of the EU Habitats Directive.
Ardrahan Grassland SAC	002244	Designated for Alpine and Boreal heaths, Juniperus communis formations on heaths or calcareous grasslands Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) and Limestone pavements which are listed on Annex I of the EU Habitats Directive.
Askeaton Fen Complex SAC	002279	Designated for Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> and Alkaline fens which are listed on Annex I of the EU Habitats Directive.
Ballinduff Turlough SAC	002295	Designated for the presence of a turlough. The turlough is late-draining and a pool persists into June or July and re-floods easily. Turloughs are listed on Annex I of the EU Habitats Directive.
Barrigone SAC	000432	Designated for Juniperus communis formations on heaths or calcareous grasslands, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) , Limestone pavements and Euphydryas aurinia (Marsh Fritillary) [1065]. These habitats are listed on Annex I of the EU Habitats Directive.
Barroughter Bog SAC	000231	Designated for Active raised bogs, degraded raised bogs still capable of natural regeneration and Depressions on peat substrates of the Rhynchosporion These habitats are listed on Annex I of the EU Habitats Directive.
Caherglassaun Turlough SAC	000238	Designated for the presence of a turlough. Turloughs are listed on Annex I of the EU Habitats Directive.
Cahermore Turlough SAC	002294	Designated for the presence of a turlough. Turloughs are listed on Annex I of the EU Habitats Directive.
Carrowbaun, Newhall and Ballylee Turloughs SAC	002293	Designated for the presence of a turlough. Turloughs are listed on Annex I of the EU Habitats Directive.

Designated SAC	Site Code	Qualifying Interests
Castletaylor Complex SAC	000242	Designated for Turloughs, Alpine and Boreal heaths, <i>Juniperus communis</i> formations on heaths or calcareous grasslands, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) and Limestone pavements. These habitats are listed on Annex I of the EU Habitats Directive.
Clare Glen SAC	000930	Designated for Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles and <i>Trichomanes speciosum</i> (Killarney Fern). This habitat is listed on Annex I of the EU Habitats Directive and Killarney Fern is listed in Annex II and IV of the Habitats Directive
Cloonmoylan Bog SAC	000248	Designated for Active raised bogs, Degraded raised bogs still capable of natural regeneration, Depressions on peat substrates of the Rhynchosporion and Bog woodland. These habitats are listed on Annex I of the EU Habitats Directive.
Connemara Bog Complex SAC	002034	Designated for Coastal lagoons, Reefs, Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>), Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> , Natural dystrophic lakes and ponds, Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation, Northern Atlantic wet heaths with <i>Erica tetralix</i> , European dry heaths, Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caeruleae</i>), Blanket bogs (* if active bog), Transition mires and quaking bogs, Depressions on peat substrates of the Rhynchosporion, Alkaline fens, Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles, <i>Euphydrys aurinia</i> (Marsh Fritillary), <i>Salmo salar</i> (Salmon), <i>Lutra lutra</i> (Otter) and <i>Najas flexilis</i> (Slender Naiad). These habitats are listed on Annex I of the EU Habitats Directive. Slender Naiad, Otter and Salmon are listed in Annex II and IV of the Habitats Directive. Marsh Fritillary is listed in Annex II of the Habitats Directive
Coole-Garryland Complex SAC	000252	Designated for Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation, Turloughs, Rivers with muddy banks with <i>Chenopodion rubri</i> p.p. and <i>Bidention</i> p.p. vegetation, <i>Juniperus communis</i> formations on heaths or calcareous grasslands, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites), Limestone pavements and <i>Taxus baccata</i> woods of the British Isles. These habitats are listed on Annex I of the EU Habitats Directive.
Curraghchase Woods SAC	000174	Designated for Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>), <i>Taxus baccata</i> woods of the British Isles, <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) and <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat). These habitats are listed on Annex I of the EU Habitats Directive. Desmoulin's Whorl Snail is listed in Annex II of the Habitats Directive and Lesser Horseshoe Bat are listed in Annex II and IV of the Habitats Directive.
Derrycrag Wood Nature Reserve SAC	000261	Designated for Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles. This habitat is listed on Annex I of the EU Habitats Directive.
Drummin Wood SAC	002181	Designated for Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles. This habitat is listed on Annex I of the EU Habitats Directive.

Designated SAC	Site Code	Qualifying Interests
Glenstal Wood SAC	001432	Designated for <i>Trichomanes speciosum</i> (Killarney Fern). This habitat is listed on Annex I of the EU Habitats Directive.
Gortacarnaun Wood SAC	002180	Designated for Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles. This habitat is listed on Annex I of the EU Habitats Directive.
Inisheer Island SAC	001275	Designated for Coastal lagoons, Reefs, European dry heaths, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites), Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>) and Limestone pavements. This habitat is listed on Annex I of the EU Habitats Directive.
Inishmaan Island SAC	000212	Designated for Reefs, Perennial vegetation of stony banks, Vegetated Sea cliffs of the Atlantic and Baltic coasts, Embryonic shifting dunes, Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes), Machairs (* in Ireland), European dry heaths, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites), Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>) and Limestone pavements. These habitats are listed on Annex I of the EU Habitats Directive.
Inishmore Island SAC	000213	Designated for Coastal lagoons, Reefs, Perennial vegetation of stony banks, Vegetated sea cliffs of the Atlantic and Baltic coasts, Embryonic shifting dunes, Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes), Fixed coastal dunes with herbaceous vegetation (grey dunes), Dunes with <i>Salix repens</i> ssp. <i>argentea</i> (<i>Salicion arenariae</i>), Humid dune slacks, Machairs, European dry heaths, Alpine and Boreal heaths, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites), Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>), Limestone pavements, Submerged or partially submerged sea caves and <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail). These habitats are listed on Annex I of the EU Habitats Directive. Narrow-mouthed Whorl Snail is listed in Annex II of the Habitats Directive
Keeper Hill SAC	001197	Designated for Northern Atlantic wet heaths with <i>Erica tetralix</i> and Blanket bogs (*if active bog). These habitats are listed on Annex I of the EU Habitats Directive.
Kerry Head Shoal SAC	002263	Designated for Reefs. This habitat is listed on Annex I of the EU Habitats Directive.
Kiltartan Cave (Coole) SAC	000286	Designated for Caves do not open to the public and <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat). This habitat is listed on Annex I of the EU Habitats Directive. Lesser Horseshoe Bat is listed in Annex II and Annex IV of the Habitats Directive
Kiltiernan Turlough SAC	001285	Designated for the presence of a turlough. Turloughs are listed on Annex I of the EU Habitats Directive.
Lough Corrib SAC	000297	Designated for Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>), Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> , Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp., Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites), Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>), Active raised bogs, Degraded raised bogs

Designated SAC	Site Code	Qualifying Interests
		<p>still capable of natural regeneration, Depressions on peat substrates of the Rhynchosporion, Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i>, Petrifying springs with tufa formation (Cratoneurion), Alkaline fens, Limestone pavements, Old sessile oak woods with Ilex and Blechnum in the British Isles, Bog woodland,</p> <p><i>Margaritifera margaritifera</i> (Freshwater Pearl Mussel), <i>Austropotamobius pallipes</i> (White-clawed Crayfish), <i>Petromyzon marinus</i> (Sea Lamprey), <i>Lampetra planeri</i> (Brook Lamprey), <i>Salmo salar</i> (Salmon), <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat), <i>Lutra lutra</i> (Otter), <i>Najas flexilis</i> (Slender Naiad), <i>Hamatocaulis vernicosus</i> (Slender Green Feathermoss) [6216]</p> <p>These habitats are listed on Annex I of the EU Habitats Directive.</p> <p>Freshwater Pearl Mussel, White Clawed Crayfish, Salmon, Otter, Slender Naiad are listed in Annex II and Annex IV of the Habitats Directive. Sea lamprey, Brook Lamprey and Slender Green Feathermoss are listed in Annex II of the Habitats Directive.</p>
Lough Coy SAC	002117	Designated for the presence of a turlough. Turloughs are listed on Annex I of the EU Habitats Directive.
Lough Cutra SAC	000299	Designated for <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat). Lesser Horseshoe Bat is listed in Annex II and Annex IV of the Habitats Directive
Lough Derg, North-east Shore SAC	002241	Designated for Juniperus communis formations on heaths or calcareous grasslands, Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> , Alkaline fens, Limestone pavements, Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i> , <i>Salicion albae</i>) and <i>Taxus baccata</i> woods of the British Isles. These habitats are listed on Annex I of the EU Habitats Directive.
Lough Fingall Complex SAC	000606	Designated for Turloughs, Alpine and Boreal heaths, <i>Juniperus communis</i> formations on heaths or calcareous grasslands, Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites), Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> , Limestone pavements and <i>Rhinolophus hipposideros</i> (Lesser Horseshoe Bat). These habitats are listed on Annex I of the EU Habitats Directive. Lesser Horseshoe Bat is listed in Annex II and Annex IV of the Habitats Directive
Moanveanlagh Bog SAC	002351	Designated for Active raised bogs, Degraded raised bogs still capable of natural regeneration and Depressions on peat substrates of the Rhynchosporion. These habitats are listed on Annex I of the EU Habitats Directive
Peterswell Turlough SAC	000318	Designated for the presence of a turlough and Rivers with muddy banks with <i>Chenopodion rubri</i> p.p. and Bidention p.p. vegetation. These habitats are listed in Annex I of the EU Habitats Directive.
Pollnaknockaun Wood Nature Reserve SAC	000319	Designated for Old sessile oak woods with Ilex and Blechnum in the British Isles. This habitat is listed on Annex I of the EU Habitats Directive.
River Shannon Callows SAC	000216	Designated for Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caerulea</i>), Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>), Alkaline fens, Limestone pavements, Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i> , <i>Salicion albae</i>) and <i>Lutra lutra</i> (Otter).

Designated SAC	Site Code	Qualifying Interests
		These habitats are listed on Annex I of the EU Habitats Directive. Otter is listed in Annex II and Annex IV of the Habitats Directive.
Rosturra Wood SAC	001313	Designated for Old sessile oak woods with Ilex and Blechnum in the British Isles. This habitat is listed on Annex I of the EU Habitats Directive.
Scohaboy (Sopwell) Bog SAC	002206	Designated for Degraded raised bogs still capable of natural regeneration. This habitat is listed on Annex I of the EU Habitats Directive.
Silvermine Mountains SAC	000939	Designated for Northern Atlantic wet heaths with <i>Erica tetralix</i> and Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe). These habitats are listed on Annex I of the EU Habitats Directive.
Silvermines Mountains West SAC	002258	Designated for Northern Atlantic wet heaths with <i>Erica tetralix</i> , European dry heaths and Calaminarian grasslands of the <i>Violetalia calaminariae</i> . These habitats are listed on Annex I of the EU Habitats Directive.
Sonnagh Bog SAC	001913	Designated for Blanket bogs (* if active bog). This habitat is listed on Annex I of the EU Habitats Directive.
Tory Hill SAC	000439	Designated for Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites), Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> and Alkaline fens. These habitats are listed on Annex I of the EU Habitats Directive.

Table 5.6.2 List of Special Protection Areas (SPAs) in the Clare County Development Plan Area

Designated SPA	Site Code	Reason for Designation
Cliffs of Moher SPA	004005	This site is significant for the presence of the Breeding Peregrine (<i>Falco peregrinus</i>) and the Chough (<i>Pyrrhocorax pyrrhocorax</i>) which are listed under Annex I of the EU Birds Directive. It is also designated for the presence of Fulmar (<i>Fulmarus glacialis</i>), Kittiwake (<i>Rissa tridactyla</i>), Guillemot (<i>Uria aalge</i>), Razorbill (<i>Alca torda</i>), and Puffin (<i>Fratercula arctica</i>). This site has the largest Kittiwake (<i>Rissa tridactyla</i>) and Razorbill (<i>Alca torda</i>) colonies in Ireland.
Inner Galway Bay SPA & Ramsar Site	004031	Designated for the presence of the following species which are listed under Annex I of the EU Birds Directive: Red-throated Diver (<i>Gavia stellata</i>), Black-throated Diver (<i>Gavia arctica</i>), Great Northern Diver (<i>Gavia immer</i>), Golden Plover (<i>Pluvialis apricaria</i>), Bar-tailed Godwit (<i>Limosa ponica</i>), Sandwich Tern (<i>Sterna sandvicensis</i>) and Common Tern (<i>Sterna hirundo</i>). Also found at this site are the Cormorant (<i>Phalacrocorax carbo</i>), Grey Heron (<i>Ardea cinerea</i>), Light-Bellied Brent Goose (<i>Branta bernicla hrota</i>), Wigeon (<i>Anas Penelope</i>), Teal (<i>Anas crecca</i>), Shoveler (<i>Anas clypeata</i>), Red-Breasted Merganser (<i>Mergus serrator</i>), Ringed Plover (<i>Charadrius hiaticula</i>), Golden Plover (<i>Pluvialis apricaria</i>), Northern Lapwing (<i>Vanellus vanellus</i>), Dunlin (<i>Calidris alpina</i>), Curlew (<i>Numenius arquata</i>), Redshank (<i>Tringa tetanus</i>), Turnstone (<i>Arenaria interpres</i>), Black-headed Gull (<i>Chroicocephalus ridibundus</i>) and the Common Gull (<i>Larus canus</i>).
Ballyallia Lake Wildfowl Sanctuary SPA	004041	This site is significant as the Whooper Swan (<i>Cygnus Cygnus</i>), a species listed under Annex I of the EU Birds Directive can be located here. In addition, the Shoveler (<i>Anas</i>) population is the

Designated SPA	Site Code	Reason for Designation
		largest in Ireland and the Gadwall (<i>Anas strepera</i>) population is also highly significant.
Lough Derg (Shannon) SPA	004058	Designated for the presence of the Common Tern (<i>Sterna hirundo</i>), Whooper Swan (<i>Cygnus Cygnus</i>) and the Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>) which are listed under Annex I of the EU Birds Directive. The site also has nationally breeding populations of Cormorant (<i>Phalacrocorax carbo</i>) and specifically during winter there are significant populations of Tufted Duck (<i>Aythya fuligula</i>) and Goldeneye (<i>Bucephala clangula</i>).
River Shannon and River Fergus Estuaries SPA	004077	The following species listed under Annex I of the EU Birds Directive can be found at this site: Whooper Swan (<i>Cygnus Cygnus</i>), Golden Plover (<i>Pluvialis apricaria</i>) and the Bar-tailed Godwit (<i>Limosa lapponica</i>). In addition, it has internationally important populations of Dunlin (<i>Calidris alpina</i>), Black-tailed Godwit (<i>Limosa limosa</i>) and Redshank (<i>Tringa totanus</i>). In addition, the following species can also be found at this location: Cormorant (<i>Phalacrocorax carbo</i>), Light-bellied Brent Goose (<i>Branta bernicla hrota</i>), Shelduck (<i>Tadorna tadorna</i>), Wigeon (<i>Anas penelope</i>), Teal (<i>Anas crecca</i>), Pintail (<i>Anas acuta</i>), Shoveler (<i>Anas clypeata</i>), Scaup (<i>Aythya marila</i>), Ringed Plover (<i>Charadrius hiaticula</i>), Grey Plover (<i>Pluvialis squatarola</i>), Northern Lapwing (<i>Vanellus vanellus</i>), Knot (<i>Calidris canutus</i>), Curlew (<i>Numenius arquata</i>), Greenshank (<i>Tringa nebularia</i>) and the Black-headed Gull (<i>Chroicocephalus ridibundus</i>).
Illelaunonearaun SPA	004114	Designated for the presence of the Barnacle Goose (<i>Branta leucopsis</i>), a species listed under Annex I of the EU Birds Directive. The population of Barnacle Geese at this site often exceeds the qualifying threshold for National Importance.
Loop Head SPA	004119	This site is significant for the presence of breeding Chough (<i>Pyrrhocorax pyrrhocorax</i>) and Peregrine (<i>Falco peregrinus</i>), species listed under Annex I of the EU Birds Directive. The site also has populations of Kittiwake (<i>Rissa tridactyla</i>) and Guillemot (<i>Uria aalge</i>) which are of National Importance.
Slieve Aughty Mountains SPA	004168	Designated for the presence of the Hen Harrier (<i>Circus cyaneus</i>), a species listed under Annex I of the EU Birds Directive. This is the second largest concentration for this species in Ireland. Another Annex I species, Merlin (<i>Falco columbarius</i>) can be found at this site.
Mid – Clare Coast SPA	004182	Significant species at this site include the Barnacle Goose (<i>Branta leucopsis</i>), Storm Petrel (<i>Hydrobates pelagicus</i>), Golden Plover (<i>Pluvialis apricaria</i>), Great Northern Diver (<i>Gavia immer</i>), and Red-throated Diver (<i>Gavia stellata</i>) which are listed under Annex I of the EU Birds Directive. It has a nationally important breeding colony of Cormorant (<i>Phalacrocorax carbo</i>) during the summer. It is also an important site for the presence of Ringed Plover (<i>Charadrius hiaticula</i>), Sanderling,
Corofin Wetlands SPA	004220	Designated for the presence of the Whooper Swan (<i>Cygnus Cygnus</i>) and the Golden Plover (<i>Pluvialis apricaria</i>) were are listed under Annex I of the EU Birds Directive. In addition, the site supports nationally important populations of Little Grebe (<i>Tachybaptus ruficollis</i>), Wigeon (<i>Anas penelope</i>), Teal (<i>Anas crecca</i>) and the Black-tailed Godwit (<i>Limosa limosa</i>).
Connemara Bog Complex SPA	004181	Designated for the presence of SCI birds Cormorant (<i>Phalacrocorax carbo</i>), Merlin (<i>Falco columbarius</i>), Golden Plover (<i>Pluvialis apricaria</i>) and Common Gull (<i>Larus canus</i>).
Coole-Garryland SPA	004107	Designated for the presence of SCI birds Whooper Swan (<i>Cygnus cygnus</i>). The site is of international importance for Whooper Swan

Designated SPA	Site Code	Reason for Designation
		(214), which utilise it for both feeding and roosting purposes
Cregganna Marsh SPA	004142	Designated for the presence of SCI birds Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>). The site is of major conservation importance as a feeding site for a nationally important flock of Greenland White-fronted Goose (157 – 5-year mean peak between 1994/95 and 1998/99). The birds using this site form part of the Rahasane flock.
Inishmore SPA		Designated for the presence of SCI birds Kittiwake (<i>Rissa tridactyla</i>), Arctic Tern (<i>Sterna paradisaea</i>), Little Tern (<i>Sterna albifrons</i>) and Guillemot (<i>Uria aalge</i>).
Kerry Head SPA	004189	Designated for the presence of SCI birds Fulmar (<i>Fulmarus glacialis</i>) and Chough (<i>Pyrrhocorax pyrrhocorax</i>). The site supports an internationally important population of breeding Chough, a Red Data Book species that is listed on Annex I of the E.U. Birds Directive; 32 breeding pairs were recorded from the site in the 1992 survey and 30 in the 2002/03 survey. In addition, a flock of 20 birds was noted on the northern coast of the site during the latter survey. The site is of particular note for the density of breeding pairs found. The site also supports a nationally important population of Fulmar (421 pairs).
Lough Corrib SPA	004042	Designated for the presence of SCI birds Gadwall (<i>Anas strepera</i>), Shoveler (<i>Anas clypeata</i>), Pochard (<i>Aythya ferina</i>), Tufted Duck (<i>Aythya fuligula</i>), Common Scoter (<i>Melanitta nigra</i>), Hen Harrier (<i>Circus cyaneus</i>), Coot (<i>Fulica atra</i>), Golden Plover (<i>Pluvialis apricaria</i>), Black-headed Gull (<i>Chroicocephalus ridibundus</i>), Common Gull (<i>Larus canus</i>), Common Tern (<i>Sterna hirundo</i>), Arctic Tern (<i>Sterna paradisaea</i>) and Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>).
Lough Cutra SPA	004056	Designated for the presence of SCI birds Cormorant (<i>Phalacrocorax carbo</i>). Lough Cutra is a long-established breeding site for Cormorant (166 pairs in 1985) although numbers have declined in recent years (34 pairs in 1996). The birds breed on Parsons Island and appear to commute to the coast for feeding.
Middle Shannon Callows SPA	004096	Designated for the presence of SCI birds Whooper Swan (<i>Cygnus cygnus</i>), Wigeon (<i>Anas penelope</i>), Corncrake (<i>Crex crex</i>), Golden Plover (<i>Pluvialis apricaria</i>), Lapwing (<i>Vanellus vanellus</i>), Black-tailed Godwit (<i>Limosa limosa</i>) and Black-headed Gull (<i>Chroicocephalus ridibundus</i>).
Slievefelim to Silvermines Mountains SPA	004165	Designated for the presence of SCI bird Hen Harrier (<i>Circus cyaneus</i>).
Stack's to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA	004161	Designated for the presence of SCI bird Hen Harrier (<i>Circus cyaneus</i>).

Figure 5.6.1 Special Areas of Conservation within County Clare

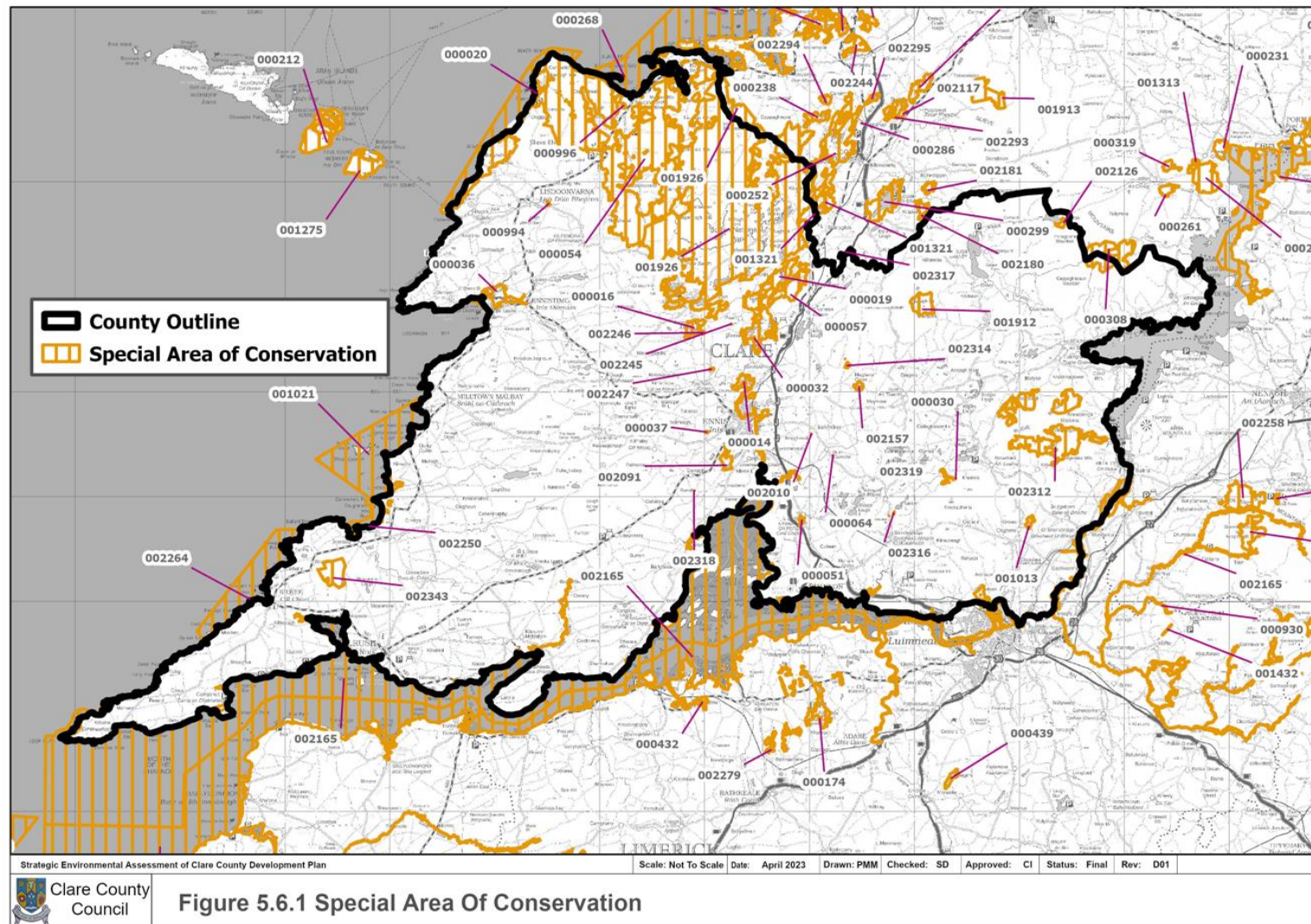
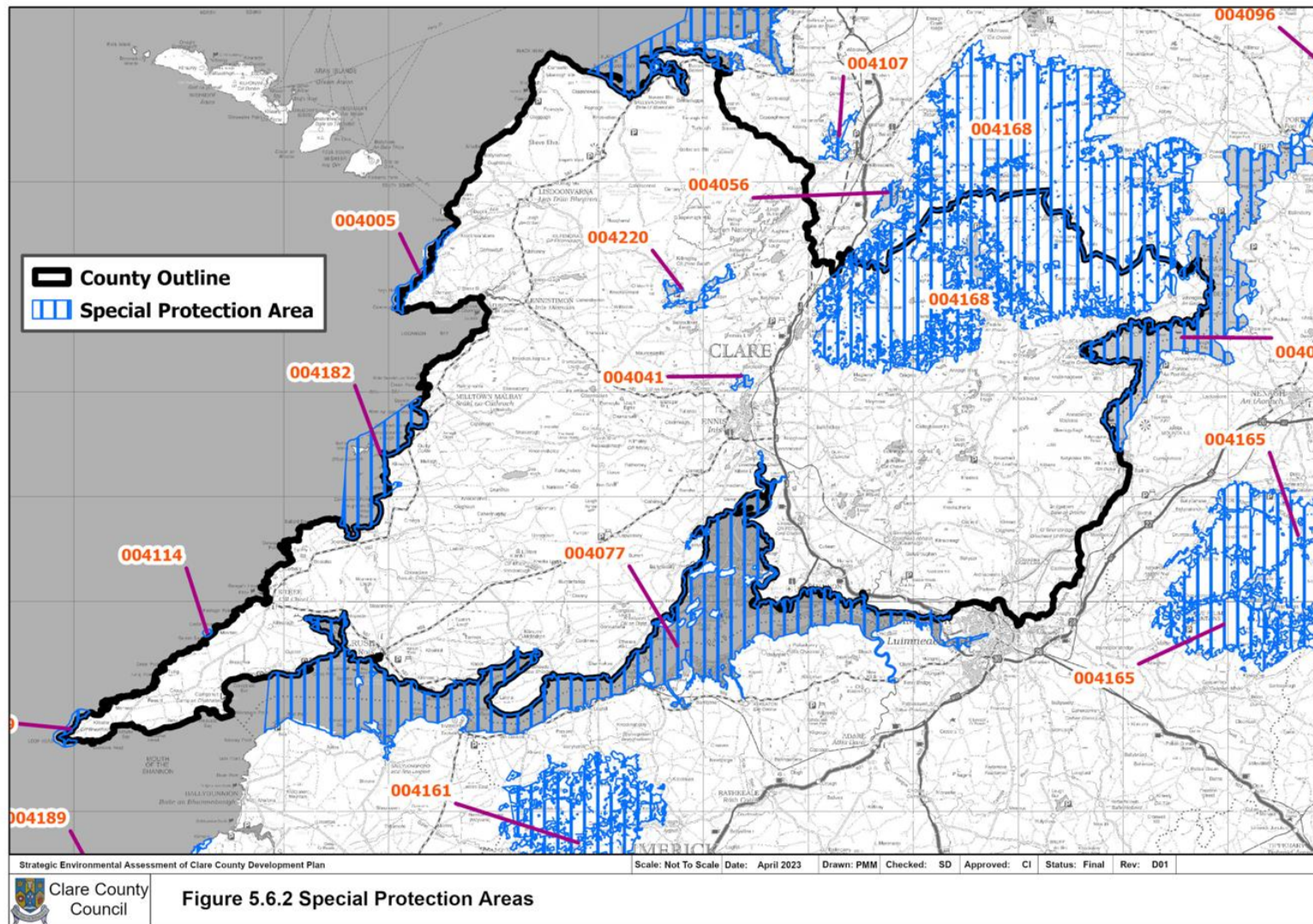


Figure 5.6.2 Special Protection Areas within County Clare



A full assessment of the CDP against the qualifying interests and conservation objectives of the designated sites is undertaken throughout the appropriate assessment process which has been undertaken in conjunction with the CDP Plan and SEA processes and is presented in the Natura Impact Report (See Volume 10(c))

5.6.6 Proposed Natural Heritage Areas

Under the Wildlife Amendment Act (2000), Natural Heritage Areas are legally protected from damage from the date they are formally proposed for designation. The aim of the NHA network is to conserve and protect nationally important plant and animal species and their habitats. They are also designated to conserve and protect nationally important landforms, geological or geomorphological features. Planning authorities are obliged by law to ensure that these sites are protected and conserved. NHAs and pNHAs, although not part of the European network, often provide an important supporting role to it. Therefore, to protect the European network, it may be important to protect the NHA/pNHA's. Article 10 of the Habitats Directive together with the Habitats Regulations 2011; place a high degree of importance on these sites as features that connect European sites. There are 14 NHAs and 61 pNHAs within and adjacent to the Development Plan area and are listed in **Tables 5.6.3** and **5.6.4** and shown in **Figure 5.6.3**.

Table 5.6.3 List of Natural Heritage Areas (NHA) in the Clare County Development Plan Area

Designated NHA	Site Code	Reasons for Designation
Doon Lough Bog NHA	000337	This site consists of raised bog which is a rare habitat within the EU. This NHA is significant due to its location. It is one of the most westerly raised bogs in Ireland.
Ayle Lower Bog NHA	000993	A raised bog which is a rare habitat within the EU can be found at this location This NHA is of significant importance due to its location. It is one of the most westerly raised bogs in Ireland and it seems to have semi-natural margins along the stream that flows through it.
Illaunonearaun NHA	001014	The island is regularly used in winter by a Barnacle Goose flock. Flock size varies as birds move between here and Mutton Island to the north; up to 200 birds have been recorded (as, for example, in spring 1988), but numbers are usually less than this, such as in 1994 (22 birds) and 1998 (142 birds). The island is an important breeding site for seabirds. A Cormorant colony was established in the 1970s and 60 individuals were recorded in 1995. Other species which breed include Fulmar (10 pairs in 1993), Great Black-backed Gull (c. 25 pairs), Lesser Black-backed Gull (35 pairs in 1999) and Herring Gull (6 pairs in 2002).
Loughanilloon Bog NHA	001020	This site consists of raised bog which is a rare habitat within the EU. It supports a range of microhabitats, including hummocks and a flush. The diversity of the site is enhanced by the presence of a lake.
Slieve Aughty Bog NHA	001229	Supports a significant area of upland blanket bog, a globally scarce resource.
Cloonlough More Bog NHA	002307	A raised bog which is a rare habitat within the EU can be found at this location This NHA is of significant importance due to its location as it is one of the few remaining raised bogs in the County.
Lough Naminna Bog NHA	002367	This site is of significant conservation interest as it consists of an upland blanket bog. It is a globally scarce resource.
Lough Atorick District Bogs NHA	002377	Designated for the presence of upland blanket bog with intermediary characteristics between blanket and raised bog types.
Slievecallan Mountain Bog NHA	002397	This site contains an upland blanket bog and is one of the few intact areas of blanket bog in the County. A diverse range of flora and fauna can be found at this location.

Designated NHA	Site Code	Reasons for Designation
Cragnashingaun Bogs NHA	002400	It consists of both upland and lowland blanket bog. A diversity of flora and fauna can be found within a range of blanket bog microhabitats at this location.
Gortacullin Bog NHA	002401	Designated for the presence of upland blanket bog and wet heath. A range of blanket bog microhabitats such as hummock/ hollow complexes, flushes and regenerating cutover with willow and birch scrub can be found here.
Woodcock Hill Bog NHA	002402	This site consists of upland blanket bog which is a globally scarce resource. Wet heath can also be found here.
Lough Acrow Bogs NHA	002421	Designated for the presence of upland blanket bog. A range of microhabitats can be found here including a deep, wet bog associated with a well-developed pool complex.
Oysterman's Marsh NHA	002439	This site contains a significant area of lowland blanket bog, a globally scarce resource.
Maghera Mountain Bogs NHA	002442	Consists of a diversity of habitats such as, heath, flush, scrub and upland blanket bog which is the dominant habitat.
Bleanbeg Bog NHA	002450	Bleanbeg Bog NHA consists primarily of upland blanket bog and is located approximately 7 km east of Newport in south Tipperary
Bunnaruddee Bog NHA	001352	The site comprises a raised bog that includes both areas of high bog and cutover bog. The site is surrounded by streams to the east and west and a river to the south.
Carrigkerry Bogs NHA	002399	Carrigkerry Bogs NHA consists of two upland blanket bogs that are both located within 2.5 km of the village of Carrigkerry, Co. Limerick.
Cregganna Marsh NHA	000253	The predominant habitats on the site are lowland wet grassland and improved grassland, but areas of limestone pavement and other exposed rock, Hazel (<i>Corylus avellana</i>) scrub, freshwater marsh, drainage ditches and dry grassland are also represented.
Derryoobeg Bog NHA	002379	Derryoobeg Bog NHA is a lowland blanket bog situated approximately 2 km east of Lough Derg and 5 km south of Woodford in east Co. Galway. The site contains an extensive area of lowland blanket bog that has formed in depressions between low-lying hills and lies between an altitude range of 50 m to 100m
Grageen Fen And Bog NHA	002186	Grageen Fen and Bog NHA is an upland bog and alkaline fen located on the southern side of the Slievefelim Mountains, approximately 6 km east of Moroe and 7 km south-east of Newport, Co. Limerick
Moycullen Bogs NHA	002364	Moycullen Bogs NHA is an extensive lowland blanket bog located 5 km west of Galway City in Co. Galway.
Moyreen Bog NHA	002361	Moyreen Bog NHA is an area of lowland blanket bog located 8 km southeast of Glin, 7 km south of Loghill and 10 km south west of Foynes in the townland of Moyreen in north Co. Limerick.
Scohaboy Bog NHA	000937	Scohaboy Bog NHA is a large, raised bog situated 4 km south-east of Borrisokane, in County Tipperary. The site comprises a relatively large, raised bog that includes both areas of high bog and cutover

Table 5.6.4 List of Proposed Natural Heritage Areas (pNHA) in the Clare County Development Plan Area

Proposed Natural Heritage Area	Site Code	Reason for Designation
Lough Derg pNHA	000011	Description of pNHA not available, see Lough Derg (Shannon) SPA description.
Ballyallia Lake pNHA	000014	Description of pNHA not available, see Ballyallia Lake SAC.
Ballycar Lough pNHA	000015	This is a small calcareous lake. It has a considerable ecological value which stems from the transitory state of the fen vegetation on the northern limb. At this site, bog vegetation such as the Bog-myrtle (<i>Myrica gale</i>) and the Purple Moor-grass (<i>Molinia caerulea</i>) has invaded a fen community so that conditions are finely balanced between the two.
Ballycullinan Lake pNHA	000016	Description of pNHA not available, see Ballycullinan Lake SAC description.
Ballyogan Lough pNHA	000019	Description of pNHA not available, see Ballyogan Lough SAC description.
Black Head-Poulsallagh Complex pNHA	000020	Description of pNHA not available, see Black Head- Poulsallagh Complex SAC description.
Cahermurphy Wood pNHA	000022	The conservation value of this site comes from the presence of oak woodland which is on relatively fertile soil. Ireland has very few areas of this woodland.
Cliffs of Moher pNHA	000026	Description of pNHA not available, see Cliffs of Moher SPA description
Clonderalaw Bay pNHA	000027	Description of pNHA not available.
Cloonlara House pNHA	000028	This is a site of international importance and is one of the biggest nursery sites in Ireland and Europe for the Leisler Bat (<i>Nyctalus leisleri</i>).
Danes Hole, Poulnalecka pNHA	000030	Description of pNHA not available, see description of Danes Hole, Poulnalecka SAC.
Dromore Woods and Loughs pNHA	000032	Description of pNHA not available, see description of Dromore Woods and Loughs SAC.
Durra Castle pNHA	000033	Its significance lies in the fact that it is one of the few nursery sites at the eastern edge of the distribution of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) in Ireland. There is also a suitable foraging habitat in close proximity to the site.
Fort Fergus (Ballynaccally) NHA	000035	This site is of national importance for the presence of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>). It is one of the few known areas in Munster where this species is found.
Inagh River Estuary	000036	Description of pNHA not available, see description of Inagh River Estuary SAC.
Pouladatig Cave	000037	Description of pNHA not available, see description of Pouladatig Cave SAC.
Inchicronan Lough pNHA	000038	A wide range of habitats can be found around the lake and include an area of cut-over bog to the north, Ash (<i>Fraxinus excelsior</i>) and Hazel (<i>Corylus avellana</i>) woodland along the eastern shore, a complex mosaic of wet grassland, dense scrub and marsh at the southern end and a habitat of significant interest on the western side of the lake due to the presence of the Limerick-Sligo railway line.
Loop Head pNHA	000045	No description of pNHA available, see description of Loop Head SPA.
Lough Goller pNHA	000048	This site is designated for the presence of the Spring Quillwort (<i>Isoetes echinospora</i>) growing on the southern shore of the lake

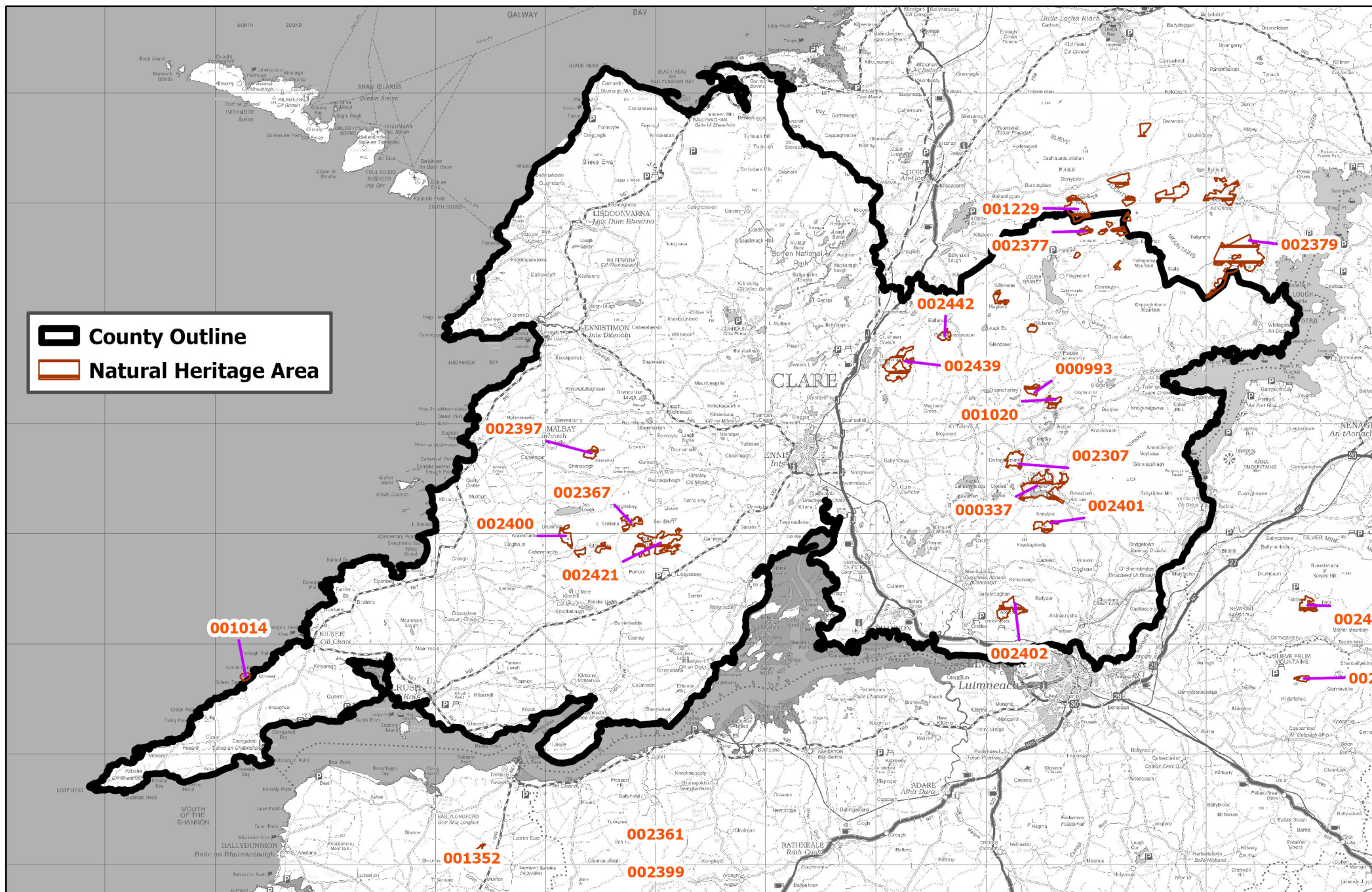
		and is a rare plant in Ireland.
Derrygeeha Lough pNHA	000050	This is only one of two stations at which the rare Caddisfly (<i>Cyrnus insolutus</i>) can be found in Ireland. It is a site of international importance.
Lough Gash Turlough pNHA	000051	Description of pNHA not available, see description of Lough Gash Turlough SAC.
Moneen Mountain pNHA	000054	Description of pNHA not available, see description of Moneen Mountain SAC.
Moyree River System pNHA	000057	Description of pNHA not available, see description of Moyree River System SAC.
Newpark House (Ennis) pNHA	000061	Description not available.
Paradise House (Ballynacally) pNHA	000062	A site of national importance as it is one of the few Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>) roosts known in this area of Munster.
Poulnagordon Cave (Quin) pNHA	000064	Description of pNHA not available, see description of Poulnagordon Cave SAC.
Poulnasherry Bay pNHA	000065	Description not available.
Tullaheer Lough and Bog NHA	000070	Description of pNHA not available, see description of Tullaheer Lough and Bog SAC.
Turloughnagullaun pNHA	000071	This is a diverse turlough in topography and vegetation. It contains rare and unusual plant species including the Red Data Book species Fen Violet (<i>Viola persicifolia</i>) is located here.
Farrihy Lough pNHA	000200	Consists of a brackish lake which is of great importance to large numbers of waders and duck during winter. This site has a good range of habitats supporting a variety of floral species. The influence of the sea is reflected in the vegetation with many maritime species recorded from the area which include Thrift (<i>Armeria maritima</i>), Buck's-horn Plantain (<i>Plantago coronopus</i>) and Common Scurvygrass (<i>Cochlearia officinalis</i>).
Castle Lake pNHA	000239	This site consists of diversity of wetland and woodland habitats which range from open water and reed-beds to lakeside wet deciduous woodland to ash/oak woodland and scrub to species-rich wet fields and marsh.
Galway Bay Complex pNHA	000268	Description of pNHA not available, see description of Galway Bay Complex SAC.
Loughatorick South Bog pNHA	000308	Description of pNHA not available, see description of Loughatorick South Bog SAC.
Ballyteige (Clare) pNHA	000994	Description of pNHA not available, see description of Ballyteige (Clare) SAC.
Ballyvaughan Turlough pNHA	000996	Description of pNHA not available, see description of Ballyvaughan Turlough SAC.
Cahiracon Wood pNHA	001000	Description not available.
Cahiracalla Wood pNHA	001001	It is a great example of relatively intact mostly native woodland. The presence of scrub, wet woodland and limestone pavement provides for habitat diversity at this location.
Cloonsnaghta Lough pNHA	001004	This site is significant as a population of Arctic Char (<i>Salvelinus alpinus</i>) can be found here. This species is listed in the Irish Red Data Book.
White Strand/ Carrowmore Marsh pNHA	001007	Description not available.
Dromoland	001008	Designated for the presence of a diverse range of marsh species which include Bottle Sedge (<i>Carex rostrata</i>), Slender Sedge (<i>C.</i>

Lough pNHA		<i>lasiocarpa</i>), Tufted-sedge (<i>C. elata</i>), Lesser Tussock-sedge (<i>C. diandra</i>), Greater Pond-sedge (<i>C. riparia</i>), Fibrous Tussock-sedge (<i>C. appropinquata</i>), Long stalked. Yellow-sedge (<i>C. lepidocarpa</i>), Reed Canary grass (<i>Phalaris arundinacea</i>), Grass-of-parnassus (<i>Parnassia palustris</i>) and Eyebright (<i>Euphrasia scottica</i>).
Fin Lough (Clare) pNHA	001010	The beetle, <i>Panagaeus cruxmajor</i> has been recorded twice at this location. This is one of a small number of stations for this insect in Ireland.
Garrannon Wood pNHA	001012	This site is significant as it has a fairly intact and mature oak (<i>Quercus spp</i>) wood.
Glenomra Wood pNHA	001013	Description of pNHA not available, see description of Glenomra Wood SAC.
Gortglass Lough pNHA	001015	Designated for the presence of the Artic Char (<i>Salvelinus alpinus</i>). In addition, it is a good example of an acid lake with typical surrounding vegetation.
Lough Cullaunyheeda pNHA	001017	This site contains nationally important numbers of Tufted Duck (<i>Aythya fuligula</i>) and Coot (<i>Fulica atra</i>).
Lough O'Grady pNHA	001019	Designated for the presence of Greenland White-fronted Geese (<i>Anser albifrons flavirostris</i>). It also contains a diverse range of habitats which include open water, wet grassland/ marsh, wet woodland and scrub.
Carrowmore Point to Spanish Point and Islands pNHA	001021	Description of pNHA not available, see description of Carrowmore Point to Spanish Point and Islands SAC.
Caherkinallia Wood pNHA	001024	This site is significant as it contains one of the few remaining deciduous woodlands in this area of Clare. The Sessile Oak (<i>Quercus petraea</i>) is the most dominant species. A lower canopy of wood consists of Hazel (<i>Corylus avellana</i>), Holly (<i>Ilex aquifolium</i>), Downy Birch (<i>Betula pubescens</i>) and Rowan (<i>Sorbus aucuparia</i>).
St. Senan's Lough pNHA	001025	Designated for the presence of a significant marsh habitat which contains peat- forming Sphagnum moss (<i>Sphagnum spp.</i>) and cut-away bog.
Termon Lough pNHA	001321	Description of pNHA not available.
Lough Cleggan pNHA	001331	This site has a diverse range of habitats and plant species which include the Common Reed (<i>Phragmites australis</i>), Bottle Sedge (<i>Carex rostrata</i>), Yellow Irish (<i>Iris pseudacorus</i>), Hazel (<i>Corylus avellana</i>), Willow (<i>Salix spp.</i>), Ash (<i>Fraxinus excelsior</i>), Rushes (<i>Juncus spp.</i>), Marshmarigold (<i>Caltha palustris</i>), and Meadowsweet (<i>Filipendula ulmaria</i>). The lake is of local importance for wintering waterfowl. Breeding bird species include the Tufted Duck (<i>Aythya fuligula</i>) and Coot (<i>Fulica atra</i>).
Cloonamirran Wood pNHA	001686	A good example of the relatively rare habitat – wet mixed deciduous woodland on raised bog. It is also a fine example of plant succession.
Lough Graney Woods pNHA	001714	This site is significant as it contains acid woodland where succession and regeneration is occurring naturally. The wood is a native mixed woodland
Scattery Island pNHA	001911	Description not available.
Glendree Bog pNHA	001912	Description of pNHA not available, see description of Glendree Bog SAC.
East Burren Complex pNHA	001926	Description of pNHA not available, see description of East Burren Complex SAC.
Knockalisheen Marsh pNHA	002001	The site is of high ecological value in that it is a good example of unimproved pasture and wetland with good botanical diversity. This habitat type is now scarce, particularly so close to an urban environment. The site is notable for the presence of several species of orchid, including Marsh Helleborine (<i>Epipactis palustris</i>).

		There is also a colony of Skullcap (<i>Scutellaria galericulata</i>), a wetland plant which is rare in County Clare.
Old Domestic Building (Keevagh) pNHA	002010	Description of pNHA not available, see description of Old Domestic Building (Keevagh) SAC.
Fergus Estuary and Inner Shannon, North Shore pNHA	002048	Description not available.
Rosroe Lough pNHA	002054	Designated for the presence of Holly (<i>Ilex aquifolium</i>) -dominated scrub and associated grassland. This location contains a finely struck balance between the requirements of moisture and acid-loving species and those requiring a more demanding dry, alkaline regime.
Newhall and Edenvale Complex pNHA	002091	Description of pNHA not available, see description of Newhall and Edenvale Complex SAC.
Adare Woodlands pNHA	000429	Designated for Woodlands containing species such as Sessile Oak (<i>Quercus petraea</i>), Ash (<i>Fraxinus excelsior</i>) and Downy Birch (<i>Betula pubescens</i>) occur, intermingled with exotics such as Turkey Oak (<i>Quercus cerris</i>), Beech (<i>Fagus sylvatica</i>) and Sweet Chestnut (<i>Castanea sativa</i>).
Ardagh Church, Newcastlewest (Disused) pNHA	000430	A nursery colony of Natterer's Bat (<i>Myotis nattereri</i>) uses the loft and bell tower of the church. Over 100 bats were counted at the site in 1993 making it one of the biggest in the country.
Ballinvirick Marsh pNHA	001427	Description of pNHA not available, see Askeaton Fen Complex SAC site synopsis
Ballylongford Bay pNHA	001332	Description of pNHA not available, see Lower River Shannon SAC site synopsis
Ballymorrisheen Marsh pNHA	001425	This is a small to medium sized wetland site characterised by three small waterbodies with fen vegetation/habitat along the shores, dominated by Saw Sedge <i>Cladium mariscus</i> and Common Reed <i>Phragmites australis</i> . The conservation importance of this site is in its value as a wildlife refuge in an intensively managed landscape. Because of its Loughs and pools, which vary considerably in size and depth this area contains a wider range of habitat types.
Ballyvorheen Bog pNHA	001849	Description not available.
Barrigone pNHA	000432	Description of pNHA not available, See Barrigone SAC site synopsis.
Barrougher Bog pNHA	000231	Description of pNHA not available, See Barrougher Bog SAC site synopsis.
Beal Point pNHA	001335	Beal Point is a small coastal site and sand dune system on the southern shore of the mouth of the Shannon Estuary.
Caherglassaun Turlough pNHA	000238	Description of pNHA not available, See Caherglassaun Turlough SAC site synopsis.
Cappagh Fen pNHA	001429	Description not available.
Cashen River Estuary pNHA	001340	Description not available.
Castleconnell (Domestic Dwelling, Occupied) pNHA	000433	Description not available.
Castletaylor Complex pNHA	000242	Description of pNHA not available, See Castletaylor Complex SAC site synopsis.
Clare Glen pNHA	000930	Fen containing <i>Tomentypnum nitens</i> , <i>Dumortiera hirsuta</i> , <i>Hygroamblystegium fluviatile</i> and <i>Lejeunea eckloniana</i> .
Clareen Lough pNHA	000929	Description not available.

Cloonmoylan Bog pNHA	000248	Description of pNHA not available, See Cloonmoylan Bog SAC site synopsis.
Connemara Bog Complex pNHA	002034	Description of pNHA not available, See Connemara Bog Complex SAC site synopsis
Coole-Garryland Complex pNHA	000252	Description of pNHA not available, See Coole-Garryland Complex SAC site synopsis
Curraghchase Woods pNHA	000174	Description of pNHA not available, See Curraghchase Woods SAC site synopsis
Derrycrag Wood Nature Reserve pNHA	000261	Description of pNHA not available, See Derrycrag Wood Nature Reserve SAC site synopsis
Derrygareen Heath pNHA	000931	This is a rocky area of shallow peaty soils over Old Red Sandstone geology. The vegetation is that of un-reclaimed heathland, dominated by Heather (<i>Calluna vulgaris</i>) with Cross-leaved Heath (<i>Erica tetralix</i>), and grasses such as Common Bent (<i>Agrostis capillaris</i>).
Dromore & Bleach Loughs pNHA	001030	This is a rocky area of shallow peaty soils over Old Red Sandstone geology. The vegetation is that of un-reclaimed heathland, dominated by Heather (<i>Calluna vulgaris</i>) with Cross-leaved Heath (<i>Erica tetralix</i>), and grasses such as Common Bent (<i>Agrostis capillaris</i>).
Dromsallagh Bog pNHA	001850	Dromsallagh Bog is a small site of cutaway raised bog and its associated habitats
Fiagh Bog pNHA	000932	It is not a bog in the true sense but a calcium-rich fen formed over Lower Limestone. Derrinvohil Bog, just to the west, is a lowland raised bog. Together these sites have been proposed for designation as a Natural Heritage Area.
Furbogh Wood pNHA	001267	The site consists of Oak (<i>Quercus</i> spp.) woodland bordering the Furbogh River. The woodland is dominated by Oak with a Hazel (<i>Corylus avellana</i>) and Birch (<i>Betula pubescens</i>) understory. The flora of the woodland is diverse. The foliose lichen <i>Lobaria scrobicularia</i> has been recorded from the woodland.
Glenastar Wood pNHA	001431	This is a small woodland site comprised primarily of Oak (<i>Quercus petraea</i>), and Birch (<i>Betula pubescens</i>). This site is of flora and fauna interest and provides an important wildlife refuge in the region.
Glenstal Wood pNHA	001432	Description of pNHA not available, See Glenstal Wood SAC site synopsis
Gorteennamrock pNHA	001433	This small wetland site is located c. 5km to the south east of Askeaton. Fen habitat present is dominated by Saw Sedge to the north and Common Reed further south. This is considered of conservation significance as a wildlife refuge in an otherwise managed landscape. The fen habitat is of botanical interest and the site may support Otter, <i>Lutra lutra</i>
Inisheer Island pNHA	001275	Description of pNHA not available, See Inisheer Island SAC site synopsis
Inishmaan Island pNHA	000212	Description of pNHA not available, See Inishmaan Island SAC site synopsis
Inner Shannon Estuary - South Shore pNHA	000435	This pNHA is part of the River Shannon Estuary and is comprised of extensive intertidal mudflats, fringing reedbeds, swamps, polders, salt marsh and wet marsh habitats; habitats which support many thousands of wading birds and duck. Greenland White-fronted and Greylag Geese frequent the southern shores of the estuary during the winter months. The estuary is also a stronghold for two rare plant species; triangular rush <i>Scirpus triquetra</i> and summer snowflake <i>Leucojuin pestirum</i>

Keeper Hill pNHA	001197	Description of pNHA not available, See Keeper Hill SAC site synopsis
Kiltartan Cave (Coole) pNHA	000286	Description of pNHA not available, See Kiltartan Cave (Coole) SAC site synopsis
Kiltiernan Turlough pNHA	001285	Description of pNHA not available, See Kiltiernan Turlough SAC site synopsis
Lough Avan pNHA	001995	Lough Avan is a wetland area situated to the north-east of the village of Coolbaun in North Tipperary. A high degree of habitat diversity exists for a site of this size, ranging from lakes and ponds through to dry broadleaved woodland.
Lough Corrib pNHA	000297	Description of pNHA not available, See Lough Corrib SAC site synopsis
Lough Cutra pNHA	000299	Description of pNHA not available, See Lough Cutra SAC site synopsis
Lough Fingall Complex pNHA	000606	Description of pNHA not available, See Lough Fingall Complex SAC site synopsis
Lough Oura pNHA	000650	No description available
Loughmore Common Turlough pNHA	000438	Designated for the presence of a turlough.
Moanveanlagh Bog pNHA	000374	Description of pNHA not available, See Moanveanlagh Bog SAC site synopsis
Newchapel Turlough pNHA	000653	Designated for the presence of a turlough.
Peterswell Turlough pNHA	000318	Description of pNHA not available, See Peterswell Turlough SAC site synopsis
Pollduagh Cave, Gort pNHA	000320	Designated as a Daubenton's Nursery roost.
Pollnaknockaun Wood Nature Reserve pNHA	000319	Description of pNHA not available, See Pollnaknockaun Wood Nature Reserve SAC site synopsis
River Shannon Callows pNHA	000216	Description of pNHA not available, See River Shannon Callows SAC site synopsis
Rosturra Wood pNHA	001313	Description of pNHA not available, See Rosturra Wood SAC site synopsis
Silvermine Mountains pNHA	000939	Description of pNHA not available, See Silvermine Mountains SAC site synopsis
Skoolhill pNHA	001996	Two woodlands occur here, with a mixture of native tree species such as Ash (<i>Fraxinus excelsior</i>), Hazel (<i>Corylus avellana</i>), Hawthorn (<i>Crataegus monogyna</i>) and oak (<i>Quercus spp.</i>) as well as exotics like Beech (<i>Fagus sylvatica</i>) and Sycamore (<i>Acer pseudoplatanus</i>).
Sonnagh Bog pNHA	001913	Description of pNHA not available, See Sonnagh Bog SAC
Spring Park Wetlands pNHA	000941	No description available.
Sturamus Island pNHA	001436	Supports a Common Tern breeding colony
Tarbert Bay pNHA	001386	Description of pNHA not available, See Lower River Shannon SAC site synopsis
Tory Hill pNHA	000439	Description of pNHA not available, See Tory Hill SAC Site synopsis
Willsborough Esker pNHA	000943	Species of note on site include Hazel (<i>Corylus avellana</i>), Ash (<i>Fraxinus excelsior</i>), Hawthorn (<i>Crataegus monogyna</i>), Holly (<i>Ilex aquifolium</i>), Gorse (<i>Ulex europaeus</i>), (<i>Euonymus europaeus</i>) and Yew (<i>Taxus baccata</i>).



5.6.7 Ramsar Sites

There is one wetland within the County which is designated as a Ramsar Site which is of international importance ecologically, especially regarding wetland waterfowl. This site is included in **Table 5.6.5** and shown on **Figure 5.6.5**.

Table 5.6.5 Ramsar Sites within the Plan area

Ramsar Site	Site Code	Designated for the presence of the following ²
Ballyallia Lake	845	308ha including two small lakes set in heavily farmed land, with a low-lying flood plain of wet grassland and rough grazing. Site supports internationally and nationally important numbers of various species of waterbirds.

Other Ramsar sites within vicinity of the County boundary include Inner Galway Bay, Coole Lough and Garryland Wood.

Other Sites of Environmental and Ecological Importance

5.6.8 Salmonid Regulated Waters

Salmonid Waters are protected waters under S.I. No. 293/1988 European Communities (Quality of Salmonid Waters) Regulations, 1988. Clare has two salmonid protected waters within the county. This is the main channel of the River Fergus, and it includes the Clooneen (Clare) which forms the upper reaches of the River Fergus. See **Figure 5.6.5** for salmonid regulated river locations.

5.6.9 Burren National Park

The Burren National Park is located in the south-eastern corner of the Burren, which is located in the northern part of County Clare and is approximately 1500ha in size. Highly significant habitats can be found in the Burren which include; Limestone Pavement, Calcareous grassland, Hazel scrub, Ash/Hazel woodland, Turloughs, Lakes, Petrifying springs, Cliffs and Fen. Mammals recorded in the Burren National Park include Irish Hare (*Lepus timidus hibernicus*) and Otter (*Lutra lutra*). The Burren and Cliffs of Moher have successfully retained its Geopark designation for a further period following a reassessment and revalidation by the UNESCO supported Global Geopark Network in September 2015. See **Figure 5.6.5** for the location of the Burren National Park in Clare.

5.6.10 Statutory Nature Reserves

A nature reserve is an area of importance to wildlife, which is protected under Ministerial order. Most are owned by the State although some are owned by organisations or private landowners. There are four statutory nature reserves in the county, and these are set out in **Table 5.6.6**. The extent of each Nature Reserve was also used as part of the Environmental Sensitivity map (See **Figure 5.6.5** and **Section 5.12 of the SEA ER.**)

² <http://irishwetlands.ie/irish-sites/>

Table 5.6.6 Statutory Nature Reserves within the County

Name	Location	Details
Ballyteigue Nature Reserve	2km east of Lisdoonvarna	6.4ha of primarily molinia meadows (wet grassland) habitat. The marsh orchid is found in abundance on the site. Hare, Snipe, Common Frog and Orange Tip Butterfly can also be found on the site.
Caher (Murphy) Nature Reserve	In the Slieve Aughty Mountains	9ha of oak wood on moist fertile soil and contains a rich ground flora.
Dromore Wood Nature Reserve	Near Ruan, 10km north of Ennis	370ha of rivers, lakes, turloughs and callows, limestone pavement, fen peat, reed and rush beds and vast areas of species rich woodland. The area comprises perfect habitat for a huge variety of flora and fauna species. Pine marten, red squirrel, several active badger sets, stoat, fox, and hares are common in the reserve. At least eight of the nine species of Irish bars are known to inhabit the woodland including several bat roosts. The lakes (fed by the River Fergus) provide perfect habitat for otters, coots, grebe, moorhen, water rail and heron. Teal, wigeon, goldeneye and tufted duck, pochard and shoveler feed on flooded meadows during winter. Whooper swans, and white-tailed eagles have visited during winter. Large varieties of Irish butterflies, dragonflies and damselflies.
Keelhilla (Slieve Carron/Eagle's Rock) Nature Reserve	Situated in the north-east edge of the Burren plateau	A good example of karst topography containing three distinct vegetation communities i.e. woodland, scrub grassland and pavement.

5.6.11 Wildfowl Sanctuaries

Wildfowl sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. Shooting of game birds is not allowed in these sanctuaries of which there are 5 within the county. These are listed below and shown on **Figure 5.6.5**:

- Mutton Island
- Islandavanna
- Tullagher Lough
- Ballyallia Lough
- Inagh River (part of)

5.6.12 Protected Birds in Clare

Twenty SPA's are found within County Clare and are listed above in **Table 5.6.2** along with their SCI birds for which the designations are given. Clare is a very important county for protected bird species, boasting both a coastal bird populations and populations that are found primarily inland. Protected areas of note include the vast River Shannon and Fergus Estuaries SPA and the Lough Derg SPA.

The National Parks and Wildlife Service has been involved in the monitoring of hen harrier at the national scale for nearly twenty years. National breeding surveys have been undertaken on a five-

year basis since the turn of the last century. The latest national survey estimated the population in the republic of Ireland to be 108 – 157 breeding pairs³.

Slieve Aughty Mountains SPA is found within County Clare and is the only SPA in Clare designated for Hen Harrier. The Hen Harrier Threat Response Plan was developed to avoid and eliminate threats to the Hen Harrier. The NPWS began the plan in 2013. In 2017 a Position Statement was released by Birdwatch Ireland and the Irish Raptor Study Group detailing the requirements for delivering an effective Hen Harrier Threat Response Plan.

The following principles were outlined by both parts and are vital to delivery of the plan;

- Applying scientific information;
- Apply the Precautionary Principle where scientific evidence is lacking;
- Provide clarity and transparency to stakeholders;
- Incentivise Hen Harrier conservation;
- Set Conservation Objectives;
- No further afforestation in the SPA network;
- Adequate protection of Hen Harrier populations outside the SPA network;
- Establish guidelines for wind energy impact assessments and post-construction monitoring and;
- Adequate protection of important non-breeding sites for Hen Harrier.

The OPW has biodiversity initialise in place in Scattery Island off the coast of Clare. This island is a hen harrier nesting site and through the NPWS and the OPW visitors access routes have been adapted to protect theses nesting sites on Scattery Island, Co. Clare⁴.

In 2020, the NPWS in tandem with the Golden Eagle Trust began a second phase White-Tailed Eagle reintroduction project to bolster the existing eagle population in Ireland. The original reintroduction programme (2007-2011) involved releasing 100 young white-tailed eagles in Killarney National Park and the second phase builds upon those results. The released eagles subsequently dispersed widely throughout Ireland with the first successful breeding occurring in 2012 on Lough Derg, County Clare. By July 2020, a small breeding population of eight to ten pairs had successfully fledged 31 chicks across counties Cork, Kerry, Clare, Galway and Tipperary.

The new phase of the reintroduction programme (2020-2022) involves the release of young eagles at several sites, including Lough Derg and the Lower Shannon estuary both within Clare. In early June 2020, the project began with the collection of ten chicks from nests in Norway (under licence by the Norwegian Institute for Nature Research). The juvenile White-tailed Eagles were flown into Kerry airport and were held in specially built aviaries in Munster before being released in August 2020. All of the birds were wing-tagged and satellite tagged. By early 2021, the satellite tracks showed they had spread out across Munster and northwards up the Shannon River.

The Irish Raptor Study Group (IRSG) is a voluntary organisation, formed in 1994, that specialises in the deployment of volunteer fieldworkers with highly specialised skills in the identification and survey of Raptors (Birds of Prey) and Owls. The IRSG has two primary aims, namely to (a) promote

³ [https://www.npws.ie/sites/default/files/files/Hen%20Harrier%20Web%20Conent%20\(2\).pdf](https://www.npws.ie/sites/default/files/files/Hen%20Harrier%20Web%20Conent%20(2).pdf)

⁴ <https://www.eolasmagazine.ie/driving-initiative-for-biodiversity/>

the conservation and protection of all wild breeding and migratory Raptor species and their habitats in Ireland and (b) encourage research and monitoring of all Raptor species and the publication of such work where appropriate. A key element of the Groups work is to collect and collate data to determine the abundance, distribution, and population trends of Raptors. The IRSG have been involved in all national surveys of Raptor species to date (including Peregrine and Hen Harrier) and are actively pursuing an All-Ireland Raptor Monitoring Scheme. The most recent review was published in 2019 and summaries Raptor (and Owl) nest monitoring records submitted to the Irish Raptor Study Group for the 2018 breeding season⁵. This includes a Merlin survey conducted within the Slieve Aughty Mountains SPA with one breeding pair identified.

Birdwatch Ireland have prepared a bird wind sensitivity mapping tool for wind energy developments, part funded by the EPA. This is a pre-planning tool to assist developers/planners/ecologists to understand the sensitivity of selected bird species. The tool does not create 'no-go' areas but rather can be used to inform the appropriate siting of wind energy developments. It is hosted on the National Biodiversity Data Centre live maps. See **Figure 5.6.6** for Bird Sensitivity Mapping of Ireland ⁶.

Birdwatch Ireland supported by Clare County Council also conducted surveys of Swifts in County Clare in the summer of 2020. Swifts are a small migratory bird that visits Ireland each year to nest. They travel from southern Africa. Swifts have adapted to nesting in cavities were found in buildings in our cities, towns, and villages. Their future is seriously threatened in Ireland due primarily to the loss of existing nesting sites, owed to renovations of older buildings without provisions for Swifts being made and their exclusion from modern buildings due to modern design and materials removing suitable access and nesting crevices typical in older structures. Finding, recording, and mapping swift nesting sites is core to the Clare Swift Survey 2020. Identifying key areas is the first step in halting the decline of swift populations.

EirGrid produced a literature review and evidence-based field study on the effects of high voltage transmission lines on birds in 2016⁷. Weekly searches over 2 months at three transmission power line sites in Ireland identified as potentially high risk for bird collisions produced estimated collision rates of 0.08 casualties per km per day (30 per km per year) at Moystown Demesne, 0.03 casualties per km per day (9 per km per year) at Ballymacegan, and 0 casualties per km per day at Clonony More.

These means are based on very small numbers of bird remains found at each site, with most visits yielding no remains, so should be treated with caution as estimates of the mean at each site are very sensitive to small variations in the numbers found. These rates are also minimal estimates, uncorrected for bias in relation to scavenger removal, observer search efficiency, or crippling (where birds which strike a power line fly out of the search area for bird remains, and may either die as a result of injuries, or recover). Estimated collision rates from field searches under 'high risk' transmission sites in Ireland in 2013 varied from 0 to 0.49 birds per km per day (0 to 179 birds per

⁵ Wilson-Parr, R. & O'Brien, I. (Eds.) 2019. Irish Raptor Study Group Annual Review 2018

<http://irsg.ie/IRSGAR2018.pdf>

⁶ https://birdwatchireland.ie/app/uploads/2019/09/BWI-Bird-Wind-Energy-devt-Sensitivity-Mapping-Guidance_document.pdf

⁷ <https://www.eirgridgroup.com/site-files/library/EirGrid/EirGrid-Evidence-Based-Environmental-Study-5-Birds.pdf>

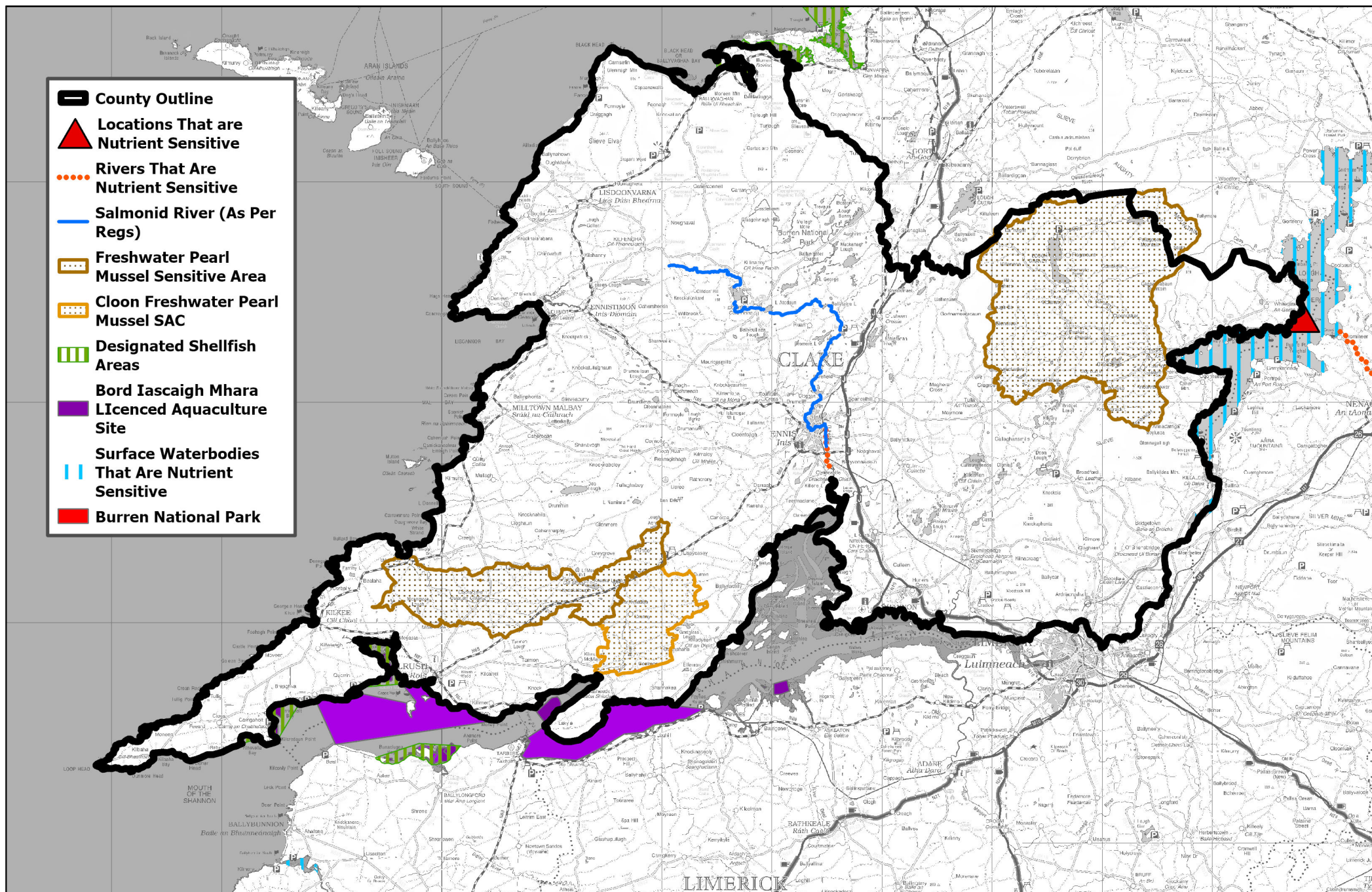
km per year). These rates have not been corrected for any potential bias and are considered to be minimum estimates. These rates were found to be similar to that of available literature throughout the world.

The thin wire at the top of powerlines is widely reported as the main cause of bird collisions. Collisions with powerlines are considered to be rare events. Most studies conclude that mortality from collisions is unlikely to affect bird populations. However, where rare or protected species occur, impacts could be significant. Measures to reduce bird collisions include careful line route assessments and the

marking of lines to make them more visible to birds. Research shows positive results from marking lines, with reductions in bird deaths of 50% or more. The location for marked sections of transmission line is determined by survey and analysis of bird movements. Monitoring the effectiveness of the line marking is recommended.

The Moneypoint to Dunstown 400Kv power line was not assessed in this study. Power generated in Moneypoint Power Station Co. Clare is currently transported across the country on two high-voltage power lines to the Dunstown substation in Kildare and Woodland substation in Meath. These two 400Kv power lines pass through⁸ Mid and South Clare on their way to the east of the country.

⁸ <https://storymaps.arcgis.com/stories/c7ec4696b65846feb1a384b85d39dde2>



Strategic Environmental Assessment of Clare County Development Plan

Scale: Not To Scale

Date: April 2023

Drawn: PMM

Checked: SD

Approved: CI

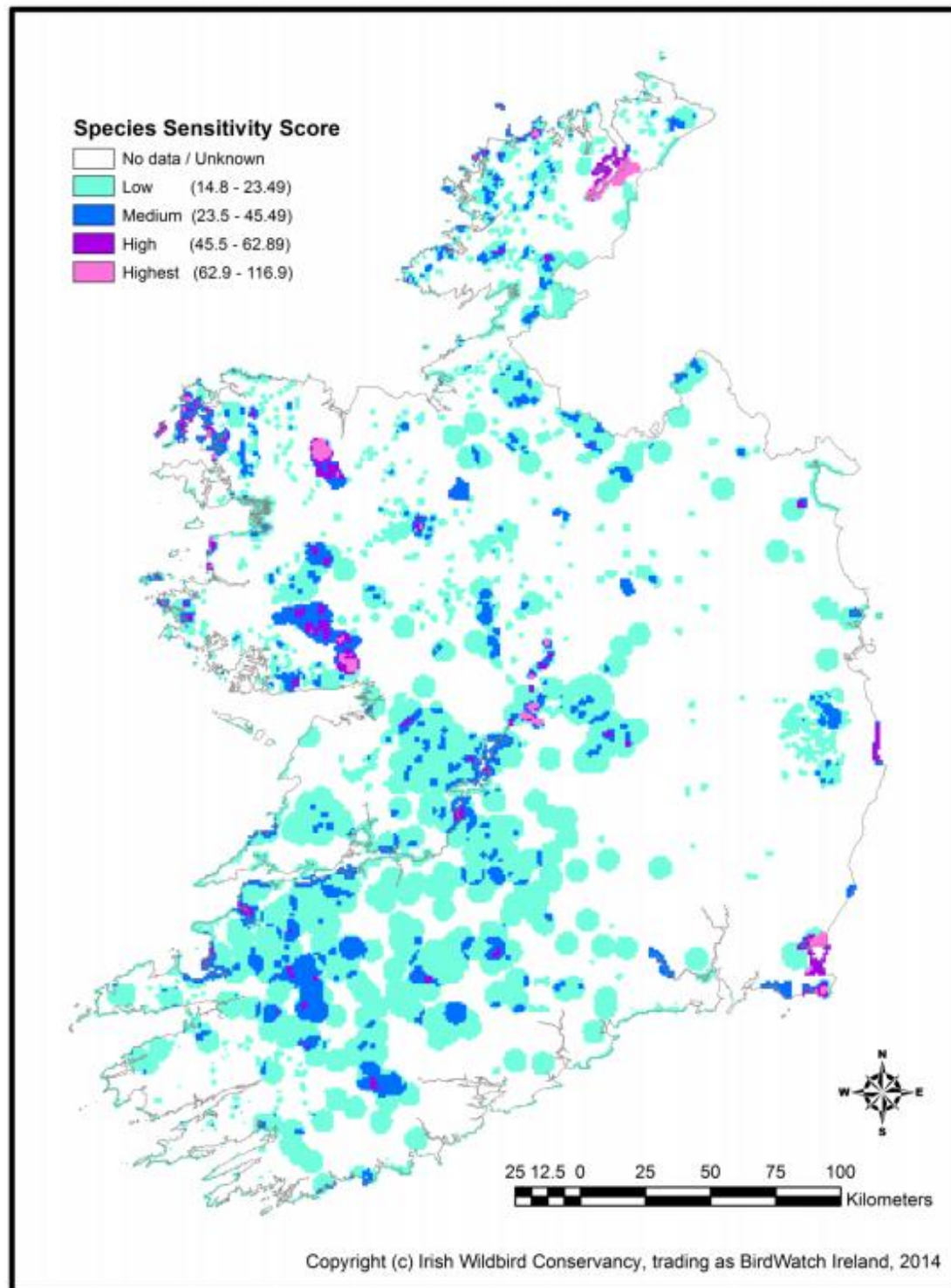
Status: Final

Rev: D01



Clare County
Council

Figure 5.6.5 Ramsar Sites, Statutory Nature Reserve, Wildfowl Sanctuaries, Burren National Park

Figure 5.6.6 Bird Sensitivity Mapping

Composite Sensitivity Map of mainland Republic of Ireland, following mapping and assessment of 22 key species of birds in relation to the risk posed by wind energy development. Note that those areas not coloured are not necessarily without sensitive species, but do not contain species with sensitivities less than 14.8 SSS.

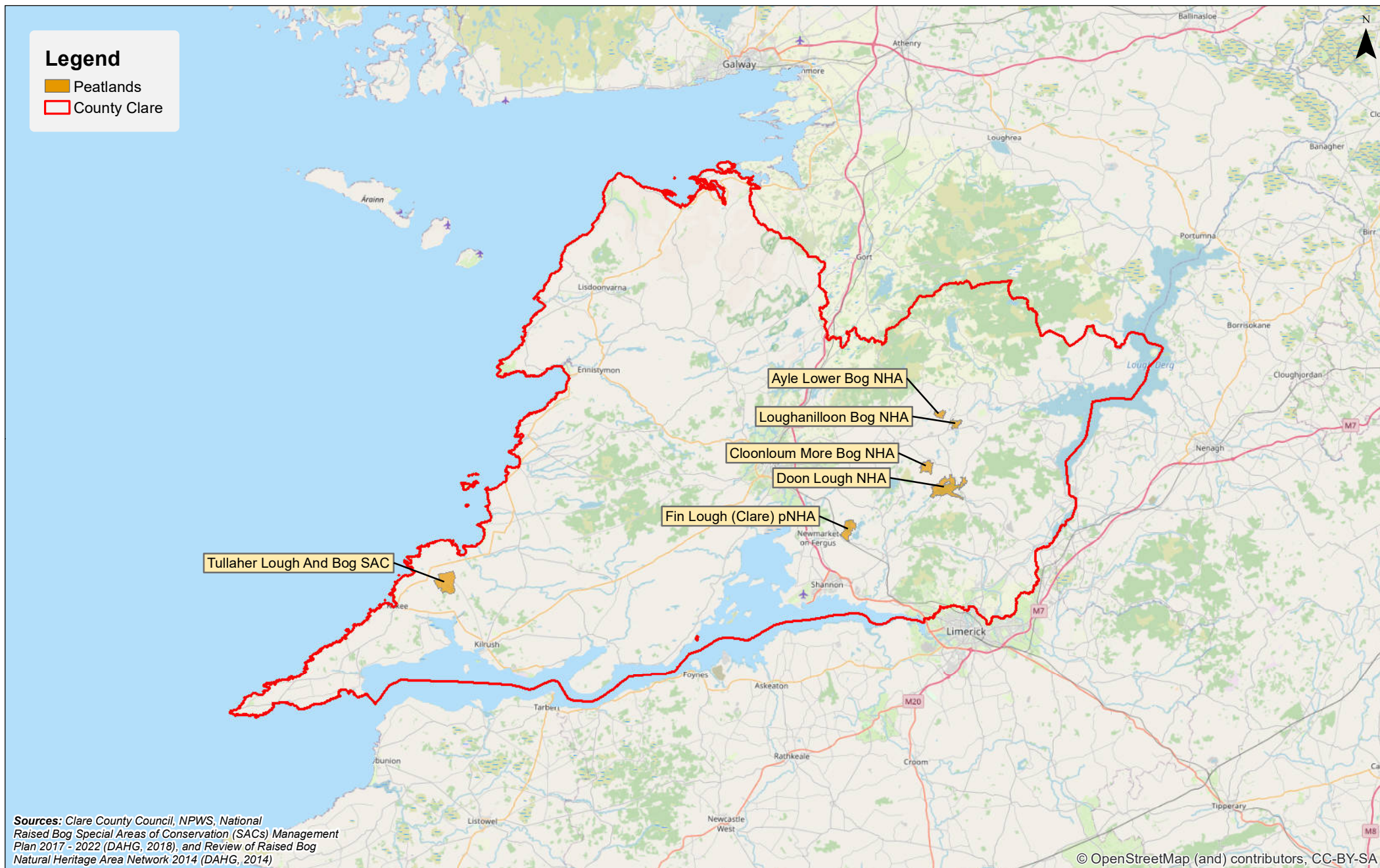
5.6.12 Peatlands

Peat soils cover 20.6% of the national land area. The original area of raised bogs in the State was approximately 311,000ha and the original area of blanket bogs was approximately 774,000ha. Approximately 5.7% of the landcover in the county is peatland (19600ha). The presence of these bogs habitats and their international importance is reflected in the high number of sites with natural heritage designations as shown in **Tables 5.6.3** and **Table 5.6.4**. Whilst many of the bogs are protected through their designation as National Heritage Areas under the Wildlife Amendment Act, there are other areas that are not protected which lie outside of the NHA designation. Ireland has nominated 53 sites as Raised Bog SACs under the EU Habitats Directive and therefore is required under the directive to put in place measures to protect these sites from deterioration. The aim of the National Raised Bog SAC Management Plan 2017-2022 is to provide clarity to all parties regarding how Ireland's network of raised bog SACs will be managed, conserved and restored into the future. This will be done in co-operation with landowners, turf-cutters and local communities and in keeping with legal obligations and commitments such as under the European Union (EU) Habitats Directive (Directive on the Conservation of Habitats, Flora and Fauna 92/43/EEC). The plan sets national restoration targets for raised bog habitats that require the restoration of the national network of raised bog SACs and Natural Heritage Areas (NHAs)⁹. Within Clare four raised bog NHAs and one raised bog SAC have been identified;

- Tullagher Lough and Bog SAC – 002343
- Ayle Lower Bog NHA – 000993
- Loughanilloon Bog NHA – 001020
- Cloonloun More bog NHA – 002307
- Doon Lough Bog NHA – 000337

These 5 raised bogs can be seen in **Figure 5.6.7 Protected Peatlands within County Clare**. This figure also includes Fin Lough Bog, a Proposed Natural heritage Area (pNHA). It is acknowledged that wetlands, peatlands and bogs have an important role to play in terms of ecosystem services, as such biodiversity features can act as carbon sinks.

⁹ [https://www.npws.ie/sites/default/files/files/FOR%20UPLOAD%20Plan\(WEB_English\)_05_02_18%20\(1\).pdf](https://www.npws.ie/sites/default/files/files/FOR%20UPLOAD%20Plan(WEB_English)_05_02_18%20(1).pdf)



5.6.13 Wetlands

A wetland is an area that is saturated by water and this saturation has allowed specially adapted plants and animals to establish. Clare is home to many different wetland types due to the wet climate, topography, geology, hydrology, and soil types. Many of these are regarded as being internationally important.

Wetlands are effectively the border between the open water and dry land. Reeds, sedges, water forget-me-not, marsh marigold and purple loosestrife provide cover for ducks and wading birds. Other wetlands, such as bogs, heath, and fens, occur where the water table is close to the surface, or where the bedrock is impenetrable.

Wetlands, such as fens and bogs, only retain carbon if they are moist. Therefore, when a bog or fen is drained or infilled, they become major carbon sources, releasing huge quantities of carbon dioxide into the atmosphere as the peat decays and oxidises. In addition, the changing conditions result in the loss of water dependant species. Changes in water quality as a result of pollution (from surface run-off, WWTPs etc.) also significantly impact wetlands.

The value of wetlands includes their function in improving water quality, for floodwater storage whereby they can slow down the force of flood and storm waters as they travel downstream; habitat for wildlife; support biodiversity; provide valuable open space and create recreational opportunities; are vital for preventing further climate change by acting as carbon storage and are part of cultural heritage¹⁰.

Turloughs are karst wetland ecosystems that are virtually unique to Ireland and found in a number of locations in County Clare. They are usually flooded in winter and dry in summer. They contain many specialist invertebrates and provide important winter-feeding grounds for several species of wetland and wading birds. Hydrology is the key driver of turlough ecology with flood duration and groundwater contribution important factors, Grazing is also integral to the ecology and it's important that appropriate grazing levels are maintained. Within Clare there a total of six SACs in which Turloughs are a Qualifying Interest and they are considered a priority habitat.

Clare County Council in conjunction with Wetlands Survey Ireland undertook a County Clare Wetlands Study in 2022 (CLWS 2022) which aimed to prepare a database of all freshwater and coastal wetland sites in the county and update the previous wetland survey undertaken in the county in 2008. (Crushall & Foss 2008). The 2008 Clare study listed 300 sites in its database. The CLWS 2022 involved 2 distinct elements as follows:

- A desktop literature review aimed at identifying all additional wetlands reported since 2008 in County Clare and gather background data on those sites identified; and
- An analysis of aerial photography and other GIS datasets to identify and map all potential wetlands which had not been previously reported.

The study focused on the identification of 38 wetland habitat types (26 of which are linked to habitats listed on Annex I of the EU Habitats listed on Annex I of the EU Habitats Directive) in County Clare.

¹⁰ The County Clare Wetlands Survey 2008

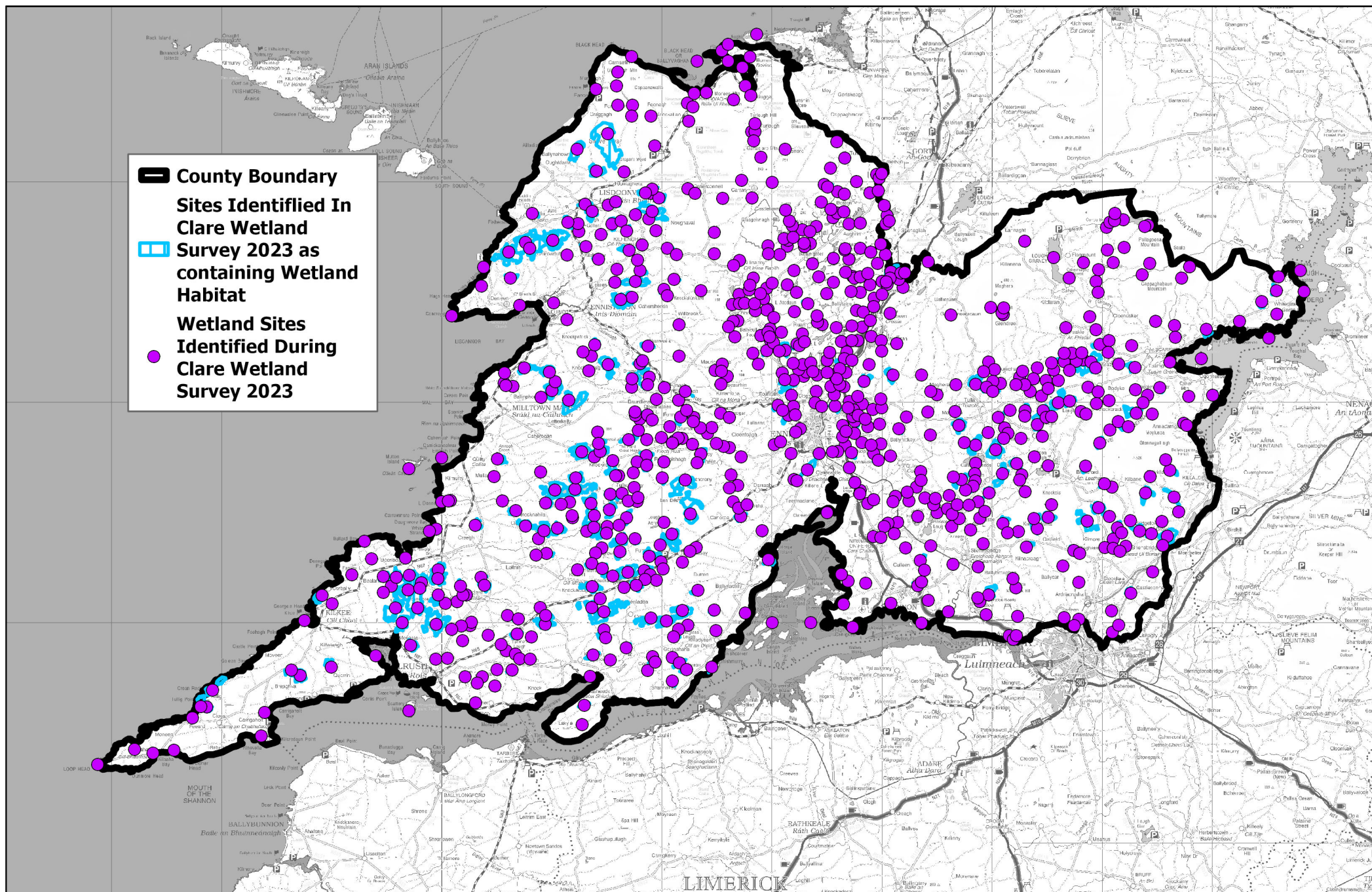
A variety of data sources (reports, publications, databases and inventory lists, and local interest groups) were consulted during the project including many since the previous wetland survey of the county in 2008. Information on 821 potential wetland sites and sub-sites have now been outlined in the 2022 CLWS Site database and mapped in the CLWS GIS dataset. This represents an increase of 71 documented wetland sites across the county from the 2016 report and the habitat mapping exercise of 2008 and 2010.

The sub-soils map of Ireland was used as a primary source in identifying potential wetland within the county. Based on analysis of the sub-soil types that indicate wetland areas, the original area of wetland within Clare is estimated to have been 85,848ha or 27% of the county. This does not represent the current area of wetland as it does not take account of changes due to land management or drainage.

Preliminary site boundaries have been mapped for main wetland sites identified during the CLWS 2022, providing a minimal estimate of the extent of wetlands within the county. Sub-sites occur within the main site areas. The extent of non-designated wetland sites mapped in Clare is 14,646ha (4.5% of land area). These wetland areas lie outside of the network of NPWS designated sites. Of the wetland sites identified in Clare, 230 lie within areas designated for nature conservation while the remaining 606 are outside of designated areas¹¹

A review of all sites suggests that most of these sites have not been subject to any ecological field survey. This highlights the need for a targeted wetland survey as a key priority to gain a better understanding of the wetland resource within the county and to ensure that those sites of highest importance are identified and afforded protection. **Figure 5.6.8** illustrates the wetlands within County Clare.

¹¹ This includes candidate Natural Heritage Areas (cNHAs) that have not been mapped by NPWS and area not offered any formal legislative protection.



5.6.14 The Shannon Estuary

The Shannon Estuary is one of the most important sites in Ireland for wintering and migrating waterbirds, supporting 10 bird species in numbers of international importance and a further 13 bird species occurring in numbers of national importance (Crowe, 2005). The entire Estuary is designated a Special Area of Conservation (SAC). The Estuary as far west as Doonaha is also designated as a Special Protection Area (SPA). In 2011, NPWS proposed an extension to the SPA bringing the extent of the designation from Foynes further west to the outer part of the estuary. The designation process will be completed once the S.I. has been signed by the Minister. This does not affect the protection afforded to the site from the date of the advertisement which was June 2011. The Shannon Estuary is also one of the most important habitats in Ireland, if not Europe, for bottlenose dolphins *Tursiops truncatus*. It is home to Ireland's only known resident populations of bottlenose dolphins and is designated as a Special Area of Conservation (SAC) for this species. All cetaceans are listed under Annex IV (including those in Annex II) of Council Directive 92/43/EEC (the Habitats Directive). Accordingly, under Article 12 of that Directive, it is an offence to deliberately capture, disturb or kill a cetacean or take actions that result in deterioration or destruction of their breeding sites or resting places. The Shannon Estuary was assessed for Bottle nosed Dolphins in 2012 by the Shannon Dolphin and Wildlife Foundation¹². The assessment mapped habitat suitability for BN Dolphins and concluded that the majority of the Shannon Estuary had intermediate habitat priority for Bottle Nosed dolphin exemplifying its importance for these cetaceans. The entire Shannon Estuary is also important for several migratory fish species some of which are protected under EU directives and have up and down stream migrations at various times throughout the year depending on the particular fish life stage, shown in **Table 5.6.7**. Fishing activity is particularly relevant in the context of dredging and development works and forms a crucial part of the dumping at sea permit application process through the EPA.

Table 5.6.7 Generalised timing of life stages of relevant migratory fish species using the Shannon Estuary (Source; IFI)

Fish species	EU Status	Life Stages	Estuary transit
Atlantic salmon	Habitats Annex II	Adult upstream migration	All times of year; "Spring" fish; grilse run in June-July
		Smolt downstream run	March - June
Sea Lamprey	Habitats Annex II	Upstream Adult spawning migration	April - July
		Seaward migration of young adults	Autumn - Winter
River Lamprey	Habitats Annex II	Upstream Adult spawning migration	Autumn - Winter
		Seaward migration of young adults	Autumn - Winter
Smelt	None	Adult upstream spawning migration	February – April
		Larval – young adult downstream migration	Post – spawning gradual downstream dispersal – April - August

¹² <http://www.shannonestuariesifp.ie/wp-content/uploads/2016/03/Identification-and-rating-of-important-areas-for-Bottlenose-Dolphins.pdf>

Eel	EU Eel Action Plan	Upstream migration of eelers	
		Downstream of adult fish	Autumn

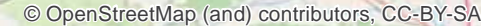
5.6.15 Native Woodlands

There are 112 native woodlands within the County¹³. Ancient woodlands are considered to be those which are established and had continuous cover before afforestation and planting became common practice in Ireland. Ancient woodlands are vulnerable to impacts from clearing and sensitive due to their age and habitat types associated with them. A provisional inventory of ancient woodlands undertaken by the NPWS shows that there are 150 within the County with the area of native woodlands within County Clare estimated to be 9660 ha. Native woodland in Ireland suffers from what may be deemed internal and external threats. The main contemporary internal, or ecological, threats are from inappropriate grazing and from invasive alien species, although in the past underplanting with conifer species was a widespread practice. Grazing pressure in woodlands comes from domestic stock, chiefly cattle and sheep, feral populations of goats and wild deer. As deer lack any natural predators in Ireland, control of populations, typically through fencing or culling, is a major management issue. Heavy grazing pressure can reduce field layer diversity and inhibit regeneration of tree species through damage or removal of seedlings and saplings, eventually affecting stand structure and species composition. Mapped Native Woodlands in County Clare can be seen in **Figure 5.6.9**.

5.6.16 Trees

In line with **CDP Objective 15.19** which seeks to preserve and conserve individual or groups of trees identified in Volume 2 of the plan as “Trees for Preservation” and to carry out tree survey work during the lifetime of the Plan to identify future trees of importance in the county, Clare County Council through funding from the Heritage Council commissioned a survey to record existing trees in chosen settlements of County Clare during 2015. The survey categorised trees suitable for retention and assessed their quality and value. The following settlements were included in the survey; O’Briensbridge, Killaloe, Bridgetown, Ogonelloe, Scariff, Tuamgraney, Whitegate, Mountshannon, Tulla and Sixmilebridge. The results of the tree survey were analysed to provide further commentary on the significance of individual trees which have been assessed as Category A and B in accordance with British Standard BS 5837:2012 “Trees in relation to design, demolition and construction – Recommendations”. The results of this study have been incorporated into the SEA Assessment of Volume 3 and documented in Appendix B of Volume 10 SEA ER for each of the relevant settlements listed above.

¹³ <https://www.npws.ie/sites/default/files/general/nsnw-vol-1.pdf>



5.6.17 Habitats and Land use within County Clare

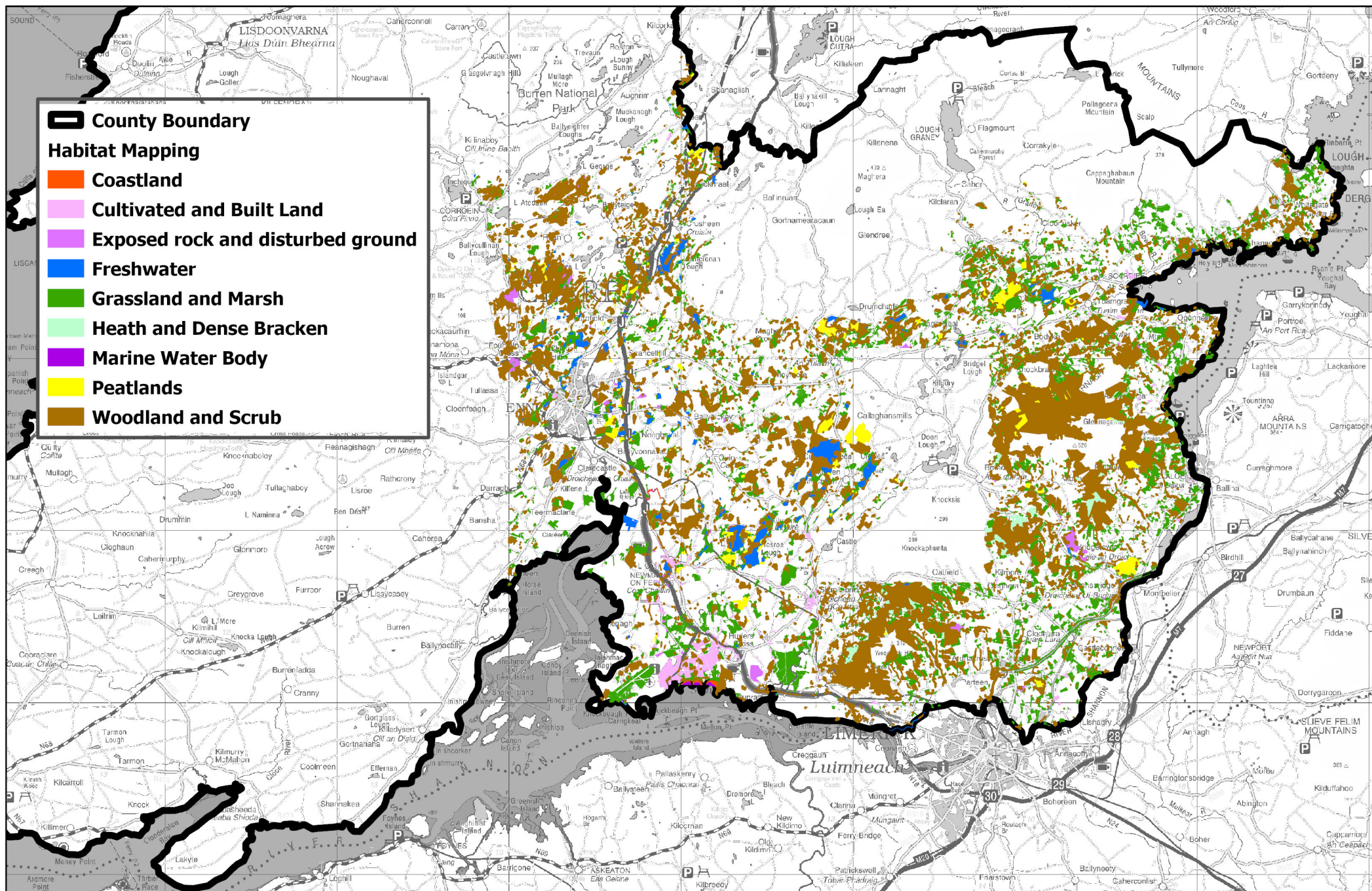
Clare's lengthy coastline means there is a wide extent of important marine and coastal habitat associated with the county. These include rocky shores, reefs, dune habitats, estuaries, sea cliffs and intertidal mudflats. Protected species that are common within these habitats include Bottle nosed dolphin, harbour porpoise and common seal. Many of Clare's marine and coastal habitats are part of European designations (SAC, SPA and MPA).

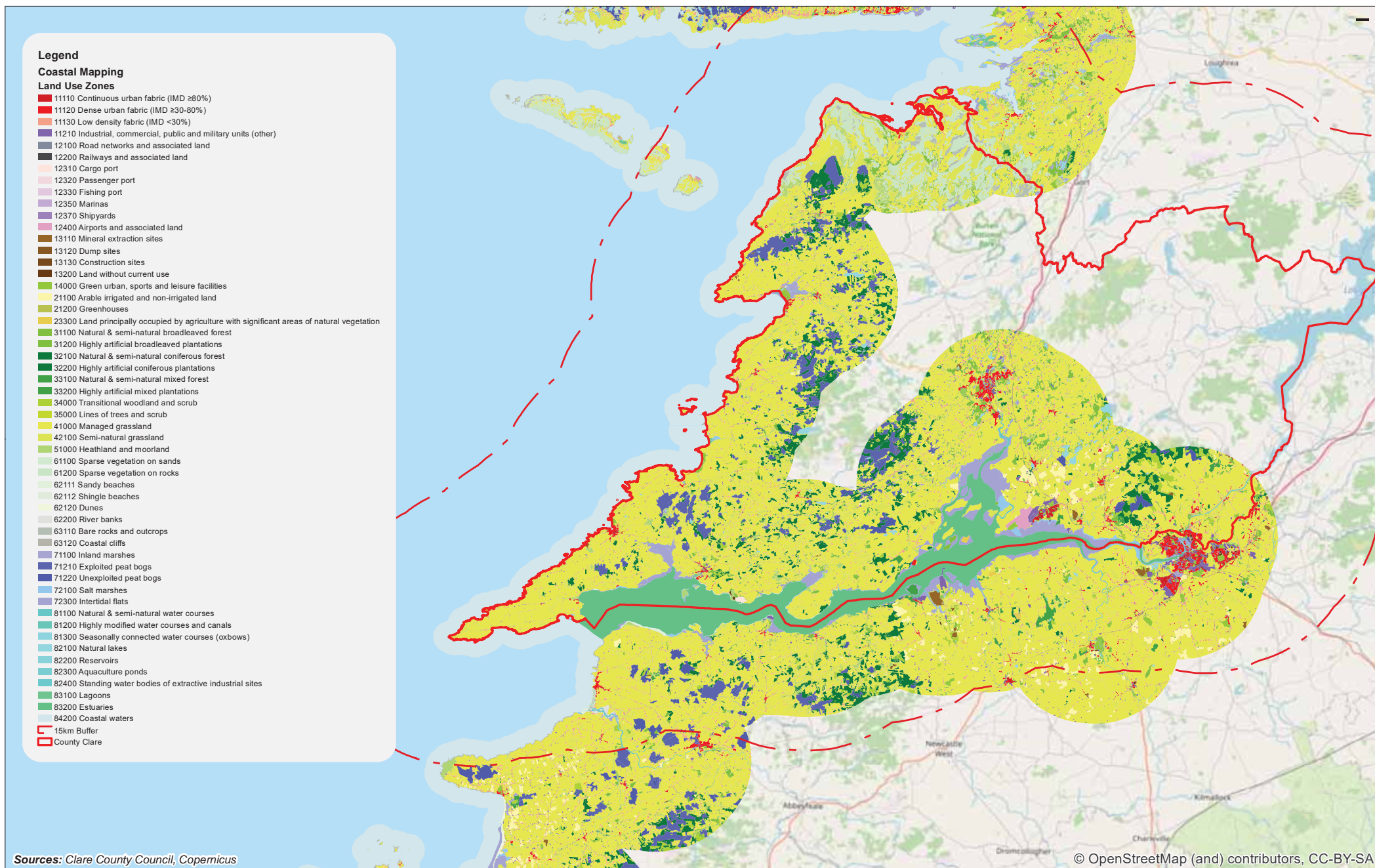
Wetlands are common throughout the county with many turloughs, fens and lakes found within the Burren. Peatlands are found throughout Clare with one raised bog designated as an SAC and 4 other raised bogs designated as pNHA. Grassland habitats within Clare include wet grasslands and dry calcareous grasslands. The Burren provides habitat for bat species through cave systems and is also home to incredibly diverse plant species. Woodland habitat within Clare is sparse with patches of ancient woodland. More common woodlands in Clare include oak-ash-hazel woodlands and some wet alder woodlands. Common species within these habitats include red squirrel, pine marten, and hedgehogs with multiple bat species using these woodlands to forage and commute. Hedgerow habitat throughout the county also provides habitat for nesting bird species. Clare has a large network of rivers and due to the plentiful limestone within the county, underground aquifers. Petrifying springs are an example of habitat found within Clare which rely on lime rich water sources where tufa is actively deposited.

Clare County Council undertook habitat mapping of East Clare (2008), South East Clare (2008), Mid and North Clare in (2009), Mid Clare (2010) and Mid East Clare (2011), See **Figure 5.6.10** for current habitat mapping of County Clare from these studies.

Copernicus is the European Union's Earth observation programme that can provide data to map areas with the EU. The European Commission manages the programme. It is implemented in partnership with the Member States, the European Space Agency (ESA), the European Organisation for the Exploitation of Meteorological Satellites (EUMETSAT), the European Centre for Medium-Range Weather Forecasts (ECMWF), EU Agencies and Mercator Océan.

A Coastal Zones dataset was made available in 2018 detailing the Coastal zones Land Use of European Union States. See **Figure 5.6.11** for Coastal Land Use in County Clare.





5.6.18 Coastal and Marine Protected Sites

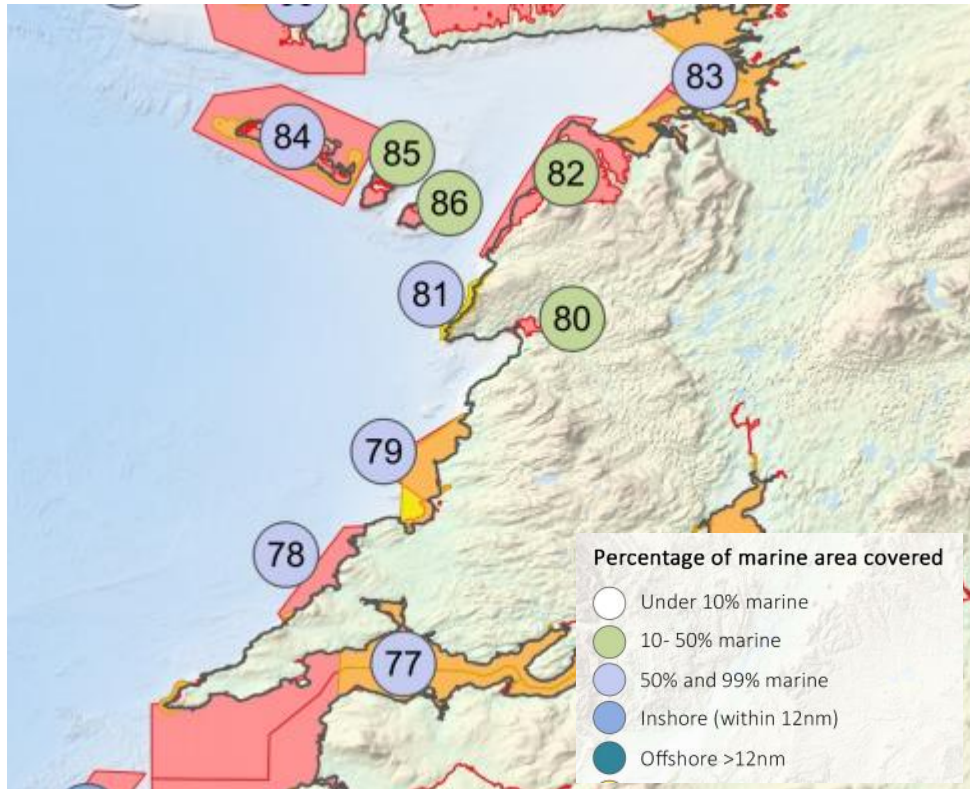
The NPWS has also conducted several coastal inventories documenting different coastal and shoreline features. There are 1,149 salt marshes around the Clare coastline. As part of the coastline monitoring project inventory, there are 228 other coastline habitat (including those on Annex 1) are recorded for County Clare. Additionally, there are 8 coastal lagoons in County Clare.

Ireland, along with many other countries, has committed to designate 10% of its seas as MPAs by 2020 and 30% by 2030¹⁴. Marine Protected Areas can include SAC's and SPA's which are partially or wholly marine. An MPA can contain several European sites dependent on the size allocated to the MPA i.e River Shannon MPA contains The Lower River Shannon SAC, River Shannon and River Fergus Estuaries SPA and Loop Head SPA.

MPA's associated with County Clare are shown below in **Figure 5.6.12** and include;

- The River Shannon MPA Complex (MPA Code. 77),
- Kilkee Reefs with Illaunonearaun (MPA Code: 78),
- Carrowmore Point to Spanish Point (MPA Code: 79),
- Inagh River Estuary (MPA Code: 80),
- Cliffs of Moher (MPA Code: 81),
- Black Head-Poulsallagh Complex (MPA Code: 82), and
- Galway Bay (MPA Code: 83).

Figure 5.6.12 Marine Protected Areas



¹⁴ <https://coastwatch.org/europe/mpa-project/>

5.6.19 Protected Habitats and species outside of Designated Sites

Habitat mapping, bat surveys and tree surveys have helped to identify habitats and species which occur outside of designated sites, but which are protected under European and National legislation. These include lesser horseshoe bat roosts, cladium fens, turloughs and other wetlands, oak-ash-hazel woodland, and riparian woodland, among others.

The freshwater pearl mussel is an extremely sensitive species which is currently on in IUCN Red List of Threatened Species and is rated as ‘critically endangered’ throughout the island of Ireland. Populations of the freshwater pearl mussel can be damaged in a number of ways including the removal of river boulders and gravels, or through works such as building bridges, weirs or bank reinforcements within the mussel habitats.

Within County Clare there is one freshwater pearl mussel SAC population for which the river catchment is protected. This is the Cloon River system which is located on the north shore of the Shannon Estuary feeding into the estuary at its downstream end as outlined in **Tables 5.6.1 & 5.6.7** and as shown in **Figure 5.6.13**.

The freshwater pearl mussel is acknowledged to be one of the most demanding species of high-water quality and high riverbed quality in the world. Due to the extreme sensitivity of the FPM, all land use activities in the catchment must be in keeping with the needs of a thriving mussel population, as just one damaging activity can destroy the good work in the rest of the catchment.

Whilst Ireland and Northern Ireland support a significant proportion of the FPM populations remaining in Europe, these populations have been in dramatic decline in recent years, with an estimated loss of over a million mussels between 2007 and 2013 (DAHG, 2013). The species is on the IUCN Red List of Threatened Species and throughout the island of Ireland it is rated as critically endangered.

Populations of the freshwater pearl mussel can be damaged in a number of ways. Direct damage to the mussel and its habitat can occur through removal of river boulders and gravels, or through building bridges, weirs or bank reinforcements, excavation of materials which are extremely sensitive to the freshwater pearl mussel and its habitat such as peat.

Actions in areas outside the immediate habitat of the mussel may also be damaging. This damage may result from a range of activities but occurs in four main ways.

- *Changes in River Flow:* Activities such as land drainage, major land use changes, water abstraction, physical changes to the river and its tributaries by dredging or straightening can *all* affect the quantity of water in the river, and the speed and direction of river flow.
- *Addition of Chemicals and Nutrients:* A range of substances cause harm to mussels when they enter the river. Industrial pollutants, nutrients (phosphorus and nitrogen which may come from forestry, agriculture, agri-based industries, waste management facilities and sewage inputs), and pesticides (particularly sheep dip) are of serious concern in FPM catchments.
- *Inputs of Sediment:* Land drainage, construction works, tillage and animal poaching are among the many activities that can result in the movement of fine sediment from the land

to water. Over time this eroded sediment makes its way through ditches and streams into the river and onto pearl mussel populations.

- *Biotic factors:* Where any of the issues above negatively affect the salmonid host of the FPM, damage to mussel populations will also result due to failure of FPM larvae to find host fish. Any reduction in numbers and distribution extent (range) of FPM results in damage to the resilience of FPM through genetic loss.

There has been a considerable decline in species distribution and numbers throughout the island of Ireland with all designated populations currently at unfavourable conservation status.

In Ireland, regulations have been introduced (The European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009, S.I. No. 296 of 2009) which set objectives for FPM catchments. A requirement of these regulations is the production of sub-basin management plans for each of the 27 designated populations of FPM. Draft sub-basin plans have been prepared and are available for download at www.wfdireland.ie. The FPM sub-basin plans identify critical local pressures and impacts on the freshwater pearl mussel and provide possible measures for restoration to favourable conservation status. The Cloon is one of these 27 populations which is currently at unfavourable conservation status.

In addition, Clare contains three other catchments which are identified as freshwater pearl mussel Sensitive Areas by National Parks and Wildlife Service this are as follows;

- Doonbeg
- Shannon – Graney/Scariff
- Shannon – Woodford

These margaritifera sensitive areas contain catchments of other extant populations or catchments with previous records. The potential effects of any plans, developments, or activities on the populations, including the potential to cause ‘environmental damage’ as per the Environmental Liability Directive and Regulations, must be determined through SEA, EIA or other ecological assessment. The NPWS holds some detailed information on the distribution and abundance of freshwater pearl mussels in a small number of these catchments. The location and extent of these sensitive areas is shown in **Figure 5.6.13**.

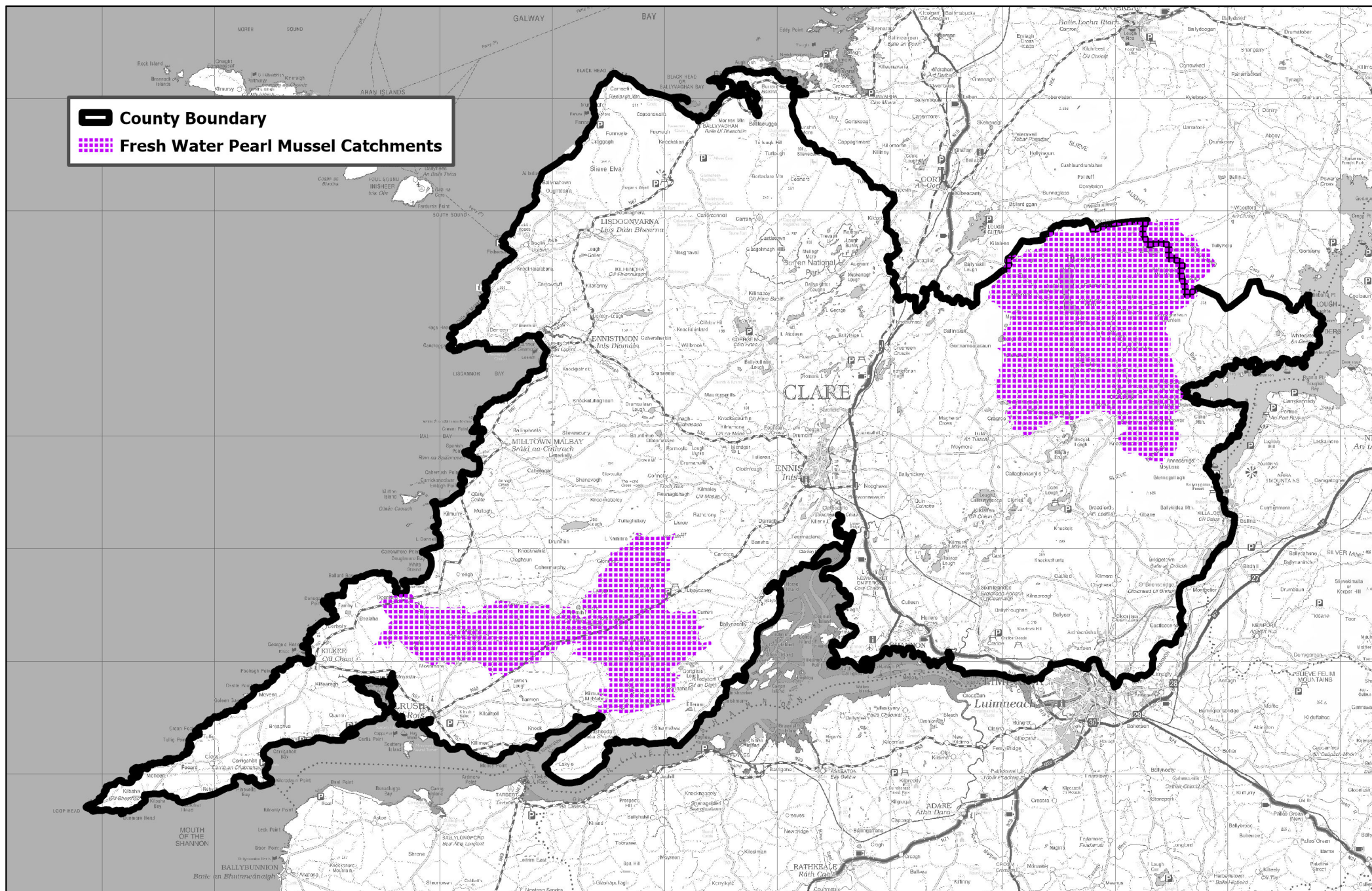


Figure 5.6.13 Fresh Water Pearl Mussel Catchments

5.6.20 Rare and Protected Species

The NPWS and NBDC were consulted for Rare and Protected Species within County Clare. 75% of the plants found in Ireland are represented in the flora of the Burren. Some of the rarer plants are protected under European Legislation, more under the 1999 Flora Protection Order. Mapped Bryophytes listed on the Flora Protection Order within Clare include the Endangered *Didymodon acutus*¹⁵, and the Least Concern *Petalophyllum ralfsii*¹⁶ both found in Fanore, the Endangered *Leptodon smithii* found at a site in Cathair Chomain¹⁷ and the Critically endangered *Encalypta raptocarpa* found in Scarriff¹⁸. Some of the rarer plants and animals are kept on internal databases within the NPWS and NBDC databases i.e., Badger sett locations, Lesser horseshoe bat roosts and rare plant locations. This is to protect their location and avoid disturbance from humans.

5.6.21 Green Infrastructure

While green infrastructure promotes the amenity and quality of life value of nature within urban settings and is not solely for the benefit of biodiversity, it is noted that it can contribute significantly to the retention and enhancement of ecological connectivity.

Green Infrastructure is defined as ‘an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations’ (Comhar, 2010). Such spaces include woodlands, coastlines, flood plains, hedgerows, fields, gardens, turloughs, lakes, city parks and street trees, and the benefits to humans they provide include water purification, flood control, carbon capture, food production and recreation. Incorporation of green infrastructure in spatial planning and sectoral decision making helps to prevent biodiversity loss and fragmentation of ecosystems, thus restoring, maintaining, and enhancing ecosystems and their services. It will improve resilience and adaptation to climate change and enable greater connectivity between ecosystems in protected areas and the wider countryside. The European Commission produced a strategy on green infrastructure in 2012. Due to its obligations under the European Landscape Convention, Ireland has prepared a National Landscape Strategy for Ireland (2015-2025) which will also have significant implications for biodiversity.

There are many inter-relationships between green-infrastructure and other environmental parameters, for instance, its integration with human health through sport and recreation opportunities as well as increasing accessibility to amenity and recreation areas and promoting social inclusion; natural heritage and cultural heritage (e.g., West Clare Railway). Clare is rich in biodiversity and developing “green infrastructure” should be considered integral to proposed developments arising from the County Development Plan.

5.6.21 Riparian Zones

The riparian zone is an integral part of any watercourse system serving ecological as well as practical functions, for example, the vegetation provides bank stability during flood conditions and filters pollutants out of surface water before it reaches a river or lake. A riparian buffer zone is a strip of vegetated land running parallel to the river which acts as a buffer against negative human

¹⁵ https://www.npws.ie/sites/default/files/fpo/taxon/Didymodon_acutus_03_Fanore.pdf

¹⁶ https://www.npws.ie/sites/default/files/fpo/taxon/Petalophyllum_ralfsii_06_Fanore.pdf

¹⁷ https://www.npws.ie/sites/default/files/fpo/taxon/Leptodon_smithii_03_Cathair_Chomain.pdf

¹⁸ https://www.npws.ie/sites/default/files/fpo/taxon/Encalypta_raptocarpa_01_Scarriff.pdf

development activity, which must be sufficiently wide to protect the river. It must be large enough to protect the ecological integrity of the river and the riparian zone but can incorporate amenity uses provided it is done sensitively with minimal impact on the water and riparian environment.

The county has a network of rivers and streams as shown on **Figure 5.10.2** together with their Water Framework Directive status, many of which are designated SAC and/or SPA or flow into such designated rivers and lakes and are an intrinsic part of green infrastructure.

5.6.22 Protected Species within Clare

Within the Plan area Annex II species present include Atlantic Salmon, Otter, Sea, River and Brook Lamprey, freshwater pearl mussel and nine out of ten species of bats in Ireland, including the Annex IV species the Lesser Horseshoe Bat and the Annex II Brown Long-Eared Bat.

Table 5.6.8 sets out the characteristics of the protected species within Clare, the threats relevant to them and their most recent Conservation status as per the Status of EU Protected Habitats and Species in Ireland 2019.

Table 5.6.8 Protected Species within the County

Species		Characteristics and Habitat ¹⁹	Threats and Conservation Status ¹⁹
Brown long-eared bat		This is quite a common bat Annex IV species (Code 1326). It can be seen around old churches. Common habitats are woodland for feeding and attics in buildings for roosting, in tree holes, farm buildings and bat boxes. They feed on a wide range of insects and forage in broad-leaved woodlands, along treelines, in scrub, conifer plantations, mature gardens, parklands and orchards.	Conservation status is favourable
Common Pipistrelle		This bat is an Annex IV species (Code 1309). It is very general in its habitat preference, foraging in woodland, riparian habitats and parkland, along linear features in farmland, and in towns and cities	Conservation status is Favourable and increasing
Daubenton's Bat		This bat is an Annex IV species (Code 1314). It forages over water and is particularly associated with slow-moving rivers and with lakes. The majority of roosts	Conservation status is Favourable and increasing

¹⁹ Sourced from the Status of EU Protected Habitats and Species in Ireland 2019

https://www.npws.ie/sites/default/files/publications/pdf/NPWS_2019_Vol1_Summary_Article17.pdf

		known for this species are in masonry bridges and old stone buildings such as castles and mills. Records are numerous around Ennis and its environs	
Leisler's Bat		<p>This bat is an Annex IV species (Code 1331). Of all the Irish bat species Leisler's has the most specific maternity roosting habitat requirements. They select sites with adjacent woodland and freshwater and avoid areas of arable land and coniferous woodland. Leisler's bat is widespread across Ireland, but monitoring indicates it is more abundant in the east and south of the country.</p>	<p>Two threats/pressures have been identified and need to be investigated further: wind energy, and the impact on roosts associated with deliberate/accidental exclusion from houses. Conservation status is Favourable and increasing.</p>
Lesser Horseshoe Bat		<p>This bat is an Annex II and IV species (Code 1303) and is common in Ennis and across the county due to the presence of caves and large houses with suitable attics, have internationally important populations as declining in the rest of Europe. They roost and hibernate in caves and under old bridges, breed in buildings and feed along hedgerows. Forages in deciduous woodland and riparian vegetation. The species is known to rely on linear landscape features to commute from roosts to feeding sites.</p>	<p>Very sensitive to disturbance. Loss of suitable summer and winter roosting sites due to the deterioration/renovation of derelict buildings, loss of commuting routes linking roosts to foraging sites and loss of suitable foraging sites are the major threats to this species. The overall conservation status of this species is assessed as inadequate and declining.</p>
Natterer's Bat		<p>This bat is an Annex IV species (Code 1322). Summer roosts are normally in old stone buildings or masonry bridges. Usually only small numbers of bats are present, often hidden in narrow spaces where they are difficult to locate. Woodland habitats, river corridors and pastures appear to be favoured for foraging. Very few records exist within Clare.</p>	<p>Building renovation and loss of foraging habitat are potential threats for this species but are not considered to be significant.</p> <p>The Overall Status has been assessed as Favourable</p>
Soprano		This bat is an Annex IV	There is no indication of any

Pipistrelle		species (Code 5009). summer roosts are usually in buildings, including modern suburban houses, old, abandoned mansions, churches, amenity buildings and farm sheds. Bat boxes are also used. Soprano pipistrelles normally roost in very confined spaces, such as behind window sashes, under tiles and weatherboards, behind fascia and soffits, and within the cavities of flat roofs. Records are found throughout Clare with clusters found in Ennis, Shannon and Scarriff.	significant pressures impacting on the species, and numbers appear to be increasing. Conservation Status is assessed as Favourable and improving
Whiskered Bat		This bat is an Annex IV species (Code 1330). Summer roosts are normally in old stone buildings. Typically, only small numbers of bats are present, often between rafters and felt and in other narrow spaces where they are difficult to locate. Very limited records exist within County Clare, but the Bat is present.	Building renovation and loss of foraging habitat are potential threats for this species but are not considered to be significant. Conservation Status is assessed as Favourable.
Atlantic Salmon		The Atlantic salmon (Annex II and IV) breeds in freshwater but spends much of its life at sea. The salmon population in Ireland has declined by 75% in recent decades and only 43 out of 148 Irish rivers in which they still occur have healthy populations.	There are numerous factors which impact negatively on salmon, the most important of which are reduced marine survival (probably as a result of climate change), poor river water quality resulting from factors such as inadequate sewage treatment, agricultural enrichment, acidification, erosion and siltation), forestry related pressures and overfishing. Current estimate is less than 10% of wild smolts that go to sea from Irish rivers are surviving. Also concerns relating to mortality at sea from such things as diseases, parasites and marine pollution. Overall conservation status is inadequate.
Otter		The otter (Annex II and IV) is widespread in Irish freshwater and coastal	Some localised reduction in otter habitat quality due mainly to water pollution and

		habitats. Main prey includes sticklebacks, salmonids, frogs, crayfish and eels.	clearance of riparian vegetation this has been balanced by reduced occurrence of severe water pollution episodes and reduced river corridor disturbance. Conservation status is favourable
Sea Lamprey		Sea Lamprey (Annex II) spend their adult life in marine and estuarine waters and migrate up rivers to spawn in areas of clean gravels, after which they die. The young larvae settle in sediment in still water where they burrow and act as filter feeders until transforming into adult fish. They can grow up to 1m in length and widely distributed around the coast.	On some rivers weirs block upstream migration which limits the species to the lower stretches and restricting access to spawning beds. Channel maintenance is a concern, removing silt deposits and gravel shoals used by lampreys. Conservation status is assessed as bad.
River and Brook Lamprey		<p>The river lamprey (Annex II, IV) grows to 30cm and has similar life to the sea lamprey.</p> <p>The brook lamprey (Annex II) is the smallest of the lampreys native to Ireland and the only one which is non-parasitic and spends its life in fresh water. Both are very similar genetically and cannot be distinguished visually. Have been historically recorded along the River Shannon and its tributaries</p>	The inability to distinguish between river lamprey and brook lamprey larvae, and the challenges associated with sampling for adult river lamprey, means that an evaluation of their actual range and population size cannot be undertaken. The Overall Status for river lamprey is therefore assessed as Unknown.
Freshwater Pearl Mussel		The sediment and nutrients that enter mussel rivers come from a wide variety of sources (e.g., urban wastewater, development activities, farming, and forestry), often well upstream of the location of the mussels. The species can also suffer direct impacts from in-stream works such as channelization, bridge-construction, and recreational fishery structures. Ensuring the long-term future of the freshwater pearl mussel requires significant, integrated catchment	The Overall Status is assessed as Bad and declining.

		management to prevent direct impacts and to reduce losses of sediment and nutrients from all indirect sources.	
Freshwater White-Clawed Crayfish		Records for White Clawed Crayfish in Clare are sparse likely due to the geology of County Clare (Acidic limestone is not preferred by crayfish). Records have been found within the eastern side of Clare with records in the Ratty River, Hollymount River and the Blackwater (Clare) river.	<p>White-clawed crayfish faces threats from non-indigenous crayfish species and Crayfish Plague which is a water-borne disease specific to freshwater crayfish caused by the oomycete <i>Aphanomyces astaci</i>.</p> <p>Non-indigenous crayfish species impact the White-clawed Crayfish through direct predation and competition but also act as carriers of Crayfish Plague.</p> <p>The Conservation Status is Bad with a deteriorating trend.</p> <p>No plague was recorded in any Clare catchments during the most recent White Clawed Crayfish catchment survey in 2019²⁰</p>

The Lesser Horseshoe Bat (*Rhinolophus hipposideros*) is Ireland's only Q.I bat species and is localized to the west of Ireland with a huge abundance of the species found in Clare. It is a Q.I of sixteen SAC's within Clare. The NPWS holds a dataset of Lesser Horseshoe bats from known roost locations in 1km grid squares. These records were collected by NPWS rangers and staff, Vincent Wildlife Trust, independent ecologists and bat workers. Data is presented in 1km grid squares to preserve sensitive locations information²¹. See a map of this data in **Figure 5.6.14**.

Bat Conservation Ireland holds bat record maps for all counties within the Republic of Ireland. These include all bat species mentioned in **Table 5.6.8** except the Lesser Horseshoe. The location of this species is protected and considered sensitive information. The records for all other species found within Clare are shown in **Figure 5.6.15** to **Figure 5.6.21**. Specific Lesser Horseshoe Bat monitoring is carried out by NPWS and the Vincent Wildlife Trust. Count data is collected and analysed by Bat Conservation Ireland. The Vincent Wildlife Trust manages two Lesser Horseshoe Bat reserves in Co. Clare; Lisduff Barn and Rylane Cottage a third reserve, Fiddaun Cottage straddles the Co. Clare boundary.

Otter (*Lutra lutra*), is a common protected species found throughout Clare county. Otters are found along rivers and streams which are plentiful in Clare and are a Q.I of five European sites within Clare.

²⁰ <https://www.biodiversityireland.ie/wordpress/wp-content/uploads/Crayfish-plague-map-20190820.pdf>

²¹ <https://data.gov.ie/dataset/lesser-horseshoe-bat-database-records>

The River Fergus and Clooneen (Clare) river are both salmonid protected waters under Salmonid Regulations (S.I. 293 / 1988). They are important waters for protected salmonids species. Sections of the River Fergus are part of the Lower River Shannon SAC and as such are designated for Atlantic salmon (*Salmo salar*), River Lamprey (*Lampetra fluviatilis*), Brook Lamprey (*Lampetra planeri*) and Sea Lamprey (*Petromyzon marinus*). Common Bottlenose Dolphin (*Tursiops truncatus*) is an Annex found within the Lower River Shannon SAC.

The River Shannon and River Fergus Estuaries SPA holds over 50,000 wintering waterbirds and is designated for twenty-one SCI bird species. It is of National and European importance as is evident by its designation as an SPA. The Cloon river is a designated Freshwater Pearl Mussel catchment with an active population of FWPM and is part of the Lower River Shannon SAC.

Nationally designated species including Badger (*Meles meles*), Common Frog (*Rana temporaria*), Irish Hare (*Lepus timidus hibernicus*) and Pine Marten (*Martes martes*) are common throughout the county.

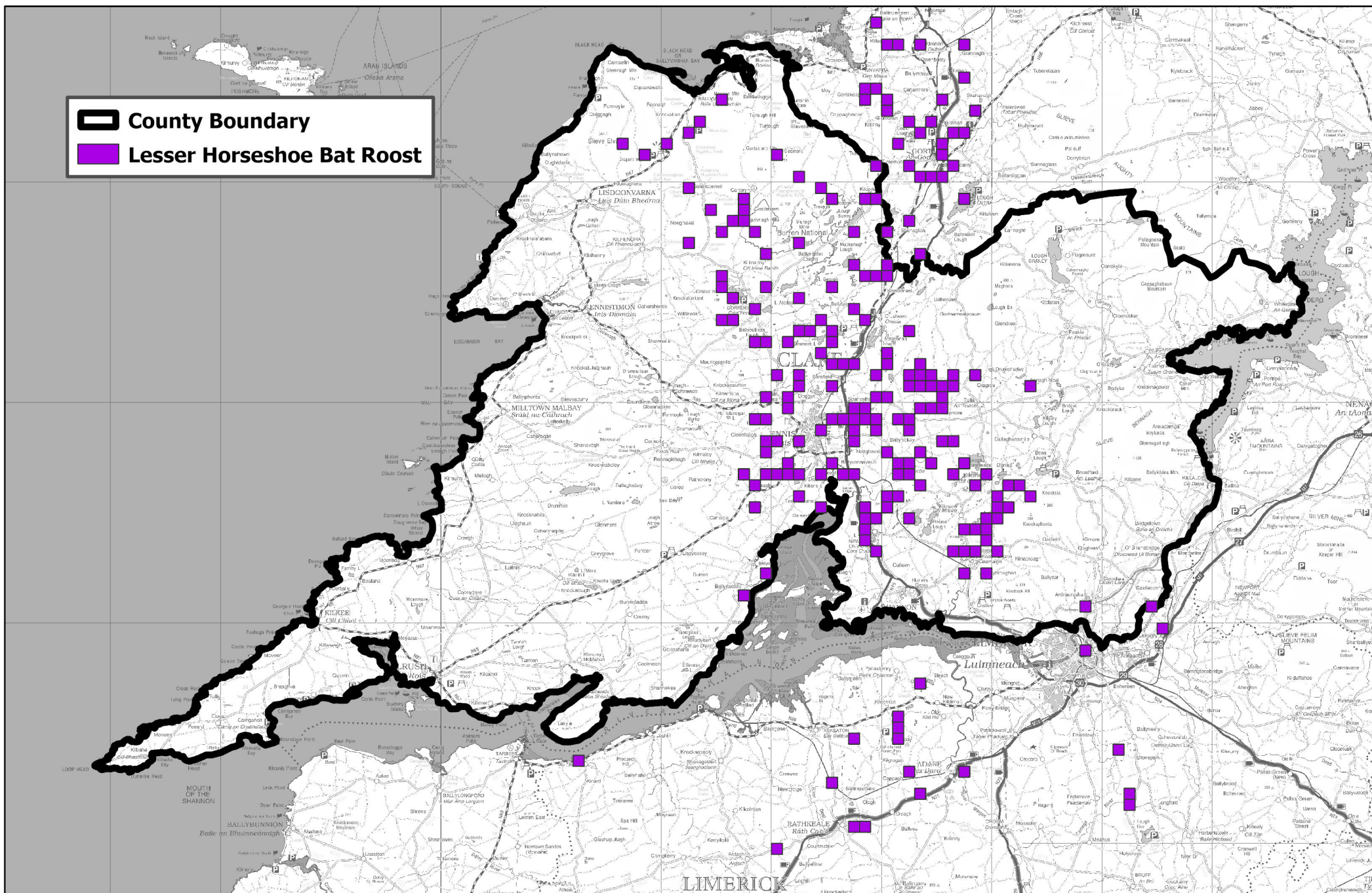


Figure 5.6.14 Lesser Horseshoe Bat Roost Locations Within Co. Clare (1KM Grid Resolution)

Figure 5.6.15 Brown long-eared bat records within County Clare

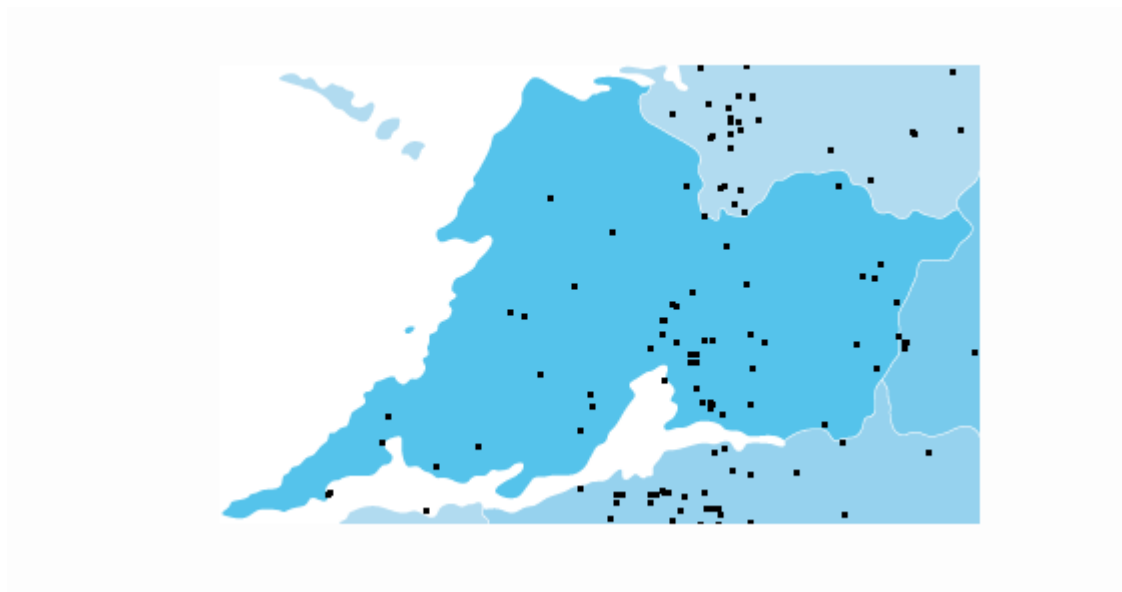


Figure 5.6.16 Common Pipistrelle bat records within County Clare

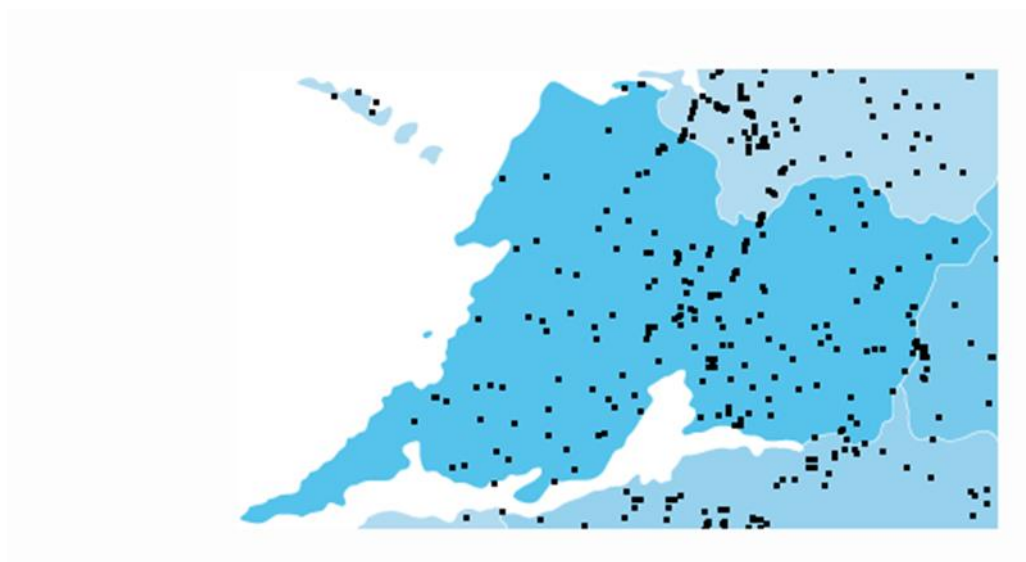


Figure 5.6.17 Daubenton's Bat records within County Clare



Figure 5.6.18 Leisler's Bat records within County Clare



Figure 5.6.19 Natterer's Bat records within County Clare



Figure 5.6.20 Soprano Pipistrelle records within County Clare

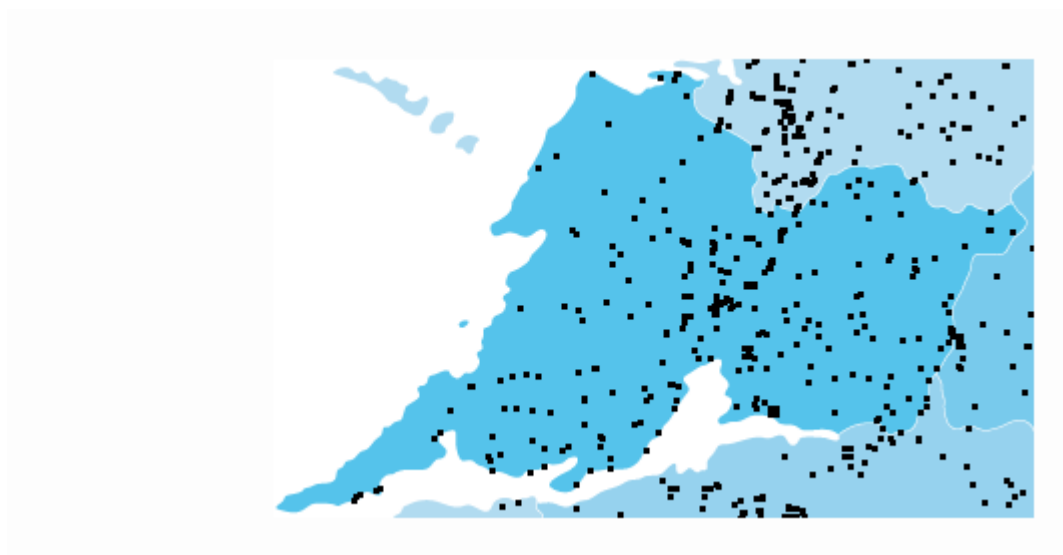


Figure 5.6.21 Whiskered Bat records within County Clare

5.6.23 Invasive Species

Invasive species are species that have been introduced, generally by human intervention, outside their natural range and whose establishment and spread can threaten native ecosystem structure, function, and delivery of services²². After habitat loss, invasive species are the second biggest threat to biodiversity. There are ecological and socio-economic impacts as a result of invasive species, the extent of which are likely to increase in the Plan area without an effective management strategy including raising awareness which will inform on identification and how to reduce the risk of introducing and spreading invasive species. The EU adopted “**Regulations on the prevention and management of the introduction and spread of invasive non-native species**” (2013/0307(COD)) came into force on the 1st of January 2015. This regulation seeks to address the problem of invasive species in a comprehensive manner to protect native biodiversity and ecosystem services, as well as to minimize and mitigate the human health or economic impacts that these species can have.

The Regulation foresees three types of interventions: prevention, early detection and rapid eradication, and management.

The 2009 Clare Invasive Species Project provides a baseline of the known distribution of invasive species. In addition, **Figure 5.6.22** provides an indication of the taxon with the data collated from a variety of sources including the National Invasive Species Database, Clare Biological Records Centre dataset, the Flora of County Clare amongst others. This map for the first time shows distinct clusters of invasive species which gives a clear indication of how the species are being transferred or spread throughout the county at an alarming rate.

The N68 contains a very distinctive cluster for Japanese Knotweed, *Fallopia japonica* moving from east to west along this route. There are two further clusters north of Tulla and west of Scarriff. Given the principal means of spread is entirely through the deliberate or accidental movement of rhizome fragments or cut stems it is highly likely that the spread along this route is through the cutting of hedgerows or the movement of excavated material either soil or vegetation along the route.

²² National Biodiversity Data Centre.

Japanese knotweed has an extraordinary ability to spread vegetatively from crown, stem, and rhizome (underground root) if disturbed. Even tiny amounts of cut stem, crown or rhizome are capable of producing a new plant. Controlling spread is therefore dependent on preventing the spread of the stem, crown or rhizome. Japanese knotweed can have huge consequences given its key impacts include;

- Excludes native species.
- Dies back in winter leaving riverbanks vulnerable to erosion.
- Subsequent potential sedimentation impact on fish spawning areas.
- In cases it can damage building foundations.
- Collects litter in urban areas; and
- Can damage hard surfaces by growing through them

Himalayan knotweed (*Persicaria wallichii*) has been found in county Clare with clusters found along the R474 near Miltown Malbay and in Ennis town. Himalayan knotweed, like other knotweed species, was introduced as an ornamental plant and has become persistent in abandoned gardens and on roadsides or where there is garden waste.

The highly invasive Zebra mussel (*Dreissena polymorpha*) records are present within Lough Derg and a large cluster of records within the Ratty River and surrounding lakes in east Clare. Zebra mussels can be found in slow moving freshwater rivers, lakes canals and reservoirs. Zebra mussels are spread by a lack of biosecurity measures i.e., cleaning boats after use in waterways with biological disinfectants to prevent spread. There has been no County wide mapping update to Invasive species in County Clare since the 2009 Clare County Invasive Survey.

In County Clare 24 invasive alien species have been identified with several them established at high densities in specific environments. While not all alien species have the potential to become invasive or cause problems, there are many that can significantly alter habitats and affect the associated biota or result in a reduction in the quality of economic services. Mapping of Invasive species within Clare County was undertaken by EirEco Environmental Consultants in 2009. See **Figure 5.6.22** for mapped invasive species within County Clare from this study.

Tackling Invasive Species

Clare County Council are tackling invasive species throughout the county, with action been taken by all the Municipal District Offices. Ennis, Killaloe, Shannon and West Clare MD each have a programme of invasive species eradication underway in September and October with funding from the National Parks and Wildlife Service (Department of Housing, Local Government & Heritage), National Biodiversity Action Plan Funding 2021. Follow up work will involve further mapping of the problem species, Knotweed and Giant Hogweed and proposed long term management and control measures.

- Alien Invasive Species training and AIS plans for communities to identify and treat AIS, work with Clare Local Development Company
- Alien Invasive Species eradication equipment purchase for communities to enable them to eradicate AIS in their local area, work with Clare Local Development Company

- Alien Invasive Species eradication of Knotweed with Municipal District Offices in Ennis, Killaloe, and West Clare MD.
- Alien Invasive Species eradication of Giant Hogweed in Municipal District Office in Shannon MD

Quagga Mussel (*Dreissena rostriformis bugensis*)

The invasive freshwater mussel, *Dreissena rostriformis bugensis*, was first detected in Ireland in July 2021, when it was shown to occur in Lough Ree and Lough Derg and the River Shannon connecting these lakes (Aquens, 2022). In 2022, the services of Aquens were retained through funding from county councils and the National Parks and Wildlife Services, Department of Housing, Local Government and Heritage under the Local Biodiversity Action Fund (LBAF) to undertake a follow up assessment to determine the present spatial distribution and abundance along the length of the Shannon catchment and assess aspects of the quagga mussel's recruitment and population growth. The key results from the study indicate that Quagga mussel is in the exponential growth phase, with densities comparable to or exceeding that of zebra mussels in the late 1990s and early 2000s. Quagga are displacing zebra mussel on natural substrates with the highest proportions recorded in Lough Ree, the River Shannon and in places within Lough Derg. The results indicate that the threat of dispersal by boats is extremely high. The ecosystem impact of the Quagga mussel is likely to be severe by boats along the Shannon and any human activity on the water poses a risk of spreading this species to hydrologically connected and other unconnected systems. The results from the 2022 surveys are mapped in **Figure 5.6.22**.

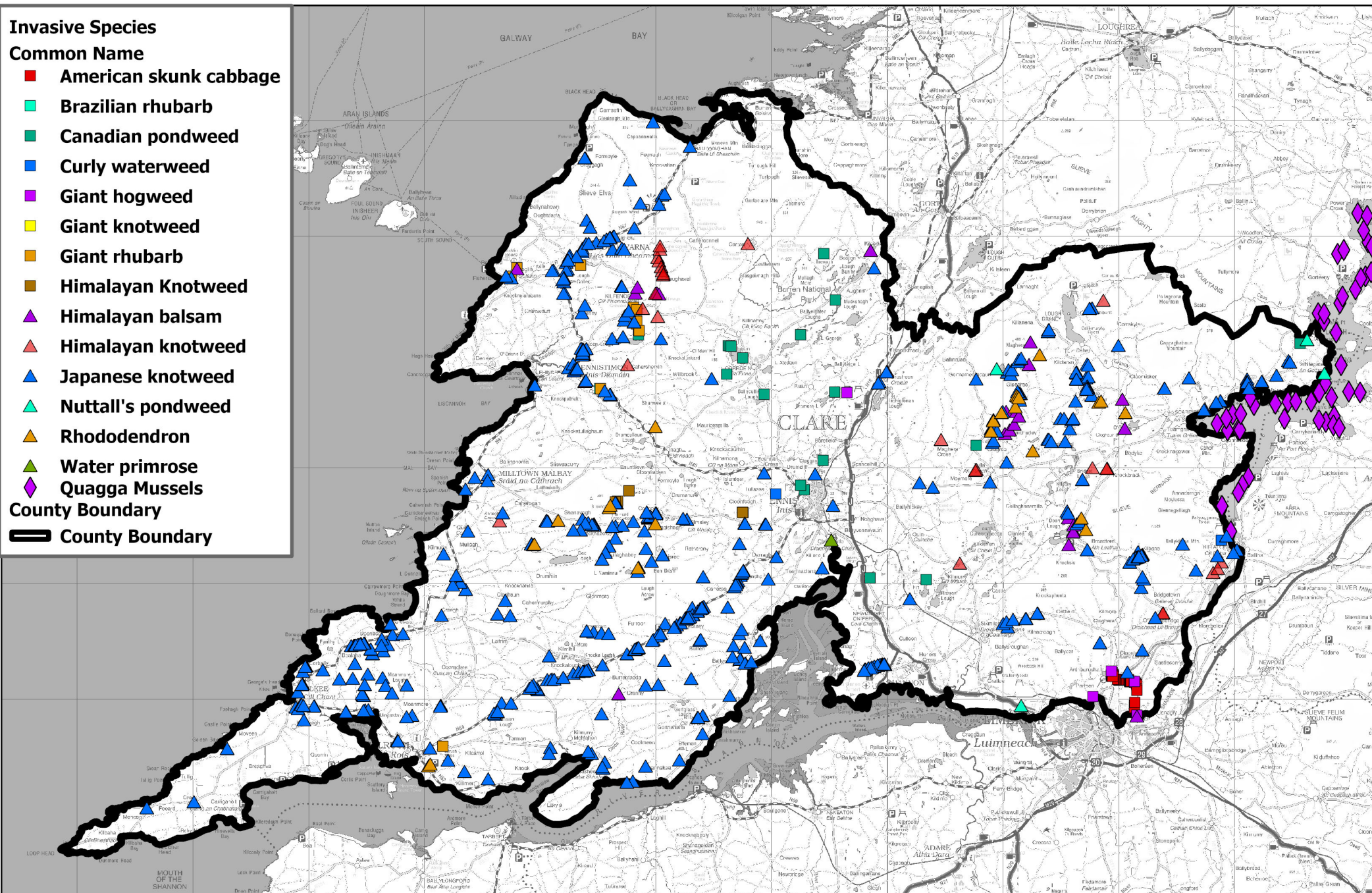
Invasive Species

Common Name

- American skunk cabbage
- Brazilian rhubarb
- Canadian pondweed
- Curly waterweed
- Giant hogweed
- Giant knotweed
- Giant rhubarb
- Himalayan Knotweed
- Himalayan balsam
- ▲ Himalayan knotweed
- ▲ Japanese knotweed
- ▲ Nuttall's pondweed
- ▲ Rhododendron
- ▲ Water primrose
- ◆ Quagga Mussels

County Boundary

County Boundary



Strategic Environmental Assessment of Clare County Development Plan

Scale: Not To Scale Date: April 2023

Drawn: PMM Checked: SD Approved: CI Status: Final Rev: D01

5.6.24 Biodiversity Issues and Threats in the Plan area

The key issues associated with the development of the Clare CDP 2023-2029 and biodiversity relate to:

- Effects on protected areas: European (e.g., SACs, SPAs, Ramsar sites) and National (e.g. (p)NHAs);
- Effects on protected species e.g., from noise, barrier to movement/ interrupted flight patterns, collisions with infrastructure;
- Potential for permanent and/or temporary habitat loss and fragmentation
- Loss or disturbance of habitats and species from land use change and changes to land management;
- Changes to soil nutrient status;
- Habitat deterioration;
- Vegetation or community changes (e.g., from land use change as well as direct
- changes to the environment, e.g., through emissions, fertilisation, lighting etc.)
- Potential loss of key “stepping-stones” between European sites which are not afforded the same protection as SACs ad SPAs or as pNHAs or NHAs;
- Disturbance to wildlife, and particularly birds, occur as a result of inappropriately sited development and increased recreational pressure;
- Disturbance or damage to breeding, roosting, and feeding areas;
- Potential introduction/ spread of alien species and invasive species;
- Potential for interaction with Habitats Directive, i.e., Articles 6, 10, 12;
- Potential Impacts on water quality (including eutrophication, sedimentation) and associated species and habitats associated with construction stage of any new developments or infrastructure;
- Potential impacts to hydrology and hydromorphology of waterbodies and associated species and habitats with construction and operational stage of instream/bankside developments or infrastructure;
- Potential impacts to groundwater and associated groundwater dependant terrestrial ecosystems during construction and/or operational stage of new developments or infrastructure;
- Changes to natural process of sedimentation and erosion;
- Introduction or increase of collision risk due to turbines;
- Changes to ecosystem services and functions, such as pollination, water attenuation and flood mitigation, climate change mitigation and adaption;
- Potential impacts on peat soils and hydrogeology, impacts on bird species, and habitat disturbance and uniquely to West Clare in particular the effects on the freshwater pearl mussel as an Annex species;
- Cumulative impacts from multiple developments and/or contribution of multiple developments to habitat loss/fragmentation and loss/disturbance to species;
- The Plan area is particularly important for Lesser Horseshoe Bats, with several designated and non-designated sites. Destruction of roosts, loss or fragmentation of commuting routes, and insensitive development and lighting can negatively impact this species;
- Potential for transboundary impacts and interactions with the above; and
- A general lack of recognition and appreciation of biodiversity outside of European sites. This is particularly relevant in relation to wildlife corridors and habitats and the role they play in the migration, dispersal and genetic exchange of wild species.

5.6.25 What would happen to biodiversity, flora, and fauna without implementation of the Plan?

A wide range of economic and social benefits and services result from the protection of biodiversity, for example, biodiversity forms the basis of our landscapes, provides for food and clean water supplies, opportunities for waste disposal, nutrient recycling, flood storage and regulation and much more. In the absence of the new Plan pressures on natural resources would continue, though the rare or threatened habitats protected under EU and national legislation would continue to be protected.

In the absence of a Clare County Development Plan, there would be no framework to guide where development should occur, and planning applications would be assessed on a case-by-case basis with no overall vision for the Plan area. Flora and fauna, habitats and ecological connectivity would be protected under several independent strategic actions relating to biodiversity and flora and fauna protection. The evolution of biodiversity and flora and fauna would be dependent on the rate and extent of any such developments which would take place. There would be no consideration of the inter-connections between such things as climate change and biodiversity and therefore no provisions made to contend with future climate change and how to incorporate mitigation and adaptation measures so as to avoid or minimise significant effects on biodiversity.

Development along or adjacent to the banks of rivers could result in a reduction in ecological connectivity within and between these and other habitats. Pollution of water bodies as a result of any future development along river catchments would be likely to adversely impact aquatic biodiversity and flora and fauna including salmonid species and other species protected under Annex II of the Habitats Directive. Beneficial effects upon biodiversity and flora and fauna which would be likely to arise out of the specific policies and objectives included in the new Plan would not be realised.

In the absence of the Clare County Development Plan 2023-2029, any greenfield development would adversely impact upon biodiversity and flora and fauna by replacing natural or semi natural habitats with artificial surfaces. The significance of such impacts would be dependent on whether such developments would result in the loss of habitats or species of importance as well as the cumulative loss and fragmentation of habitats and species as a result of all Greenfield developments. The Clare County Development Plan 2023-2029 for the county could contribute to development occurring in a planned and sustainable manner, by incorporating ecological protection required by the Habitats Directive within an integrated planning framework for development management of vulnerable areas, which would not be presented in the absence of a Development Plan, resulting in less effective protection of ecological resources.

5.6.26 Data gaps/difficulties

- While Habitat Mapping is available for a some of the Plan area (South Clare, North-Mid Clare, Mid Clare, Mid-East Clare., Eastern Clare and Lough Derg, See **Figure 5.9.10**), it is dated and requires re-surveying. In addition, habitat mapping is also required for the entire County in order to better inform the planning process in particular at development management level.

- The trees for preservation GIS layer needs ground truthing to bring it up to date.
- Bat sites have been identified, but not commuting routes.
- Set aside areas of open space specifically for biodiversity are absent in the plan area.
- A general lack of understanding in relation to water, wetlands and flooding in the Plan area. The Plan area is within a karst region, with several protected wetlands, where engineering solutions do not achieve what is needed.
- Continuous mapping of the problem species, Knotweed and Giant Hogweed in particular and proposed long term management and control measures.
- Only generic conservation objectives are available for European Sites, which are dated, short descriptions, and little information relating to how to manage threats from development.
- Whilst the NPWS Rare and Protected Species database was consulted for records of species of conservation importance, this dataset is known to be incomplete, particularly in respect to fish, bats and birds, and therefore the absence of records for a certain species does not necessarily mean that the species does not occur.
- Uncertainty of what changes will occur within elements of the environment, for example climatic change/events which would have an impact on diversity.

5.6.27 Inter-relationships with Other Environmental Parameters

Biodiversity has an inter-relationship with all the environmental parameters presented in the following section. There is a significant connection between nature, human health and quality of life.

	PHH	SG	W	ACF	L	CH	MAT	MAW	MAWS	MAWW	MARE
*BFF	√	√	√	√	√	√	√	√	√	√	√

(BFF = Biodiversity, Flora and Fauna; PYHH = Population and Human Health; SG = Soil and Geology; W = Water; Air and Climatic Factors; L = Landscape; MA=Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Wastewater; (MA)RE = Renewable Energy; CH =Cultural Heritage;

5.6.28 SEA Recommendations *

*Refer to Chapter 11 for full details on recommendations

When developing and incorporating policies and objectives for biodiversity within the County Development Plan it is important to recognise that biodiversity is inter-related to all the environmental parameters and similarly with the various components within the development Plan, for example with green infrastructure, climate change, landscape etc. As such, recommendations are made as follows:

SEA Recommendations – Biodiversity, Flora and Fauna	Inclusion in the Plan
Biodiversity affects and can be affected by different facets of development and the County Development Plan must recognise and achieve its integration within the various components of the Plan and not consider it in isolation.	Yes.
Green Infrastructure should be incorporated as a component of the County Development Plan in its own right, recognising and acknowledging its inter-relationship with such things as social inclusion, sport, recreation, amenity, quality of life, sustainable transport, and climate change. Green infrastructure requires clear definition in the Plan, emphasising that at the core of green infrastructure is biodiversity. Without biodiversity there would be no green infrastructure upon which to create and develop networks which present opportunities as referred to above, reinforcing the importance of the protection of biodiversity. The central theme of biodiversity in the context of green infrastructure should not be diluted or lost.	Additionally, Section 2.8.3 Green Infrastructure and Flood Management look at the further important and linkages with green infrastructure in these areas, Section 5.2.14 Green Infrastructure within Residential Development, Section 9.2.9 Activity and Adventure Tourism, Section 11.2.2 Smarter Travel and Sustainable Mobility, Chapter 15 and specifically Section 15.3 Green Infrastructure and Climate Change.
Biodiversity and climate change are deeply inter-connected. Climate change poses one of the biggest threats to biodiversity and the Plan needs to acknowledge and recognise that climate change is a phenomenon that is on-going and as such the baseline information is going to change over time and the Plan needs to be able to provide for these changes by incorporating resilience into the Plan through adaptation and mitigation measures.	Building Climate change resilience into the Plan was central to both the zoning of lands and the development of objectives for economic growth. All land use zonings were assessed from a flood risk and environmental perspective to ensure resilience and adaptation were accounted for throughout. This led to changes to the zoning proposed and the inclusion of significant areas of buffer zone which will be protected from future development due to their location adjacent to river channels, the presence of important wildlife corridors or their importance for biodiversity.
Include an objective in the Plan in relation to the carrying out of a tree survey for the Plan area to inform future developments, townscape works and planting and replanting proposals.	Yes, this has been included as per objective 15.19.
Include an objective in the Plan which protects and conserves the specific designated sites within the Plan area.	Yes, this has been included as per objective 3.1.
The promotion of any designated sites for educational, recreational/leisure use it must be an objective that any such activity should not result in a negative impact on water quality and protected habitats and species. The necessary surveys will be required to support this.	Yes.
In an effort to protect and extend wildlife corridors	Yes, this has been included as per section

through appropriate boundary treatment, landscaping schemes and planting as part of developments, the Plan should seek to extend the network of wildlife areas within the Plan area.	15.2.10 Promoting and Protecting Biodiversity and Wildlife Corridors and objective 15.12
The inter-relationship between green infrastructure and recreation should be acknowledged and an objective included to ensure recreational facilities are integrated into a green infrastructure network.	Yes, this has been included as per objective 15.13
Maintain existing and promote additional tree planting and undertake a tree survey to quantify any losses/gains.	Yes, this has been included as per objective 15.20
Control of alien invasive species and awareness of the methods by which these can be transferred and spread should be incorporated into the plan. Maintaining an up-to-date register and mapping of alien invasive species within the Plan area should form part of environmental monitoring.	Yes, this has been included as per objective 15.29.
To ensure all proposed development within the vicinity of the Slieve Aughty Mountains SPA take Merlin into consideration and assess potential impacts on breeding pairs.	The protection of Merlin was taken into consideration in the assessment of landuse zonings from an AA and SEA perspective. Mitigation Measures have been included to ensure consideration is given to the Slieve Aughty Mountains SPA at a development management level.
Turloughs are a priority habitat for which grazing is integral to the ecology and it is important that appropriate grazing levels are maintained. Within Clare there a total of six SACs in which Turloughs are a Qualifying Interest and they are considered a priority habitat. The CDP should promote and support appropriate grazing regimes in these important habitats which serve an important function in terms of flood storage areas and biodiversity.	This is achieved through the inclusion of CDP Objective 15.16 relating to Inland Waterways and River Corridors which address the protection of Turloughs and Wetlands in particular.
Given we are currently in a Climate and Biodiversity crisis the importance of protecting riparian buffer spaces or zones is critical for this planning cycle. Clare County Council need to ensure sufficient space is set aside for nature to combat the effects of climate change and to provide space for biodiversity. The space needs to be left clear of any type of development including the type which is perhaps permitted in “Open Space” zoning such as play facilities.	Through a co-ordinated effort between the SEA/AA Environmental team together with the Forward Planning team a total of 511.1 hectares has been zoned as Buffer space which will provide for Climate Change and Biodiversity in line with the Climate Change Action Plan and the National Biodiversity Action Plan.

5.7 Population, Human Health and Quality of Life

5.7.1 Introduction

This Section sets out the existing baseline information on Population, Human Health and Quality of Life for the County Development Plan area.

The National Planning Framework and the Regional Spatial Economic Strategy set out transitional local authority population projections to 2031 which makes provision for the population of County Clare to grow to between 134,000-137,000 by 2031. The Regional Spatial and Economic Strategy for the Southern Region including the Limerick Shannon Metropolitan Area Strategic Plan (MASP) include interim population targets to 2026 and 2031. **Figure 5.7.1** gives an overview of the MASP area.



Figure 5.7.1 Limerick Shannon Metropolitan Area Strategic Plan

Source: RSES 2018

Area	Population 2016	Projected Population 2026	Projected Population 2031
Limerick City and Suburbs (in Limerick)	89,671	111,192	121,953
Limerick City and Suburbs (in Clare)	4,521	5,607	6,150
Subtotal	94,192	116,799	128,103
Remainder Metropolitan Area (in Limerick)	15,281	16,924	17,622
Remainder Metropolitan Area (in Clare)	22,947	25,414	26,463
Subtotal	38,228	42,337	44,085
Total Limerick Shannon Metropolitan Area	132,420	159,136	172,188

Source: Regional Spatial and Economic Strategy

Table 5.7. 1 Population targets for the MASP

The 2016 Census population data for Clare suggests that there is evidence of a continuation of strong growth with an increase of population from 2011-2016 of 1.4% and from 2006-2016 of 7.1% to the current population of 118,817 in County Clare. Our largest town of Ennis has a population of 25,276.

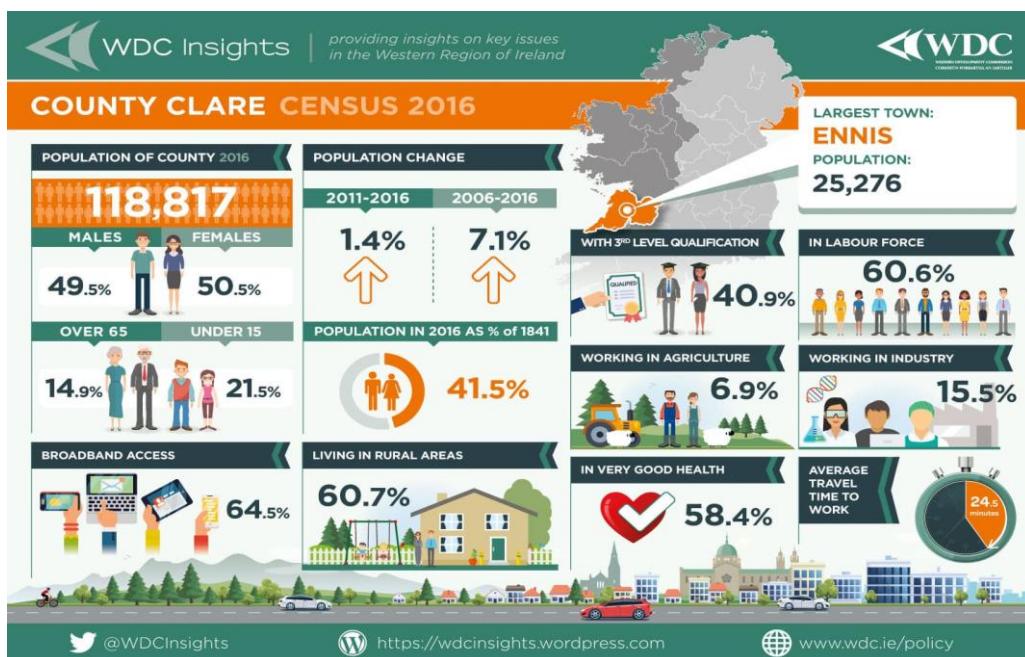


Figure 5.7.2 Key Census 2016 statistics for County Clare

The National Spatial Strategy and the Mid-West Regional Planning Guidelines 2010-2022 have now been superseded by the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES) and will inform the preparation of the Clare County Development Plan

The RSES gives effect, at a regional level, to the National Planning Framework together with the National Development Plan. The RSES provides a regional framework for the formulation of the policies and objectives and the overall strategy for sustainable development in the County Development Plan and seeks to ensure the proper balance between the different settlements in the region with regard to development, population and services.

The National Planning Framework

The National Planning Framework is a planning framework to guide development and investment over the coming years along with the growth of Ireland's population. It does not provide every detail for every part of the country; rather it empowers each region to lead in the planning and development of their communities, containing a set of national objectives and key principles from which more detailed and refined plans will follow. The companion to the NPF is the National Development Plan, a ten-year strategy for public capital investment of almost €116 Billion. Together the NPF and the NDP is referred to as Project Ireland 2040.

The Regional Spatial and Economic Strategy

The RSES for the Southern Region is a 12-year strategic regional development framework for the future physical, economic, and social development of the region and to guide change. It establishes a broad framework for the way in which our society, environment, economy, and the use of land should evolve. It includes Metropolitan Area Strategic Plans (MASPs) for Limerick-Shannon, Cork, and Waterford.

The RSES primarily aims to support the delivery of the programme for change set out in Project Ireland 2040, the National Planning Framework (NPF) and the National Development Plan 2018-2027 (NDP) by marrying regional spatial and economic planning together for the first time in Ireland. As the regional tier of the national planning process, it will ensure coordination between the City and County Development Plans (CCDP) and Local Enterprise and Community Plans (LECP) of the ten local authorities in the Region.

The level of change required by the NPF cannot be implemented immediately and it will take several cycles of the RSES process to achieve change to long-term patterns of sustainable development. This first RSES is primarily concerned with setting the course to embed long term change.

The RSES recognises the strategic role played by all areas, urban and rural, in achieving the set regional and national targets and objectives. Support for sustainable growth of all communities, urban and rural, are supported by the RSES. A strategy is pursued that builds on cities and metropolitan areas as engines of growth and seeks in parallel to re-position the region's strong network of towns, villages, and diverse rural areas in an economically resilient, imaginative, and smart manner to create a sustainable competitive advantage for the region.

The NPF and the RSES set out Transitional Local Authority Population Projections to 2031. **Table 5.7.2** specifies the County population projections to 2031 as set out in the National Planning Framework.

	2016	2026	Uplift 2016 to 2026	2031	Uplift 2016 to 2031
County Clare	119,000	129,500-131,500	10,500– 12,500	134,000-137,000	15,000- 18,000

Source; NPF Implementation Roadmap – July 2018 – DoHPLG

Table 5.7.2 Population Projections to 2031 as set out in the NPF

The population growth provided for County Clare under the RSES is much less than that set out in the previous period in the NSS and the Mid-West Regional Planning Guidelines 2010-2022. While some concern is expressed as to the new modest population targets the following should be kept in mind:

- The sub-regional targets of the Mid-West Regional Planning Guidelines 2010-2022 were based on each county and city retaining the same % of the target regional population that it had at the time of 2006 Population Census
- The targets set out in the RSES is based on a dual tract strategy that builds on the cities, metropolitan areas as significantly scaled engines of growth, and supports opportunities for sustainable competitive advantage by repositioning the regions strong network of towns, villages and rural areas.
- The actual population growth versus the target population growth in the 10-year period from 2006-2016 was 7% rather than the 18% target.
- The actual population growth over a 25-year period for County Clare 1.2% (compound)
- The NPF figure allows for a 0.96% annual growth.

Therefore, the Core Strategy of the forthcoming plan 2022 to 2028 must realign its population growth and residential zoning with the reduced population target of the RSES for both the County and that area of the county within the Limerick/Shannon Metropolitan Area.

To do so, consideration needs to be given to the overall settlement strategy which will set out the development framework for the county, which will give spatial expression to the population distribution and settlement hierarchy.

Area	Population 2016	Projected Population 2026	Projected Population 2031
Limerick City and Suburbs (in Limerick)	89,671	111,192	121,953
Limerick City and Suburbs (in Clare)	4,521	5,607	6,150
Subtotal	94,192	116,799	128,103
Remainder Metropolitan Area (in Limerick)	15,281	16,924	17,622
Remainder Metropolitan Area (in Clare)	22,947	25,414	26,463
Subtotal	38,228	42,337	44,085
Total Limerick Shannon Metropolitan Area	132,420	159,136	172,188

Table 5.7.3 Projected Populations 2026 and 2031 for the Limerick-Shannon Metropolitan Area

Source; Regional Spatial and Economic Strategy

5.7.2 Population

Ennis, with a population of 25,276 people in the 2016 Census is the largest settlement in County Clare, is the largest town in Munster, and is the fifth largest settlement in the Southern Region. It is designated as a “Key Town” in the Regional Spatial and Economic Strategy for the Southern Region, and as the County Town for Clare is an important residential, service, and commercial centre providing significant levels of employment. The Regional Spatial and Economic Strategy for the Southern Region also recognises the Limerick-Shannon- Ennis triangle as the economic engine of the Mid-West. Ennis is at the top of the Settlement Hierarchy for the County and a new local area plan to guide and support the future development of Ennis and its environs will be prepared during the lifetime of this Development Plan. In addition to the preparation of the local area plan the ‘*Ennis 2040 – Economic and Spatial Strategy*’ will create a long-term strategy for the sustainable development of the Town.

Shannon Town was developed from the 1960’s onwards in response to the growth and development of Shannon Airport and the Shannon Free Zone Industrial Estate and in 2016 had a population of 9,729 people. It is a world leader in aviation, manufacturing, and distribution, occupies a strategic position to the west of Ireland, is a centre of international business, has strong synergies with Limerick City, Ennis and the wider Region and is central to delivering the ambition for the Limerick-Shannon Metropolitan Area’s economic, social diversity and tourism development. The Regional Spatial and Economic Strategy for the Southern Region identifies Shannon for significant population growth (i.e. greater than a 30% increase by 2040). The Limerick-Shannon Metropolitan Area Strategic Plan identifies a significant opportunity for Shannon to expand as a globally recognised centre for software engineering/aviation/logistics talent and supports Shannon as a centre for research and development for autonomous vehicles. A new local area plan to guide and support the future development of Shannon Town and its Environs will be prepared during the lifetime of this

Development Plan. In addition, Clare County Council are currently preparing a Shannon Town Masterplan. The purpose of the masterplan is to define the focus for economic, spatial and property development for Shannon Town Centre. It is intended that the masterplan will unlock the development potential and guide and stimulate the future economic and landuse development of all lands within Shannon Town Centre.

5.7.3 Accommodation Profile

According to the CSO data for 2016, there are a total of 43,468 households within County Clare of which the majority were houses and bungalows as outlined in **Table 5.7.4**. As identified in **Table 5.7.5** there has been a steady increase each year in the number of homes built, with clear peaks during the 1991 to 2000 period and again from 2001 to 2005.

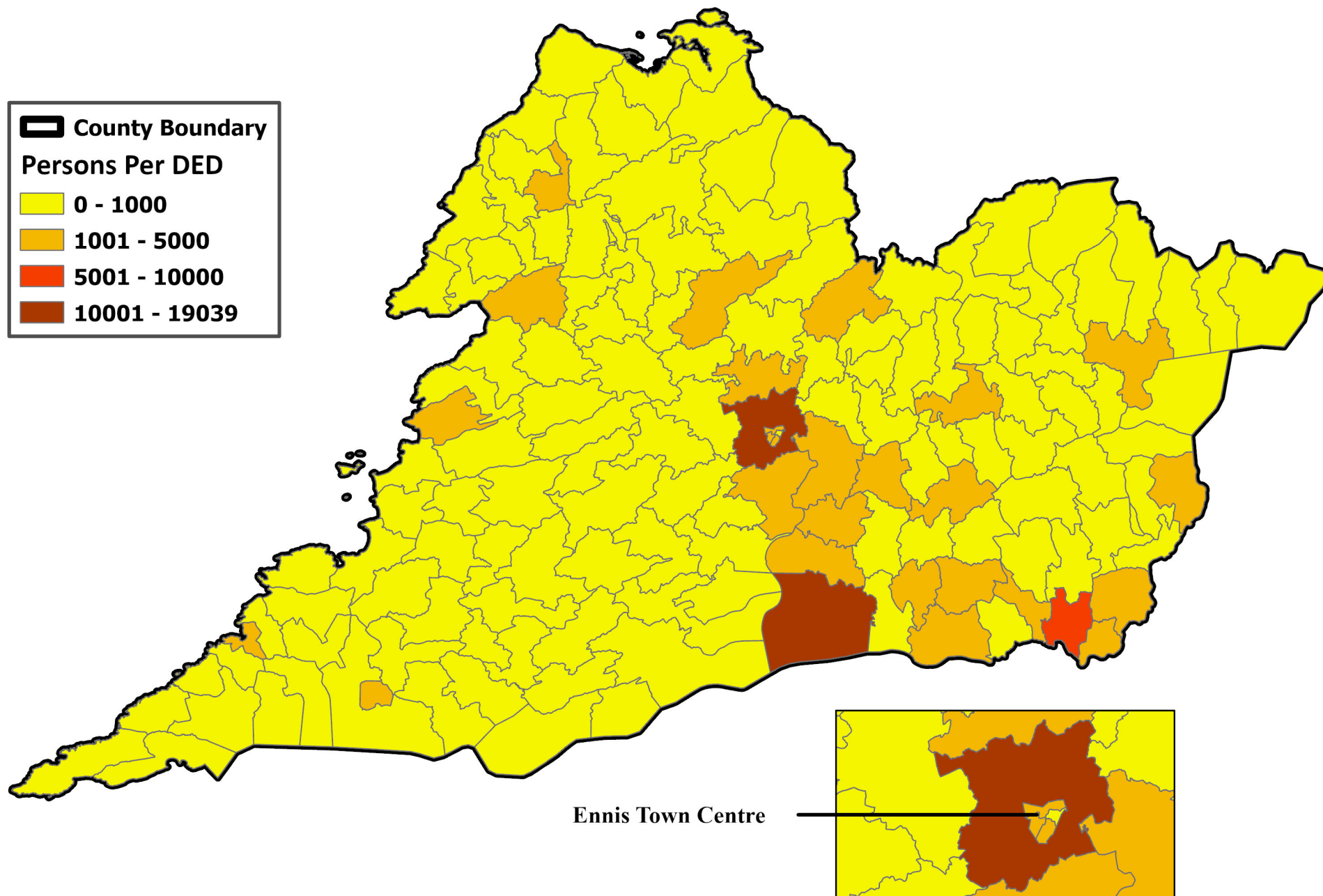


Table 5.7.4 Private households by type of accommodation in County Clare

Type of accommodation	Households	Persons
House/Bungalow	40,471	110,735
Flat/Apartment	2,297	4,400
Bed-sit	33	67
Caravan/Mobile home	121	235
Not Stated	547	1,483
Total	43,468	116,920

Source; Census 2016

Table 5.7.5 Permanent private households by year built in County Clare

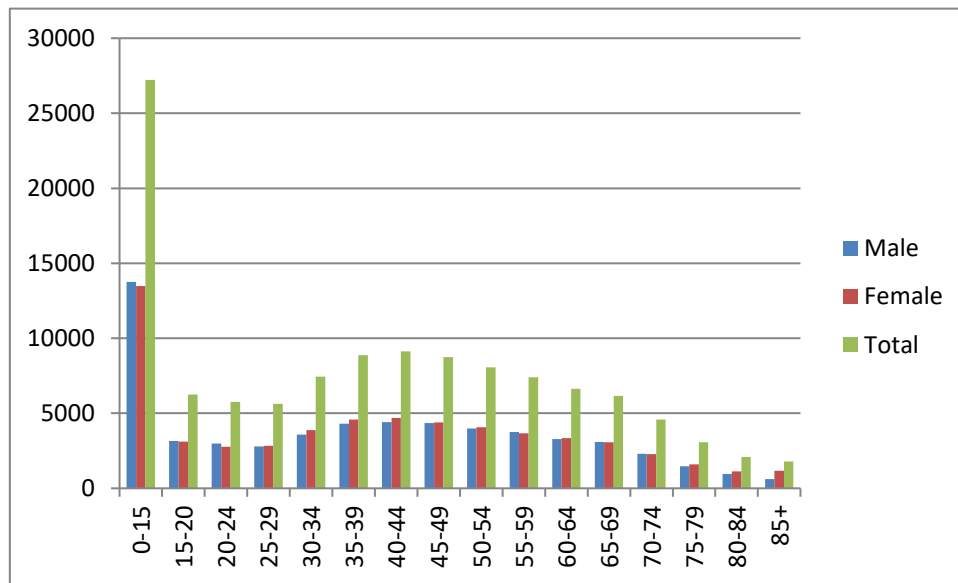
Year Built	Households	Persons
Pre 1919	3,690	7,779
1919 to 1945	2,401	5,011
1946 to 1960	2,347	5,161
1961 to 1970	3,123	7,144
1971 to 1980	5,679	13,734
1981 to 1990	4,812	12,949
1991 to 2000	6,712	20,796
2001 to 2005	11,406	35,573
2006 or later	865	2,571
Not stated	2,286	5,967
Total	43,348	116,685

Source; Census 2016

5.7.4 Age Profile

The bar chart in **Figure 5.7.4** shows the age structure of the County population male and female as recorded on Census Night 2016. Clare has a large percentage of its population for both males and females in the 0-15 age groups category. While the total of both sexes has increased over the census period there are more females than males living in County Clare in 2016.

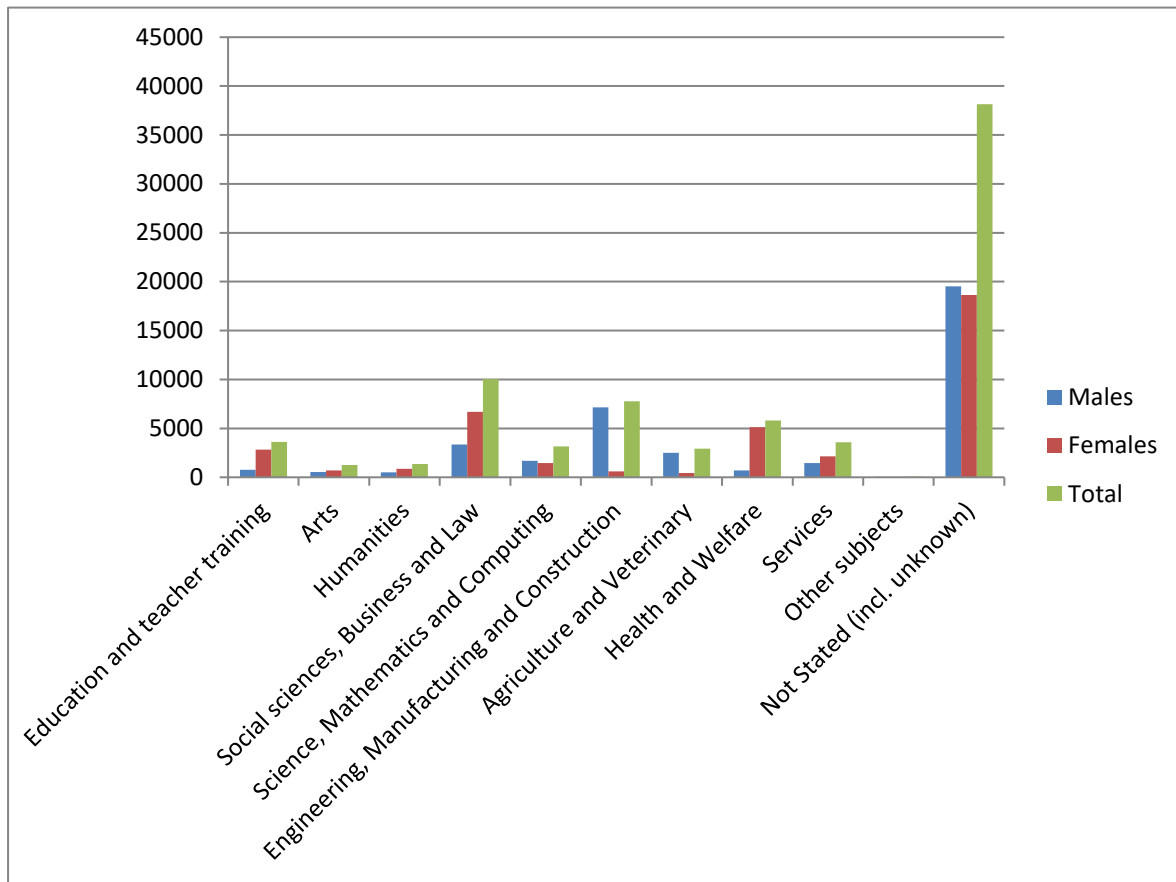
Age dependency shows the ratio of the old and young population to the population of working age. The young dependency ratio is the number of young people aged 0 -14 as a percentage of the population of working age.

Figure 5.7.4 Clare Age Profile 2016

Source: Central Statistics Office 2016

5.7.5 Education Profile

Figure 5.7.5 identifies the population aged 15 years and over by highest level of education completed. From an analysis of these figures, Clare has seen an increase in the number who are progressing to completion of upper secondary education or higher when compared with 2011/2016 coupled with third level education and other forms of continued further education. This reflects the changes which took place during the downturn in the economy with fewer jobs and opportunities arising and therefore the return to education for a greater proportion of the population. It also reflects the changing nature of industry in requiring a higher level of skill and education for its workforce and the competitive nature of the jobs market which now requires graduates at the highest level of education.

Figure 5.7.5 Population aged 15 years and over by highest level of education completed.

Source: Central Statistics Office 2016

5.7.6 Employment & Economy

The 2016 Census figures (**Table 5.7.6**) showed that 53% of the total population aged 15 years and over in county Clare were at work which represents a significant drop from 2011. The unemployment rate based on a principal economic status basis measure the percentage of people in the labour force who were either looking for their first job or unemployed. The unemployment rate for Clare (taking the principal economic status classes; Unemployed looking for first regular job & Unemployed having lost or given up previous job) stood at 7.5% in the 2016 Census, representing a decrease of increase from 1.4% from 2011.

Table 5.7.6 Population aged 15 years and over by principal economic status and sex

Principal Economic Status	Male	Female	Total
At work	26,611	22,900	49,511
Looking for first regular job	381	285	666
Unemployed having lost or given up previous job	3,696	2,656	6,352
Student	5,063	5,360	10,423
Looking after home/family	531	6,878	7,409
Retired	7,650	7,336	14,986
Unable to work due to permanent sickness or disability	1,737	1,846	3,583
Other	133	182	315
Total	45,802	47,443	93,245

Source: Central Statistics Office 2016

The key economic sector in Clare accounting for 28 per cent of the working population of County Clare was managerial and technical which is a change from the non-manual sector in 2011. This was followed by non-manual sector. Skilled manual and semi-skilled make up the majority of the remaining classes which reflects the rural nature of the county.

Table 5.7.7 Persons at work by industry and sex

Social Class	Male	Female	Total
Professional workers	4,840	3,977	8,817
Managerial and technical	15,611	18,229	33,840
Non-manual	8,271	12,971	21,242
Skilled manual	11,524	6,158	17,682
Semi-skilled	6,835	6,058	12,893
Unskilled	2,293	1,670	3,963
All others gainfully occupied and unknown	9,411	10,969	20,380
Total	58,785	60,032	118,817

Source: Central Statistics Office 2016

5.7.6 Human Health and Quality of Life

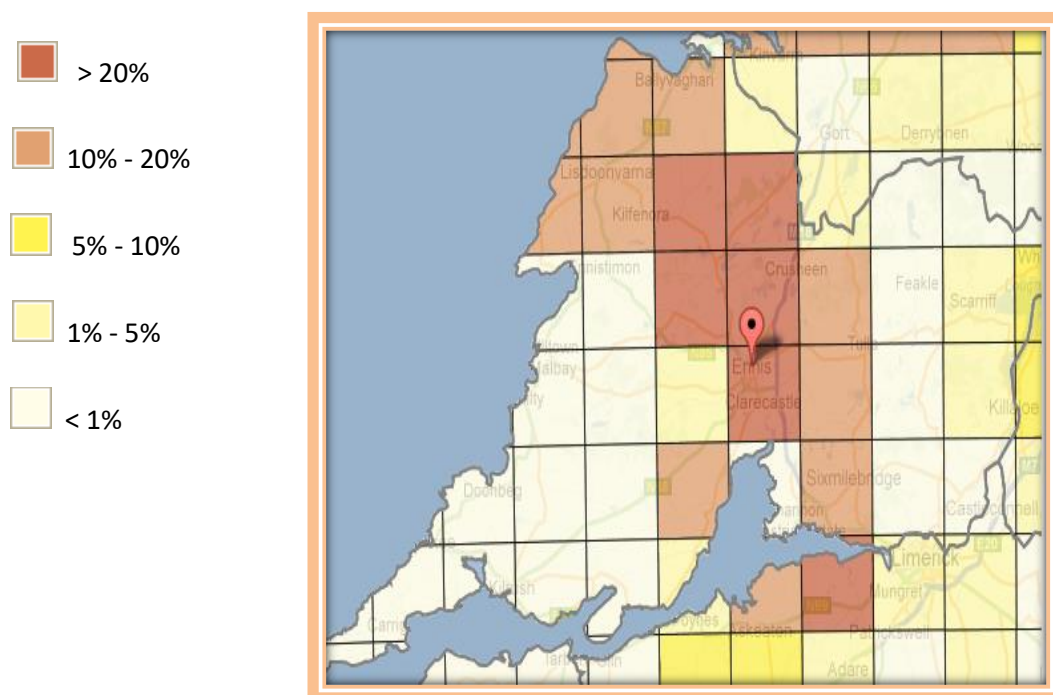
The cumulative effects of population change can impact on human health and quality of life. Direct effects relate to matters such as water and air quality, noise, and landscape change. Indirect effects relate to such matters as flora and fauna. Issues relating to radon and noise are mentioned here and associated effects of transport, material assets, air quality and climate change are discussed in more detail in the relevant sections.

Radon

Radon levels in the County have been collated from the Radiological Protection Institute of Ireland. The estimated percentage of homes above the Reference Level is indicated on **Figure 5.7.6** as per the associated legend. As evidenced, the central portion of the development Plan Area is situated in

a high radon area. A High Radon Area is any area where it is predicted that 10% or more of homes will exceed the Reference Level of 200 Bq/m³.

Figure 5.7.6 Estimated Percentage of Homes above the Reference Level in Co. Clare



Source: Radiological Protection Institute of Ireland

Noise

Noise can have a significant effect on an individual's quality of life. Urban areas generally experience a higher level of background noise caused by traffic from roads, junctions or congestion, other transport facilities and routes e.g. bus, train and air; industrial areas due to their operating activity and/or traffic movements they generate in terms of their workforce, deliveries etc; late night activities and uses in neighbourhood centres e.g. late night take-aways and late night deliveries; construction activities on development sites etc. Environmental noise is defined by the EU as *"unwanted or harmful outdoor sound created by human activities, including noise emitted by means of transport and sites of industrial activity"*.

The Clare Noise Action Plan 2018 was prepared by Clare County Council to address environmental noise from major roads with more than three million vehicles per annum. The action planning area covers the M18, N18, N19, N68, N85, Sections of R445, R458, R463, R352, R468, R471. It follows on from the preparation of the 2013 Noise Action Plan which addressed environmental noise from roads with more than three million vehicles per annum and the 2008 Noise Action Plan which addressed environmental noise from roads with more than six million vehicles p.a. The objectives of the Plan are to avoid, prevent and reduce, where necessary, on a prioritised basis the harmful effects, including annoyance, due to long term exposure to environmental noise. Protection of the future noise environment may be achieved by acoustical planning, which further incorporates noise into the planning process via measures such as land-use planning, sound insulation measures, traffic planning and control of environmental noise sources. The plan has been prepared in accordance with the requirements of EU Directive 2002/49/EC (known as the Environmental Noise Directive, or

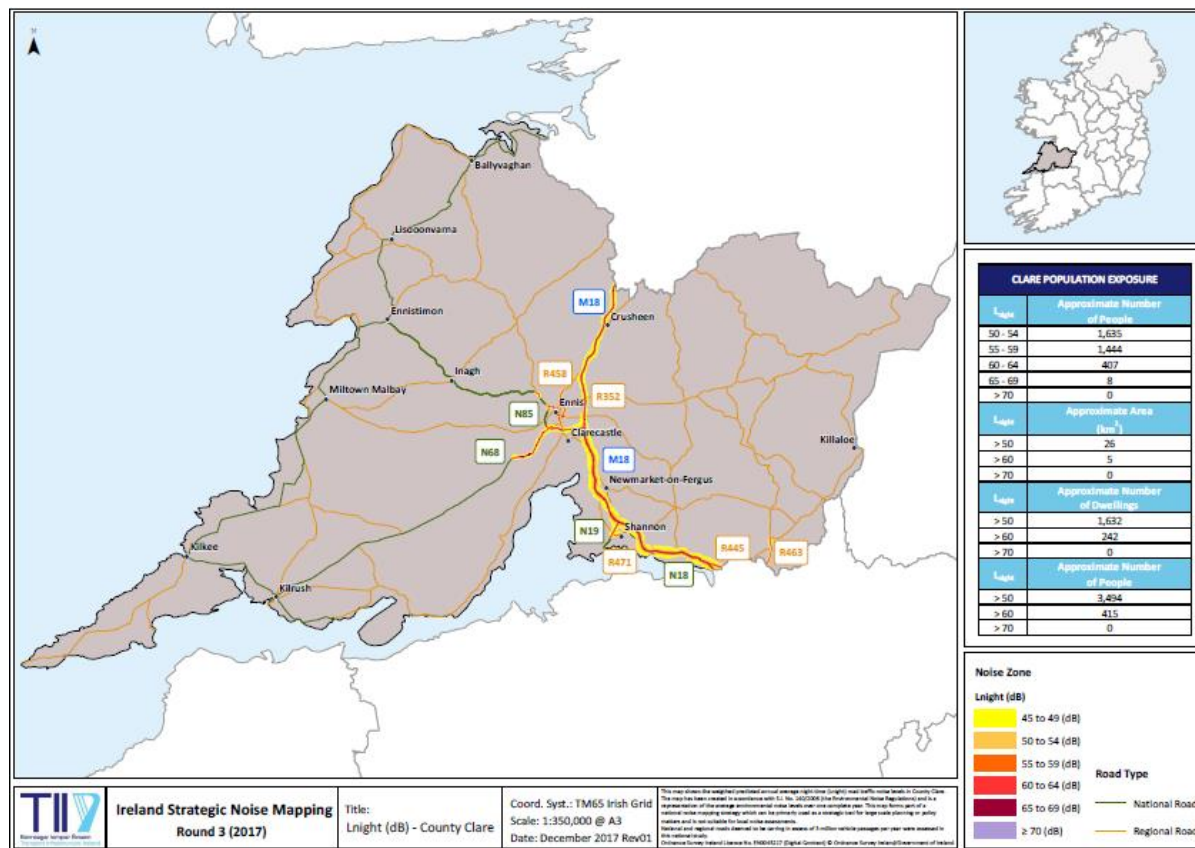
“END”), which was transposed into Irish Law by the Environmental Noise Regulations 2006, SI No. 140 of 2006.

Noise within the Plan area is dominated by that generated by road traffic, in particular the M18, N85 and the R458 (Old Limerick to Galway Road). Since the construction of the M18 traffic generated noise levels along the old national routes within the urban area has decreased. The level of environmental noise generated by road traffic is dependent on a range of factors including the number of vehicles, the speed of vehicles, the road surface, and the incline. The extent to which noise travels from the road is affected mainly by distance, weather, presence of acoustic barriers, buildings, roads width, road incline, topography, and vehicle noise.

A general overview of the noise climate in County Clare can be obtained through examination of the strategic noise mapping. The purpose of the strategic noise maps is to identify the areas affected by different levels of environmental noise from major roads, railways, airports, and agglomerations. The maps are a visual representation of estimated noise contour bands within the action plan area from 55dB Lden to greater than 75dB Lden, in 5dB bands. The maps have been linked to population data to estimate the numbers of people located in each environmental noise bands. This information is then used to produce noise action plans, which will endeavour to manage existing environmental noise from the major sources and protect the future noise environment.

Transport Infrastructure Ireland (TII) formerly the National Roads Authority (NRA), as the noise mapping body for major national roads, has prepared noise maps for the sections of the National Routes – (M and N routes) in Clare that were confirmed by verified vehicle count data to have more than 3 million vehicles per annum. TII on behalf of Clare County Council has prepared noise maps for regional roads (R route) with more than 3 million vehicles per annum. TII has estimated from the noise maps and from geodirectory data that approximately 6,629 individuals living within the action planning area in Clare may be located in environmental noise bands from 55 to >75dB Lden. Approximately 4,279 individuals may be located in noise bands from 50 to >70dB Lnight.

The TII noise mapping for county Clare is shown in **Figure 5.7.7**.

Figure 5.7.7 Noise Mapping for County Clare

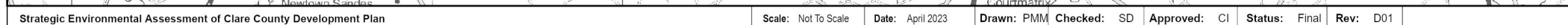
Another source of noise is Shannon International Airport, though this is localised and predominately throughout the daytime hours.

The reopening of a number of railways stops and the connection of the railway line from Ennis to Galway has also led to additional noise levels in particular through various settlements such as Cratloe, Sixmilebridge, Ennis and Crusheen. Given the type of commuter train largely used on this line noise levels are minimal causing little disturbance.

Seveso Sites

Seveso sites are those which store significant amounts of dangerous or harmful substances and proximity to these sites could represent a potential impact to human health. They are regulated under the COMAH regulations (Control of Major Accident Hazards Involving Dangerous Substances; S.I.476 of 2000). There are five Seveso site in County Clare, two Upper Tier sites and one Lower Tier Sites (representing thresholds of 50 and 200 tonnes respectively). These three sites and their locations are given in the following table and illustrated in **Figure 5.7.8**. The most significant change to this list from the last Plan is the removal of Roche Pharmaceuticals as operations have ceased at the site with plans granted for a full remediation of the plant back to Greenfield conditions. This represents a significant improvement to human health not only within proximity to the facility but right across the county as emissions to air and water are removed together with the considerable

remediation works that will be involved in removing any contaminated material which was historical stored or landfilled onsite.



Establishment Name	Establishment Address
Upper Tier Sites	
ESB Moneypoint Generating Station	Kilrush, Co. Clare
Shannon Aviation Fuels	Aer Rianta Fuel Farm, Shannon Airport, Shannon, Co. Clare
Lower Tier Sites	
Enva Ireland Ltd (t/a Enva)	Smithstown Industrial Estate, Shannon, Co. Clare

Table 5.7.8 Seveso sites in County Clare**Integrated Pollution Control (IPC) sites**

The EPA has been licensing certain activities since 1994. IPC licensing is governed by the Environmental Protection Agency Act 1992 as amended. Detailed procedures concerning the IPC licensing process are set out in the EPA Act 1992 as amended, and the associated licensing regulations.

IPC licences aim to prevent or reduce emissions to air, water, and land, reduce waste and use energy/resources efficiently. An IPC licence is a single integrated licence which covers all emissions from the facility and its environmental management. All related operations that the licence holder carries in connection with the activity are controlled by this licence.

There are 7 IPC facilities in the Plan area as outlined in **Table 5.7.9** and shown in **Figure 5.7.8** which represents a reduction of 9 from the last Plan. This is due largely to the closure of many of the larger facilities and pharmaceutical companies such as Roche in Clarecastle and Molex in Shannon which represents an overall improvement for the county in terms of human health.

Facility	IPC No.	Location	Principle Activity
Finsa Forest Products Limited	P0022-02	Scarriff, Co. Clare	Wood, Paper, Textiles and Leather
Lufthansa Technik Shannon Ltd	P0069-02	Shannon Airport, Shannon, Co. Clare	Surface Coating
Saint-Gobain Performance Plastics Ireland	P0096-02	Kilrush, co. Clare	Surface Coating
Heraeus Metal Processing Limited	P0145-01	No. 75, Shannon Industrial estate, Shannon, Co. Clare	Metals
Shannonside Building Supplies Limited	P0319-01	Fort road, Kilrush, Co. Clare	Wood, paper, textiles, leather
International Aerospace Coatings Limited	P0497-02	Shannon Airport, Shannon, county Clare	Surface coating
Element Six	P0533-01	Bay 371, Shannon Industrial Estate, Shannon, co. Clare	Mineral Fibres and Glass

Table 5.7.9 IPC licenced Activities in County Clare**Pollutant Release and Transfer Register**

Ireland's [Pollutant Release and Transfer Register](#) (PRTR) provides a publicly accessible and searchable database which members of the public can use to search for installations in Ireland which are releasing [PRTR pollutants](#) in excess of specific thresholds or making off-site transfers of waste above specified thresholds for non-hazardous and hazardous wastes. The register also fulfils

requirements of the Aarhus Convention, as a simple means of affording access to information about environmental emissions and transfers.

There are fourteen licensed PRTR facilities within the Plan area as outlined in (Table 5.7.10)

PrtrTitle	Reg. No	Licence Type	Main PRTR Sector	Main PRTR Activity
Roche Ireland Limited: P0012-05	P0012-05	IEL	Chemical industry	4.(e)
Eirchem Pharma Services Limited: P0020-02	P0020-02	IEL	Chemical industry	4.(e)
Essidev S.A.: P0061-03	P0061-03	IEL	Chemical industry	4.(a).(viii)
ITW Ireland Unlimited Company: P0072-04	P0072-04	IEL	Chemical industry	4.(a).(ii)
Chemifloc Limited: P0076-01	P0076-01	IEL	Chemical industry	4.(b).(iv)
Heraeus Metal Processing Limited: P0145-01	P0145-01	IPC	Chemical industry	4.(b).(v)
Molex Ireland Limited: P0288-02	P0288-02	IEL	Production and processing of metals	2.(f)
Galvotech (International) Limited: P0292-01	P0292-01	IEL	Production and processing of metals	2.(f)
Electricity Supply Board: P0605-04	P0605-04	IEL	Energy sector	1.(c)
Clogrennane Lime Limited: P0771-02	P0771-02	IEL	Mineral industry	3.(c).(iii)
Clare County Council: W0037-01	W0037-01	IEL	Waste and wastewater management	5.(d)
Enva Ireland Limited: W0041-01	W0041-01	IEL	Waste and wastewater management	5.(a)
Clare County Council: W0109-02	W0109-02	IEL	Waste and wastewater management	5.(d)
Clean (Irl) Refuse & Recycling Co: W0253-01	W0253-01	IEL	Waste and wastewater management	5.(c)

Table 5.7.10 PRTR Licenced Facilities

Climate Change, Flooding and Human Health

The potential impacts of climate change on human health can materialise in several ways. Direct impacts can result from prolonged periods of hot or cold weather which can lead to heat and cold stresses and their associated effects. Milder winters may lead to lower fuel consumption and few cold related deaths and higher summer temperatures may lead to more heat stress related cases. Severe icy/flood conditions can affect the provision of critical, emergency and/or transport services. Indirect effects on human health may also increase as a result of the effects of extreme weather events on other environmental parameters, for example water quality, which are addressed under the respective sections of this chapter.

Climate change poses a number of significant hazards to society and the environment. Unless early action is taken to identify, understand and begin to deal with them, it may be too late to choose the way in which to adapt to climate change.

Climate change may also bring opportunities for cost savings, may allow new businesses to emerge or may make possible new ways to foster environmental sustainability. Those who have adapted to change in the most far-sighted and cost-effective manner will enjoy a competitive advantage over those who have failed to act. We are unlikely ever to be totally insulated from the effects of the climate we live in, and nor would we necessarily want to be. But we do need to take steps now to ensure that we are as resilient as possible to potential future climate changes and, in so doing, to make ourselves better able to cope with climate change in the present.

The Natural Environment, Human Health, and Quality of Life

Our natural environment provides us with the essential services that we need for life, including air, water, and food. Any deterioration in the quality of these elements can impact on our health and quality of life, and ultimately on our life expectancy. Exposure to the natural environment can have significant positive benefits to our well-being. Experiencing and connecting with nature through the many resources available, from town parks to national parks and everything in between. The experiences gained from it stimulate senses and emotions which contribute to an overall sense of well-being. The protection, management and accessibility of our natural environment therefore must be a central component in the future planning for a healthy population. The COVID-19 outbreak has awakened a stronger appreciation of our connectedness to the environment on a local scale (within 5km of where we live). Media reports over this year (2020-2021) of confinement contain many examples of young and old re-engaging with their environment, enhancing their appreciation for nature, and benefitting from access to it. Research undertaken for the Environmental Protection Agency (EPA) demonstrated that, among the citizens surveyed, the previously stated barriers to engaging with their local environment (lack of time from being at work, busy at home and poor weather) diminished in importance during the first half of 2020 (Kindermann *et al.*, 2020). The results of this survey also noted increases in early 2020 relative to 2019 of between 30 per cent and 45 per cent in the time spent in blue and green spaces for physical and mental health, with nearly half of the respondents reporting discovering new, or rediscovered old, green, and blue species in their community.

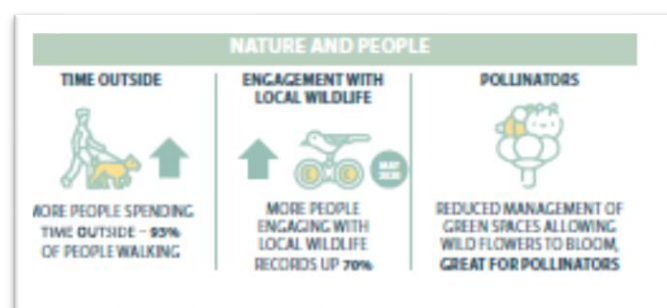


Figure 5.7. 9 Extract from Ireland in the Pandemic – environmental indicators (Source: O’Leary, *et al.*, 2020)

5.7.8 Issues and Threats

The County of Clare has experienced ever increasing development pressures, but a changing economic climate due to the global world pandemic, the move to net zero carbon emissions and the requirement to decarbonise our very fabric of life is going to change the way we live, work, and recreate. This in turn presents challenges for the future in relation to the provision of housing in rural areas as remote working becomes part of the norm. The trend over the past number of planning cycles has been towards outward movement from the Plan area in pursuit of employment. We now have a real opportunity to retain the younger age cohorts within the area and encourage those who work within the area to also live within it and to encourage additional employment opportunities within the Plan area.

The population of Ennis (including Clarecastle) increased by 2.26% between 2011-2016 and compared with other Hub towns it has seen one of the lowest increases. Of concern is the significantly higher growth seen in the environs which has greater environmental implications.

The unemployment rate in Clare stands at 12.4% (Census 2016). To avoid continued losses there must be a pro-active approach to encourage the existing population of the area to remain by providing employment opportunities, services and resources which will benefit the entire county. There is a need to provide sustainable alternative employment options for the people of Clare. County Clare is ideally placed to provide long term sustainable employment which will address the requirement to achieve net zero emissions by 2050. These opportunities are already in train with the announcement in April 2021 of ESB's plans to progress 2 Offshore Floating Windfarms together with a Green Hydrogen Hub at its current coal fired station at Moneypoint.

Pressure on the existing wastewater infrastructure and water supply and the capacity for it to accommodate growth within each of the settlement areas for residential and employment uses is a significant issue across the county. The same concern exists in relation to water quality and the risk of contamination from the proliferation of individual wastewater treatment units and risk of contamination from oil tank leakages from those located in areas of high groundwater vulnerability across the county.

5.7.9 Data Gaps/difficulties

Human health data for the Plan area is not easily available. However, impacts on human health and quality of life may be derived from any of the environmental parameters. Ultimately, all the effects of a development on the environment impinge upon human beings and their quality of life, both positively and negatively. Direct effects relate to matters such as water and air quality, noise, and landscape change. Indirect effects relate to such matters as flora and fauna. Accordingly, the topic of human beings and their quality of life are addressed in this Environmental Report by means of an appraisal of the indirect effects of the Plan on the other environment parameters, of which human beings and their quality of life are an integral part. Where appropriate, mitigation measures to reduce/avoid adverse impacts are identified and incorporated into this Report and the Plan under the other environmental parameters.

5.7.10 Effects of Not Implementing the Plan

In the absence of the Clare County Development there would not be a localised framework within which to regulate, aid and/or control development whether economic, social, or environmental. A

lack of controlled development could lead to pressure on adequate service provisions and infrastructural facilities, thus affecting the natural environment in which the population lives leading to human health and quality of life issues. In the absence of an agreed target population and appropriate zoning of settlement land all the environmental parameters would be adversely affected to varying degrees.

In the absence of the Plan, the process for assessing the issues which affect all the inhabitants within the Plan area will go unchecked, resulting in deterioration in the environment and lack of critical capital expenditure in terms of targeted infrastructural development and employment opportunities. The required population target will not be provided for by an adequate level of service provisions and the environmental consequences would be both deleterious and undesirable.

To properly plan for the sustainable development of the Plan area, it is essential to be aware of the population for whom the Plan area will cater. The assigned target population of 31,956 to 2020 must be considered when formulating objectives and policies for the settlements in the Plan area. In assessing demographic projections, cognisance has been taken of the impact of population projections on housing, education, and workforce. In the absence of the Plan, Core Strategy, and population targets; infrastructure, including services and housing provision would not be catered for accurately. Issues affecting the current population in addition to the population increase may not be realised and could result in deterioration of the environment and mismanaged resources.

However, considerable environmental protection would remain due to the implementation of the Clare County Development Plan 2023-2029 and its policies and objectives relating to the environment.

5.7.11 Inter-relationship/actions with other environmental parameters

Issues relating to population, human health and quality of life are inter-related with all the environmental parameters and this is reflected by their consideration within the baseline for each one within this chapter.

	CC	BFF	SG	W	AN	L	CH	MAT	MAW	MAWS	MAWW	MARE
*PHH	√	√	√	√	√	√	√	√	√	√	√	√

(PHH = Population and Human Health; CC = Climate Change; BFF = Biodiversity, Flora and Fauna; SG = Soil and Geology; W = Water; Air and Noise; L = Landscape; CH = Cultural Heritage; MA = Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Waste Water; (MA)RE = Renewable Energy;

5.7.12 SEA Recommendations*

*Refer to Chapter 11 for full details on recommendations

SEA Recommendations – Population, Human Health and Quality of Life	Inclusion in Plan
A definition for social inclusion should be included within the Plan, which should read as “Social inclusion refers to a series of positive actions to achieve equality of access to services and goods, to assist all individuals to participation in their community and society, to encourage the contribution of all persons to social and cultural life	While this definition has not been included in the Plan, Social Inclusion has been addressed and included as follows; Goal X & IX, CDP Objectives 10.2, 10.5 and 10.10. In addition, social inclusion is addressed in Sections 8.2.7 and 10.5.

and to be aware of and to challenge all forms of discrimination. Social inclusion seeks the creation of an inclusive and fair society, combating inequality, social exclusion and poverty”.	
<p>Radon is the leading cause of lung cancer after smoking in Ireland.</p> <p>The plan should encourage households to carry out testing where they are located within an area identified as being above the reference level as per Figure 5.7.6. Any applications for housing should be made aware at a pre-planning stage of their location in terms of radon levels.</p>	This is addressed through the application of CDP Objective 5.17 with respect to Radon.
An integrated approach to the future growth of the Plan area, which incorporates resilience to climate change through the implementation of the necessary mitigation and adaptation measures, needs to be adopted to ensure that it provides for a local population that can grow in a safe and healthy environment with the opportunities to live, work and from a human health perspective recreate within reasonable distance and have access to community needs and services. In doing so to minimise impacts on human health, maintain and improve quality of life through the protection of all facets of the environment, for example in provision of adequate infrastructure, flood management, sustainable transport, provision of necessary health services, building design etc.	A fully integrated approach has been adopted across the Plan through the greater inclusion of areas zoned as buffer space in response to Climate Change. Approximately 511.1 hectares have been zoned as buffer space in the new CDP 2023-2029. This is different to Open Space in that it is to specifically address the response to the Climate and Biodiversity crises and doesn't permit any type of development within this area. It is to allow for climate resilience and climate adaptation where the zoning is incorporated along the riparian zone of rivers and streams. In other areas it is to specifically address the protection of ecological corridors etc.
<p>Noise is the second greatest environmental cause of health problems, after air quality.</p> <p>Where residential developments are to be located near or adjacent to a major road, any scheme should incorporate acoustical planning in the design, e.g. an integrated buffer to allow for sound minimisation to be provided through planting and necessary noise minimising landscaping measures and traffic calming measures.</p>	This is addressed through the inclusion of CDP Objective 11.40.
Ireland's green spaces (parks, woods, countryside) and blue spaces (rivers, lakes and coastlines) are valuable natural assets with clear health benefits. We need to ensure protection of green and blue spaces and to encourage the provision of access to both for all members of society to ensure human health is not negatively impacted.	This is addressed through the inclusion of CDP Objectives 15.12, 15.13, 15.14, 15.16 & 15.30 in addition to Section 5.2.14 Green Infrastructure in Residential Development and Development Management Guidelines on OpenSpace in the CDP.

All other sections in this chapter have taken into consideration Population, Human Health and Quality of Life.

5.8 Soil and Geology

5.8.1 Introduction

This section presents soils and geology which is defined as ‘all natural materials underlying a development, from the ground surface to an appropriate depth underground’. This includes bedrock, subsoils, topsoils and geological features such as karst, peat sequences and areas of geological interest.

The Intergovernmental Panel on Climate Change (IPCC) deals with mitigation of climate change through Working Group III,²³ which has concluded that land use, including agriculture and forestry, plays a central role for food security and sustainable development. The IPCC is currently preparing the Sixth Assessment Report (AR6) which was scheduled to be finalised in 2021.

Infrastructure (including housing), agriculture and forestry all compete for land and Ireland faces the challenge of availability of land considering policies to increase afforestation and agricultural production alongside expansion of housing and infrastructure for a growing population.

Given the strategic nature of the Clare RES, focus of the baseline for soils and geology is at a county level and the key issues relate to:

- Balancing competing land uses with regional growth;
- Quarrying and extraction of mineral resources;
- Intended and unintended land use change;
- Inappropriate agricultural and forestry activities;
- Loss of prime agricultural land for development;
- Erosion of soils;
- Long-term strategy for the transition from peat extraction towards a natural asset-based rural economy;
- Spread of invasive species;
- Soil pollution;
- Effects on geomorphology (i.e., landforms and river channels);
- Sealing of soils; and
- Increase in extent of built-up areas/ urbanisation.

The potential for disturbance of soils during infrastructural development can lead to the loss of soils along with compaction of soils due to operations of heavy machinery. Loss of soils and sediment to water courses can lead to sediment issues such as an increase in suspended solids, which can impact on water quality.

5.8.2 Soils

Soil is a valuable resource that performs many ecosystem services: production of food; production of biomass; storage, filtration and transformation of nutrients and water; carbon storage and cycling;

²³ Agriculture, Forestry and Other Landuse (AFOLU): Climate Change 2014: Mitigation of Climate Change. Contribution of Working Group III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change (IPCC).

and contributes to the landscape and cultural environment. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. Soils in any area are the result of the interaction of various factors, such as parent material, climate, vegetation, and human action.

Despite the importance of soil, there is little in the way of direct EU or national legislation obliging Ireland to maintain soil quality however, indirectly, issues such as contaminated land have been dealt with through other legislation (e.g., waste, major accidents, and hazards). A Thematic Strategy for Soil Protection and a Soil Framework Directive had been produced by the EU; however, the proposed Soil Framework Directive for Soils was strongly blocked by five member states of the EU and the proposal was withdrawn in 2014.

Following withdrawal of the legislative proposal for a Soil Framework Directive a Commission Expert group was established to implement how soil quality issues could be addressed using a targeted and risk-based approach within a legal framework. Therefore, currently at EU level there is no overarching framework that defines policy priorities or parameters for soil protection. In the absence of a dedicated legislative framework, EU soil protection policy is shaped by the EU Soil Thematic Strategy.

The Eight Environment Action Program (EAP) which will guide European environmental policy until 2030 has acknowledged that land degradation of soil is a global concern. The proposal for the 8th EAP builds on the European Green Deal and the newly adopted EU Biodiversity Strategy for 2030 which includes several elements for soil protection such as identification of contaminated sites, restoring degraded soils and improving the monitoring of soil quality. In addition, the Commission will adopt in 2021, The Zero Pollution Action Plan for Air, Water and Soil.

Soil Health and Food form one of the EU Missions which are commitments that will contribute to the goals of the European Green Deal. The Soil Health and Food Mission has set a target for 2030 that at least 75% of all soils in the EU are healthy or show a significant improvement towards meeting accepted thresholds of indicators.

The quality of soils in Ireland is considered generally good although there are pressures impacting on its long-term protection and maintenance particularly from land use/ land cover changes, intensification of use and urbanisation. In Ireland, some soil protection legislation has been enacted including the 2011 EIA Regulations for On Farm Development which includes a requirement for EIA of soil operations such as soil drainage and screening by the Department of Agriculture, Food and the Marine is required where drainage works exceed 15 hectares.

National Soils and subsoils maps were created by the Spatial Analysis Unit, Teagasc established in 1998. The project was completed in May 2006 and was a collaboration between Teagasc, Geological Survey of Ireland (GSI), Irish Forest Service (IFS) and the EPA. The most recent soil map, which is was a progression from the original national soil survey, was published in 2014 as part of the Irish Soils Information System (SIS) which was cofounded by the EPA and Teagasc in 2008. The SIS project built on the original county surveys and involved extensive sampling to obtain field data for counties not previously covered by the National Soil Survey. The overall objective of the project was to produce soil map of Ireland at a scale of 1:250,000 with an associated web-based soil information system in the public domain.

The IFS soil database has seven classes of soil groups which describe the hydrological properties of the soil types: Deep, well-drained mineral, Shallow well-drained mineral, Deep Poorly drained mineral, Shallow Poorly drained mineral, poorly drained mineral soils with peaty topsoil, Alluvia, Peats and Miscellaneous. All soil types belong to one of the 11 Great Soil Groups. The soils map for Clare, **Figure 5.8.1**, illustrates the distribution of soil types within County Clare and the general properties of the main soil groups found are set out in **Table 5.8.1**.

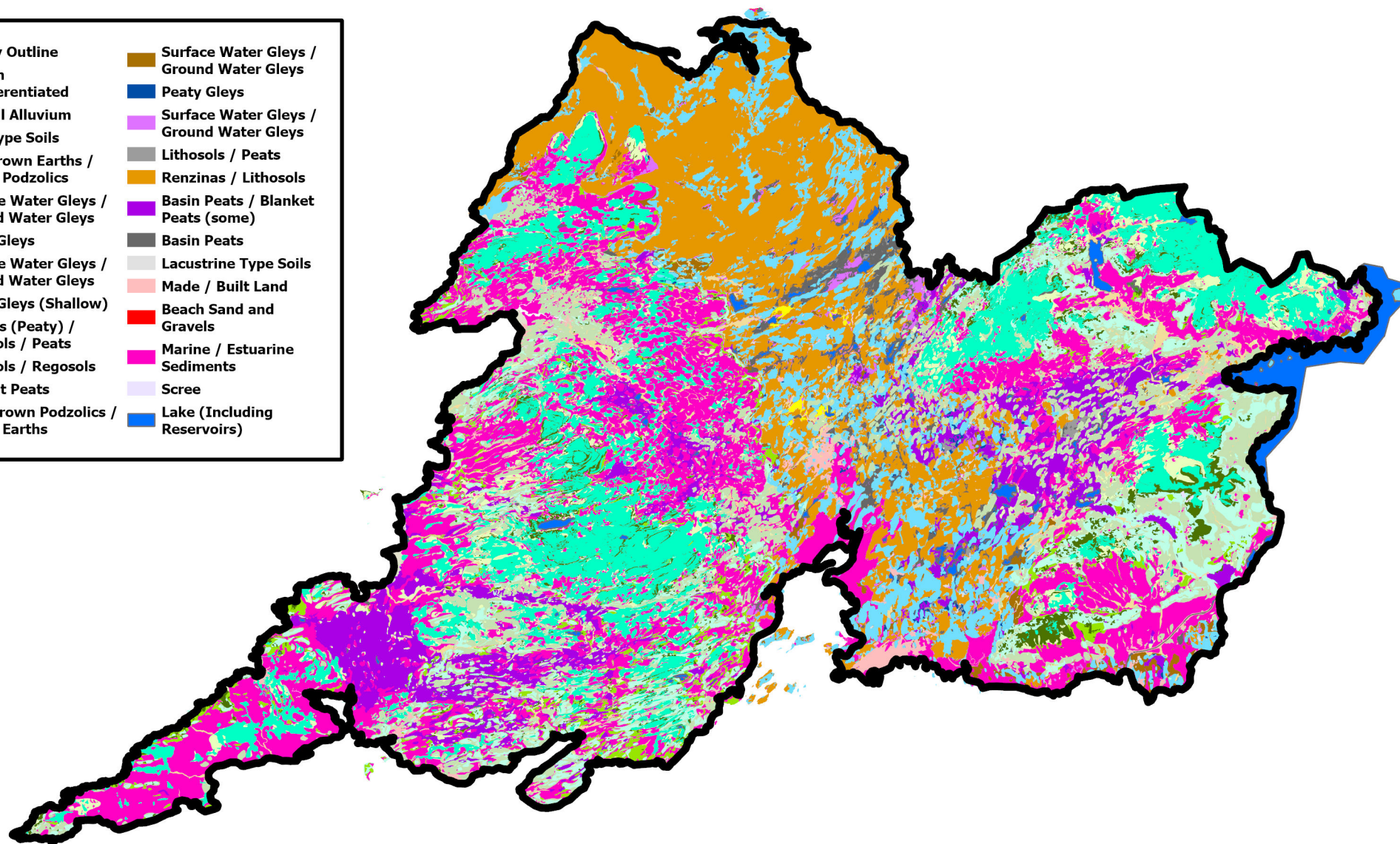
Table 5.8.1 Soil Groups in Co.Clare

Soil Description	Code	Included Soil Group	Characteristics
Deep Well Drained Mineral			
Derived from mainly non-calcareous parent materials	AminDW	Acid Brown Earths,	Most occur on lime deficient parent materials, therefore acidic in nature, relatively mature and well drained.
		Brown Podzolics	Good physical characteristics
Derived from mainly calcareous parent materials	BminDW	Grey, brown podzolics,	Usually formed from calcareous parent material which counteracts the effects of leaching, can be light to heavy textured
		Brown Earths (medium-high base status)	Most occur on lime-deficient parent materials, therefore acidic in nature, relatively mature and well drained
Shallow Well Drained Mineral			
Derived from mainly non-calcareous parent materials	AminSW	Lithosols	Skeletal stony soils usually overlying solid or shattered bedrock, use limited to rough grazing and forestry.
		Regosols	Present at Seafield, unconsolidated soil with a high pH and exposure to Atlantic Winds
Derived from mainly calcareous parent materials	BminSW	Rendzinas	Shallow soils, usually no more than 50cm depth, usually derived from limestone parent material, use limited by shallow depth

		Lithosols	Skeletal stony soils usually overlying solid or shattered bedrock, use limited to rough grazing and forestry, formed directly from calcareous bedrock
Deep Poorly Drained Mineral			
Derived from mainly non-calcareous parent materials	AminPD	Surface water Gleys, Groundwater Gleys	Developed under the influence of permanent or intermittent waterlogging, impervious with poor physical structure, unsuitable for cultivation or intensive grazing
Derived from mainly calcareous parent materials	BminPD	Rendzinas	Shallow soils, usually no more than 50cm depth, usually derived from limestone parent material, use limited by shallow depth
		Lithosols	Skeletal stony soils usually overlying solid or shattered bedrock, use limited to rough grazing and forestry, formed directly from calcareous bedrock
Shallow Poorly Drained Mineral			
Derived from mainly calcareous parent materials	BminSP	Surface water Gleys, Groundwater Gleys	Soils which have developed under water-logging conditions. Where the gley results from a high water table the soil is referred to as a groundwater gley.
Peaty poorly drained mineral			
Derived from mainly non-calcareous parent materials	AminPDTP	Peaty Gleys	Gleys with significant peat development on the surface
Shallow, rocky, peaty/non-peaty mineral complexes			

Derived from non-calcareous rock or gravels with/without peaty surface horizon	AminSPRT	Podzols (peaty), Lithosols, Peats	Podzols develop at higher elevations, generally poor degraded soils.
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Source: Spatial Analysis Group, Teagasc, EPA Soil and Subsoil Mapping Project, 2006



The subsoil parent material is that from which the subsoil is ultimately derived; the character of the underlying bedrock and the influence of the development of subsoil. Subsoils for the majority of the County are outlined in **Table 5.8.2**. The distribution of subsoil in Clare is shown in **Figure 5.8.2** “Main Sub Soils” and summarised in **Table 5.8.2**. The GSI have also mapped subsoil permeability from low to moderate to high and this data is available to view on the GSI’s online spatial resources viewer.

Table 5.8.2 Parent material Characteristics of the Main Subsoils in the Plan Area

Subsoil Parent Material	Description
Alluvium	Undifferentiated sediments – usually by watercourses. Marl sediments also present in the north of the plan area.
Peat	Fen peats mainly in the east of the plan area. Blanket peat widespread over the western part of the County.
Sands and Gravels	Subsoils derived variously from Lower-Palaeozoic to Carboniferous shales, sandstones, limestones and granites
Scree	Collections of broken rock fragments usually found at the bases of hills and mountains
Tills	Limestone tills throughout and some sandstone derived tills in the north of the plan area.
Gravels	Deposits of gravels derived from Namurian sandstones and shales are present at the south of the County.
Karst Rock – in some cases the rock can be at or near the surface	Limestone bedrock is throughout the plan area with several limestone bedrock formations present with varying degrees of karstification. In many areas there are shallow soils with bedrock at or near the surface.
Aeolian Sediments	Wind-blown sediments including sand and dunes
Lacustrine Sediments	Comprised of undifferentiated lake sediments
Marine Deposits	Material derived from marine and estuary clays, silts, sands, gravels and marls.
Urban	Made-up ground of an artificial nature. Predominantly at the centre of the plan area at Ennis and denotes development areas.

Source: Geological Survey of Ireland, Quaternary Geology Mapping

County Boundary

Subsoils

Acidic esker sands and gravels

Alluvium undifferentiated

Basic esker sands and gravels

Beach sand

Bedrock at surface

Blanket peat

Blown sand

Blown sand in dunes

Cutover peat

Estuarine sediments (silts/clays)

Fen peat

Granite sands and gravels

Karstified limestone bedrock at surface

Lake sediments undifferentiated

Limestone sands and gravels (Carboniferous)

Limestone till (Carboniferous)

Made ground

Marine clays

Marl (Shell)

Raised beach sands and gravels

Sandstone and shale sands and gravels (Lower Palaeozoic)

Sandstone and shale till (Lower Palaeozoic)

Sandstone sands and gravels (Devonian)

Sandstone sands and gravels (Lower Palaeozoic / Devonian)

Sandstone till (Devonian)

Sandstone till (Lower Palaeozoic / Devonian)

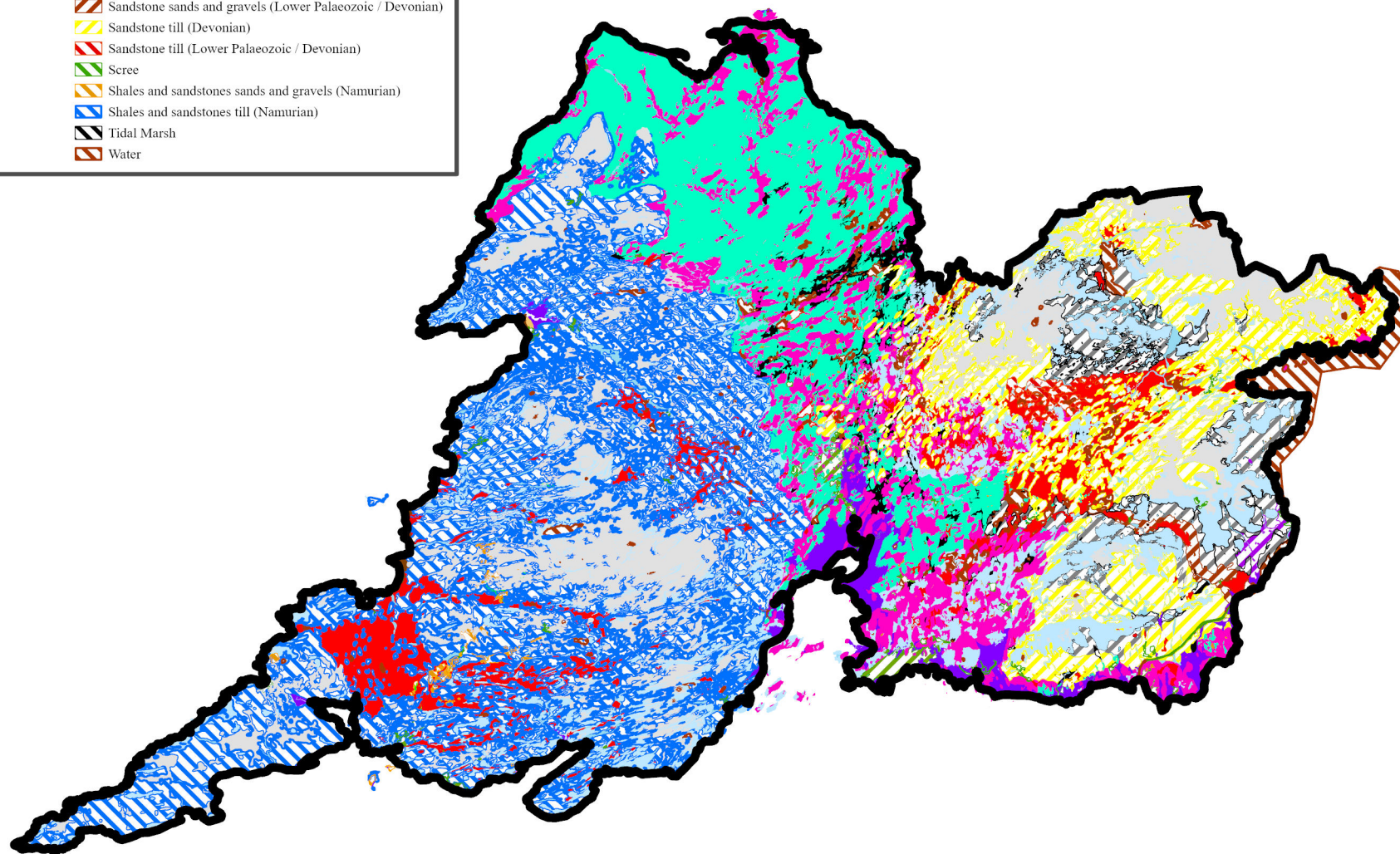
Scree

Shales and sandstones sands and gravels (Namurian)

Shales and sandstones till (Namurian)

Tidal Marsh

Water



5.8.3 Soil and Climate Change

Significant changes to soil condition can be brought about by the impacts of climate change including changes in air temperature, precipitation, and extreme weather events - increased occurrence of summer droughts and increased winter rainfall. The potential impacts of these weather changes are likely to be experienced most significantly in relation to agriculture, peatland areas and forestry areas as well as increasing the potential for flood risk. In addition to potential effects on soil condition, dryer summers (likely to be experienced more in the east of the country) would require irrigation of crops during summer months thus requiring necessary infrastructural investment to store winter rain. The drying out of soils in response to climate change could result in deterioration of soil quality and soil moisture levels. In wetter western areas, within which the Plan area lies, increased rainfall could cause increased soil erosion. Generally, a combination of dry summers and wet winters could also result in subsidence and soil heave.

Soil comprises for the most part of organic matter, minerals and fine to coarse grained weathered rock. The variability of the constituent parts and the percentage content of each in the soil matrix results in differing characteristics. Soil is a complex mixture of weathered minerals, living organisms, organic matter in various stages of decomposition, gases, and water. Numerous natural factors influence the composition of soils, notably bedrock, climate, and topography.

Soils have several functions including supporting plant life and life within the soil, biogeochemical cycling of elements, energy cycles, water storage and exchange and ecosystem productivity. Soil formation occurs over very long timescales and can be considered a non-renewable resource.

Bogs and Peatlands: The Irish climate is conducive to the widespread development of bogs of different types ranging from the blanket bogs in the west to the raised bogs in the midlands. The biodiversity supported by the different bog types varies considerably and, in many cases, make them unique within Europe. Active bogs play an important role in combating climate change by removing excess carbon dioxide from the air and placing it into long term storage for thousands of years. Bogs also provide other ecosystem services, such as attenuation of flooding.

The National Peatlands Strategy, 2015-2025, is the national plan responsible for management and conservation of peatland following changes in management of land following large scale erosion in blanket and raised bogs in Ireland. Currently feedback is being sought for the mid-term review of the strategy to refocus it in line with its overall goals and the current context.

Bord na Móna is the semi-state company with the aim of developing peatland for economic use, including electricity generation, for which peat remains part of the fuel mix in Ireland. In Ireland as a whole, one power plants currently fires 100% peat – the Bord na Móna power plant at Edenderry (Co. Offaly). The last peat burning ESB power station at Lough Ree ceased production in December 2020. The government subsidy for peat burning Edenderry ended in 2016. The government has since introduced a new subsidy which will allow the continued burning of peat alongside the co-firing of at least 30% wood biomass.

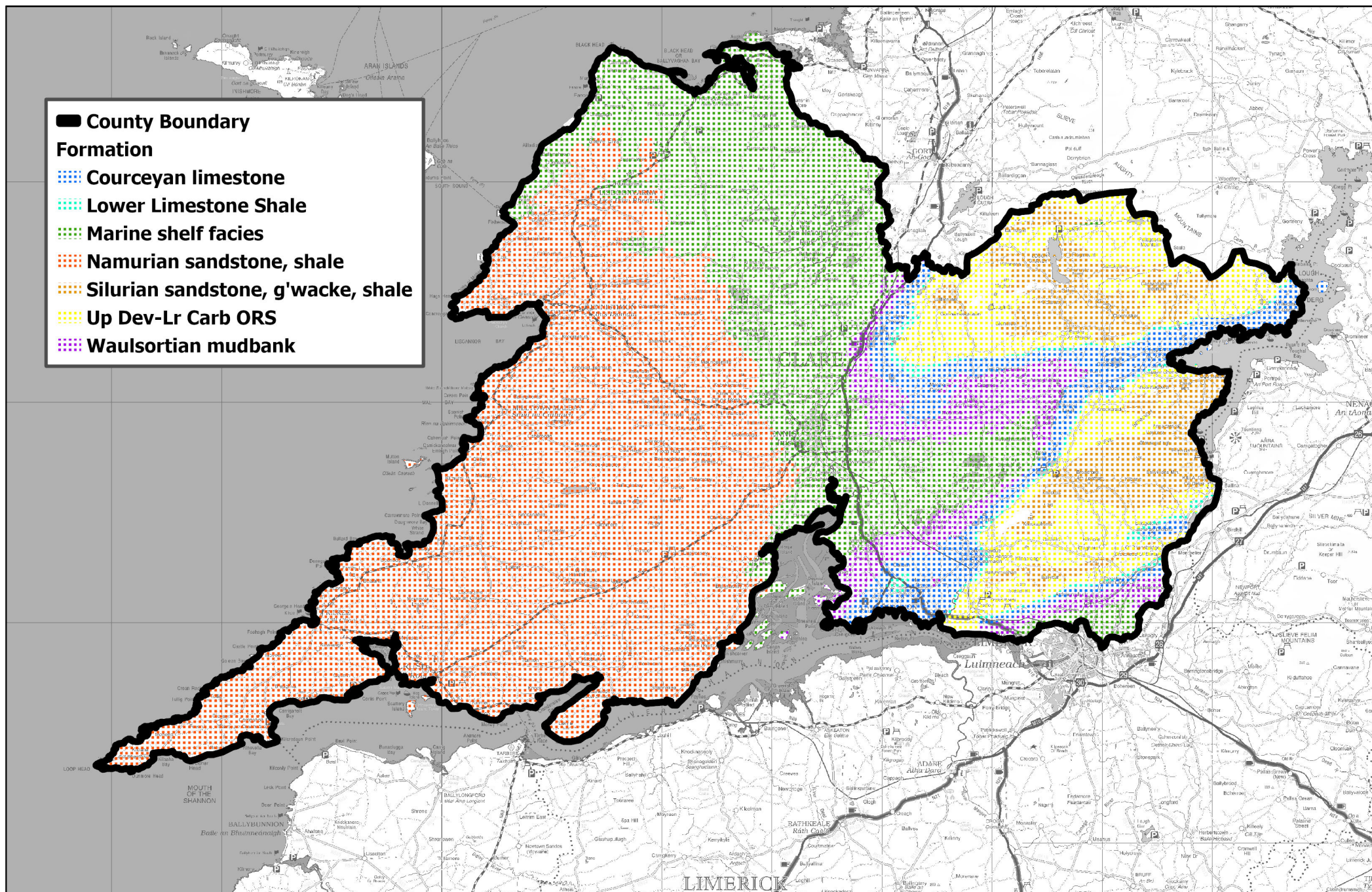
Section 5.6.12 discusses the management of raised bogs under the National Raised Bog SAC Management Plan 2017-2022 and the identifies the raised bogs designated as NHA's and SACs within County Clare.

5.8.4 Geology

The bedrock geology of County Clare is shown in **Figure 5.8.3**. The western area of County Clare consists of Namurian sandstone and shale which are sedimentary rocks. Marine shelf facies stretch from the north of Clare, through the centre of the county, down to the southern centre of the county and also into the east – the last glaciation event carved into these deposits which now form the limestone pavements making up the Burren landscape. The south of Clare also contains three small areas of Waulsortian mudbank deposits. The east of the county consists of three corridors and four small areas of Waulsortian mudbank. In addition, there are two patches of marine shelf facies, two corridors and six patches of Courcayan limestone, two large and two small areas of Upper Devonian to Lower Carboniferous Old Red Sandstone, five areas of Silurian sandstone/greywacke/shale, two small areas of Mid to Upper Ordovician acid volcanics, two small areas of marine shelf facies, two small areas of Mid to Upper Ordovician slate, one small area of Carboniferous volcanics and minor intrusions and three corridors and three small areas of lower limestone shale.

The rocks in general decreased in age from west to east – early Ordovician volcanic activity was followed by Silurian marine sediment deposition in the west, followed by deposition of sandstones during the Devonian when sea levels dropped. Extensive deepwater limestones were deposited during the Carboniferous mostly to the north and centre of County Clare, which today forms the limestone pavements and karstic features of the Burren landscape. This limestone deposition was followed by gradation to shallower seas with the west of Clare characterised by river and delta deposits during the latter part of the Carboniferous.

Geological Heritage: The Geological heritage county audit for Co. Clare was completed in 2005. There are 45 sites of geological importance within County Clare, which include cave systems, limestone pavements and mushroom stones. The Geological Survey of Ireland (GSI) has identified some of these areas as County Geological Sites (CGS-surveyed and audited sites) as part of their Irish Geological Heritage Programme and this data is available to view on the GSI's online spatial resources viewer. There are also areas of geological heritage interest in Co. Clare that have not yet been surveyed- therefore their location is approximate and the GSI has a buffer has been applied to each (unaudited sites). The Geological Sites which have been identified in County Clare are illustrated in **Figure 5.8.4** The Irish Geological Heritage Programme identifies and selects the most significant CGS which will be recommended for designation as NHAs in the future.



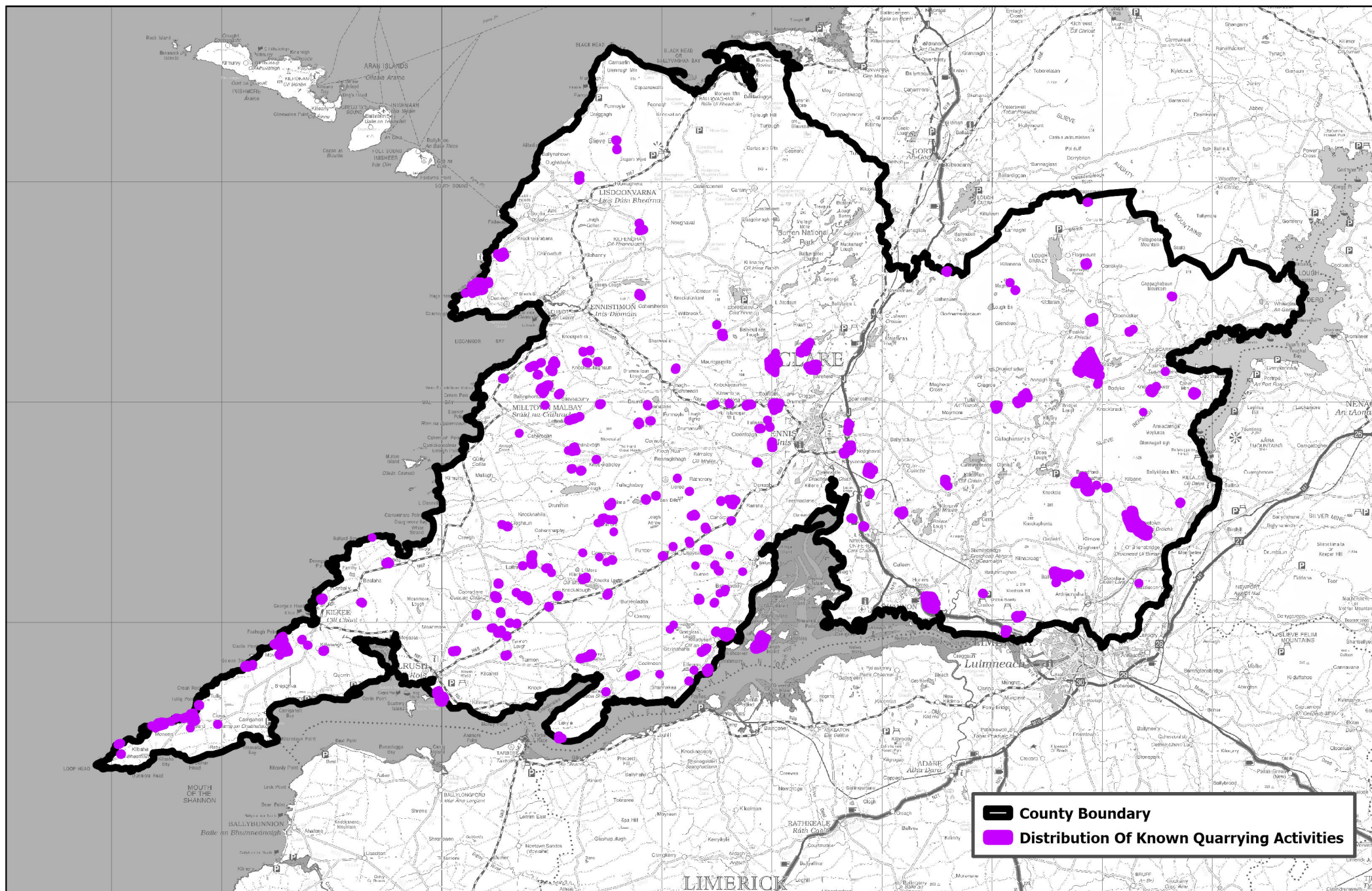
5.8.5 Quarrying, Minerals & Aggregates

There are reasonable reserves of extractable natural resources within County Clare, particularly limestone rock. Section 261 of the Planning and Development Act 2000 (as amended) provides for the registration and control of quarries. The Quarry and Ancillary Activity Guidelines for Planning Authorities 2004 (Department of the Environment, Heritage and Local Government) is a useful guide when assessing applications for quarry developments.

According to the Extractive Industries Register maintained by the EPA under the Waste Management (Management of Waste from the Extractive Industries) Regulations 2009 (S.I. No. 56 of 2009), there are 205 extractive industries in the County (including quarrying, commercial peat extraction and timber production). The GSI's online spatial resources viewer indicates that 13 quarries were reported as active in County Clare.

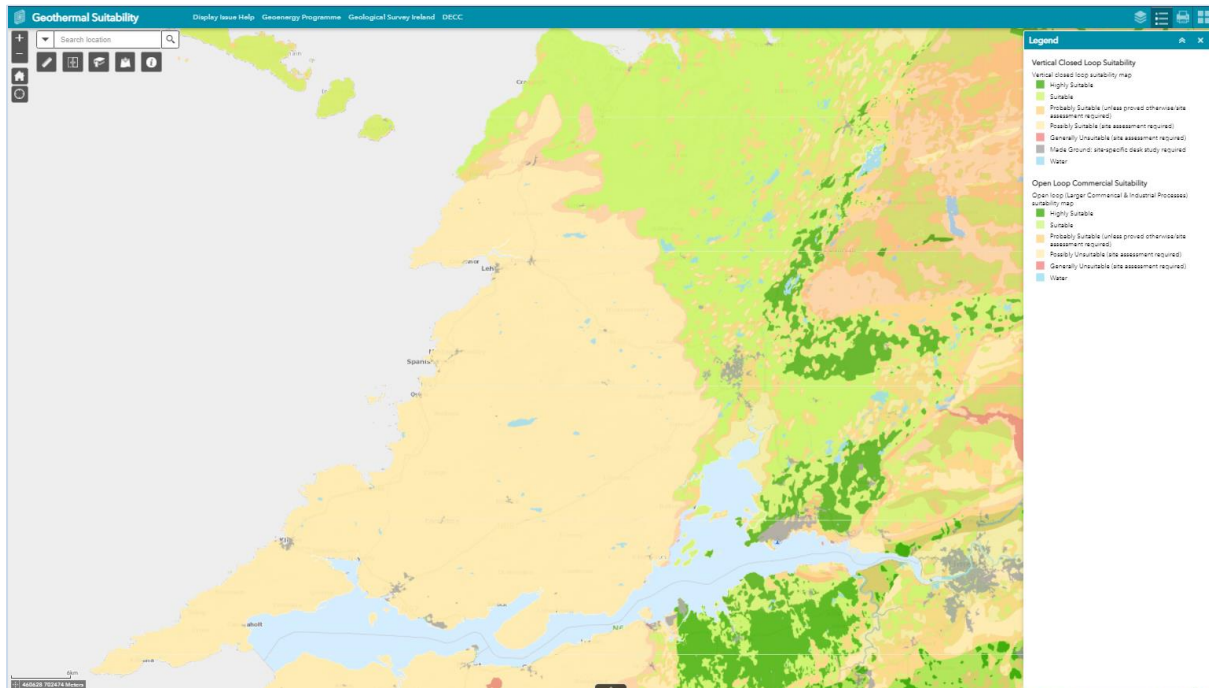
Unlike most other forms of development, minerals can only be worked where they are found. This means that the spatial distribution of mineral resources and thus the potential for workings is dictated by geological considerations and not by the demands of human geography. The GSI Minerals Section began a programme of mapping of "Aggregate Potential" on a county-by-county basis. This data is available to view on the GSI's online spatial resources viewer. The data is available nationwide and covers crushed rock aggregate potential as well as granular potential. The data indicates that there is high to very high crushed rock aggregate potential across Mid Clare and in the vicinity of Ennis. There is a smaller amount of granular rock aggregate potential, with very high potential concentrated in the Cooraclare region of southwest Clare.

Figure 5.8.5 illustrates the distribution of active quarries and mineral localities in the County.



Geothermal Energy: The Geological Society of Ireland (GSI) have produced a national shallow geothermal energy resource map which enables informed decision making and preliminary site suitability assessments. The map and database was developed to meet the limited national, geological information relating to geothermal energy. The mapping indicates that the northeast of the County is suitable for vertical closed loop geothermal technology and open loop commercial technology (see **Figure 5.8.6**).

Figure 5.8.6 Geothermal Suitability within County Clare



Source: GSI Geothermal Suitability Viewer
<https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>

5.8.6 Geohazards

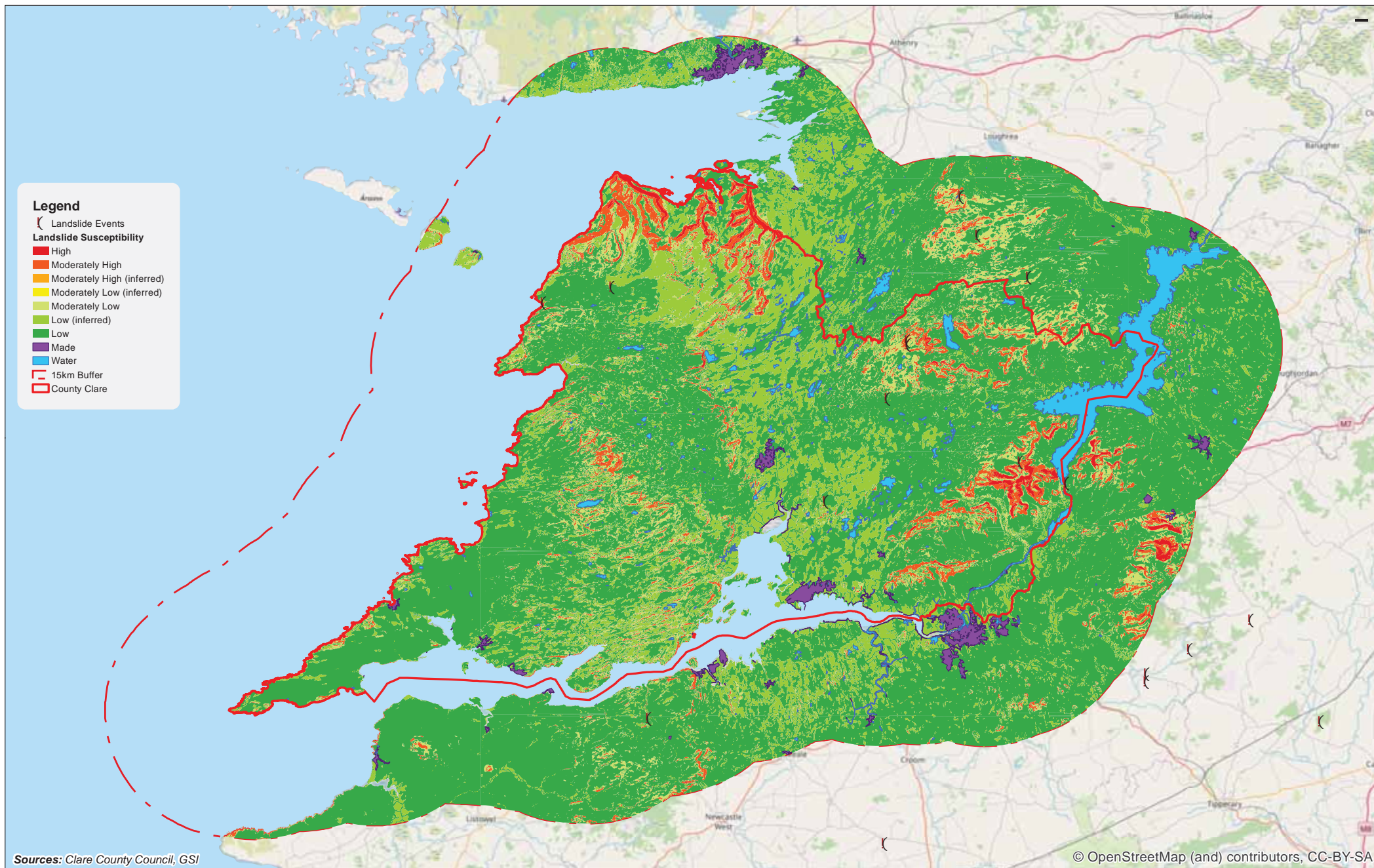
Landslides: Ireland is fortunate not to be a high-risk area for landslides, though landslides do occur, however infrequently, with the most occurrences in coastal, upland and peat bog areas. Though the potential for major destructive landslides is slight, there have been instances of severe events in Ireland in the past. As of early 2021, the GSI has recorded 1,907 landslide events in nationally, of which 726 have been verified. Within County Clare 7 landslide events have been recorded.

The GSI Irish Landslides Working Group (ILWG) has also compiled a landslide susceptibility database to assess the scale of the landslide problem historically and to assess the susceptibility of areas to landslide hazard in the future. This has direct relevance to the sustainable development of the landscape in terms of housing, infrastructure etc. and is therefore an important issue for the planning process. This national landslide susceptibility mapping was completed between 2007-2016. Most of the County is classed as having ‘Low’ landslide susceptibility. The data indicates that risk increases to ‘Moderately High’ and ‘High’ in more upland’s areas, notably Slieve Callan west of Ennis and Mahera to the west of Lough Graney. There are also areas of High susceptibility in the northern region such as at Gleninagh and Moneen Mountains.

The potential implications of climate change to impact on landslide risk (increased risk of slope instability as a result of changes in seasonal rainfall i.e., the occurrence of heavy rainfall) have been assessed as part of the EPA’s Critical Infrastructure Vulnerability to Climate Change (CIViC) project²⁴. The findings concluded that the risk from landslides is likely to increase for roads in the west of the country if no soil reinforcement techniques are put in place.

Figure 5.8.7 illustrates the landslide susceptibility and recorded landslide events within County Clare.

²⁴ EPA Research programme 2021-2030: CIViC: Critical Infrastructure Vulnerability to Climate Change, Report No.369



SEA AA and RES of Clare Co Dev Plan

Projection: IRENET95 Irish Transverse Mercator

Scale: 1:600,000 (A4)

Date: 29/11/2021

Drawn: NR

Checked: IP

Approved: AG

Status: Final

Rev: F01

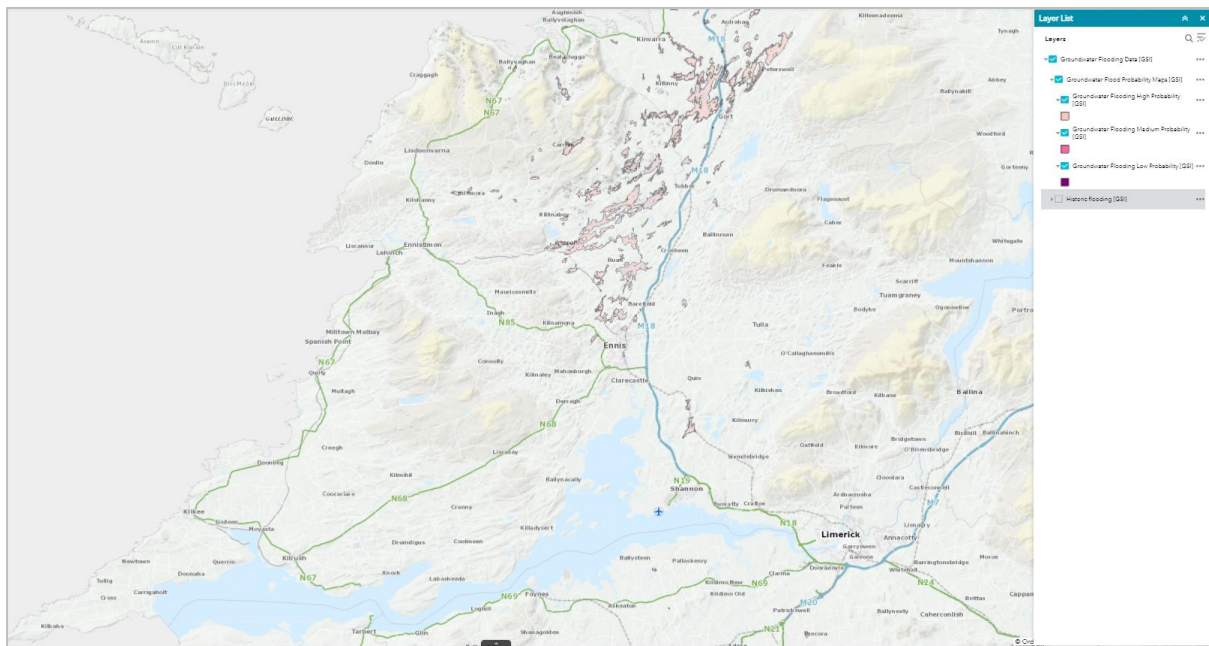
File Ref: CP20027Arc0029F01

Groundwater Flooding: Groundwater flooding can also be a serious issue and occurs when the water table rises above the level of the land, which results from the natural subsurface drainage system being unable to drain away rainfall quickly enough. In Ireland, the most extensive form of groundwater flooding is related to prolonged rainfall causing water table rise in the limestone lowland areas in the west of the country. Following the most significant groundwater flooding event to have occurred in Ireland over the winter of 2015/2016, the GSI in collaboration with Trinity College Dublin and Carlow Institute of Technology undertook the GWFlood Project. It aims to help fill the data gaps around understanding the issue of groundwater flooding with the outputs being a project report plus a national data viewer showing historic and predictive groundwater flood maps, as well as live groundwater hydrometric data. The GSI's Groundwater Flooding Data Viewer shows the probabilistic flood extent of groundwater flooding in limestone regions.

The Groundwater Flood Probability Maps show a High Probability of Groundwater Flooding at the north of the County within the limestone pavements making up the Burren landscape and in the vicinity of Dromore Woods and Lough (see **Figure 5.8.8**).

Coastal Vulnerability: The Marine and Coastal Unit of the GSI participates in coastal vulnerability mapping and coastal erosion mapping as part their CHERISH programme (Climate, Heritage and Environments of Reefs, Islands and Headlands). To date the Clare coast has not yet been mapped as part of the Coastal Vulnerability Index initiative which at present provides maps from north Co. Louth to Co. Wexford.

INFOMAR, Ireland's national marine mapping programme, which is jointly managed by the GSI and the Marine Institute, provides key baseline data for Ireland's marine sector. Geohazards such as shipwrecks and underwater canyons and cliffs are mapped. One shipwreck is identified approx. 2.5km southwest offshore from the Clare coast at Doonaha. Sub-bottom profile coverage is available to download from the coast of Lisdoonvarna southwards to Kildysart. Sediment classification is also available with the marine sediment environment off the County Clare coast comprising mud to muddy sand at the north, sand and coarse sediment off the mid Clare coast and rock, sand, and mixed sediment off the south Clare coast.

Figure 5.8.8 Groundwater Flooding Probability

Source: GSI Groundwater Flooding Data Viewer
<https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc>

5.8.6 Landfill

The landfill site at Doora is closed and no further waste activity is permitted on the site. It has been decommissioned and rehabilitated and is currently in recreational use. There is ongoing environmental monitoring at various locations throughout the site, a leachate tank for the collection of leachate runoff and a Flare for the burning of gases that accumulate on site. There are no active landfill sites within the Plan area.

Landfilling at Ballydugff Beg, Inagh commenced in 2002 and ceased in 2011. At the end of 2020 consultants were appointed to develop the design for the for the capping of the landfill with the potential for works to commence in the summer of 2021. The site currently operates as a civic amenity site and as of 2020 accepted small quantities of municipal waste which is removed off site. A composting facility was developed in 2006. There is ongoing environmental monitoring for groundwater at various locations throughout the site.

5.8.7 Contaminated Sites

Currently there is no specific legislation addressing contaminated land in Ireland and to date numerous approaches to the problem, including the ad hoc application of standards and methodologies from other countries, have been applied. In contrast to the UK, historical industrial development within the Republic of Ireland has been restricted primarily to the main port cities. Therefore, land affected by contamination is less widespread and is related primarily to unregulated disposal of waste, agricultural practices, and point source releases to ground from discrete sites.

There is no statutory definition of “Contaminated Land” within Ireland, and the term is generally used to refer to all land affected by land contamination. The issue of contamination is covered in several existing legislative acts, which are focused primarily on ensuring prevention of pollution from

ongoing activities rather than driving clean up from historical use. To date, remedial action with respect to contaminated soils has been driven by the planning and development process and more recently by the requirement for local authorities to identify and assess unregulated waste disposal sites.

The principles of risk assessment, including the concept of the source-pathway-receptor linkage, have been adopted by the Environmental Protection Agency (EPA) for the assessment of Environmental Liabilities and Unregulated Waste Disposal Sites. However, there remains no formalised approach to the assessment of risks to human health from contaminated soils or groundwater.

In April 2007, the EPA published a Code of Practice that provides a framework for the identification of contaminated sites, the assessment of the potential risks associated with them, and the identification of the appropriate remedial measures or corrective actions required to minimise risk to the environment and human health. Following the publication of the Code, the EPA trained local authority staff on its use and application. Local authorities are now implementing the Code and the EPA is overseeing its implementation; however, a list of contaminated sites is not centrally compiled. In 2013 a document titled 'Guidance on the Management of Contaminated Land at EPA Licenced Sites' was published. This guidance is a risk-based approach considered best practice for the assessment and remediation of contaminated land and groundwater at EPA licensed sites.

Hazardous waste in Ireland is generated by all sectors (industry, households, farms etc.). The EPA's Hazardous Waste Management Plan (2014-2020) sets out the priorities for managing hazardous waste. The latest data indicates that the overall quantity of hazardous waste increased in 2019 compared to 2018, mainly due to an increase in incinerator ash and contaminated soil.²⁵

Roche Ireland is an Industrial Emission (IE) licensed site which is scheduled to be demolished in June of 2021. Roche ceased onsite manufacturing activities in December 2019 and is planning to undertake site infrastructure demolition and remediation of specific areas of environmental concern (AEC) on the site, scheduled for the summer of 2021. The works will involve the demolition and removal of most buildings, structures and infrastructure currently within the site boundary fencing and the remediation of the identified AECs to return a brownfield site for future appropriate use.

There are 4 contaminated sites in the County Clare which were compiled as part of the Shannon International River Basin Management Plan. In relation to these sites, action has progressed through the IPPC and Codes of Practice licensing systems (for contaminated lands and landfills respectively). These sites are owned by Heraeus Metal Processing Ltd., UCB Manufacturing Ireland Ltd (formerly Schwarz Pharma Ltd), Shannonside Building Supplies Ltd and Electricity Supply Board (at Moneypoint).

The EU also has directive regarding the control of major accident hazards, commonly known as the Seveso III Directive (2012/18/EC). This was adopted and ratified into Irish law through the Control of Major Accident Hazards Involving Dangerous Substances (COMAH) Regulations 2015 (S.I. No. 209 of 2025). The Directive aims to prevent major accident hazards involving dangerous substances and

²⁵ EPA National Waste Statistics for Ireland: Key Trends, EPA Release 11th December 2020 [Accessed May 2021]: <https://www.epa.ie/nationalwastestatistics/hazardous/>

¹ EPA Annual Environmental Report, 2020: http://www.epa.ie/licences/lic_eDMS/090151b2807b1799.pdf

chemicals and the limitation of their consequences for people and the environment. In conjunction with the Health and Safety Authority (HSA), it is policy for local authorities to implement the provisions of the Seveso III Directive (2012/18/EU). Seveso sites are defined as industrial sites which, because of the presence of sufficient quantities of dangerous or hazardous substances, must be regulated under this EU directive. If there are planning applications for development occurring within a certain distance of the perimeter of a Seveso site, the HSA provides appropriate advice to the planning authorities in respect of development within a distance of these sites. Contaminated land requires appropriate remediation of the site prior to any development, ensuring there is no migration of contaminated material during remediation or measures to handle landfill gases. Seveso sites are categorised as Upper Tier or Lower Tier depending on the size of the site and the quantities of dangerous/hazardous material present. As of December 2020, the HSA lists that there are 50 Lower Tier Seveso sites and 49 Upper Tier Seveso sites in Ireland.²⁶ Of this 1 Lower Tier site is in County Clare; Eva Ireland in Shannon and there are 2 Upper Tier sites; the ESB power station at Moneypoint and the Shannon Airport Authority (the location of the Heraeus Metal Processing Ltd and UCB Manufacturing Ireland Ltd). However, the lack of heavy industry in Ireland means that Irish soils have not been subject of significant amounts of contamination; the ubiquity of permanent pasture affords a level of protection from soil degradation, except for peatlands.²⁷

5.8.8 Issues and Threats in the Plan Area

Threats to soil and geology can materialise in the form of the actual loss or damage/disturbance of soil and bedrock. Soil loss occurs through the removal or compaction of soil during construction of developments, particularly on Greenfield sites. Soil disturbance through activities and practices associated with the supporting infrastructure for renewable energy projects such as access road construction, drainage works/dredging for new harbour facilities and cable laying etc, can result in a loss of vegetative cover thereby reducing soil stability that can lead to sediment run-off often into the aquatic environment. Dredging works in harbours have the potential to alter and/or geomorphological landforms.

Factors such as soil type, land slope and the degree of disturbance and indeed the quality and proper maintenance of effective measures used for the prevention of sediment run-off, can also produce an increased risk of nutrient run-off within the sediment itself.

The physical presence of sediment in an aquatic ecosystem can have damaging and even catastrophic effects to spawning beds and oxygen balancing regimes which are imperative for healthy fish populations, and other aquatic flora and fauna. Nutrients such as a phosphorus that is bound to soil, albeit sometimes poorly e.g., peat soils which are widespread over the western part of the County, becomes mobile through sedimentation which impacts the aquatic environment and causes further deterioration to water quality and aquatic habitats through eutrophication of rivers and lakes. If contaminated soils are eroded and transported to the sea, aquatic plants and animals can be severely damaged. Excavation of peat will result in carbon loss from the excavated peat and in the areas affected by drainage.

Degradation of soils can cause loss of soil as well as ecological soil processes which would lead to a reduction in its production capacity as well as deplete soil quality and biodiversity.

²⁶ https://www.hsa.ie/eng/Your_Industry/Chemicals/Legislation_Enforcement/COMAH/List_of_Establishments

²⁷ EPA (2013) Environmental Indicators: Land & Soil Factsheet.

In terms of bedrock geology threats are present through construction – excavation of bedrock during earthwork operations for renewable energy infrastructure, restructuring of land without permission, etc. which can result in a loss of our geological heritage. These County Geological Sites (CGS) which are present in quite large areas at the northwest of the county (e.g., St. Brendan’s cave system and Carran enclosed depression) require protection and preservation from potential damage due to renewable energy development if they are not assessed as constraints.

The raw material demands of emerging renewable energy solutions will be met by a sustainable supply of extractable natural resources. Extraction ultimately leads to the total removal of a resource within a given area and can lead to localised environmental issues. Due to the nature of quarrying it can result in re-profiling of the landform which can have adverse visual impacts on the landscape and on scenic routes.

As a result of prolonged rainfall causing water table rise in the limestone lowland areas in the west of the county, County Clare is subjected to the most extensive groundwater flooding in the country. Groundwater flooding will have implications for RE infrastructural development.

The transferring of soil during construction works can facilitate the spread of invasive species whereby roots can be transferred from one location to another.

In north County Clare extensive deepwater limestones form a productive karstic aquifer and therefore better groundwater supplies making them more suitable for geothermal boreholes and open-loop Ground Source Heat Pumps, areas with high groundwater vulnerability and shallow soils may be unsuitable for a range of land activities and subsurface infrastructures related to other renewable technologies (e.g., wind turbines, solar farms, etc.), depending upon site specific conditions.

In summary the key issues for the Plan in relation to soils, land cover and geology therefore relate to:

- Increased competition for space from different sectors: RE, forestry, agriculture;
- Land use changes and land restructuring which may result in increased soil erosion and mobilised sediment into nearby watercourses;
- Loss of agricultural land/good quality soils (and any associated economic losses) to RE development, particularly solar farms;
- Loss of wetlands through changes in land use and new infrastructural developments;
- Potential for loss of peatlands through land drainage and reclamation for RE development, with knock-on impacts for climate change;
- Potential for disturbance to contaminated soil or historic sites from development and excavation works.
- Excess sediment run-off from RE infrastructure construction in aquatic ecosystems creating the potential to damage aquatic flora and fauna.
- Changes or damage to geomorphological landforms as a result of drainage works/dredging for new harbour facilities.
- Soil and/or vegetative cover loss or disturbance through the removal or compaction of soil during construction of RE infrastructure

- Degradation of soil quality and ecological processes
- Excavation of bedrock leading to removal of a natural resource
- Loss or damage to geological heritage
- Susceptibility of RE infrastructure to the risks of groundwater flooding

5.8.9 What would happen to Soil and Geology without the implementation of the Plan?

In the absence of the Plan the soils, geology and hydrogeology would continue in the same pattern. There is currently little in the way of direct EU or national legislation obliging Ireland to maintain soil quality.

Renewable developments may end up located in unsuitable areas with regards to the soils and geology of the area. Geothermal energy developments for example, need to be located away from karst areas or where there is an existing high groundwater vulnerability rating and a shallow soil profile (which are unable to accommodate subsurface structures), or where karst is located near the surface as there may be hydrological implications for groundwater. Developments should also be located away from significant peat or bog areas as these areas may be unstable from a technical perspective or could be under designation.

5.8.10 Data Gaps/difficulties

The following data gaps have been identified in terms of the assessment of soils and geology:

- The lack of a register of contaminated sites and associated mapping for the County with the associated risk of inadequate disposal measures of contaminated soils due to lack of information of contaminated sites.
- The absence of the previously proposed Soil Framework Directive for Soils poses a difficulty in that currently at EU level there is no overarching framework that defines policy priorities or parameters for soil protection.
- Unregulated extraction from unauthorised quarrying within the plan area.

5.8.11 Inter-relationships

There is a particularly strong inter-relationship between soil/geology and water, biodiversity and human health. A declining soil quality can lead to a decline in water and/or air quality.

	PHH	BFF	W	ACF	L	CH	MAT	MAW	MAWS	MAWW	MARE
SG	√	√	√	√	√	√	√	√	√	√	√

(BFF = Biodiversity, Flora and Fauna; PHH = Population and Human Health; SG = Soil and Geology; W = Water; Air and Climatic Factors; L = Landscape; MA=Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Waste Water; (MA)RE = Renewable Energy; CH =Cultural Heritage;

SEA Recommendations – Soil and Geology	Inclusion in the Plan
Register and mapping of contaminated sites, including old petrol station sites to co-incide with the Plan objective for development of brown field sites to ensure due diligence, particularly in relation to soil and groundwater, on sites prior to development.	A specific objective has been included as CDP Objective 15.11.

5.9 Air and Climate

5.9.1 Introduction

The quality of the air that we breathe is dependent upon the climate that we live in and the changes that are occurring and will continue to do so in the future. The pace at which this change occurs will be influenced by the management of our air quality, by means of compliance with regulations (statutory instruments) regarding the release of emissions into the atmosphere from such sources as vehicle emissions and fuel combustion.

5.9.2 Air Quality

Ireland has good air quality which is consistently rated among the best in Europe. This is due largely to the prevailing clean westerly airflow from the Atlantic and the relative absence of large cities and heavy industry. The Clean Air for Europe (CAFE) Directive (2008/50/EC) deals with each EU member state in terms of "zones" and "agglomerations" for managing air quality. For Ireland, four zones are defined in the Air Quality Standards Regulations (S.I. No. 180 of 2011), amended in 2013 to take account of population counts from the 2011 census and to align with the coal restricted areas in the 2012 Regulations (S.I. No. 326 of 2012):

- Zone A – Dublin
- Zone B – Cork
- Zone C – Other Cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, **Ennis**, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise.; and
- Zone D – Rural Ireland i.e., the remainder of the State excluding Zones A, B and C.

The majority of County Clare falls within Zone D except for Ennis Town and surrounding urban area which falls under Zone C. Ennis and Environs falls within Zone C and the main influences on air quality here are from transport and industrial activity together with the burning of fossil fuels.

The Environmental Protection Agency (EPA) manages the National Ambient Air Quality Network. This network is a series of air quality monitoring stations that are located across the country. The national network is supported by a network of 'local monitoring stations'. These stations collect air quality data for public information on www.airquality.ie. This is assessed against European legal limit values and stricter World Health Organization (WHO) guideline values.

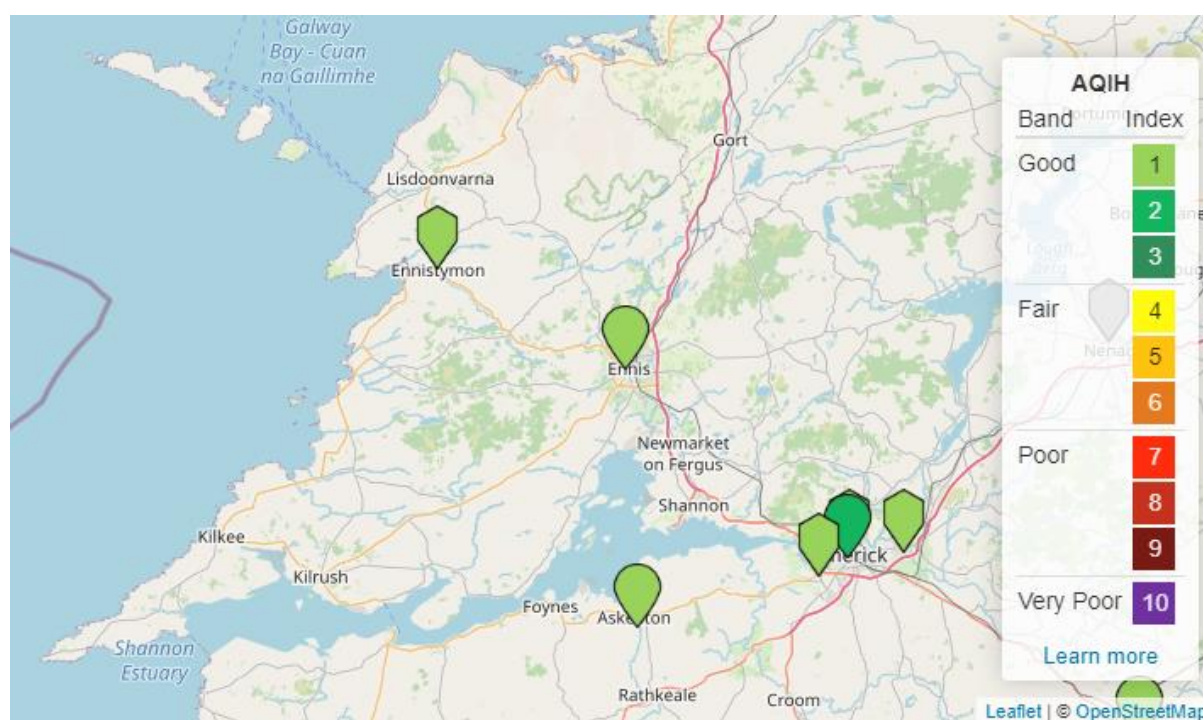
At a national level, the most recent EPA report on Air Quality in Ireland 2019 (EPA, 2020) notes that while air quality in Ireland is generally good, there are however localised issues in some cities, towns and villages. In 2019 there was an exceedance of the EU and stricter WHO limit values of NO₂ at one urban traffic station in Dublin due to pollution from transport. The measured particulate matter and fine particulate matter (PM₁₀ and PM_{2.5} respectively), nitrogen dioxide (NO₂), ozone, sulphur dioxide (SO₂), polycyclic aromatic hydrocarbons (PAH), dioxins and all other pollutants were all below the EU emission limit value. Ireland was above the stricter WHO air quality guideline values SO₂ at 1 station; PM₁₀ at 14 stations (24hr WHO guideline daily value); PM_{2.5} at 25 stations (24hr WHO guideline daily value) and at 5 stations (for the WHO guideline annual average value); and ozone at 2 stations.

Ireland was above the European Environment Agency reference level for PAH at 4 monitoring sites due to the burning of solid fuel.

Residential use of solid fuel for home heating such as coal, peat and wood remain the biggest problem for air quality and health in Ireland and remains the leading contributor to PM_{2.5} pollution across Ireland.

Within County Clare, there is a monitoring station located in Ennis (National Network) at the Local Authority building at Waterpark House and a station at Ennistymon (Local Network) located at the public library. The air quality index is calculated based on the information gathered from the monitoring stations using a Quality Index for Health, which is calculated every hour and indicates if air quality is good, fair, poor, or very poor. The air quality readings in County Clare, namely that of Ennistymon and Ennis are currently “Index 1 Good”.²⁸ Refer to Figure 5.9.1 for Air Quality Index for County Clare.

Figure 5.9.1 Air quality Index for County Clare



Source: EPA, <https://airquality.ie/>

However, during one week in December 2020, where the WHO air quality guidelines warn that particulate matter, associated with the burning of solid fuels, should not exceed 25 micrograms on a 24-hour average, in Ennis reached 393 on one night. This would suggest that people could still be burning smoky coal, despite a ban introduced several years ago.

²⁸ Retrieved for 12pm on the 26th May 2021. Daily up to date information available for download from the EPA at: <http://www.epa.ie/air/quality/#.VgAeTlc4ygl>.

5.9.3 Greenhouse Gas Emissions

Greenhouse gases (GHGs) in the atmosphere are rising as a result of human activity, in particular the burning of fossil fuels for heating, energy and transport, in addition to other activities such as agriculture and waste.

At a national level, according to the EPA's *Final GHG Inventory Report* for the period 1990-2019²⁹, emissions of GHGs in Ireland are estimated to be 59.78 million tonnes (Mt) carbon dioxide equivalents (CO₂eq) in 2019. This is 4.4% lower than emissions in 2018 despite the economy continuing to grow. Emissions reductions have been recorded in 6 of the last 10 years of inventory data (2009-2019). This 2019 reduction in total emissions is driven by the *Energy*, *Agriculture* and *Transport* sectors. The final estimates of greenhouse gas emissions for the period 1990-2019 indicate that Ireland will exceed its 2019 annual limit set under the EU's Effort Sharing Decision (ESD) by 6.85 Mt CO₂eq. This makes it highly unlikely that Ireland will meet its overall 2020 targets under the scheme, regardless of the impact of COVID on emissions in 2020.

In 2019, emissions from Ireland's Emissions Trading Sector [ETS] (which covers power stations, large industrial plants, and airlines) decreased by 8.7% or 1.34 Mt CO₂eq while non-ETS emissions (covered by the EU Effort Sharing Decision) decreased by 3% or 1.41 Mt CO₂eq. *Agriculture* remains the single largest contributor to the overall emissions at 35.4% of the total. *Transport* and *Energy Industries* are the second and third largest contributors at 20.4% and 15.8% respectively. *Residential* and *Manufacturing Combustion* emissions account for 10.9% and 7.7% respectively. These five sectors accounted for 90% of national total emissions in 2019. The remainder is made up by the *Industrial Processes* at 3.8%, *F-Gases* at 1.5%, *Commercial Services* at 1.5%, *Public Services* at 1.5% and *Waste* at 1.5%.

Emissions from the *Energy Industries* sector in 2019 show a decrease of 11.2% or 1.19 Mt CO₂eq compared to 2018, which is attributable to a 69% decrease in coal and an 8% decrease in peat used in electricity generation. Emissions from the *Residential* sector decreased by 7.3% or 0.52 Mt CO₂eq due to significant reductions in fossil fuel use, with coal down by 29% and peat use down by 7%. Kerosene and natural gas use in households in 2019 also decreased by 4% and 2% respectively as a result of a warmer winter in 2019 compared to 2018.

The EPA has also published its Greenhouse Gas Emission Projections for 2019 – 2040.³⁰ The report provides an updated assessment of Ireland's total projected greenhouse gas emissions out to 2040 which includes an assessment of progress towards achieving its emission reduction targets out to 2020 and 2030 set under the EU Effort Sharing Decision (Decision No 406/2009/EU) and Effort Sharing Regulation (Regulation (EU) 2018/842).

The EPA's latest emissions projections show a significant shift in terms of decarbonising the Irish economy in the period out to 2030. The EPA has produced two scenarios in preparing these greenhouse gas emissions projections; a With Existing Measures (WEM) scenario and a With Additional Measures scenario (WAM), which includes the impact of the 2019 Climate Action Plan (CAP). Under the WEM scenario, total GHG emissions are projected to decrease from the current levels by 2.5% by 2030. Full implementation of the measures contained in the Climate Action Plan

²⁹ EPA (2020) Ireland's Final Greenhouse Gas Emissions 1990-2019.

³⁰ EPA (July 2020) Ireland's Greenhouse Gas Emissions Projections 2019-2040.

i.e., under the WAM scenario, would see a reduction in Ireland's total emissions by up to 23% by 2030.

In the short term, Ireland is set to miss its target for compliance with the EU's Effort Sharing Decision 2020 targets. Ireland's non-ETS emissions³¹ are projected to be 2% and 4% below 2005 levels in 2020 under the WEM and WAM scenarios, respectively.

In the longer term, Ireland will meet its 2030 target under the ESD as long as there is early and full implementation of the Climate Action Plan measures. Ireland will also need to avail of, at a minimum, Land-use, Land-use Change and Forestry (LULUCF) flexibilities provided for in EU legislation to comply.

Electricity generation, agriculture, transport, and Data Centres, which continue to be key sectors that dominate Ireland's emissions profile, are all projected to decline by 2030, based on implementation of the measures in the Climate Action Plan. For electricity generation, this will mean scaling up of the contribution of renewable to 70% by 2030. For agriculture this will mean implementing measures such as those set out in Teagasc's Marginal Abatement Cost Curve. For transport, this will mean almost one million electric vehicles on Irish roads by 2030 and a considerable increase in the use of biofuels.

The latest projections are underpinned by projected strong economic growth. These projections do not include the impact of Covid-19 which are intended to be included in the next round of projections.

5.9.4 Other Transboundary Emissions

The latest report from the EEA on the data submitted by Member States under the National Emissions Ceiling (NEC) Directive indicates that air pollution continues to be one of the major challenges in Europe, harming human health and the environment.³²

Under the revised NEC Directive (2016/2284/EU), Ireland is therefore required to limit the annual national emissions of the following transboundary pollutants: sulphur dioxide (SO₂), nitrogen oxides (NO_x), volatile organic compounds (VOC), ammonia (NH₃) and fine particulate matter (PM_{2.5}). Ireland's emissions ceilings under the NEC Directive applied until December 2019 with reference to 2005 as the base year. Article 4(1) and Annex II of the revised NEC Directive sets out new national emission reduction commitments for SO₂, NO_x, NMVOC, NH₃ and PM_{2.5} which will be applicable from 2020 to 2029, and 2030 onwards; .1.³³ The latest data is available up to 2018.

³¹ These sectors cover agriculture, transport, built environment (residential, commercial/institutional), waste and non-energy intensive industry

³² EEA (2020) National Emission reduction Commitments Directive reporting status 2020

³³ EPA (June 2020) Ireland's Air Pollutant Emissions 1990-2030

Table 5.9.1 Ireland's National Emissions Ceiling Directive 2020 and 2030 Targets

Pollutant	Current 2010-20 Targets (kilotonnes)	Emissions Trends (kilotonnes)					New Reduction Commitments (kilotonnes)	
		2014	2015	2016	2017	2018	2020	2030
SO ₂	42	17.015	15.145	13.782	13.540	12.258	25.574	10.960
NO _x	65	106.305	106.187	107.828	107.963	107.755	66.836	40.626
NMVOG	55	103.456	103.577	105.269	109.942	109.784	56.335	51.077
NH ₃	116	108.266	110.695	116.160	118.441	119.339	112.066	107.539
PM _{2.5}	N/A	13.419	13.928	12.663	11.979	12.043	15.606	11.229

SO₂ emissions from Ireland have seen a consistent downward trend year on year since 1990. The main sources are combustion-related, mainly from the power stations and in the residential/commercial sectors (23.2% and 51.7% respectively) followed by the industrial sector (21.8%).³⁴ Emissions are projected to reduce even further to 2030.

Emissions of NO_x contribute to acidification of soils and surface waters, tropospheric ozone formation and nitrogen saturation in terrestrial ecosystems. Road transport is the primary source (40.6%). This is followed by agriculture (32.4% of the total for 2018). The *industrial, power generation* and *residential/commercial* sectors are the other main sources of NO_x emissions, with contributions of 8.7%, 6.3% and 7.4% respectively in 2018. The remainder of NO_x emissions emanate from combustion in the agriculture sector and others (refining and storage, solid fuel manufacture, fugitive emissions, and waste); together these sectors produced around 4.8% of the total in 2018. NO_x emissions have been consistently above the NEC, reflective of Ireland's ongoing challenge in complying with the ceiling. Progress in reducing emissions has been difficult, even with the large reductions in emissions from power stations in recent years. Under the WAM scenario, NO_x is projected to be just 1 kilotonne under the 2030 ceiling limit.

NH₃ emissions are associated with acid deposition and can contribute to the formation of particulate matter. Emissions have remained relatively steady with small fluctuations year on year. Ireland has exceeded the emission ceiling in 2016, 2017 and 2018. These increases are attributed to increasing numbers of dairy cattle and use of synthetic fertilisers. Road transport accounts for a small proportion (< 1%) of emissions (petrol passenger cars with three-way catalysts). Reducing NH₃ emissions will be challenging, and Ireland is projected to still exceed the ceiling limits in 2020 and 2030, even under the WAM scenario.

NMVOGs are emitted as gases by a wide array of products including paints, paint strippers, glues, cleaning agents and adhesives. NMVOGs also arise as a product of incomplete combustion of fuels and, as such, are a component of vehicle exhaust emissions. They also arise from the storage of animal manures and fertilisers in agriculture, and from the food and drink industry. NMVOGs contribute to the formation of ground level (tropospheric) ozone, with some species such as

³⁴ EPA (June 2020) Ireland's Air Pollutant Emissions 1990-2030. Available at: <https://www.epa.ie/publications/monitoring--assessment/climate-change/air-emissions/irelands-air-pollutant-emissions-2018-1990-2030.php>

benzene and 1,3 butadiene being directly hazardous to human health.³⁵ In 2018 the main sources of these emissions in Ireland are from manure management in agriculture (39.4%), the food/beverages industry (24.4%) and solvent use (20.8%). Coal burning in the residential sector is an important but declining source as coal consumption decreases. Emissions from stationary combustion of fossil fuels across all sectors (power stations, residential, commercial, and agriculture) account for 10.9% of national emissions. Transport emissions account for 4.9% of national emissions, mainly from exhaust and fugitive releases from gasoline vehicles. The addition of emissions from fertilisers over the past three reporting years, plus sources from the food and beverages sector to Ireland's reporting has added an average of 56.3 kilotonnes to the national total, effectively doubling previously reported emissions. This represents a significant challenge for Ireland to achieve reductions, with the WAM scenario projections indicating Ireland will be just over the 2030 ceiling by 0.08 kilotonnes.

PM is ubiquitous and there are many sources of dust including vehicle exhausts, surfaces such as soils and roads, industry emissions, construction activities as well as formation from reactions between different pollutant gases. PM₁₀ (dust particles with a diameter less than 10 µg) is small enough to be inhaled into the lungs however fine particulate matter (PM_{2.5}, diameter less than 2.5 µg) is considered a better measure of anthropogenic sources of particulate matter. The main source in Ireland is fossil fuel combustion in the commercial and residential sectors (54.9%), with transport contributing 13.8%. Emissions from the *Other* sector account for 7.5% of 2018 emissions and comprise emissions from the manufacture of solid fuels and oil refining/storage, construction and demolition, minerals, paving sectors etc. Emissions from agriculture accounted for 7.4% of PM emissions. Ireland is currently meeting its PM_{2.5} ceiling target, and projections under the WAM scenario indicate Ireland will be under the 2030 ceiling limit.

Domestic Solid Fuel Burning

Burning of fossil fuels such as coal is a major factor in air pollution. The sale of bituminous (smoky) coal was banned in Dublin in the early 1990's to address this issue. The control of domestic burning of bituminous fuel (smoky coal) is administered through the Air Pollution Act (Marketing, Sale, Distribution and Burning of Specified Fuels) Regulations 2012 (S.I. No. 326 of 2012), as amended.

The ban saw an improvement in smoke and sulphur dioxide levels. Limiting harmful emissions of air pollutants arising from the use of residential fuels will contribute to safeguarding air quality.

A ban on the burning of bituminous coal and other prohibited fuels now applies in all smoky coal ban Low Smoke Zones to complement the ban on the marketing, sale, and distribution. Under the Smoky Coal Ban Regulations 2012-2020 the ban now applies to all towns with populations over 10,000 people. Ennis and its environs are designated as a Low Smoke Zone.

A nationwide Low Smoke Zone is expected to be introduced in the coming years to improve air quality and human health for the entire population.

5.9.5 Issues and Threats in the Plan Area

In general, ambient air quality in Ireland is consistently good, due largely to the prevailing clean westerly airflow from the Atlantic, and the relative absence of large cities and heavy industry. With

³⁵ EEA (2015) Indicator Assessment: Non-methane volatile organic compounds (NMVOC) emissions

the nationwide ban on smoky fuel effective from 2019, the use of wood and biomass as alternatives may be perceived as a potential “clean” heating source. However, research has shown that such fuel alternatives can also lead to equally high levels of particulates and PAHs. On the one hand, moving away from hydrocarbon fuels is overall positive for air quality and climate action at a regional and national scale, but adopting the widespread use of biomass as a heating source has the potential to impact negatively on local air quality.

Increasing population and the demand for electricity, heating fuels, construction materials and vehicle ownership are some of the national drivers for air emissions in Ireland. Ireland also has a large agricultural and food production and export industry, a key driver for ammonia emissions. Expected growth in the agricultural sector along with the removal of milk production quotas within the EU will increase pressure on future emissions to air from this sector.

Fine particulate matter can be emitted directly into the atmosphere or can be formed secondarily, with the main source being combustion of fossil fuels. While Ireland is currently meeting its 2020 national ceiling limit target, reductions to 2030 will be challenging as it requires an integrated approach across several sectors including industrial, transport and residential emissions.

The test in meeting Ireland’s NO_x obligations under the NEC Directive is also challenging, as Ireland’s NO_x levels have exceeded its emission ceilings for all years since 2010, with transport emissions being the greatest source of NO_x, as well as a source of PM_{2.5}.

The EU Commission’s targets require Ireland to deliver a 20% reduction in emissions of GHGs relative to 1990 levels by 2020, and a 30% reduction by 2030 under the 2030 Climate and Energy Framework. At a national level, Ireland’s National Policy Position is to achieve an aggregate reduction of at least 80% on 1990 levels by 2050 across the electricity generation, built environment and transport sectors. Bill 82 of 2018 to amend the Climate Action and Low Carbon Development Act intends to specify a GHG emissions reduction of 40% by 2030 to be included in the next NMP and NAF.

Ireland’s total national GHG emissions are estimated to have declined by 4.5% on 2018 levels to 59.90 million tonnes carbon dioxide equivalent (Mt CO₂eq) in 2019, despite the economy continuing to grow. This is a step in the right direction, but the challenge will be to sustain and reduce further over the coming decades, as national projections indicate Ireland will exceed its 2019 annual limit set under the EU’s Effort Sharing Decision (ESD) by 6.98 Mt CO₂eq. This makes it highly unlikely that Ireland will meet its overall 2020 targets under the scheme, regardless of the impact of COVID on emissions in 2020.

Capacity of the grid to accept the levels of electricity capable of being generated by renewable means; There will need to be a requirement for close liaison with EirGrid regarding Grid 25 Strategy. Issues could also arise in project proximity to grid connection.

The RES has the potential to change agricultural practices and create new demands on rural areas should there be a growing demand for fuel to serve the renewable energy industry (e.g., woodland and energy crops as biomass).

Renewable Energy Strategy and impacts on Air Quality

- Potential for improvements in air quality from greater use of Renewable Energy.
- Potential for reduction in emissions of greenhouse gases from increased development of Renewable Energy
- Emissions arising from Renewable development (e.g., during construction, operation, maintenance or decommissioning activities), and from vehicle movements during these phases (e.g. PM, NOx).
- The continuation of Moneypoint coal-burning power plant in Co Clare poses a threat to the air quality of the county. The ESB's has plans to turn the Moneypoint site into a green energy hub - plans include transforming it into a renewable energy site over the next decade to include a 1,400MW floating offshore windfarm, a turbine construction hub and a hydrogen production facility. The Clare RES will need to be cognisant of the Renewable Targets 2030 targets and the role Moneypoint will play in achieving these targets.
- Further, the Climate change Adaptation Plan for the Electricity and Gas Networks Sector outlines the key climate change conditions which could affect the resilience of the electricity generation sector as follows:³⁶

Temperature: Average temperatures will rise by about 1.5 degrees Celsius by mid-century

Precipitation: wetter winters and drier summers

Extreme Events: increased frequency of heavy rainfall

Sea level rise: a rise of 50cm by 2100 is predicted.

Energy content of wind: increased energy content in winter and a decrease in summer months."

An issue facing County Clare in relation to climate change is the danger posed by the potential for an increase in the frequency and severity of flooding events. The county is vulnerable from a number of hazard sources including fluvial (river flooding), pluvial (flooding due to rainfall or other precipitation), coastal (e.g., tidal surges), groundwater (notably in karst regions, such as the Burren); flooding from reservoirs; development on floodplains and flooding in urban areas due to inadequate drainage and over-capacity sewers. Changes in the occurrence of severe rainfall events as a result of climate change could adversely impact upon the inhabitants of County Clare, its biodiversity, population and its economy. Solutions require the amelioration of potential flooding events as well as local measures as part of national efforts to reduce greenhouse gas (GHG) emissions. Based on past events, there is potential for flooding within County Clare, particularly in proximity to the River Fergus, Inagh River and Lough Derg.

Another threat in the Plan area could be the argument to not pursue renewable projects since Clare is already within 1% of the 100% renewable energy target. Since all credited renewable electrical energy generated in County Clare is almost equal to the electrical energy consumed in Clare this results in a net zero CO₂ emission factor. In practice, the electricity mix supplied to County Clare will include fossil fuels and there are CO₂ emissions from other sectors. Increasing the generation of renewables within the County will help to reduce national dependence on fossil fuels, so County Clare can still go further to increase Renewable Energy generation.

³⁶ DCCAE (February 2018) Climate Change Adaptation Plan for the Electricity and Gas Networks Sector.

In addition, Data centres have recently become a topic of national concern due to their energy consumption and strain on the national electricity operator, Eirgrid. Data centres are dependent on several infrastructural requirements for them to function which include uninterrupted power supplies, ventilation, cooling systems, and network connectivity. With data centres consuming significant amounts of energy to function, they have been criticised for having a negative impact on the environment. Ireland currently has approximately 70 operational data centres. The centres are responsible for 1.58 per cent of Ireland's carbon emissions. Due to their reliance on the national electricity grid, the facilities are mostly powered by gas. There is one site identified in County Clare for the locating of a data centre which is at ENT3 just outside Ennis. The key source of emissions from these facilities arising from the necessary cooling systems. From a climate perspective, the need for energy and cooling systems are not problems in their own right, it is the inefficiency of these systems and the underutilisation of the heat removed by the cooling system.

5.9.6 What would happen to air and climate without the implementation of the CDP?

Climate change is predicted to increase problems of flooding and potential increase in periodic droughts due to changes in rainfall patterns. Provision needs to be incorporated into the Plan for mitigation and adaptation measures to provide for the Plan area to become resilient to meeting the challenges of climate change. If the Plan were not to be implemented flooding would become an unmanaged phenomenon with significant environmental effects across all the environmental parameters set out in this report.

The Renewable Energy Strategy which forms an integral component of the CDP outlines the potential for a range of renewable resources, including bioenergy and anaerobic digestion, micro renewables, geothermal, solar, hydro, energy storage, onshore and offshore wind, wave and tidal energy. It acknowledges the significant contribution they can make to County Clare being more energy secure, less reliant on traditional fossil fuels, enabling future energy export and meeting assigned targets. Therefore, in the absence of a Plan the targets set out at European and national level could slip. In addition, the RES sets out a target of meeting the County's Energy Needs from 100% Renewable Sources and in the absence of the Plan this target would be harder to meet and to maintain. Currently, the majority of electricity generation in Clare comes from renewable sources in Clare (wind). Less than a 1% share was taken from the national electricity grid. Further without the Plan County Clare would not be a national leader in renewable energy generation. Without the Plan there would be a haphazard approach to renewable energy projects development which could have consequences within the Plan area. Such consequences in the absence of a Plan include the favouring of energy generation from less environmentally friendly sources which would impact negatively on-air quality.

An issue facing County Clare and Ireland in relation to climate change relates to the danger posed by flooding events, which may occur, at least in part, as a result of increased amounts of global GHG emissions from for example transport and other sectors use of non-renewable resources. High incidence rainfall events are occurring more frequently which cause local flooding. Utilisation of renewable energy technologies will reduce GHG emissions and this in turn should help to mitigate the impacts from extreme weather events, as well as contributing to national emission targets as well as providing energy security. In the absence of the RES, wind farm development would continue to progress under the current wind energy strategy. The RES will add a more targeted and strategic

approach to utilising other renewable energy resources in addition to wind power including solar, hydro etc.

5.9.7 Data gaps/difficulties

There is a general absence of detailed information specific to Ireland in relation to Climate Change and what is available can be difficult to identify and source. The Climate Ireland resource currently being developed and undergoing testing will be a significant advancement once it has reached completion and becomes available as a generally accessible resource, anticipated for 2015.

No difficulties encountered. The development of the Energy Emissions Balance for Clare in tandem with the RES and the wealth of sectoral data from EPA provides sufficient baseline data to identify baseline air and climate trends within County Clare.

In addition, Climate Ireland accessed at developed in 2016 by the Centre for Marine and Renewable Energy (MaREI) at University College Cork (UCC) and the Irish Centre for High End Computer (ICHEC) at the National University of Ireland, Galway provides a wealth of detailed information on climate change and adaptation measures for Ireland. Prior to this resource there was a gap in accessing information specific to climate change in Ireland.

5.9.8 Inter-relationships

Air quality and climate change has a strong inter-relationship with all environmental parameters.

	PHH	SG	W	BFF	L	CH	MAT	MAW	MAWS	MAWW	MARE
AC	√	√	√	√	√	√	√	√	√	√	√

(BFF = Biodiversity, Flora and Fauna; PYHH = Population and Human Health; SG = Soil and Geology; W = Water; Air and Climatic Factors; L = Landscape; MA=Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Waste Water; (MA)RE = Renewable Energy; CH =Cultural Heritage;

SEA Recommendations	Inclusion in the Plan
Climate Change must be defined within the County Development Plan and embraced as a central component to the Plan reflecting its importance and need for integration into the various components of the Plan to ensure resilience to future climate change. Adaptation should become embedded in the CDP and how the council operates as a while with Mitigation clearly defined.	Yes. This is achieved through the inclusion of a specific chapter on Climate Action (Chapter 2) together with linkages and integration across all other chapters.
Include an objective within the Plan to commit to the implementation of the Local Authority Climate Change Adaptation Strategy 2019-2024. Achieve a 'just transition' particularly for communities that may be economically disadvantaged by decarbonising projects	This is achieved through the inclusion of CDP Objective 2.2 relating to Climate Change Mitigation, Adaptation and Resilience

<p>The Plan should include a sub-section to CDP Objective 6.27 which addresses the inefficiencies in data centre energy and cooling systems as follows;</p> <p>CDP Objective 6.27</p> <p>“It is an objective of Clare County Council: 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 this Plan”.</p> <p>Any planning application for this site must include an analysis of the impacts from Green House Gas (GHG) Emissions associated with both the energy and cooling systems on the environment in the context of Climate Change and our commitment in CAP 2021 is to achieve a reduction of 51% in GHG emissions by 2030.</p>	
The Flood Risk Assessment is undertaken taking account of the existing use of benefitting lands. Proposed land-use zonings should take this into account, by providing for future development which would be similar or less vulnerable in nature to that of the existing use. The justification test should be undertaken when considering future land-use zonings for designated Flood Zone areas in the Plan area.	Yes.
Continue to support the work of the Climate Action Regional Offices (CARO).	This is achieved through the inclusion of Section 2.6 Climate Adaptation Strategy.
The Plan should include an objective to promote and encourage combined heat and power and district heating.	This is achieved through the inclusion of objective in the plan as Objective 2.18
The Plan should include an objective which seeks to encourage and facilitate the development of low carbon/passive housing by requiring development proposals to demonstrate details of how it adopts energy efficiency and environmental sustainability.	Yes. This is achieved through the inclusion of CDP Objectives 18.5 & 18.6.
The Plan should incorporate and promote sustainable transport including supporting and promoting increased provision of public transport, particularly in relation to a local bus service, to serve the Plan area.	Yes.
The Plan should acknowledge the close inter-relationship between a low-carbon community with green infrastructure by incorporating cross-referencing between and appropriate objectives in this regard e.g promoting the implementation of a green infrastructure strategy will encourage a shift away from the use of private transport to more	Yes.

sustainable modes of walking, cycling etc.	
<p>Air - Uses within neighbourhood centres should be considered in relation to the odours and noise generated by certain commercial activities. Some uses cause localised problems in this regard, for example significant problems occur in relation to dry cleaners (air pollution) and late-night takeaways (air pollution and noise from late night customers) and general servicing with late night deliveries causing local disturbance. Mitigation measures – physical buffer between neighbourhood centre and residential areas (e.g., through provision of open space/playing fields etc). Dry cleaners that are to be located in a neighbourhood centre should consist of a collection point with the cleaning process being undertaken off-site in a location suitable to such uses, for example an industrial estate.</p> <p>Facilities where the cleaning process is undertaken must be registered, assessed, and have a certificate of compliance with a solvent management plan in place for dry cleaners. Measures should be put in place in accordance with the EPA “Best Practice Guidelines for Dry Cleaners” and “Best Practice Guidelines for Vehicle Refurbishment” to minimise the risk of air contamination from these sources.</p>	This is achieved through the inclusion of CDP Objective 11.41.
The protection of trees within the Plan area, as well as the requirement for additional planting to accompany proposals for development in recognition of their multi-functional role they play within the environment i.e., carbon sink, noise buffer, biodiversity, and amenity value.	The importance of trees within the county is highlighted throughout the Plan and through the inclusion of CDP Objective 15.19.
Prepare an integrated sustainable transport plan, including mobility and permeability within the town centre, neighbourhoods, and the linkages between them, including green infrastructure.	This is incorporated throughout the Plan as reference is made to sustainable mobility, including walking, cycling and green infrastructure strategies and through the inclusion of CDP Objectives 11.3 relating to the commitment to implement the Limerick Shannon Metropolitan Area Transport Strategy and 11.14 relating to Strategic Regional Roads

5.10 Water

5.10.1 Introduction

A desk-based assessment of water quality in the study area was conducted. The sources of the water quality information include:

- Water Framework Directive (WFD) water body status information arising from the WFD monitoring programme (EPA, WFD Status 2013- 2018);
- Water Framework Directive water body risk arising from the WFD monitoring programme (EPA, 3rd Cycle Risk 2020);
- Bathing water quality information outlined in the EPA's most recent bathing water quality report.
- Bathing Water Quality in Ireland 2019 (EPA, 2019).
- Marine Strategy Framework Directive (MSFD);
- Nutrient sensitive areas under the Urban Wastewater Treatment Regulations, 2001 (SI No. 254 of 2001); and
- GSI aquifer vulnerability information.

5.10.2 Marine Environment

The marine environment and its ecosystems are subject to multiple pressures and impacts from human activities, such as fishing, seabed disturbance, pollution, or global warming. As a response, the EU designed the Marine Strategy Framework Directive (MSFD) as a holistic policy to protect the marine environment of the seas around Europe while enabling the sustainable use of marine goods and services. The MSFD has been in force since 2008. It requires Member States to set up national marine strategies to achieve, or maintain where it exists, 'good environmental status' (GES) by 2020. The Directive is implemented in a six-year cycle with three major stages.

(1) In 2012 and in 2018, Member States had to report on the status of their marine waters and set targets to achieve good environmental status based on the eleven 'descriptors' (objectives) set by the MSFD, which cover the health of ecosystems and the human pressures and impacts affecting them.

(2) In 2014, Member States had to set up monitoring programmes to collect data to assess progress in achieving good environmental status and reaching targets.

(3) In 2016, Member States had to set up programmes of measures that would help them to deliver their objectives, and in 2018 they had to report on their progress in implementing the programmes³⁷.

³⁷ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52020DC0259&from=EN>

In Ireland the Department of Housing, Local Government and Heritage along with four other governmental agencies and the Marine Institute have been assigned to deliver the work required by the MSFD.

The following timeline was established.

- July 2010: Transpose the directive (Completed)
- July 2012: Complete [initial assessment](#) of Irish marine waters; [establish environmental targets and indicators](#) (Completed)
- July 2014: Establish a [monitoring programme](#) (Completed)
- July 2016: Establish a [programme of measures](#) to achieve GES (Completed)
- 2016: Implement the programme of measures and monitoring programme (Ongoing)³⁸

The Marine Strategy Framework Directive 2008/56/EC Article 17 update to Ireland's Marine Strategy Part 1: Assessment (Article 8), Determination of Good Environmental Status (Article 9) and Environmental Targets (Article 10) Assessment Sheets published in 2020³⁹ detailed the eleven-descriptors with conclusions from the most recent assessments in 2018 also noted:

1. Biodiversity - the proportion of species achieving GES is currently 21%, which is below the lower threshold value of 60% advised by ICES.
2. Non-Indigenous species - 3 no. newly introduced species have been identified in Irish Marine waters; (*Undaria pinnatifida*), Wakame or Asian kelp, (*Schizoporella japonica*), a bryozoan and (*Perphora japonica*), a colonial sea squirt. Significant progress has been made in implementing management processes aimed at minimising new introductions.
3. Commercial fish and shellfish - GES has been achieved for many but not for all commercially exploited fish and shellfish stocks in Ireland's waters. An estimated 25% of commercial stocks have not achieved GES.
4. Food webs - Regarding all elements of the marine food webs in Ireland's maritime area, the environmental status is currently unknown.
5. Eutrophication - Overall, nutrient enrichment within Ireland's Assessment Area is good, with nutrient enrichment events reduced to a level that Good Environmental Status is achieved for this criterion.
6. Sea floor integrity - Quantitative thresholds are currently not available for the acceptable extent of loss of the benthic habitat type, resulting from anthropogenic pressures. This and associated methodologies are coordinated works in progress at EU and Member State level. However, the general objectives around physical loss of the seafloor have been met for Ireland's maritime area

³⁸ <https://www.gov.ie/en/publication/f8aa5-the-marine-strategy-framework-directive-msfd/?referrer=http://www.housing.gov.ie/water/water-quality/marine-strategy/marine-strategy-framework-directive-msfd#who-is-working-on-this>

³⁹ http://www.housing.old.gov.ie/sites/default/files/publications/files/appendices_-_assessment_sheets_.pdf

because the calculated extent of loss is lower than any potential threshold value. Hence Ireland is achieving GES for these MSFD criteria.

7. Hydrographical conditions - The permanent alteration of hydrographical conditions during the period 2014 to 2018 is limited to 0.109 % of the Irish Marine Strategy Framework Directive area. The impact from these alterations was localised with respect to hydrographical conditions and the short-term water quality impacts experienced during the dredging and disposal activities. The adverse impacts on the marine ecosystems are minimal from the very limited hydrological changes which have occurred. There are no proposals to change the characteristic of Good Environmental Status as previously outlined in the Initial Assessment (2013) for Descriptor 7.
8. Contaminants - Good Environmental Status has been achieved for metal concentrations in biota in the Irish maritime area.
9. Contaminants in seafood - The level of non-compliance for contaminants in seafood is extremely low and concentrations of these contaminants are generally well within the limits set in Commission Regulation 1881/2006 EC. Good Environmental status has been achieved for Descriptor 9.
10. Marine Litter –As baselines and thresholds have not yet been finalised, it is not possible to state whether or not Ireland has reached good environmental Status in relation to beach litter and for similar reasons it is not possible to state whether or not Ireland is in GES in relation to marine litter on the seabed or on the surface of the water column at this time as baselines and thresholds have not yet been set for these.
11. Energy including underwater noise - The current state of the Irish marine environment is compatible with Good Environmental Status for spatial distribution, temporal extent, and levels of anthropogenic impulsive sound sources.

5.10.3 Water Framework Directive

Since 2000, water management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The Directive runs in 6-year cycles, its first cycle ran from 2009 – 2015. The second cycle runs from 2016 – 2021 and third cycle runs from 2021-2027. It requires that all member states implement the necessary measures to prevent a deterioration of the status of all waters, these being surface, ground, estuarine and coastal, and to protect, enhance and restore all waters with the aim of achieving ‘good’ status by 2027. Member states, under this Directive, must keep a register of all the water bodies that require more stringent measures in terms of protection by virtue of how the water is used by people and by wildlife. The European Union (Water Policy) Regulations 2014 give effect to a new three tier governance structure and administrative arrangements to bring “clarity and certainty to the implementation of the Water Framework Directive”, whereby local authorities (Tier 3) will lead on implementation, enforcement, and public engagement at local river level.

5.10.4 River Basin Management Plan 2018-2021

Ireland is required to produce a River Basin Management Plan (RBMP) under the Water Framework Directive (WFD) every six years. The first cycle RBMP covered the period 2009–2015. Due to delays in developing the second cycle RBMP, this Plan covers the period 2018–2021. Currently the third-cycle Plan for 2022–2027 is being developed.

For the 2nd Cycle, the Eastern, South Eastern, South Western, Western and Shannon River Basin Districts were merged to form one national River Basin District. In relation to the North Western and Neagh Bann International River Basin Districts a single administrative area was established in the Republic of Ireland portion of these two IRBDs for the purpose of coordinating their management with authorities in Northern Ireland. In the first cycle, the structure of multiple RBDs did not prove effective, either in developing the plans, or in implementing them. It is now apparent that a single River Basin structure is a more sensible way of ensuring that resources are used efficiently and that the similar challenges faced across the country are addressed in a coherent way. The plan saw the development of a Blue Dot Catchments Programme which will create a network of excellent river and lake areas. Agencies will work together to protect or restore excellent water quality in these water bodies.

The Irish River Basin District covers an area of 70,273km². This has been broken down into 46 catchment management units. These units are, in the main, based on the hydrometric areas in use by authorities — with, for example, the River Shannon being sub-divided on the basis of the catchments of its major tributaries. The 46 catchment management units have been broken down further into 583 sub-catchments. These 583 sub-catchments contain a total of 4,829 water bodies⁴⁰. Of the 46 Catchments in Ireland Clare County is part of 4 of them;

- Lower Shannon (No. 25C and 25D);
- Shannon Estuary North (No.27);
- Mal Bay (No.28); and
- Galway Bay South East (No. 29).

The Catchment as the basis of water management is not a new concept; however, Integrated Catchment Management is new to Ireland. The Catchment dataset forms part of a three-tier hierarchy. The base unit, and tier 1, are the WFD River waterbodies (RWB). The middle tier will consist of the WFD Sub catchments and the final tier, tier 3 will be the WFD Catchments. The Catchments dataset is built using clusters of these RWB basins. See **Figure 5.10.1** for Catchments and sub catchments within County Clare.

5.10.5 WFD Waterbody Status

Environmental Quality Standards (EQSs) for classifying surface water status are established in the European Communities Environmental Objectives (Surface Waters) Regulations, 2009 (SI 272 of 2009). These regulations set standards for biological quality elements, physico-chemical conditions

⁴⁰ <https://www.gov.ie/en/publication/429a79-river-basin-management-plan-2018-2021/?referrer=http://www.housing.gov.ie/water/water-quality/river-basin-management-plans/river-basin-management-plan-2018-2021>

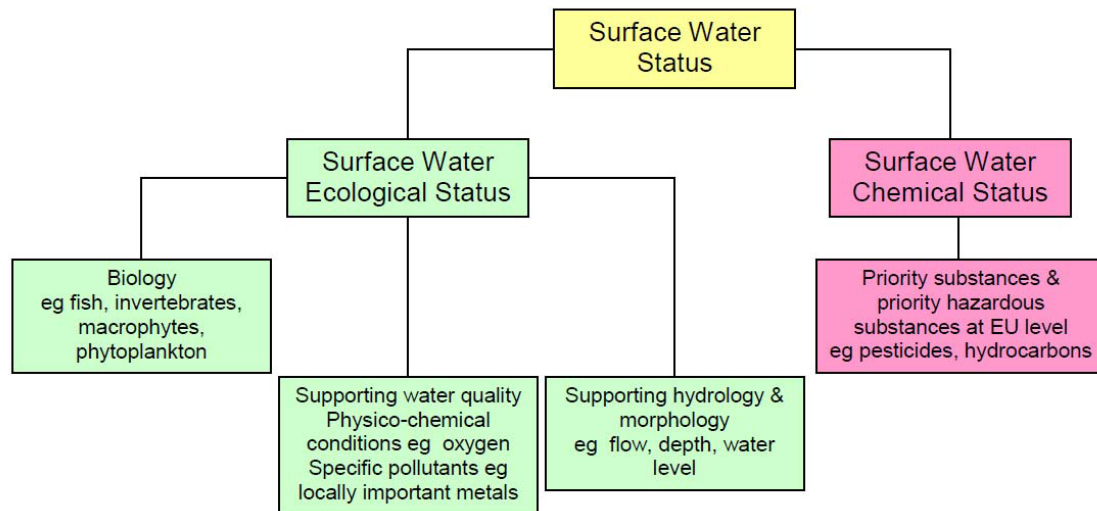
supporting biological elements (including general conditions and specific pollutants), priority substances and priority hazardous substances.

The ‘ecological status’ of a water body is established according to compliance with the EQSs for biological quality elements, physico-chemical conditions supporting biological elements and relevant Pollutants. The ‘chemical status’ of a water body is established according to compliance with the EQSs for priority substances and priority hazardous substances (SI 272 of 2009). Refer to **Plate 5.10.1** below.

In order to establish the WFD status of water bodies, the EPA developed a new, WFD-compliant monitoring programme which began in 2006. The EPA published WFD status classifications for the period 2013-2018 based on the data collected during the period (EPA, 2019a). Water Quality in Ireland reports have also been published by the EPA providing an update on the quality of water in rivers, lakes, transitional, coastal waters and groundwater. The most recent report was published in 2019 using information collected this year (EPA, 2019b). In 2021 the EPA published Irelands National Water Framework Directive Monitoring Programme 2019-2021 report which sets out the structure and content of Irelands WFD monitoring programme for these years (EPA, 2021).

In addition, the EPA produce a produces State of the Environment reports on a four-yearly cycle. The report provides timely information and knowledge to the public, policymakers and key economic sectors in support of action to protect and manage the environment. The most recent report was published in 2020 and includes a water quality and marine environment chapters.

Plate 5.10.1 Elements of Surface Water Status



The WFD water body status (2013-2018) of the surface and groundwater bodies within County Clare and published by the EPA in 2018 and illustrated in **Figure 5.10.2** (River & Lake) and **Figure 5.10.3** (Transitional and Coastal status).

Clare County Council published a synopsis of water quality in County Clare extracted from the EPA's Water Quality Report for the monitoring periods of 2013-2018⁴¹. The 2013-2018 period found that in

⁴¹ <http://clareppn.ie/wp-content/uploads/2020/10/County-Clare-Corporate-PP-to-SPC-Oct-2020.pdf>

Clare 48% of rivers have satisfactory water quality (High or Good Status) compared to 64% in the 2010-2015 WFD status, a deterioration of 16% over the two monitoring periods. 62 river waterbodies, 12 Lake waterbodies, 2 groundwater bodies and 3 transitional waterbodies are at risk of failing to achieve WFD objectives. The hydrometric areas in County Clare are Lower Shannon (No.25C and 25D), Shannon Estuary North (No.27) Mal Bay (No.28), and Galway Bay South East (No. 29). Overall, the current situation for rivers and lakes in County Clare;

- 4 rivers and 1 coastal waterbody have **High** quality status
- 48 rivers, 7 lakes, 27 groundwater bodies, 1 transitional waterbody and 1 coastal waterbody have **Good** Water quality status
- 25 rivers, 6 lakes, 2 ground waterbodies and 1 transitional waterbody have **Moderate** Water quality status.
- 33 rivers, 1 lake, 2 groundwater bodies and 2 transitional waterbodies have **Poor** Water quality status.
- 1 river, 2 lakes and 1 transitional waterbody have **Bad** Water quality status.

The table below summarises the current WFD for all waterbodies in Co. Clare including transitional, coastal and groundwater.

Table 5.10.1: Waterbody WFD Status in County Clare (2013-2018)

Water Body Type	No. Water Bodies ⁴²	% Water Bodies	% Water Bodies
River Water Bodies			
High Status	4	2.5%	37.5%
Good Status	48	35%	
Moderate Status	25	18%	42%
Poor Status	33	23.5%	
Bad Status	1	0.5%	20%
Unassigned	26	20%	
Lake Water Bodies			
High Status	0	0%	24%
Good Status	7	24%	
Moderate Status	6	20.5%	31%
Poor Status	1	3.5%	
Bad Status	2	7%	45%
Unassigned	13	45%	
Transitional and Coastal Water Bodies			
High Status	1	4.5%	13.5%
Good Status	2	9%	
Moderate Status	1	4.5%	18%
Poor Status	2	9%	
Bad Status	1	4.5%	68.5%
Unassigned	16	68.5%	
Groundwater Bodies			

⁴² Status taken from EPA data available at <https://gis.epa.ie/GetData/Download> Accessed May 2021.

Water Body Type	No. Water Bodies ⁴²	% Water Bodies	% Water Bodies
High Status	0	0%	93%
Good Status	27	93%	
Moderate Status	0	0%	7%
Poor Status	2	7%	
Bad Status	0	0%	
Unassigned	0	0%	0%

Of particular note since the last RBMP is the decline in High Status water bodies across Ireland. In Clare, there are four high status river water bodies, Ardclony_010, Ayle_010, Corra_020 and Glenomra Wood Stream_010, all of which are within Hydrometric Area 25 – Lower Shannon.

Across Ireland, high ecological status objectives have been set for 319 river water bodies which are either at high status or were at high status in the recent past, but which have since declined⁴³. The aim of this is to protect the water bodies which are currently at High Status and restore those which were High Status in the recent past. Of these, 13 High Status Objectives Waters⁴⁴ are found within County Clare; Owenslieve_010, Aughaglanna_010, Blackwater (Clare)_010, Ardclony_010, Broadford_020, Owenogarney_020, Cloghaun_010, Ayle_010, Graney (Shannon)_030, Corra_020 and Bleach_020. The Owendalulleagh_040 and Owendalulleagh_050 are both found on the border of Clare and Galway and small tributaries of these rivers rise within Clare County.

Over the 2013-2018 period 37 river waterbodies and 3 lake waterbodies deteriorated in water quality status while only 5 river waterbodies and 1 lake waterbody improved in water quality status. The most common sources of pollution encountered in County Clare was eutrophication from excessive nutrient inputs, organic pollution from slurry, fertilisers and sewage and siltation. Overland runoff from agricultural land and breakdown of organic matter such as sewage from urban wastewater treatment plants and commercial developments. Another source of Eutrophication and siltation issues has been attributed to areas where land is disturbed for forestry plantations. Hydromorphological impacts have been attributed to agricultural drainage.

Water bodies identified as being At Risk of not achieving their environmental objectives need to have targeted measures implemented to achieve objectives under this Plan. The manner and the timeframe in which these targeted measures are implemented need to be prioritised to take account of the finite resources available and of the time and resources needed to develop appropriate measures. During the development of the second cycle RBMP, a prioritisation exercise was undertaken by the local authorities, the EPA and other stakeholders to identify those water bodies that require immediate action within this plan cycle to 2021.

Several river and lake water bodies in Clare have been identified as Areas for Action (AFA's); Doonbeg System, Lickeen System, Doo Lough and Annageeragh, Aille (Clare), Lower Graney, Inchiquin & Atedaun Lakes, Shallee, Carrigaholt, Broadford and Bleach & Lough Graney.

⁴³ [https://www.epa.ie/pubs/reports/water/waterqua/Water%20Quality%20in%20Ireland%202013-2018%20\(web\).pdf](https://www.epa.ie/pubs/reports/water/waterqua/Water%20Quality%20in%20Ireland%202013-2018%20(web).pdf)

⁴⁴ <https://data.gov.ie/dataset/high-status-objective-water-bodies>

Clare County Council and LAWPRO have identified and proposed 125 water bodies for protection and restoration to be included in the 3rd cycle of the River Basin Management Plan (RBMP).

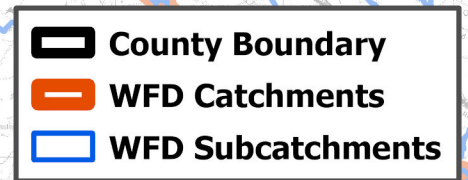
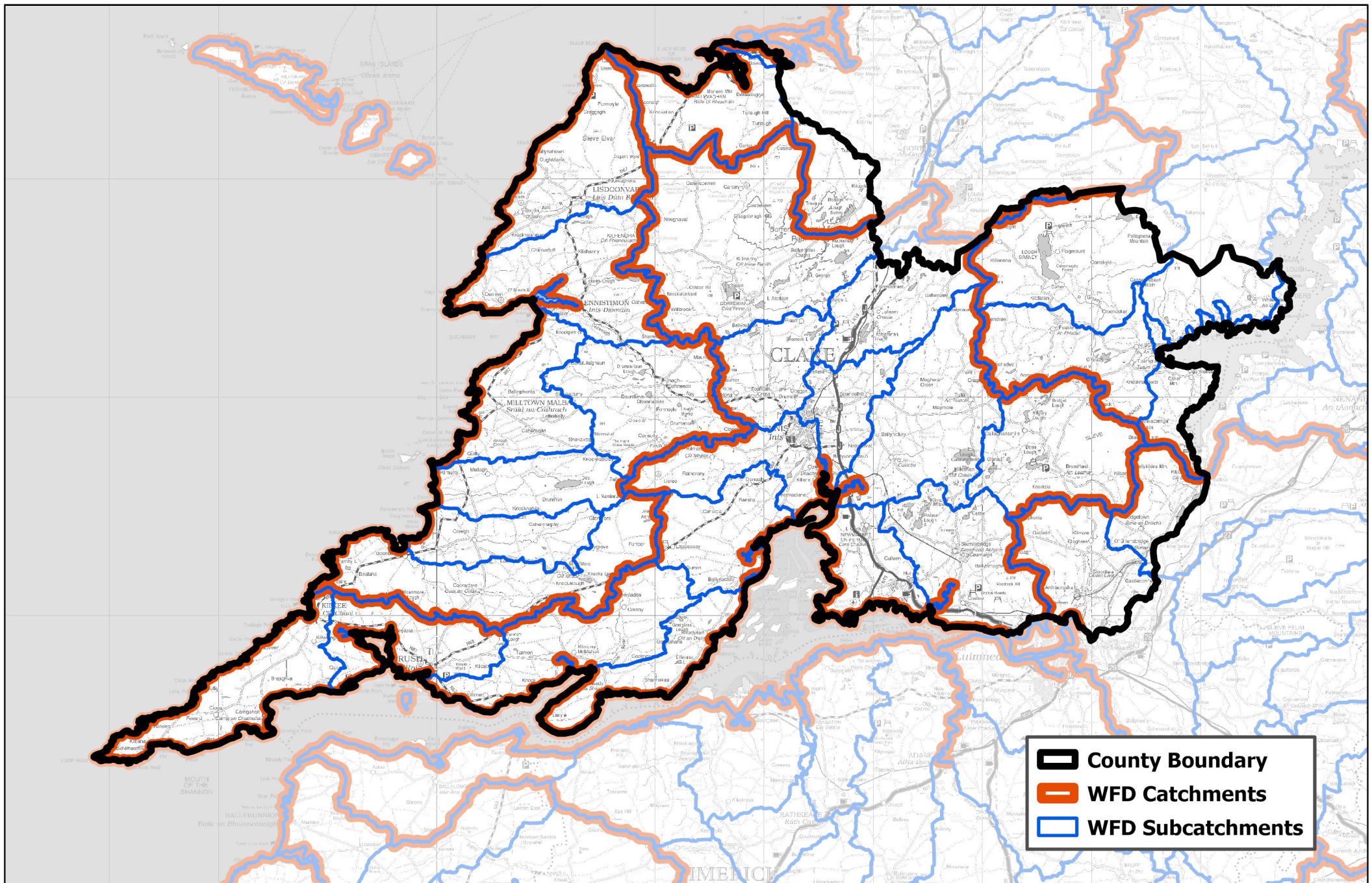
The EPA's water quality report 2013-2018⁴⁵ identified two transitional waterbodies (TWB) associated with County Clare at poor or bad status, with the Shannon airport lagoon TWB classified as at poor ecological status and the Lough Donnell TWB classified as at bad ecological status. The biological driver behind these classification for Shannon airport lagoon TWB and the Lough Donnell TWB is lagoonal communities.

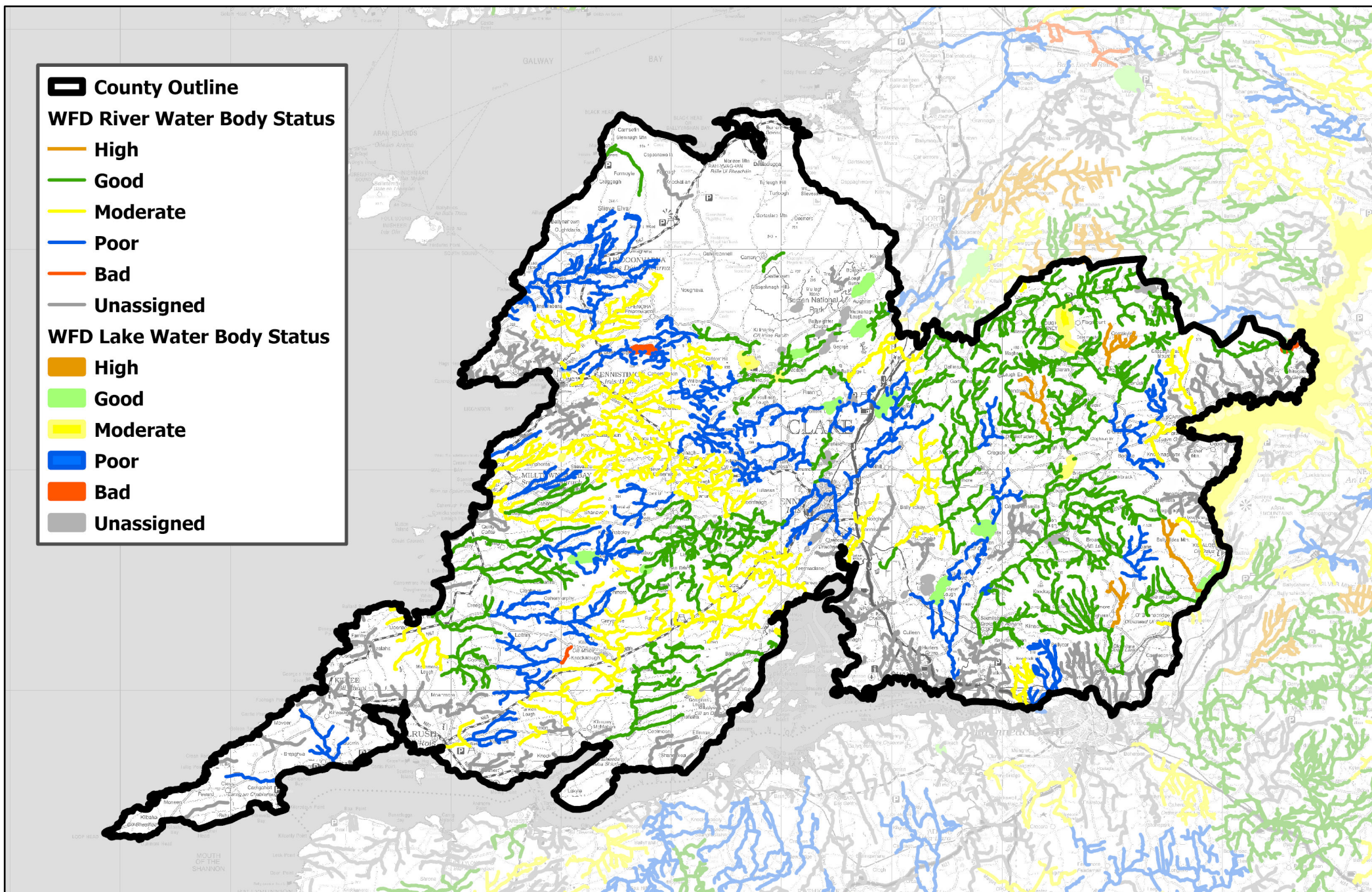
Coastal waterbodies that have been surveyed during the 2013-2018 period are Outer Galway Bay (High Status) and the Mouth of the Shannon (23;27) (Good Status).

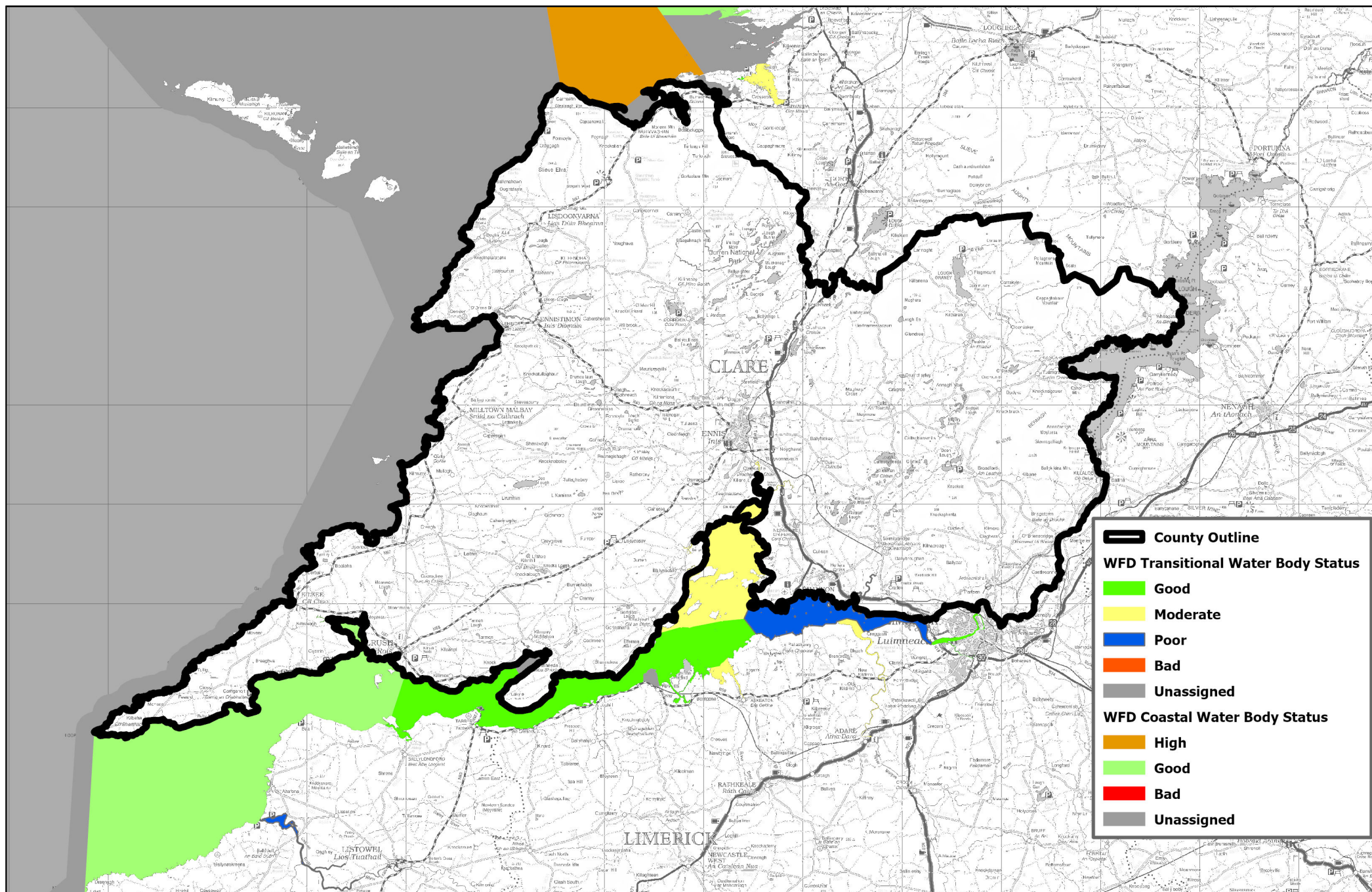
Overall water quality in Ireland compares favourably with that in other EU countries. However, similar to many other EU countries, Ireland still faces considerable challenges to meet the core objectives of the WFD within the required timeframes. Of particular note, in terms of change across status categories, is the continuing decline in the proportion of high-status surface water bodies, which have decreased from 12.9% in 2007- 2009 (the first WFD baseline assessment) to 8.5% in 2013-2018, and the very unwelcome increase in the proportion of poor status surface water bodies, which have increased from 14.8% in 2007-2009 to 17.9% in 2013-2018.

The three main challenges for water quality management are to eliminate serious pollution associated with point sources; to tackle diffuse pollution; and to use the full range of legislative measures in an integrated way to achieve better water quality. A key element of the Programme of Measures developed to achieve the objectives of the WFD is focused measures on rivers water bodies where monitoring has identified causes of pollution, which will help reduce pollutant loading to lakes and coastal waters as well as improving river quality.

⁴⁵ [https://www.epa.ie/pubs/reports/water/waterqua/Water%20Quality%20in%20Ireland%202013-2018%20\(web\).pdf#page=59](https://www.epa.ie/pubs/reports/water/waterqua/Water%20Quality%20in%20Ireland%202013-2018%20(web).pdf#page=59)







5.10.6 Groundwater

Groundwater is defined as the water stored underground in formations of saturated rock, sand, gravel, and soils. Surface and groundwater are inextricably linked therefore making it difficult to protect from contamination, particularly in such a vulnerable area as the Drumcliff and Pouladower Springs in Ennis and the large karstic areas of the Burren and West Clare. The protection of groundwater from human activity is crucial as the resource is highly susceptible to contamination with long-term consequences for humans and the environment.

The Geological Survey of Ireland (GSI) rates aquifers according to their vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter underground water. **Figure 5.10.4** highlights areas of extreme to low vulnerability. A large area in the County is rated as being of Extreme (X) vulnerability- rock at or within 1m of the surface. In West Clare beyond a line running from Doonbeg to Kilrush and as far west as Cross the vulnerability is classified as Low with pockets of Extreme along the West Coast from Loop Head to Doonbeg. The characterisation of the bedrock aquifer from which the groundwater vulnerability rating partly derives is depicted in **Figure 5.10.5**.

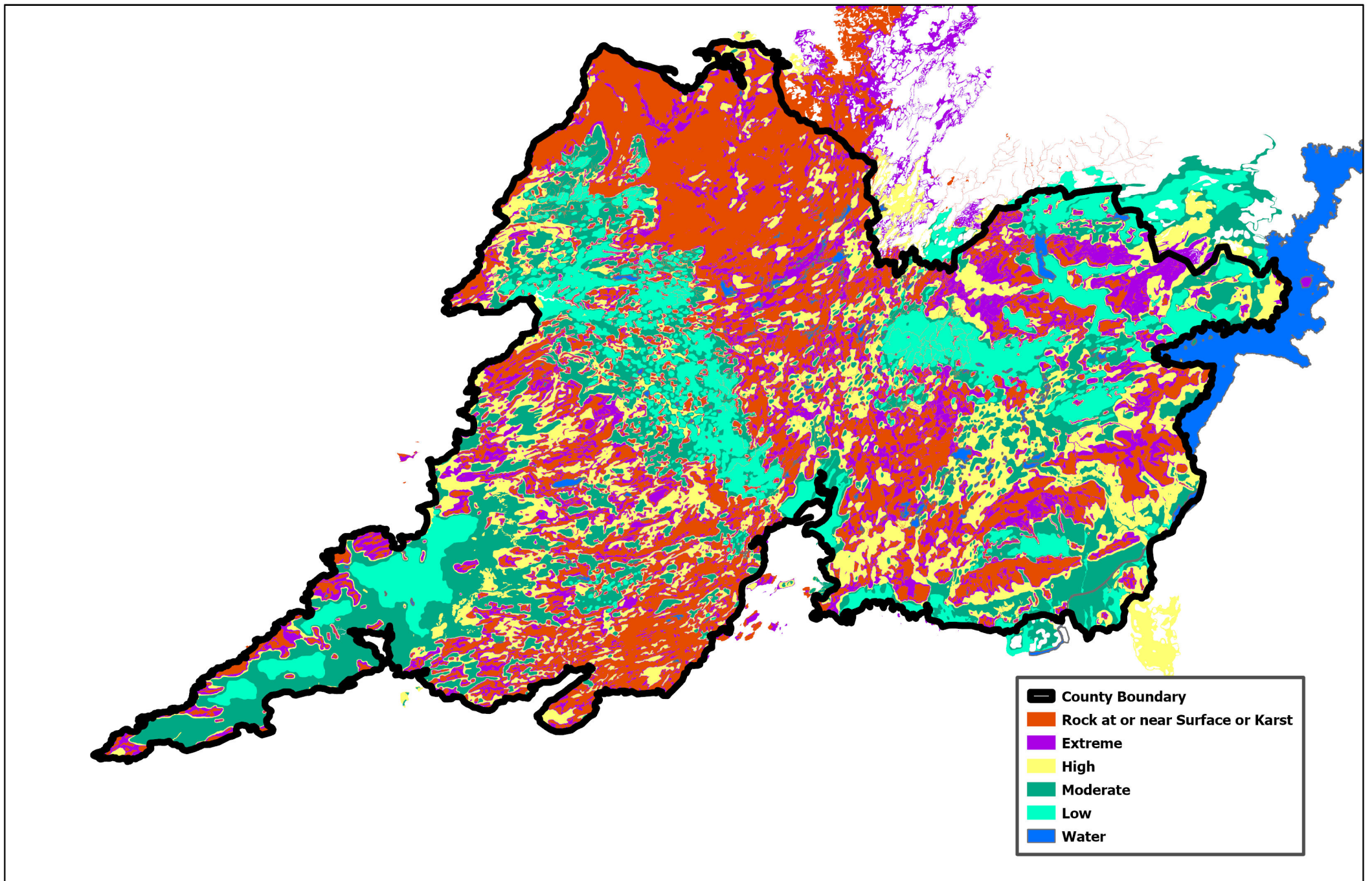
The GSI classifies aquifers, and the classes are divided into three main groups based on their resource potential, and further subdivided based on the type of openings through which groundwater flows. There are nine aquifer categories in total. Regionally important (karstified - conduit) aquifers are generally located to the west of the country, in the Burren/East Galway area. Gravel aquifers are much smaller in number and extent, covering only about 1,221km² nationally. In County Clare the aquifer is classified by the GSI as “Locally Important” for the area from Ennistymon to Kilrush. It is classified as “Regionally Important Karstified-conduit” for the area extending from Ennis to North Clare. The Aquifer Classification and & Groundwater Source Protection Zones of County Clare are shown in **Figure 5.10.5**.

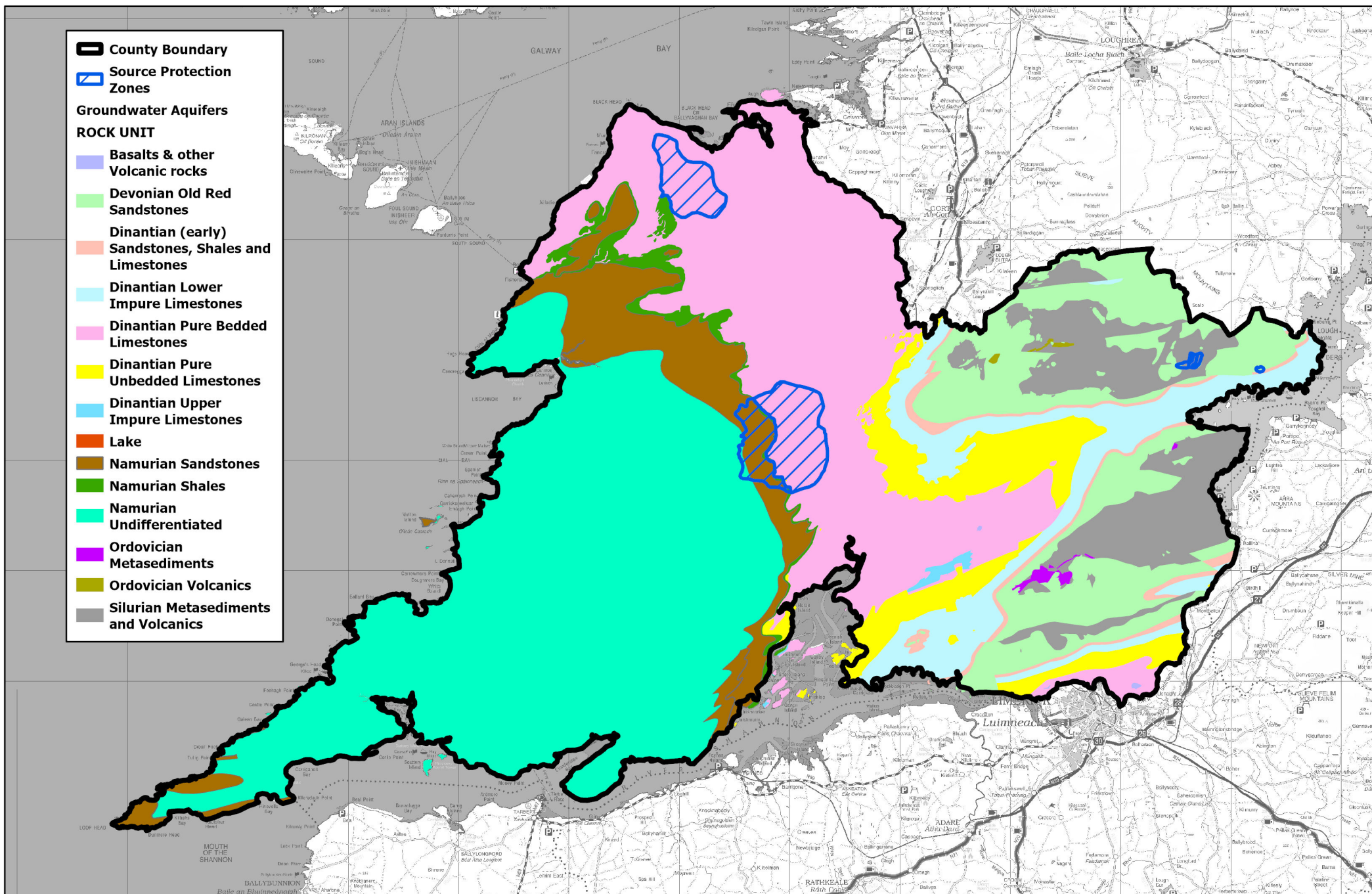
Karst features play an important role as conduits for water and pollutants and numerous karst landforms are mapped within the Regionally Important Karstic Aquifer of County Clare. Common karst features can include swallow holes, caves, turloughs and enclosed depressions. The distribution of known karst features is illustrated in **Figure 5.10.7**.

Figure 5.10.5 shows the WFD Ground Waterbody (GWB) status in County Clare. The Groundwater Body is the management unit under the Water Framework Directive. Overall, the GWB’s within the County are primarily of good status.

Potential pollution sources within groundwater protection zones include numerous small farms, together with illegal dumping, especially in dolines (enclosed depressions) and sinkholes in karstic areas. Much of the area has been developed with scattered rural housing with associated septic tanks. There are also a number of petrol stations within the catchment area, one of which is located close to swallow hole. Incidences of domestic oil tank leakages can also occur posing a potential pollution threat to groundwater.

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.





Strategic Environmental Assessment of Clare County Development Plan

Scale: Not To Scale

Date: April 2023

Drawn: PMM

Checked: SD

Approved: CI

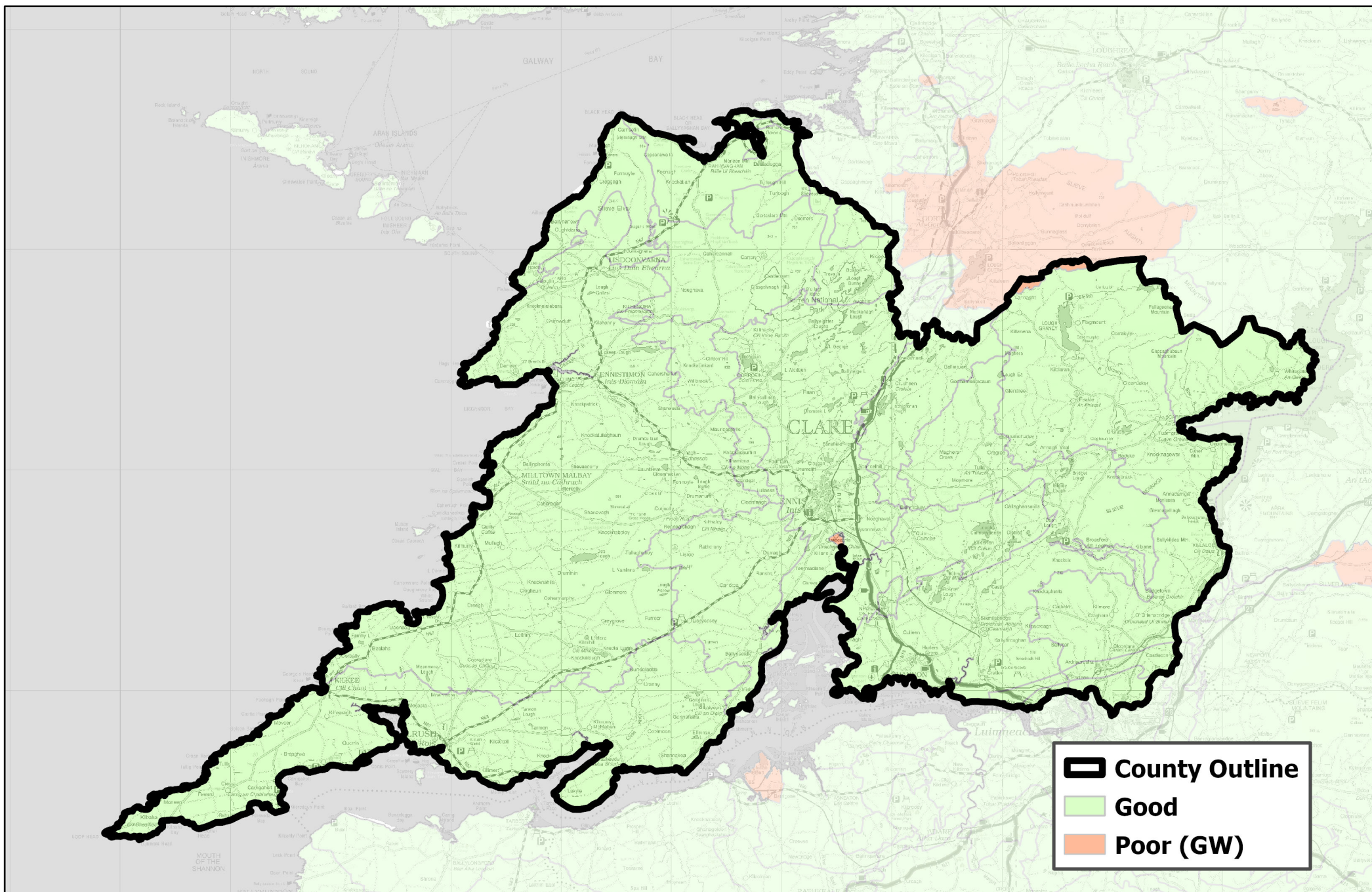
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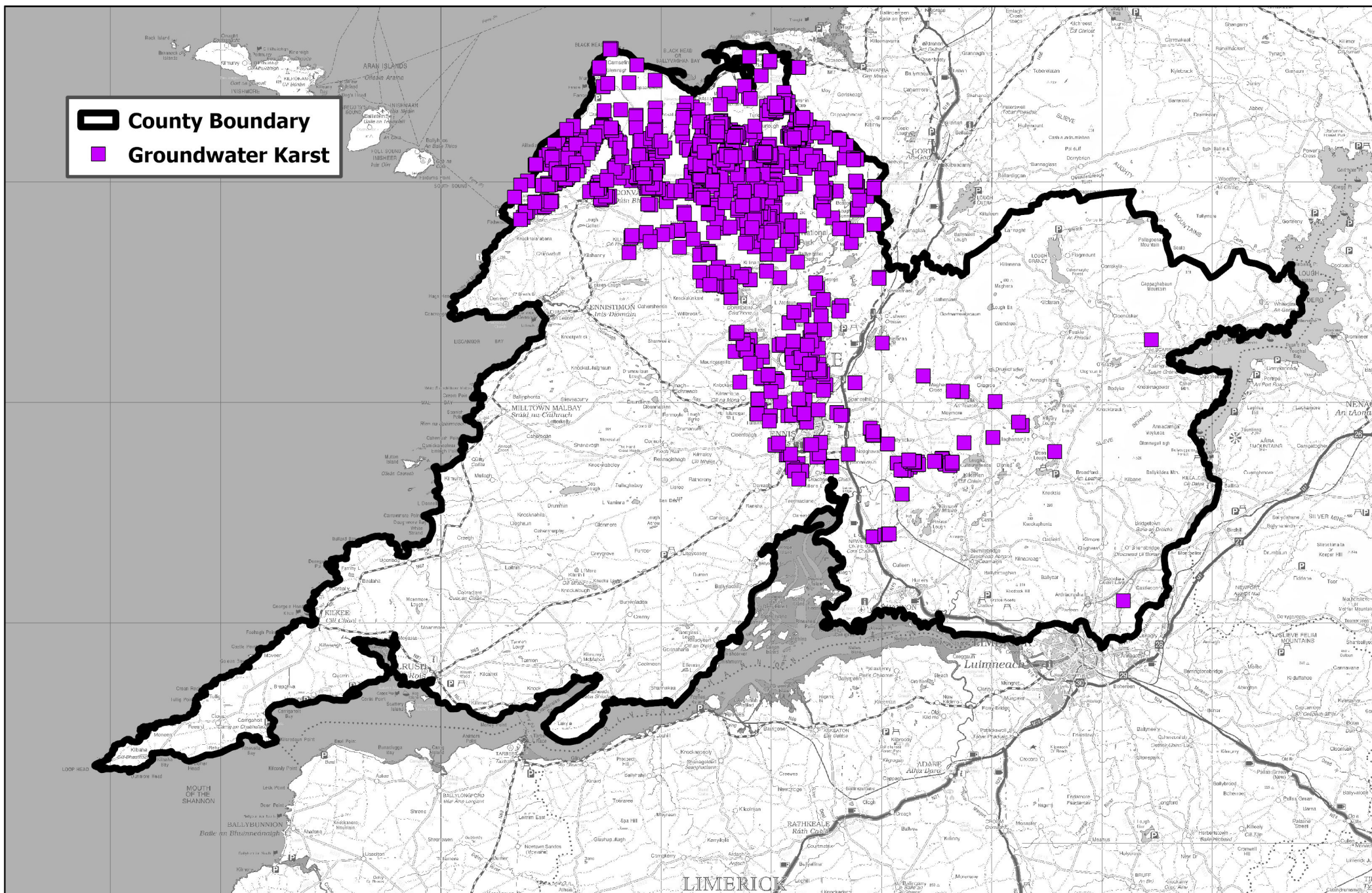
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Clare County
Council

Figure 5.10.5 Groundwater Aquifer Classification and Source Protection Zones





5.10.7 Protected Bathing Waters

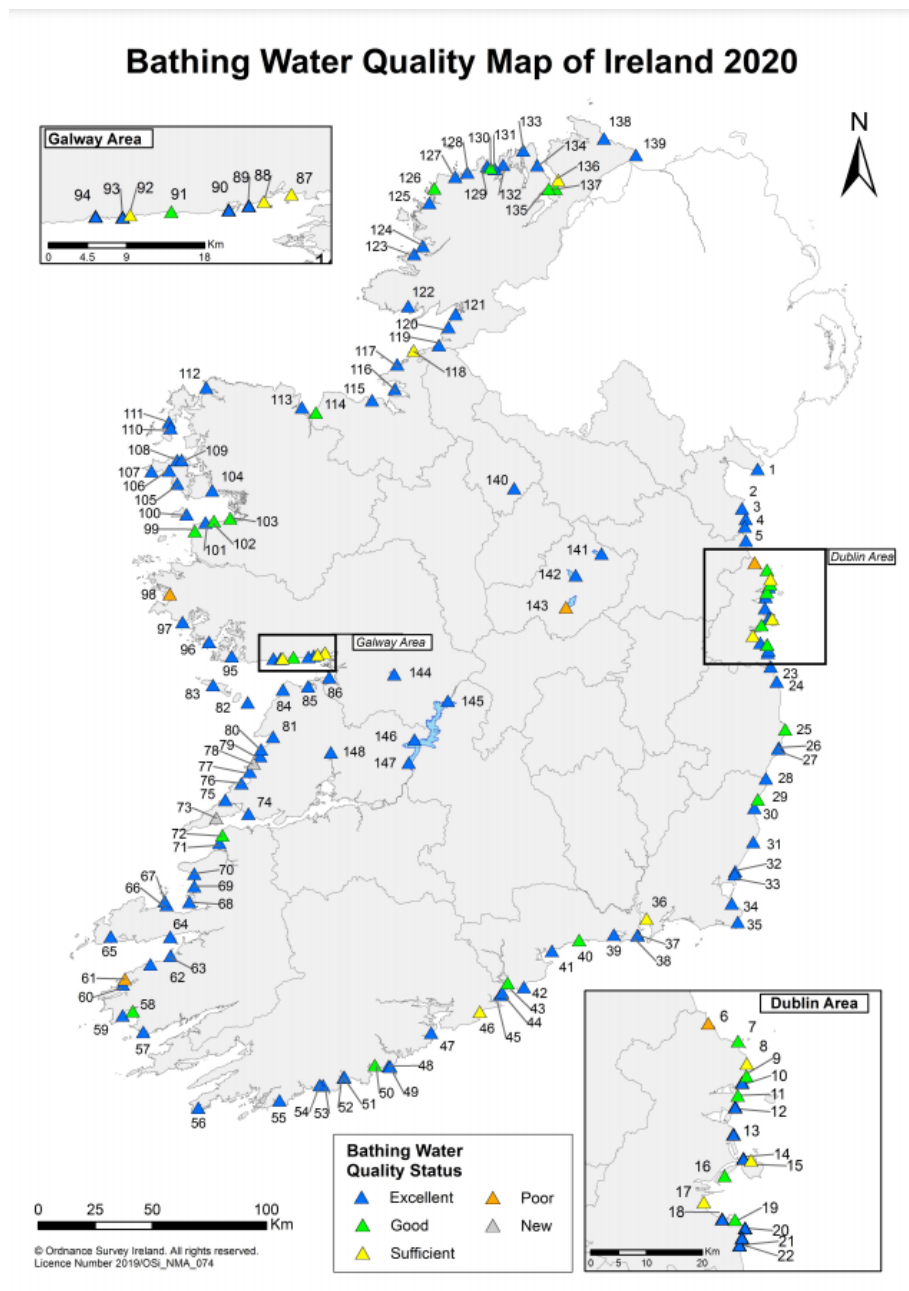
The legislation governing the quality of bathing waters is EU Directive (76/160/EEC), transposed into Irish law by the Quality of Bathing Waters Regulations, 1992 (SI No. 155 of 1992). A new Directive on bathing water (2006/7/EC) came into force in March 2006, transposed into Irish law by the Bathing Water Quality Regulations, 2008 (SI No. 79 of 2008), and will repeal the 1976 Directive with effect from 31 December 2014. The 2006 Directive establishes a new classification system for bathing waters (based on microbiological standards) and requires that a classification of at least 'sufficient' be achieved by 2015 for all bathing waters.

At present E.Coli and Intestinal Enterococci are used to classify bathing waters into four categories of 'Excellent', 'Good', 'Sufficient' and 'Poor' in accordance with the 2008 Regulations. These targets represent a further strengthening of measures to protect public health and amount to an almost two-fold decrease in the levels of microbiological contamination deemed to be acceptable for bathing waters. In addition to this tightening of standards a minimum target of 'Sufficient' will be required to be achieved for all bathing waters. County Clare now has 14 monitored bathing waters, the most recent beach added in 2020 was Carrigaholt. Carrigholts water quality has not yet been assessed. The remaining 13 bathing waters were monitored and have all achieved excellent quality over the sampling period 2017 --2020 (Quilty was a new monitored beach in 2017 and achieved excellent quality in 2018, 2019 and 2020).

All 14 designated Bathing Waters in County Clare are shown on a map from the EPA's Water quality in Ireland 2020 report.⁴⁶, as shown in **Figure 5.10.8**, have 'excellent' bathing water quality status.

⁴⁶<https://www.epa.ie/publications/monitoring--assessment/freshwater--marine/bathing-water-quality-in-ireland-2020-.php>

Figure 5.10.8 Bathing Water Locations (Courtesy of EPA Water Quality Report 2020)



5.10.8 Climate Change and Water Quality and Quantity

The specific issues of climate change are difficult to predict, but it is likely that they will add to water quality management issues in the future, both in the areas of flood and drought management. Heavier winter rainstorms give rise to flash flooding and land saturation, bringing more significant loads of diffuse pollution into the water bodies. Drought periods can give rise to low water levels and associated difficulties with adequate water quantity for abstraction, to serve the needs of the potable water supply areas. Higher levels of rainfall coupled with a change in the time of year in which we receive these rainfall events will inevitably lead to impacts on water quality. This impact is already being felt on our Bathing Waters where closures are required during the summer period due to the potential impact on human health.

5.10.9 Flooding

Flooding is a major issue in relation to County Clare, particularly over recent years, and the issues of flood risk management; through mitigation and adaptation measures and developing overall resilience to climate change are of critical importance. A strategic approach to the management of flood risk is important in County Clare as the risks are varied and disparate, with scales of risk and scales of existing and proposed development varying across the county.

Following the Planning Guidelines, development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed. Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

It is important to note that whilst it may be technically feasible to mitigate or manage flood risk at site level, strategically it may not be a sustainable approach.

Flooding can be exacerbated by development through removal of flood plain and therefore flood storage, by altering watercourses and increasing surface water run-off. Flooding can also pose a threat of water contamination due to inundation of wastewater treatment systems, agricultural run-off, and surface water run-off from developments.

Catchment Flood Risk Assessment and Management (CFRAM) Studies have been undertaken and Flood Risk Management Plans (FRMPs) have been prepared in line with the European Directive 2007/60/EC (Floods Directive). It requires member states to carry out preliminary flood assessments to identify areas of potentially significant flood risk, or Areas for Further Assessment (AFA).

The OPW published in early 2018 individual FRMP for each of the 29 River Basins assessed as being potentially at significant risk of flooding. The FRMP relevant to County Clare is the Shannon Estuary North & Mal Bay River Basin. Areas of Further Assessment (AFAs) within the County include Ennis, Shannon, Kilrush and Kilkee.

Each CFRAM Study has produced flood maps and flood risk management objectives. The CFRAM programme is central to the medium to long-term strategy for the reduction and management of flood risk in Ireland. Flood extent mapping for fluvial, pluvial, and coastal flooding is available on the

OPW's dedicated flood map viewer.⁴⁷ River Flood Extents and Past Flood Events within County Clare are shown in **Figure 5.10.9**.

Requirements for a Flood Risk Assessment

In 2009 the OPW's *'The Planning System and Flood Risk Management Guidelines for Planning Authorities'* was published which ensures that flood risk assessment and management is incorporated within the planning system and is of relevance for development occurring at or near the coast. In relation to flooding, it is important to ensure the resilience of any RE infrastructure or development (which may include windfarms, solar farms etc) to the effects of climate change, including flood protection of assets, and ensure that sectoral activities do not increase flood risk of other development located downstream within a catchment.

The Strategic Flood Risk Assessment accompanying the CDP will assist in identifying appropriate areas for development. Flood alleviation works that have been undertaken and are in the pipeline will aid in the management of flood waters in protecting the main settlement areas within the county.

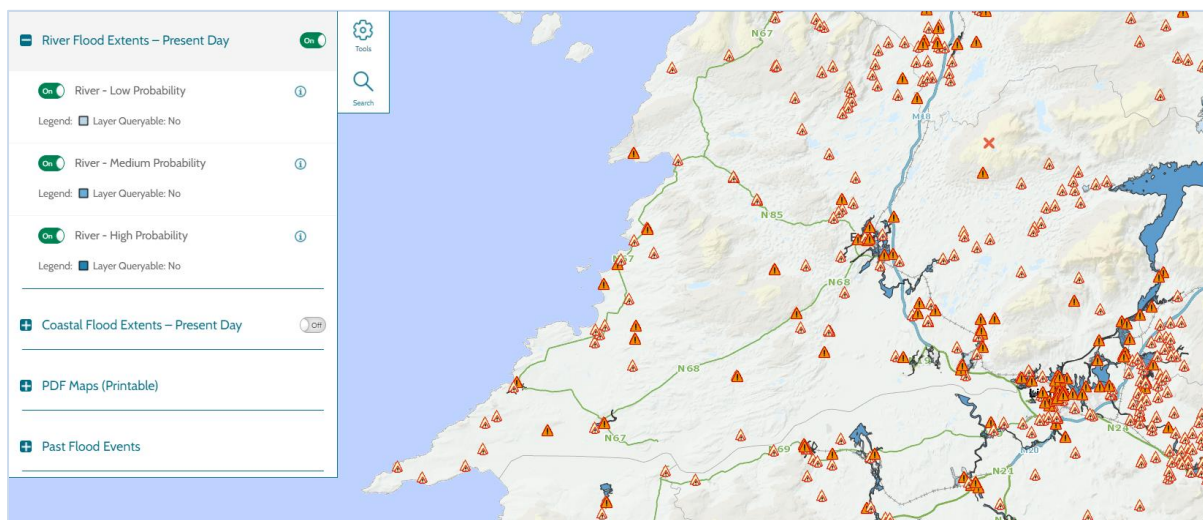
An appropriately detailed flood risk assessment will be required in support of any planning application for development within a Flood Zone A or B. The level of detail will vary depending on the risks identified and the proposed land use. As a minimum, all proposed development, including that in Flood Zone C, must consider the impact of surface water flood risks on drainage design. In addition, flood risk from sources other than fluvial and tidal should be reviewed.

For sites within Flood Zone A or B, a site specific "Stage 2 - Initial FRA" will be required and may need to be developed into a "Stage 3 - Detailed FRA". The extents of Flood Zone A and B are delineated through this SFRA. However, future studies may refine the extents (either to reduce or enlarge them) so a comprehensive review of available data should be undertaken once an FRA has been triggered.

Within the FRA the impacts of climate change and residual risk (including culvert/structure blockage) should be considered and remodelled where necessary, using an appropriate level of detail, in the design of finished floor levels. Further information on the required content of the FRA is provided in the Planning System and Flood Risk Management Guidelines.

Any proposal that is considered acceptable in principle shall demonstrate the use of the sequential approach in terms of the site layout and design and, in satisfying the Justification Test (where required), the proposal will demonstrate that appropriate mitigation and management measures are put in place.

⁴⁷ OPW Flood Maps Viewer: <https://www.floodinfo.ie/map/floodmaps/>

Figure 5.10.9 River Flood Extents and Past Flood Events within County Clare

5.10.10 Water Conservation

Clean potable water is an important resource that must be protected and conserved. Slightly lower than the national average of 42%⁴⁸ it is estimated that 37%⁴⁹ of the water supplied in County Clare is lost as a result of leakage as well as illegal use of water. The Ennis Water Supply Scheme has one of the highest levels of water leakage in Co. Clare. The production and treatment of the supply of water must be managed in a sustainable manner. In line with national policy and priorities of Irish Water's National Leakage Reduction programme, the Local Authority will comply with the requirement to measure water flow in specific areas of the network to identify the levels of leakage and to assist in the objective to conserve water.

5.10.11 Issues and Threats

Ireland has seen continuing decline in high status water bodies and an increase in the number of water bodies in poor ecological health. The EPA State of the Environment Report 2020 notes that almost half of Ireland's surface water bodies (river, lake, transitional and coastal) are failing to meet their objectives under the WFD. For the water quality reporting period 2013-2018, just over half of Ireland's water bodies (53%) were at Good or High-status ecological status.

An understanding of the significant pressures these water bodies are under and interaction with any marine/land based renewable energy projects is critical.

There continues to be a decline in the number of water bodies reaching or maintaining High ecological status, with only 20 sites reaching Q5 status compared to 500 30 years ago, and an increase in the number of the most polluted water bodies.

In terms of chemical status in surface waters, while some ubiquitous priority substances (e.g., hydrocarbons) continue to be present in some water bodies, use of herbicides is widespread. Three-quarters of surface water bodies assessed for chemical status over the 2013-2018 period had Good

⁴⁸ <https://www.cru.ie/wp-content/uploads/2020/08/CRU20089-Energy-and-Water-Monitoring-Report-for-2019.pdf>

⁴⁹ Figure collated by the National Oversight and Audit Commission, 2015

chemical status. The majority of groundwaters (92%) have Good chemical status, and 99% have Good quantitative status i.e., rainfall replenishment of groundwater is generally able to sustainably support current abstraction volumes. The Cycle 2 RBMP flagged 6% of groundwater bodies as requiring further assessment for abstraction pressures.

The key pressures on water bodies continues to be agriculture (nutrient run-off and sediment, point pressures such as farmyards), followed by hydromorphological issues (e.g., land drainage, channelisation), urban wastewater discharges and forestry, as well as other pressures. The key nutrients pressures are from phosphorus (the dominant nutrient of concern for surface waters) and nitrate (a particular problem in the south and south-east, as well as for groundwaters). Invasive or alien species remain a problem.

The significant pressures for river and lake water bodies within County Clare include⁵⁰;

- Agriculture
- Anthropogenic (include nutrient, chemical, microbiological, organic and sediment pollution.
- Domestic wastewater
- Forestry
- Hydromorphology
- Industry
- Urban runoff
- Urban wastewater
- Abstraction
- Invasive species

Aquifer vulnerability is Extreme in large areas of the County which will require consideration during construction stage of any renewable energy infrastructure. Large areas of the county are classified as a Regionally Important Aquifer meaning a dependence on groundwater as a supply therefore the potential to impact on groundwater supplies and the limitations in terms of development in proximity to groundwater source protection zones will require consideration.

Karstification is widespread in the northwest of the County, infrastructure development will require careful avoidance and consideration of both known and unknown karst features in terms of potential collapse and the possibility for karst features to become conduits for pollutants to enter.

The provision of a good quality water supply is a critical requirement for attracting investment in the county. The volume of water lost through leakages in pipe infrastructure is not only a local or county level issue but a county wide issue. While a significant pipe rehabilitation programme is underway through Irish Water's National Leakage Reduction Programme, further education and information on water conservation and usage for water users is needed.

The significant pressures for ground water bodies within County Clare include;

- agricultural
- anthropogenic

⁵⁰ 2nd Cycle significant pressures, data available via catchments.ie mapping

For the Marine environment the key drivers of pressures and impacts arise from anthropogenic sources such as litter, climate change, noise, and pollution events. Ocean warming and acidification are driven mainly by climate change. These pressures can exacerbate other issues such as impacting native biodiversity, facilitating expansion, or spread of invasive or opportunistic species. Increased flows in rivers could also facilitate increased nutrient transport to the marine environment, combined with climate change, are expected to increase the risk of algal blooms.

Marine litter affects ocean life and pollutes beaches, the water column, and the seafloor. Dredging and dumping at sea is required for maintaining ports and navigational channels and is a licensable activity in Irish waters. Underwater noise is also increasing globally and related primarily to human activities (e.g., for drilling, extraction, navigation and data imaging purposes). Marine life is often sensitive to noise impacts, particularly whales and dolphins. Seaweed harvesting is another human activity which may impact on coastal biodiversity, particularly where large-scale commercial activity takes place.

Commercial fisheries and aquaculture also place pressure on the marine environment through overfishing/discards of target species and bycatch of non-target species, disruption/destruction of habitats and species from trawling and dredging. Discharges of waste from fish farms is another issue, as is introduction of non-native species or pharmaceuticals for parasite control/anti-fouling agents. Escaped farmed species for instance may impact on the genetic integrity of wild stocks, and there are also landscape/seascape impacts from aquaculture gear. Irish fish stocks have declined due to overfishing and disturbance. Key aspects such as the locations/use of some nursery habitat/feeding areas remains poorly understood; 34 stocks (18%) achieved GES, 44 (22%) did not, with the status of 99 stocks unknown. Disturbance and impacts to seafloor habitats (e.g., from bottom trawl fishing gear) are widespread in Ireland's continental shelf area (46% of the assessed area is highly disturbed), but not all the maritime area has been assessed.

The significant pressures for transitional water bodies within County Clare include;

- Anthropogenic;
- Agriculture; and
- Hydromorphology

5.10.12 What would happen to the water resource without implementation of the CDP?

The eleven existing directives outlined under Article 11 of the WFD would continue to be implemented and enforced for the third cycle of the River Basin Management Plan (RBMP) covering the period 2022-2027, also taking account of the most recent status of water bodies, the outputs of the risk characterisation process as well as the lessons learned from the implementation of the first and second cycle. The Irish Water Business Plan, Water Services Strategic Plan and National Water Resources Plan, would take place independently of the CDP with the expected investment resulting in the provision of new or upgraded plants in 105 agglomerations, leading to some improvements in some water bodies. The existing planning system will need to account for water quality and refer to the programme of measures implemented through the RBMP.

However, without the CDP, water quality is likely to deteriorate due to unplanned development and lack of protection from policies. There is a legislative requirement under the WFD to achieve good status of all water bodies. While efforts to achieve this would continue in the absence of the CDP, the Plan will aim to ensure that the use of and mitigation measures for such waters are given due regard in all development proposals arising from the CDP.

5.10.13 Data Gaps/Problems

The water quality baseline data is broad. Problem areas will be defined more specifically if more water quality testing locations were introduced across the county. Water Quality Records are continually being monitored. The most up to date information has been utilised but it is accepted this may change during the Plan making process and will be updated accordingly.

5.10.14 Inter-relationship / actions with other environmental parameters

Water quality has a strong inter-relationship with all environmental parameters.

	PHH	SG	AC	BFF	L	CH	MAT	MAW	MAWS	MAWW	MARE
W	√	√	√	√	√	√	√	√	√	√	√

(BFF = Biodiversity, Flora and Fauna; PYHH = Population and Human Health; SG = Soil and Geology; W = Water; Air and Climatic Factors; L = Landscape; MA=Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Wastewater; (MA)RE = Renewable Energy; CH =Cultural Heritage

5.10.15 SEA Recommendations

SEA Recommendations – Water	Inclusion in the Plan
The provision of a good quality water supply is a critical requirement for attracting investment in the county. The volume of water lost through leakages in pipe infrastructure is not only a local or county level issue but a county wide issue. While a significant pipe rehabilitation programme is underway through Irish Water’s National Leakage Reduction Programme, further education and information on water conservation and usage for water users is needed. Water conservation should be a priority in increasing water supply.	Yes, through the inclusion of CDP Objective 11.28 & 11.30.
Protection of European sites should be a priority when selecting sites for drinking water abstraction.	Yes, through the inclusion of CDP Objective 11.28 and specifically part C of this objective.
Issues in relation to climate change and the impacts on water supply and water quality need to be incorporated into the Plan. Although uncertain in terms of how climate change will fully manifest itself, the observed changes and anticipated future change in precipitation patterns and air temperatures e.g., water conservation through on-going pipe rehabilitation, promoting use of grey water and rainwater harvesting.	The interrelationship between climate change and the impacts on water quality and supply are inherent throughout the Plan.

The protection of our Bathing Waters within the County should be prioritised.	This is achieved through the inclusion of CDP Objective 13.14 relating to the implementation of the Bathing Water Directive.
Register and mapping of contaminated sites.	This is included as an objective in the Plan through the requirement to undertake due diligence and remedial works for all contaminated lands.
Register and mapping of oil leakages.	This is not included as an objective in the Plan but can form part of a long-term monitoring initiative.
Promote the need for compliance of dry cleaners and vehicle refinishing facilities with the 2014 Regulations and to ensure a best practice approach in relation to operation and waste disposal to remove the risk of discharge and subsequent contamination of surface and/or ground waters.	This is not included in the Plan, however monitoring compliance can form part of a long-term monitoring initiative
The measures required for protection of water quality need to be seen as an integrated approach incorporated into the numerous aspects of strategic planning and land use zoning.	This is strongly achieved across a broad range of objectives within the CDP.
Flood Plains as natural flood storage areas should be protected from development.	Yes, incorporate through the zoning analysis in Volume 3 and the associated SFRA.

5.11 Material Assets

5.11.1 Introduction

Material assets are defined as the critical infrastructure essential for the functioning of society such as water supply, wastewater treatment, transportation etc. This section will address the following:

1. Transportation
2. Waste Management
3. Water Supply
4. Wastewater Treatment Infrastructure
5. Renewable and alternative energy

5.11.2 Transportation

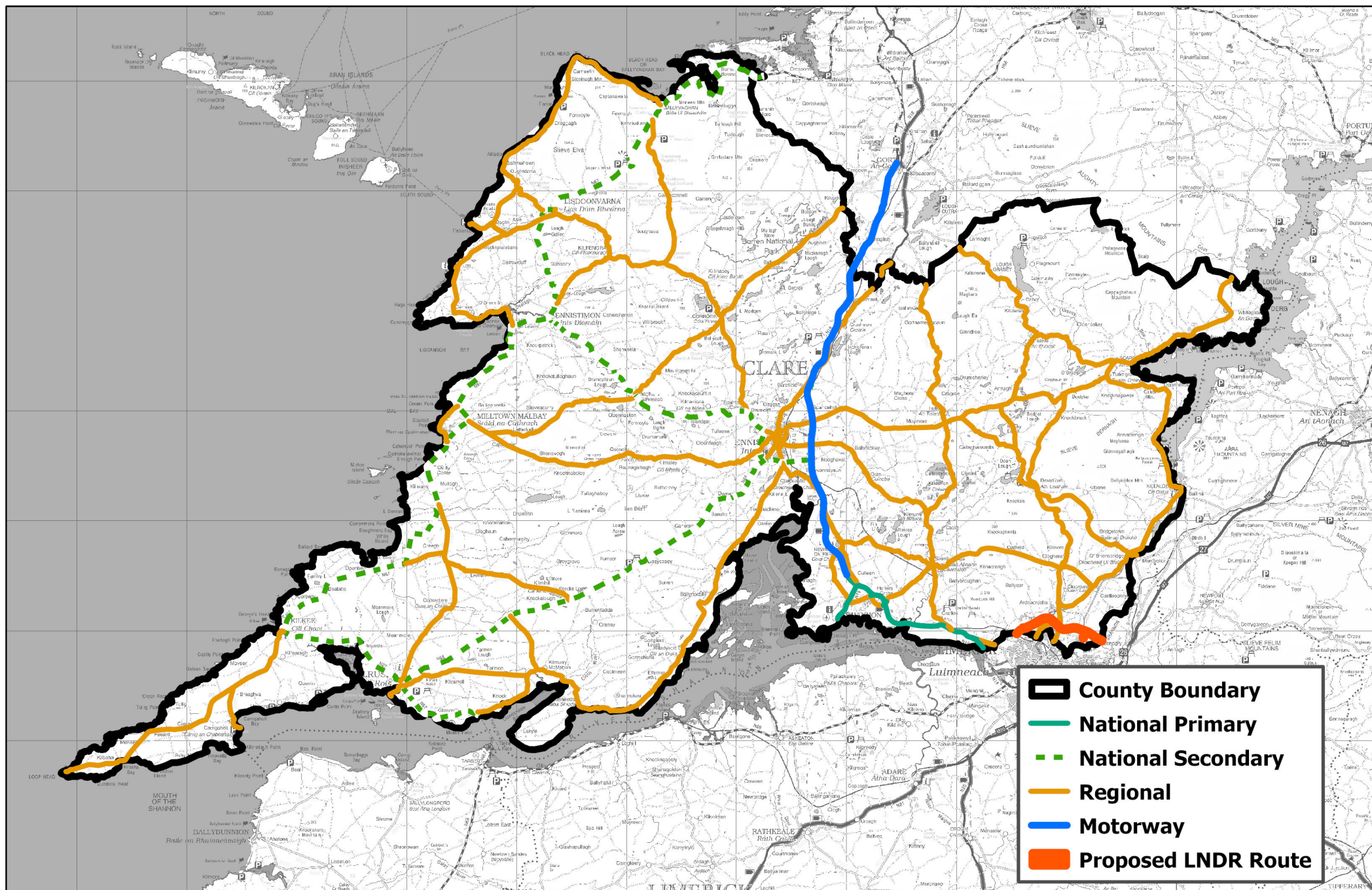
Access to an efficient transport network contributes to opportunities for all sectors of the population to access services, facilities and social networks that are necessary to meet daily needs. Ease of accessibility enhances quality of life, promotes social inclusion, presents opportunities, and promotes human health through expansion of cycle and walking infrastructure.

Road Network

The road network in the county is made up of motorway, national primary roads, and national secondary roads, regional and local roads. County Clare has a large rural area with a dispersed population with the result that the car is the predominant mode of transport. The maintenance and upgrade of the existing road network and, where necessary, the provision of new road networks or realignments are essential to achieve modern high standards.

The existing main roads include; the M18 motorway which by-passes Ennis, connects the town to the national motorway network and two National Primary Routes, the N18 Galway-Limerick motorway and the N19 which starts at Shannon Airport and leads on to the N18. (See **Figure 5.11.1**). The National Secondary roads include the N85 Ennis-Lahinch, N67 Killimer-Ballyvaughan and the N68 Ennis to Kilrush routes.

The M18 has much improved road connectivity nationally, reducing travel times significantly to Dublin, Cork, Limerick, and Galway, with the final section between Gort and Galway now completed. It has also contributed to a significant benefit in reduced local travel patterns to places of employment, including Shannon. The Limerick Northern Distributor Road (LNDR) is a policy objective of both Local Clare and Limerick Local Authorities, supported most recently by its inclusion as a *National Enabler* in the adopted RSES. Historically, the need for the Scheme was identified in the Limerick Planning, Land Use and Transport Study. Phase 1 of the LNDR from Coonagh to Knockalisheen is currently under construction.



Bus Network

Bus Éireann operates regular services from their centrally located newly refurbished bus station to Shannon Airport, Galway, Limerick, Cork, and Dublin. Private operator, Dublin Coach also operate several (up to twenty-five during peak times) daily express services between Ennis, Limerick, Kildare and Dublin. Bus Éireann also provides an infrequent service from Ennis to north and west Clare and a regular service to Shannon Airport.

Local Services are provided for by Clare Bus, a not-for-profit bus service, which has a large number of routes that connect Ennis with its extensive rural hinterland. The services provided are designed to support communities and increase transport options at a local level while opening access to the national transport network. The route schedules connect with national transport links provided by Bus Éireann, Dublin Coach, and Irish Rail in Ennis.

Transport For Ireland (TfI) Local Link Limerick Clare has expanded its services in Clare, including the first rural regular services that will run five to seven days a week. The service was launched in March 2021 with the new Local Link route 337 highlighting the Shannon Estuary Way serving Labasheeda, Kildysart, Ballynacally, Kilmurry McMahon, Knock, Killimer, the ferry terminal, and world-famous fishing sites three times a day from Monday to Saturday with a reduced timetable on Sundays.

Local Link will provide access to these areas for staycations and tourists as well as facilitating local resident's transportation needs, providing connectivity between Kilrush and Ennis. The need for the expansion of Local Link services was voiced by the local communities, community groups, Clare County Council and Elected Representatives during a period of public consultation in February 2020.

Working with the NTA's Connecting Ireland Team, Local Link Limerick Clare focused on merging the Bus Éireann rural services in Clare that were reconfigured under the July Stimulus and enhancing the services to meet the needs identified by those who took part in the public consultation.

Rail Network

The rail services within County Clare consist of a branch off the Limerick line which serves Ennis. The Limerick Shannon Metropolitan Area Transport Strategy promotes an integrated transport strategy for walking, cycling, bus, rail and road to support planned growth up to 2040. The Western Rail Corridor underwent significant upgrades with 36 miles of track and associated infrastructure, as well as the provision of five stations at Gort, Ardahan, Craughwell, Sixmilebridge and Oranmore. Ennis is situated on the western rail corridor which has undergone substantial investment over recent years. Ennis rail and bus station is located within walking distance of the town centre of Ennis. There are park and ride facilities at the station. The regular routes serviced from Ennis include a Limerick/Dublin service, Limerick/Cork/Tralee, and Galway/Limerick services. There is no rail line serving Shannon, with the closest station located in Sixmilebridge, approximately 6km east of Shannon town centre. Bus route 343 operated by Bus Éireann provides an infrequent connection between Shannon Town Centre and Sixmilebridge station. It is noted that the Shannon Town and Environs Local Area Plan includes an objective to link Shannon with Sixmilebridge station via a direct shuttle bus in the short-term. The LSMATS indicates that connectivity to Shannon will be significantly improved over the lifetime of the Strategy with existing bus services being enhanced with some new additional services, including the better linking of Sixmilebridge Train station to

Shannon Airport together with exploring the potential for a new rail line spur to Shannon Town and Shannon Airport. At present, flooding frequently closes the Limerick-Ennis line at Ballycar causing severe disruption to the LSMA Rail Network. Iarnród Éireann are currently investigating a technical solution to alleviate this flooding. In line with Objective RL8 of the LSMATS the Clare County Development Plan should support the intention of the NTA and the local authorities to work in collaboration with Iarnród Éireann and other relevant stakeholders to resolve the localised flooding issue on the Limerick-Ennis line at Ballycar.

Air

Shannon Airport is located within the southern part of the county. It is a critical element of the transport network in the region with both a national and international role. It is strategically located between Limerick and Galway with capacity to serve an increased market to the west should future development take place in the Shannon Estuary which requires air transport. The Airport boasts the longest runway in Ireland, at 3,199 metres in length, 45 metres wide and in operation 24 hours per day, 365 days per year with 24 stands. The Airport has both scheduled and chartered flights to a range of destinations and has 30 aircraft stands. Passenger numbers in 2017 were 1.75 million but existing infrastructure at Shannon has the capacity to deal with 4.5 million passengers without additional investment. The RSES for the Southern Region identifies Shannon International Airport as an International Gateway to the West of Ireland with an ambition to increase connectivity and create a rail link between Limerick City and Shannon International Airport. The 2017-2023 CDP contained an infrastructural safeguard for a rail line to be provided to Shannon town and International Airport. This should be supported and promoted within the new CDP 2023-2029. In addition, prioritisation must be given to progressing improvements and upgrades to the existing N19 road access from the motorway to Shannon International Airport. Aviation is vital to the future business of the county in terms of tourism and trade and connectivity between airports and public transport together with key nodal points within the county is a key element of this. There is an opportunity to expand the international offering at Shannon Airport through linkages with Cruise Shannon Estuary. In support of the development of the Shannon Estuary as a cruise destination, *Cruise Shannon Estuary* is an initiative led by Shannon Foynes Port Company and supported by Kerry County Council, Limerick City and County Council and Clare County Council. Shannon Foynes Port Company is committed to growing this industry and establishing the Port as one of the top destinations for cruise liners in Europe. Cruise Shannon Estuary will attract expedition cruise ships which will be provided with the opportunity to tender passengers to Cahiracon Pier offering a unique experience for its passengers to experience the Clare Coastline first hand and to further explore the county from this unique landing point. Through ensuring strong connectivity from Shannon International Airport by road and rail there is an opportunity to offer Shannon Airport as a start and finishing point to the cruise sector linking by road to Cahiracon or Foynes.

5.11.3 Climate Change and Transportation

Transportation networks will increasingly need to adapt to cope with effects of a changing climate evidenced by an increase in incidences of flooding and high temperatures resulting in droughts, both attributable to a recognised trend of an increase in extreme weather events. Resilience to these changes needs to be integrated into future and existing networks and services in order to maintain an efficient transportation network. This could materialise in a number of ways, for example, by improving cooling and heating systems within vehicles; provide adequate surface water attenuation

ponds to cope with increased levels of surface water as result of increased rainfall; integrate and plan provision of alternative service route options for public and private transport networks where areas are known to experience flooding.

5.11.4 Waste Management

Clare falls under the Southern Region Waste Management Plan area for which the management plan was published in May 2015. Within the County Development Plan Area there are a range of waste recycling facilities which include 5 recycling centres and transfer stations as follows;

- Central Waste Management Facility, Inagh
- Ennis Recycling Centre, Ennis
- Lisdeen Recycling Centre and transfer station, Kilkee
- Scarriff recycling centre and transfer station, Scarriff
- Shannon recycling centre

Domestic and commercial waste collection is undertaken solely by private permitted collectors, which include waste separation to aid waste recycling. There is an extensive education and awareness programme of waste prevention initiatives in order to minimise waste going to landfill.

Cork County Council has been appointed Lead Authority for Waste Enforcement in the Southern Region in 2015. The Southern Region extends from Counties Kerry and Clare on the west coast to County Wexford on the east coast, and includes the Counties of Cork, Limerick, Tipperary, Waterford, Carlow and Kilkenny and includes Cork City. Cork County Council will now take on the responsibility of co-ordinating and overseeing the enforcement of waste regulation on behalf of all 10 local authorities in this large region thereby ensuring a consistent and equitable approach is taken to providing a “level playing field” for all stakeholders in the industry. Following the publication in 2012 of "Putting People First" government policy has been moving towards the delivery of certain public services on a regional basis. The Regional Framework recognises 3 no. regions, Southern Region, Connaught/Ulster Region, and the East/Midlands Region. Government waste policy as outlined in "A Resource Opportunity" 2012 recognises that to protect Ireland's environment and the health of its citizens, a consistent and effective approach to enforcement of the regulatory framework is required.

5.11.5 Water Services Infrastructure

The responsibility for the provision and management of water services (water supply and wastewater but excluding storm/surface water other than where sewage has been combined with surface water) was transferred to Irish Water on the first of January 2014. Whilst Clare County Council no longer has a remit in the management and provision of water and wastewater infrastructure, this development plan sets out the water services infrastructure priorities for residents, business and stakeholders in Clare. Irish Water is responsible for the provision of public water supply, wastewater collection and treatment services. It is an objective of Irish Water to provide both drinking water and wastewater capacity to support national, regional and local economic and spatial planning policy (subject to the constraints of the Irish Water Capital Investment Plan). Clare County Council retains its role in facilitating the provision of adequate water services, in conjunction with Irish Water, at a local level, through Service Level Agreements (SLAs).

National and Regional Policy

Since the publication of the 2017-2023 County Development Plan planning policy and direction provided in the National Planning Framework and the recently adopted Southern Regional Spatial and Economic Strategy has changed the policy direction in relation to the sustainable management of water supply and wastewater needs. The focus therefore by Irish Water in line with RPO 209 of the RSES for the Southern Region is to support investment and the sustainable development of strategic water supply projects together with RPO 2011 and 212 with respect to wastewater where the focus is on supporting investment and the sustainable development of strategic wastewater treatment facilities in line with the IW Investment Plan. Given the rural nature of County Clare and the key focus of this Plan to allow for compact, sustainable growth rural wastewater treatment is a key concern. RPO 213 provides an objective to “*support investment in the sustainable development of rural wastewater treatment programmes and supports the initiatives of Irish Water, local authorities, communities and developers in small rural settlements to identify **sustainable solutions** subject to available funding for such services...*”. This objective will be key in allowing the sustainable development of our small towns and villages.

The 7 designated ‘Small Towns’ in County Clare are Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Sixmilebridge and Tulla and these towns are of fundamental importance as employment and tourist centres and for the provision of services and facilities for their resident populations and their rural hinterlands. The strategy for these settlements is to ensure that their existing roles are maintained and further strengthened through measures such as the adequate zoning of lands for development, supporting the concept of settlement networks, seeking investment to regenerate and rejuvenate these settlements, supporting and working with the relevant bodies towards the development of the required ancillary infrastructure (including innovative solutions for wastewater treatment), and the adoption of a facilitatory approach towards appropriately-scaled and designed urban development.

It is recognised that some of these towns have not been in a position to fulfil this role due to deficiencies in water and wastewater services and every effort must be made to ensure that these deficiencies are addressed over the lifetime of the Plan.

The Small Villages of County Clare (i.e., 39 are included in the Settlement Hierarchy) have a predominantly rural character with some public/community services such as a church, school, shop, etc. Their attractive character and community infrastructure, provide opportunities for ‘sites for independent development’ and low density ‘cluster’ style residential developments to act as viable alternatives to single housing in the countryside (subject to appropriate innovative design solutions for the treatment of wastewater) and the Council will seek investment through funds such as “New Homes in Small Towns and Villages” in this regard. In addition to small-scale, incremental residential growth appropriate commercial or employment-generating developments that are of a scale and nature that is sympathetic to the existing village will also be encouraged. Both residential and commercial growth in these settlements will be monitored over the Plan period.

Water Supply

In general, there is sufficient water supply treatment capacity in the county to meet the needs of the target population identified in the core strategies (See **Figure 5.11.2** for the geographical locations of the 23 Water Treatment Plants in Clare). Many of the water treatment plants supply water to several settlements in a “Water Supply Zone” (WSZ) and WSZs may be linked together to form a water resource zone. County Clare is supplied by 16 water resource zones (WRZs). As part of the National Water Resource Plan, it has been assessed that it is unlikely that there will be any issues facilitating new connections in the following WRZs: Killaloe, Corofin, Kilkeedy and Feakle water supplies, although further investigative studies or interventions may be required in some instances. The NWRP has determined that the following WRZs may require further investigative studies or interventions to facilitate significant new connections to the network:

- West Clare
- Ennistymon
- Ennis
- Turlough
- Ennis/Shannon/Sixmilebridge
- O’Brien’s Bridge PWS
- Kiladysert PWS
- Flagmount PWS
- Carron PWS
- Scarriff PWS
- Mountshannon PWS

It is Irish Waters objective to interlink WSZs, where appropriate, to increase the resilience (reliability) of the water supply system. Network reinforcement is likely to be required to ensure that water supply can be moved around the network to where it is needed. In addition, many of the water treatment plants in the county need upgrading to ensure that water is produced to the required standards as set out in the relevant Drinking Water Regulations. According to Irish Water the full options assessment stage of the NWRP is currently progressing in consultation with the water services department of Clare County Council. This will identify the preferred interim and long-term interventions required to ensure a sustainable water supply in Co. Clare, and nationally.

The emerging preferred approach for the Ennis/Shannon/Sixmilebridge WRZ under the NWRP full options assessment is to connect to Limerick City WRZ. However, in the short-term, potential improvements at Crean and Castle Lake WTPs may be required to facilitate growth: these are currently under investigation. Water treatment plant upgrades are due to commence in the Corofin, Ennistymon and West Clare WRZs in 2021.

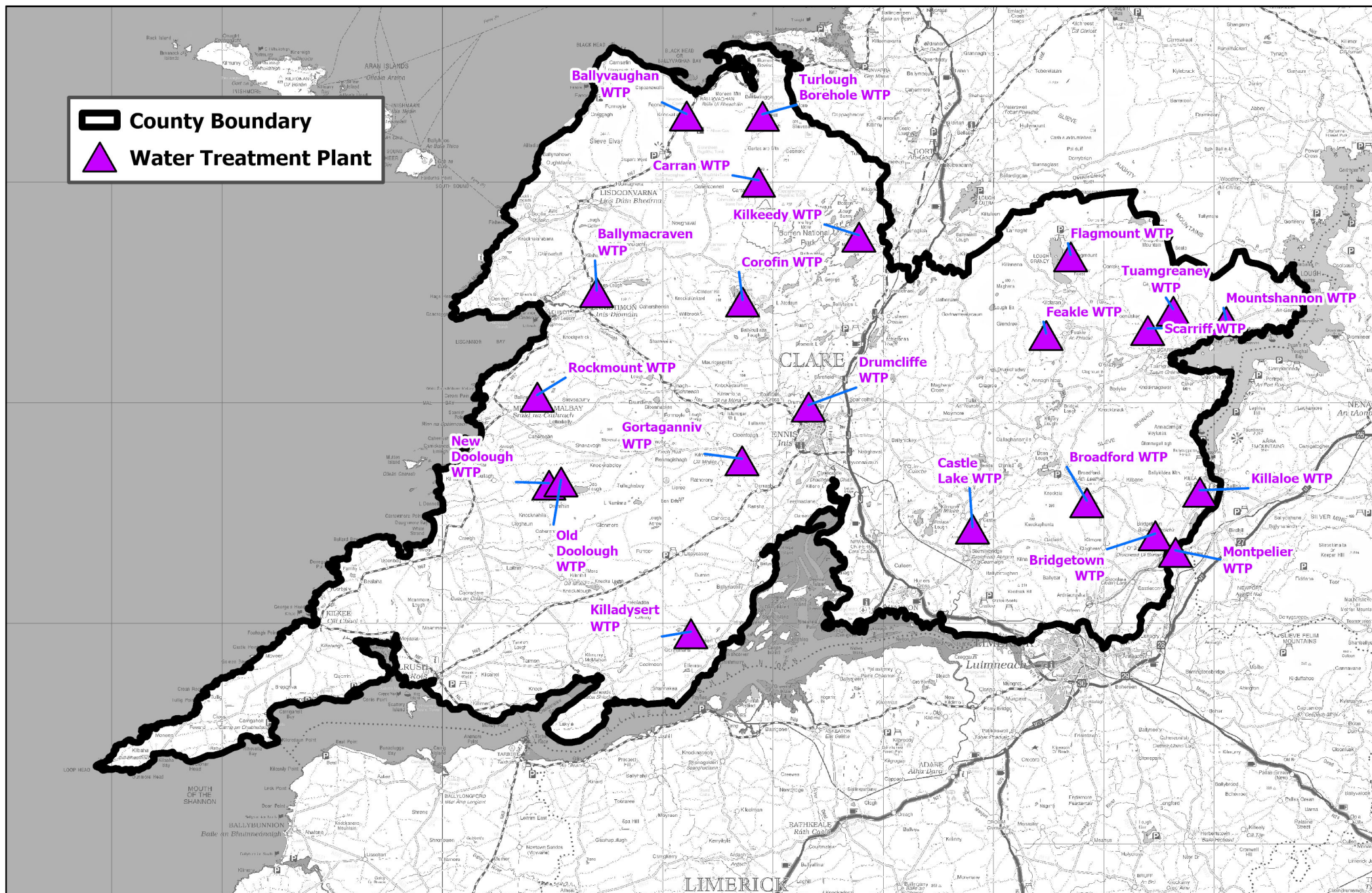


Figure 5.11.2 Location of Water Treatment Plants In Co Clare

Water Safety Plans

A Water safety plan is a plan to ensure the safety of drinking water through the use of a comprehensive risk assessment and risk management approach that encompasses all steps in water supply from catchment management, the treatment plant and through to the consumers tap. The principles and concepts of risk management are used and then a multi-barrier approach to reduce the risk is put in place.

Water Supply and Climate Change

The onset of climate change and predicted change in weather patterns, culminating in an increase in dry spells of weather and of rain surges, have potential implications on water supply. Already the water supply sources within the county come under strain during more prolonged spells of dry weather, which are set to increase in years to come. The summer of 2018 was officially classed as a drought by Met Éireann. The prolonged dry warm spell caused significant issues with water supply and in the agricultural sector. The demand on the major water supply schemes increased significantly while schemes serviced by groundwater supplies had to be augmented by tankers as ground water levels across the region plummeted. Additional deeper wells were drilled to try and supplement supply. Landscape and Development planning will need to take into account Climate Change predictions which will influence decision making around planning in the context of water. In Clare it is predicted that drought conditions will increase particularly in the summer months requiring more emphasis on the protection of landscape hydrology and important aquifers. Integration of Nature Based solutions including integrated catchment management incorporating land use sensitivity mapping and sustainable urban drainage systems will support good planning and mitigation measures where required.

Measures need to be put in place to adapt to predicted weather changes in terms of ensuring an adequate supply of clean water to the existing and future population of the plan area.

Wastewater Treatment

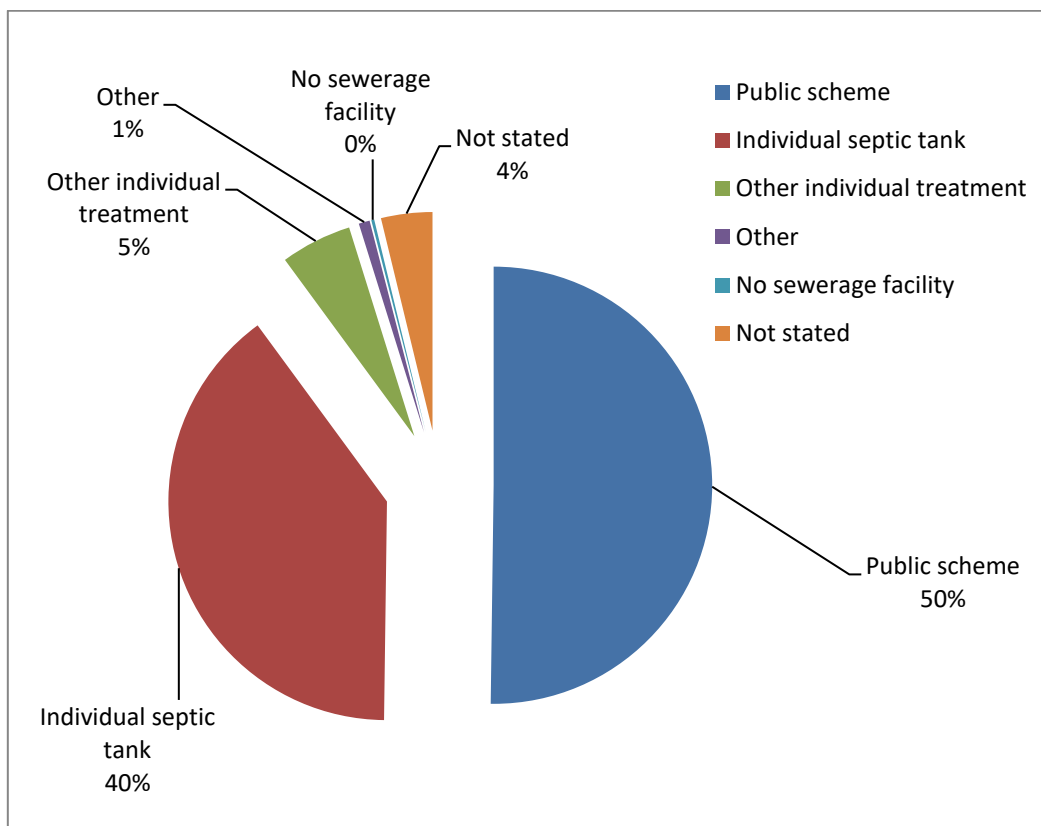
The Urban Wastewater Treatment Directive (91/271/EEC, amended by Directive 98/15/EEC) aims to protect the environment from the adverse effects of wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. Such treatment is essential in order to meet the requirements of the WFD.

Wastewater within the county is treated either through wastewater treatment plants (48%) or individual septic tank units (44%). Many of the buildings which are located outside of the larger towns and villages are not connected to the public wastewater disposal system, and the effluent must be treated by individual proprietary wastewater treatment plants and septic tanks. There are 31 urban wastewater treatment plants in County Clare.

Wastewater services tend to be associated with individual settlements/agglomerations and there are significant service and compliance issues in many existing wastewater systems in Clare. The safe treatment and disposal of sewerage is fundamental to the sustainable development of our society. The treatment of wastewater is either through wastewater treatment plants or individual septic tank units.

Irish Water has responsibility for provision and management of wastewater facilities serving sewered towns and villages, including the management of storm water. The maintenance, upgrading and provision of the County's wastewater drainage system is essential to accommodate future development requirements and to ensure the sustainable development and environmental protection of the county. At present there are significant service and compliance issues in many existing wastewater systems in County Clare. **Figure 5.11.3** summarises the percentage by 'Types of Wastewater Systems in County Clare'. **Figure 5.11.4** provides the geographical location of Wastewater Treatment Plants across the county. According to the EPA Urban Wastewater Treatment Report, 2019 Kilkee, Kilrush and Ballyvaughan were all found to be discharging untreated wastewater to our seas. In addition, Shannon Town, Ennis South and Lahinch failed to meet the European Union's treatment standards in 2019.

Figure 5.11.3 Types of Wastewater Systems County Clare 2016



Source CSO 2016

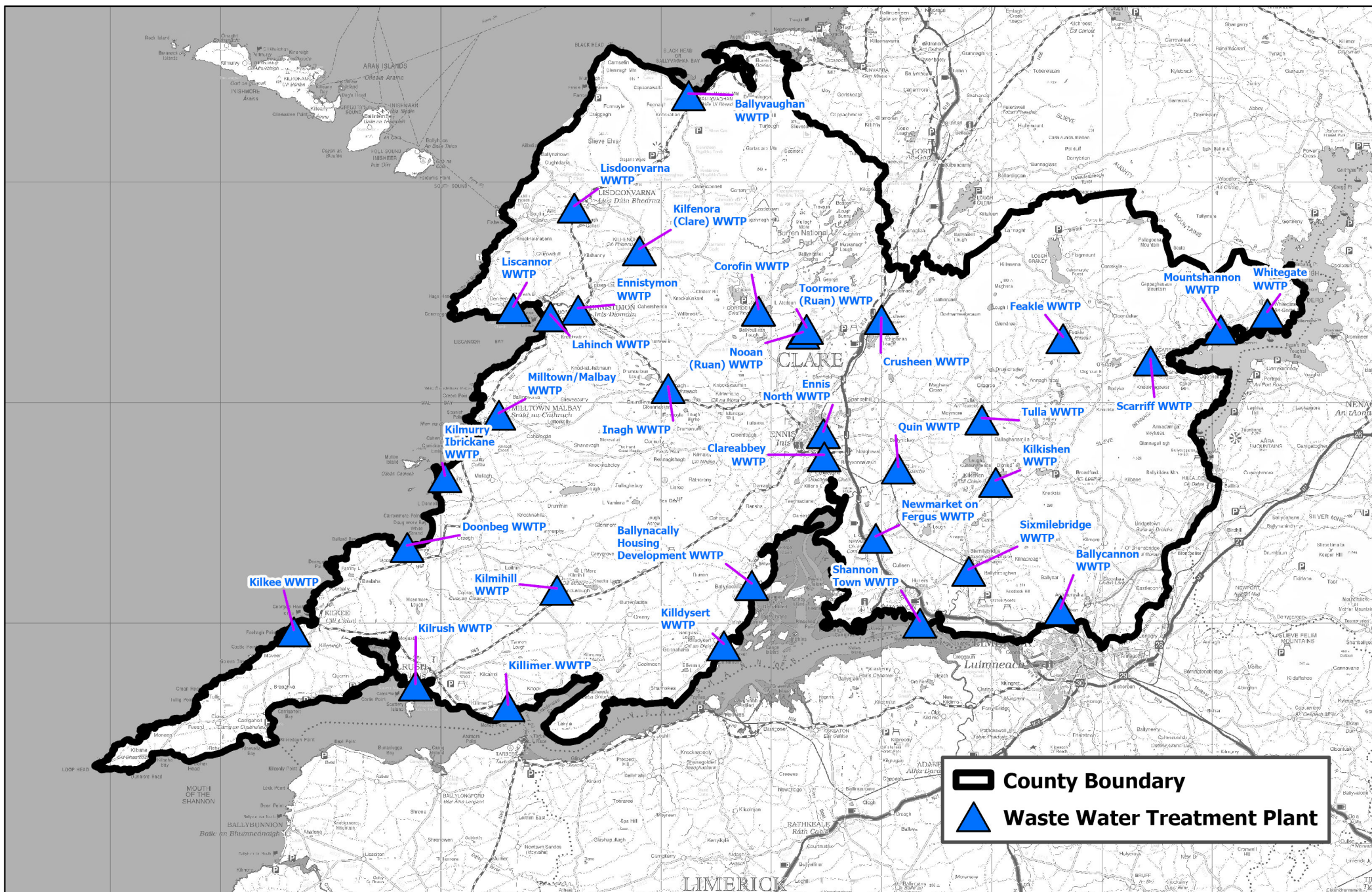


Figure 5.11.4 Location of Wastewater Treatment Systems in Co. Clare

Outside of the larger towns and villages most developments in County Clare are treated by individual proprietary wastewater treatment plants and septic tanks. Developments in these unserved areas must demonstrate that the onsite on-site wastewater treatment system can safely and adequately dispose of effluent in accordance with the relevant EPA *Code of Practice*. Within County Clare the current settlement hierarchy identifies 85 settlements however, only 33 of these settlements have a public sewer. In line with the requirements of the National Planning Framework any settlements which are currently unsewered should be allocated new residential zoning or population allocation. Irish Waters, Investment Programme only runs to 2024 with the CDP running until 2028 providing a considerable time lag. The Investment Programme provides for limited investment in Clare in the short term. In the absence of a long-term investment plan, it is impossible to provide for growth in important service centres such as Ennistymon, Lahinch and Killaloe amongst others with no planned investment in un-served towns and villages. This could lead to the creation of undue pressure for septic tanks in rural towns and villages with potentially an increased demand for one off housing in County Clare.

5.11.6 Renewable and Alternative Energy

Figure 5.11.5 as taken from the RES shows the location and installed capacity (Mw/h) of renewable energy projects in Clare which include energy from wind, solar, hydro, wave, tidal. It does not show projects which were refused permission or projects which are deemed to be exempted development having regard to the Planning and Development Regulations 2007- 2008.

Figure 5.11.5 Location and Operating Capacity (Mw/h) of Renewable Energy Projects in Clare

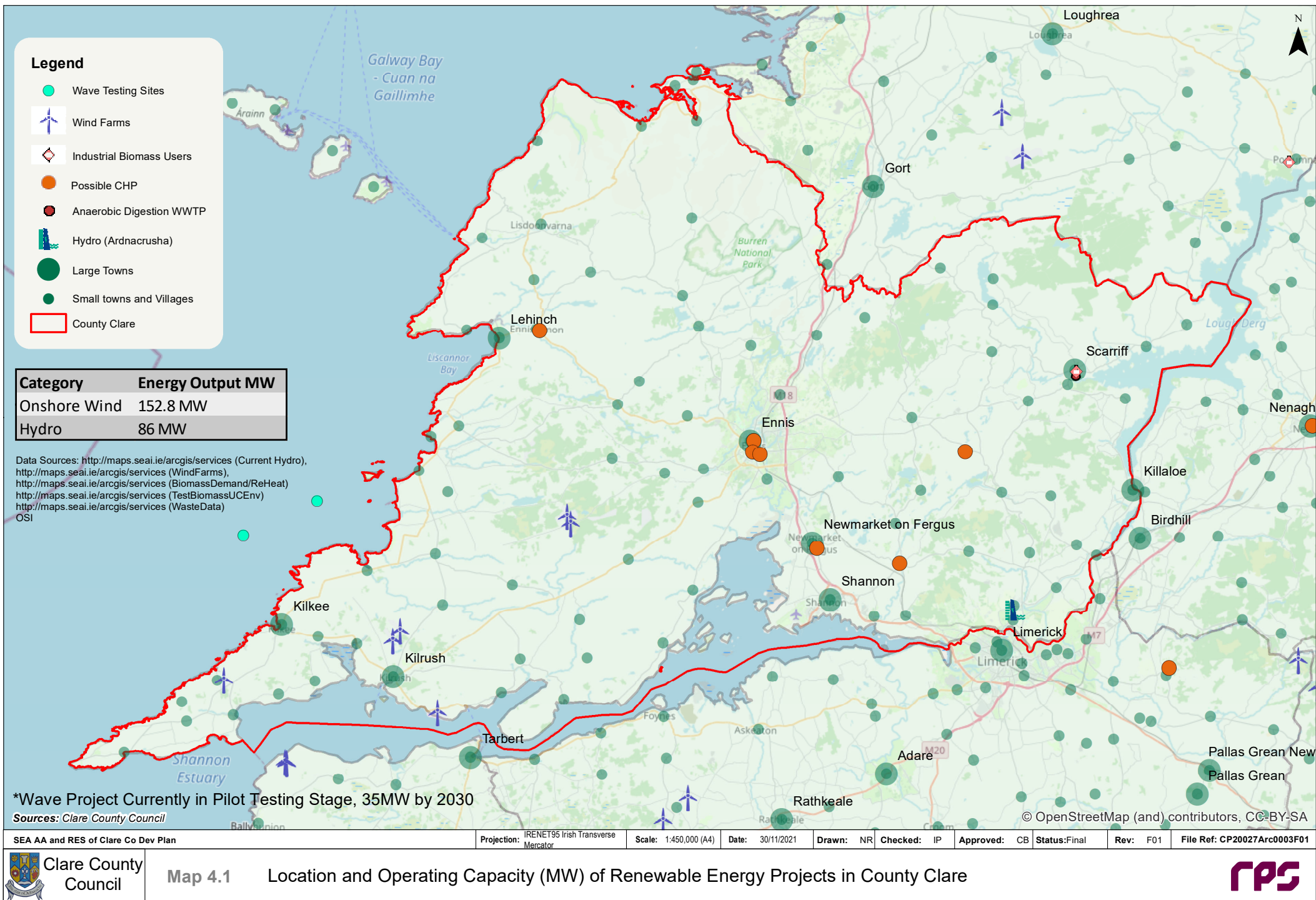


Table 5.11.1 Renewable Energy Generating Facilities in Clare in 2020

Renewable Energy Type	Name	Resource	Installed Capacity (MW)
Wind	Total	Wind	152.8
Hydro	Ardnacrusha	Water	86
Tidal	Total	Water	0
Wave	Total	Water	0
Solar	Total	Sun	0

In addition, there are renewable energy projects permitted but not constructed/not operational and proposed renewable energy development in Clare which include energy from wind, solar, wave, tidal, biomass and energy storage. The table below shows the permitted capacity for County Clare.

Table 5.11.2 Permitted Capacity in Clare

Renewable Energy Type	Permitted Capacity (MW)
On shore wind	347.17
Solar	110
Hydro	86
Wave	
Tidal	
Biomass	
Energy Conversion Systems/ Storage	60

Table 5.11.3 Permitted and Installed No. Facilities

Renewable Energy Type	Installed No. Facilities	Permitted Facilities	Number
On shore wind	9	7 (note some are extensions of existing facilities)	
Offshore wind	0	0	
Solar	0	9	
Hydro	1	0	
Wave	0	0	
Tidal	0	0	
BioEnergy (large scale)	0	0	

5.11.7 Climate Change and Critical Infrastructure

Flood events and possible consequent risk of subsidence may have a significant impact on critical infrastructure such as roads, rail, electricity, water, and communications. This in turn would have a potential impact on productivity, economic confidence, and general social wellbeing. Roads throughout the county suffered from the prolonged heat and “melting roads” in 2018 when it became a phenomenon whereby the bitumen softened and became liquid causing short term maintenance issues and longer-term resurfacing problems. Again, significant resources were diverted from normal operations to deal with these issues. Hotter summers could also place an

additional stress on key infrastructure. Impacts identified with respect to the wastewater network fit within three broad impact themes; nuisance flooding spills and odour, water quality deterioration due to increased uncontrolled discharges and damage to infrastructure.

5.11.8 Issues and Threats

- Neighbourhood centres served by domestic sewers – the disposal of hot counter/takeaway cooking oils etc. can cause accumulation of fats and oils and impact on residential sewage lines. Where these uses need to be accommodated use mitigation in relation to education for proper disposal of such ingredients.
- Problem of pumping station maintenance and potential risk of pollution as a result of operation malfunction. A pump health check should be undertaken during the lifetime of the Plan.
- Developments that are being considered should include an assessment of where the effluent is going and as to whether there is the pumping capacity to cope with the additional load that the development will generate.
- Promote water harvesting and conservation.
- There is a need to increase energy efficiency and conservation within County Clare and it is obliged to reduce carbon emissions by 50% by 2030.
- For offshore wind developments which have a high potential for development off the County Clare coast while the approval of the National Marine Planning Framework provides a shared vision and strategy on which decisions on marine developments and activities can be more holistically and objectively assessed and reviewed. The passing of the legislation for the NMPF is a major milestone for planning in Ireland however in the absence of Marine Protected Areas together with detailed and site-specific Conservation Management Plans against which to assess and manage such developments there remains a significant gap in the area of marine spatial planning.
- There is insufficient wastewater treatment to cater for existing and projected population growth within some settlements across the county. Therefore, there is a need to provide additional wastewater treatment infrastructure/ capacity by Irish Water across this and future planning cycles and/or for the Local Authority to establish innovative solutions to water treatment at a local level.
- Additional pressures on the environment come from poorly functioning septic tanks which place pressures on surface and groundwater.
- The travel patterns in Clare are governed to a large extent by private cars. Therefore, there are existing pressures on ensuring that the transport network is adequate and maintained. There is a need to look at the provision of public and/ or community transport service options to ensure that the existing and future population growth of County Clare has sufficient access to public transport.
- There is high technical potential for hydro power in Clare given the county's large coastline and water resources. Clare has a history of utilising hydro power (e.g., Ardnacrusha hydroelectric power station) –however realistic plans will be influenced by specific site conditions. Developments could also be influenced by fishery interests and seasonal water flow and balanced with the needs of tourism. Other constraints include establishing adequate grid connections and lack of interconnections with neighbouring countries

(connected countries can buy and sell power during seasonal fluctuations without the need to store energy); the need to be near existing wind energy developments, high capital costs and policy gaps at the National and Regional level (currently no guidance for energy storage or site selection) are other considerations.

- While Pumped Hydroelectric Energy Storage (PHES) is the most mature and largest energy storage technique available, these developments are also constrained by high capital costs, long lead-in times and policy gaps at the National and Regional levels.
- All renewable energy developments have the potential to affect or impart environmental pressures on biodiversity, habitats/designated areas and water quality, in addition to the visual impact to scenic landscapes and settlements.
- In addition, Data Centres have recently become a topic of national concern due to their energy consumption and strain on the national electricity operator, Eirgrid. Data Centres are dependent on several infrastructural requirements for them to function which include uninterrupted power supplies, ventilation, cooling systems, and network connectivity. With Data Centres consuming significant amounts of energy to function, they have been criticised for having a negative impact on the environment. Ireland currently has approximately 70 operational Data Centres. The centres are responsible for 1.58% of Ireland's carbon emissions. Due to their reliance on the national electricity grid, the facilities are mostly powered by gas. There is one site identified in County Clare with a specific zoning objective around the location of a Data Centre which is at ENT3 just outside Ennis. The key source of emissions from these facilities arise from the necessary cooling system. From a climate perspective, the need for energy and cooling systems are not problems in their own right, it is the inefficiency of these systems and the underutilisation of the heat removed by the cooling system.

5.11.9 What will happen to material assets without the implementation of the Plan?

The current legislation which provides for the protection and enhancement of the water resources and quality at European, National, Regional and County level will protect and maintain existing water bodies in the Plan area. However, in the absence of the Clare County Development Plan 2023-2029 there would not be a planning framework to regulate, aid and control development in accordance with specific local issues in relation to potable water, wastewater treatment, flooding and development. This could result in significant impacts across a range of environmental parameters including biodiversity, water, human health, landscape and soil and geology.

5.11.10 Data gaps/difficulties

- Traffic surveys to inform the preparation of a traffic management plan.
- Accurate measurements of water leakages to allow for monitoring effectiveness of rehabilitation measures to reduce water loss.
- Establishing innovation solutions to the treatment of wastewater which can be maintained by Irish Water in the long term.
- Ensuring our critical infrastructure is resilient to the impacts of Climate Change and that we build adaptation into any new infrastructure.

5.11.11 Inter- relationships

	CC	PHH	SG	W	BFF	CH	L	AN
*MAT	√	√	√	√	√	√	√	√
*MAW	√	√	√	√	√	x	√	√
*MAWS	√	√	√	√	√	x	√	√
*MAWW	√	√	√	√	√	x	√	√
*MARE	√	√	√	√	√	x	√	√

(CC = Climate Change; BFF = Biodiversity, Flora and Fauna; PHH = Population and Human Health; SG = Soil and Geology; W = Water; Air and Noise; L = Landscape; MA=Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Wastewater; (MA)RE = Renewable Energy; CH =Cultural Heritage)

5.11.12 SEA Recommendations *

*Refer to Chapter 11 for full details on recommendations

SEA Recommendations – Material Assets	Inclusion in the Plan
<p>Transportation</p> <p>Promote sustainable travel by providing for the development of greenways/walkways/cycleways, in conjunction with green and blue infrastructure, within the Plan area.</p> <p>To promote Nature Based Solutions within all new road schemes or upgrades to adapt to Climate Change.</p> <p>To reimagine our infrastructure needs and requirements in a way that it works as part of our public realm provides an amenity and benefit to human health all the while providing water retention measures in times of flood.</p> <p>To support the investigation of a sustainable solution to the flooding issue at Ballycar on the Limerick – Ennis Railway line in conjunction with the NTA and Iarnrod Eireann.</p> <p>To promote Shannon Airport as an International starting and finishing point for Cruise holidays in conjunction with Cruise Shannon Estuary.</p>	<p>The SEA recommendations relating to transportation are achieved through the inclusion of the following CDP Objectives.</p> <p>We respect to sustainable travel CDP Objective 9.3, 11.2 & 11.9, Green Infrastructure CDP Objective 15.12, 15.13, 15.14, 15.16 & 15.30, Nature Based Solutions CDP Objective 2.2 & 2.6, CDP Objective 11.6 with respect to the rail network in addition text has been included to support the objectives as outlined in the Clare Tourism strategy pertaining to the cruise sector and the potential links with Shannon Airport.</p>

5.12 Cultural Heritage

This section of the Environmental Report discusses cultural heritage which includes archaeological and architectural heritage.

5.12.1 Archaeological Heritage

Archaeological heritage is defined as including structures, places, caves, sites, features, or other objects, whether on land underwater or in inter-tidal zones. All archaeological structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and underwater are part of the Archaeological Heritage. Therefore, the archaeological heritage of the area is not confined to the archaeological sites within the Record of Monuments and Places. It also includes any archaeological sites that may not have been recorded yet, as well as archaeology beneath the ground surface, or underwater as well as the context of any such site discovered.

There are currently c. 8387 monuments in Clare, which is more than most counties in Ireland. Notably, there is little evidence from the earliest period, the Mesolithic, but the Neolithic or New Stone Age and subsequent eras are well represented with many sites and artefacts demonstrating life in Clare for the past 6,000 years. These early farmers left little evidence of their settlements, but their territorial/burial monuments survive. Large numbers of megalithic structures are found in the Burren including the Poulawack Cairn, a burial mound constructed more than 5500 years ago, which is of National importance. Nearby are Parknabinnia Chambered Tomb and a pre-historic quarry possibly used to extract stone to build these structures. North of this cluster stands what is possibly the most iconic monument in County Clare, the Poulcabrone Portal Tomb. Various megalithic tombs also survive in other areas of the County.

The Bronze Age, 2500-500BC is represented by less dramatic visible structures, but no less important. They include wedge tombs, standing stones, stone circles and various types of burial mounds or barrows. By far the most common monuments in County Clare are ringfort enclosures existing in large numbers in rural areas (c. 3,000 examples). There are several different types: earthbank (rath or fairyfort), stone wall (caiseal) and combined earth and stone. Originally, it is thought they were farmsteads protecting people and livestock and some were reused more recently as cillíns or burial sites for strangers and unbaptised children. Common also from this early mediaeval period are Crannógs or small artificial islands in lakes. There are over 170 medieval stone churches in County Clare, as well as several larger ecclesiastical sites, such as Clare Augustinian Abbey, Corcomroe Cistercian Abbey and Ennis and Quin Franciscan Friaries. During the Medieval period, Norman castles were built at Bunratty (later demolished), Quin and Clarecastle, while over 230 Gaelic tower houses were built in the County during the 15th century.

The list of recorded monuments in Clare also includes field systems, log boats, souterrains, watermills, fulachta fiadh (ancient cooking places), holy wells, medieval roads, bridges, promontory forts, round towers, and earthworks. This is a rich and varied record of past human activity, in the County.

Rivers have acted as focal points for both settlement and ritual activity through all periods of human settlement; this is borne out in County Clare by the number of recorded archaeological sites close to the river Fergus, for example Knockanoura Castle (CL033-087) and Skehanagh Castle (CL041-089). Under the National Monuments (Amendment) Act (2004) the archaeological heritage within County Clare is protected. The Record of Monuments and Places (RMP) for County Clare is an inventory of archaeological sites of significance and according to the CDP there are approximately 8,387 archaeological sites within County Clare.

Recent archaeological surveys of intertidal areas in the Shannon Estuary have uncovered a wealth of archaeological material including evidence of prehistoric settlements dating back to 7000BC. There are eight submerged forest locations, three of which represent relict woodland that has been inundated by rising water levels and which can date back far into prehistory. The inventory indicates references to 127 shipwrecking events between the sixteenth and the early twentieth century. However, only 16 wreck sites can be located precisely (SIFP SEA Environmental Report). The INFOMAR programme also maintains a Shipwreck Inventory (2002-2013), and from this inventory only one shipwreck location has been mapped in the surrounding waters for County Clare, that of the *SS Premier*.

5.12.2 Architectural Heritage

Part IV of the Planning and Development Act 2000 (as amended) defines the term “architectural heritage” as: structures and buildings together with their settings and attendant grounds, fixtures and fittings, groups of structures and buildings, and sites, which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest” and “where a structure is protected, the protection includes the structure, its interior and the land within its curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures”.

There are 911 protected structures in the Plan area ranging from churches, bridges, grain stores, houses, shops, and public buildings (Refer to **Figure 5.12.1** “Protected Structures”). Many structures of industrial and railway heritage are also included in the Record. The town centre which has survived almost intact since the late 16th century and other groups of buildings in the plan area are designated Architectural Conservation Areas, affording protection to the exterior of all structures within the ACAs to protect the unique architectural character of an organically evolved, mediaeval, Gaelic market town.

An ACA refers to a place, area, group of structures or townscape, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a Local Area Plan to preserve. Its inclusion within the Plan, in terms of Section 81, Part IV of the Planning and Development Act, 2000 (as amended) affords greater control over the form of development that may be permitted and reduces instances of inappropriate development, demolition and unnecessary change within the designated area.

There is also, in the Plan area, a rich heritage of stone buildings and examples of a rich vernacular building tradition which evolved, over many millennia, to suit life in this part of County Clare. While

many of these are not included in the Recorded of Protected Structures, they nevertheless contribute to the character of an area by their history, use of local, sustainable materials, classical proportions and inoffensive scale. It is important that such buildings are preserved into the future to maintain the attractive character of our rural landscape and contribute to the amenity and pleasure of residents and visitors alike.

5.12.3 Climate Change and Cultural Heritage

Climate change is a significant threat to cultural heritage across our county given the impact storm surges, increased rainfall events and coastal erosion have on our exposed coastline.

The Clare Climate Change Adaptation Strategy identifies the potential for damage to cultural and heritage assets and cultural landscapes from increased storm and rainfall events due to climate change. The consequences of this can lead to a negative impact on tourism leading to economic consequences locally and regionally. The loss of assets of intrinsic historical importance is of particular concern. We need to foster meaningful approaches to protecting natural and key cultural assets through an appreciation for the adaptive capacity of the natural environment to absorb the impacts of climate change. Action No. 1 under Objective 2 *To protect heritage and cultural infrastructure* of the Clare Climate Change Adaptation Strategy seeks to undertake a risk assessment of the 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.

5.12.4 Existing Environmental Problems

Although cultural heritage is afforded the highest level of legislative protection, eg. Record of Protected Structures and Architectural Conservation Areas, impacts may occur due to pressure from inappropriate developments. Significant development pressures may vary depending on the location within the Plan area.

5.12.5 What will happen to Cultural Heritage without the implementation of the Plan?

County Clare has a significant assembly of cultural heritage with extensive and effective legislation and guidance from International to national level affording both the architectural and archaeological heritage a high level of protection. However, in the absence of the Clare County Development Plan 2023-2029 there may not be a framework within which to regulate, aid and/or control development whether economic, social, or environmental. This may lead to uncontrolled development resulting in losses and/or deterioration in the cultural heritage of the Plan area. The Record of Protected Structures would remain in place.

Under the above circumstances, the cultural heritage within the administrative/ settlement boundary, in the absence of the Plan would suffer due to insufficient monitoring and guidance. Thus, the evolution of cultural heritage in the absence of the Plan would be highly dependent on the rate and extent of uncontrolled developments. Ultimately, the potential for fragmentation, loss, and/or deterioration of cultural heritage would occur of this irreplaceable resource.

5.12.6 Data Information Gaps

It would be advantageous to undertake a detailed survey of the existing, historic, and stone bridges in the Plan area to assess the historic, vernacular, design and amenity value for their protection.

While a North Clare Bridge study was completed in 2015 the roll out of this county wide would be beneficial.

5.12.7 Inter-relationships/compatibility

	CC	PHH	SG	W	AN	L	BFF	MAT	MAW	MAWS	MAWW	MARE
CH	√	√	√	x	√	√	√	√	x	x	x	x

(CC= Climate Change; BFF = Biodiversity, Flora and Fauna; PHH = Population and Human Health; SG = Soil and Geology; W = Water; Air and Noise; L = Landscape; MA=Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Waste Water; (MA)RE = Renewable Energy; CH =Cultural Heritage)

5.12.8 SEA Recommendations *

*Refer to Chapter 11 for full details on recommendations

SEA Recommendations – Cultural Heritage	Inclusion in the Plan
Include an objective in the plan which incorporates the importance of the specified ACAs within the Plan period.	This is achieved through the inclusion of CDP Objective 16.5.
With respect to the Clare Heritage Plan 2017 and in conjunction with the actions required by the Clare Climate Change Adaptation Strategy a risk assessment of the 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 should be undertaken. This may be a desk-based GIS exercise utilizing the most up to date flood risk and future impact scenario mapping versus the available database of Heritage and Cultural Assets.	This is covered through the inclusion of CDP Objective 16.7.
Specifically with respect to the Clare Heritage Plan 2017 the following actions should be prioritized and promoted as part of the Clare County Development Plan 2023-2029.	Prioritisation of the Clare Heritage Plan objectives is achieved through the inclusion of CDP Objective 15.1.
Biodiversity, Climate Change, and Green Infrastructure Planning Actions	
Research sites of high cultural and nature conservation value along the Clare Coast to fully understand the implications of climate change and sea level rise and the potential approaches to mitigation, adaption and building resilience in these areas.	
Built Heritage Recommendations in line with the Clare Heritage Plan.	

Further explore the heritage potential of County Clare’s maritime built heritage and opportunities for its conservation and restoration, particularly in light of sea level rise, coastal erosion and flooding.	
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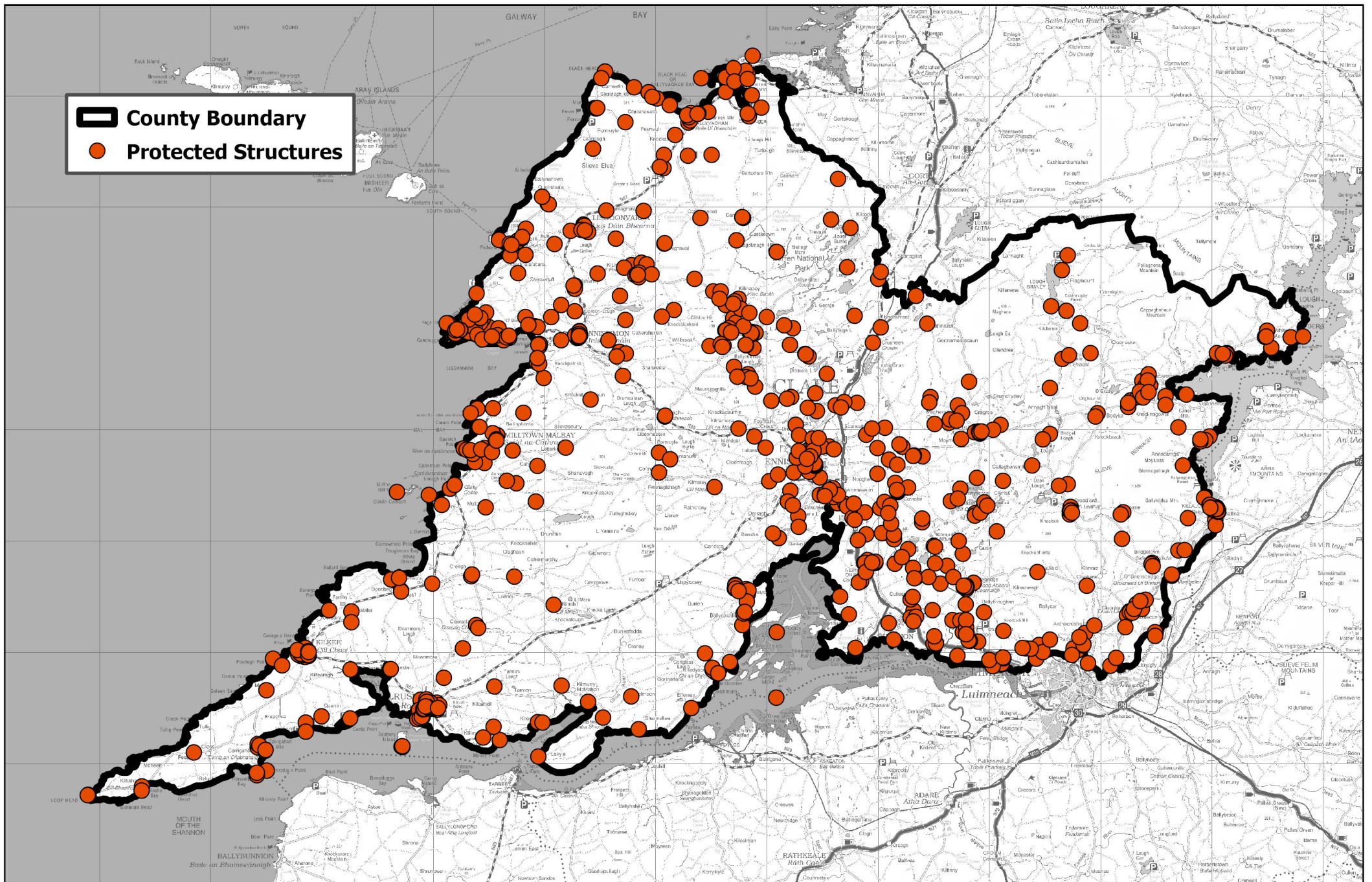
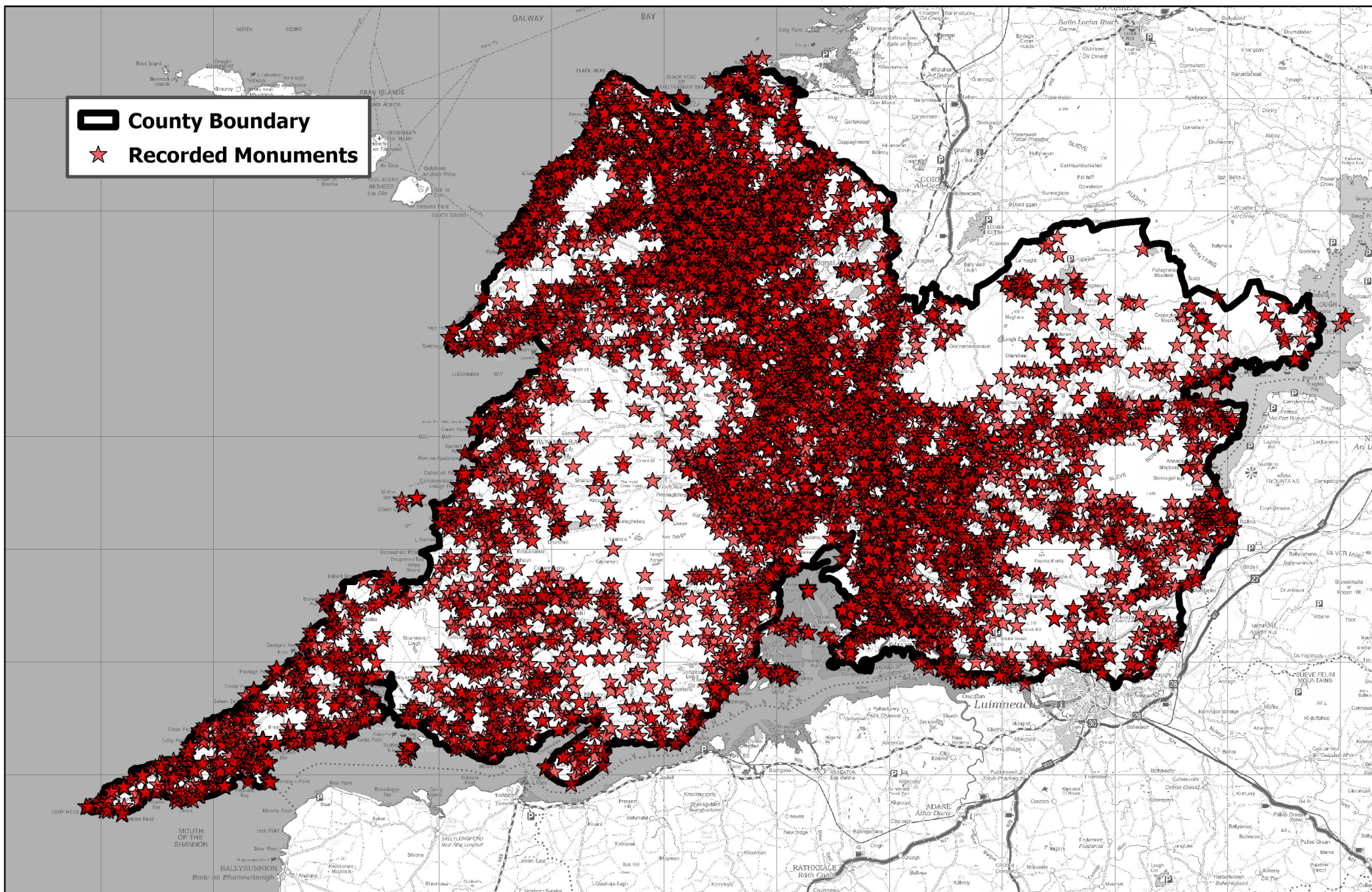


Figure 5.12.1 Protected Structures Within County Clare



5.13 Landscape

5.13.1 Introduction

Landscape is defined as an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors (European Landscape Convention, 2002). This definition is incorporated through Part 2, Section 4(c) of the Planning and Development (Amendment) Act 2010. Within the Heritage Act 1995 landscape is defined as including “areas, sites, vistas and areas of significant scenic, archaeological, geological, historical, ecological or other scientific interest”.

Landscape consists of a series of layers including landform (geology and geomorphology), land cover (vegetation, water, human settlements) and human values (historical, cultural, religious) and other understandings and interactions with landform and land cover. The landscape plays an important role in people’s lives, providing individuals and communities with a sense of identity and belonging, as well as bestowing a sense of place. Landscape is the context within which change takes place.

5.13.2 Landscape Designations and Protection

There are two key studies that have been undertaken to characterise the diverse landscapes for the County and combined they provide a detailed set of landscape designations for the County which have been incorporated within the policies and objectives of the County Development Plan. The reports are:

The **CAAS Report (1997)** “Criteria for the Evaluation of Landscape Quality” which identified the visually sensitive features of the landscapes of the County and informed the 1999 Clare County Development Plan; and

The Heritage Council Landscape Character Study/ERM (2003) which provided a very detailed characterisation of the different parts of the County in line with the thinking of the DoEHLG (2000) Landscape and Landscape Assessment – Draft Planning Guidelines for Planning Authorities.

The National Landscape Strategy (NLS) for Ireland 2015-2025 seeks to provide a framework for the protection of the many cultural, social, economic, and environmental values embedded in the landscape. The objective of the Strategy is to provide the data that will assist in the future decision-making process regarding our landscapes, and which will ensure that decisions are made on the basis of factual evidence collected. The NLS will assist in the achievement of greater consistency in decision making across the country when dealing with issues of landscape, via landscape character assessment. It 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 the landscape by way of supporting actions.

As part of the Clare County Development Plan 2011-2017 (as varied), Clare County Council in conjunction with CAAS Environmental Services revisited the policy approach, called “Clare’s Living Landscapes”. This approach builds on the “Landscape Character Assessment of County Clare”.

5.13.3 Landscape Characteristics of the Plan Area

The components of Landscape Character Assessment are Landscape Character Types, Landscape Character Areas, and Seascape Character Areas.

a. Landscape Character Types

These are distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different localities throughout the County. Nonetheless, where they do occur, they commonly share similar combinations of geology, topography, land cover and historical land-use, for example, limestone river valleys and blanket bog uplands. There are 26 landscape types identified within the County, sub-divided into three groups, namely Upland Types, Lowland Types and Coastal Types. In addition, the Landscape Character Assessment identified:

Habitat Types – an area in which an organism or group of organisms lives and is defined by the living and non-living components of the environment. The latter includes physical, chemical, and geographical factors, in addition to human impact or management;

Historical Landscape Types – an archaeological or historic landscape is a discrete landscape based on the “scale and integrity of the archaeological features (that) reflect significantly on the human history and land use of that area”.

b. Landscape Character Areas

Landscape Character Areas (LCA) are units of the landscape that are geographically specific and have their own character and sense of place. Each Landscape Character Area’s distinctive character is based upon patterns of geology, landform, land-use, cultural, historical, and ecological features. The Landscape Character Assessment for County Clare identified 21 Landscape Character Areas and are shown on **Figure 5.13.1** “Landscape Character Areas”. There is a potential for permanent infrastructure or developments within the county to impact landscape and visual amenity temporarily during construction or permanently throughout operation.

c. Regional Seascape Character Areas

In 2020 the Marine Institute published a report outlining the Regional Seascape Character Areas for Ireland⁵¹. The report presents the seascape character assessment which will form a core component of the evidence base for Marine Spatial Planning and marine policy formulation. The aim of the study was to identify, classify and describe seascape character at a regional scale. It is important to recognise that seascape character is a dynamic and changing space which is particularly relevant for the Clare coastline which is highly subjected to coastal erosion and the influences of the Atlantic. In addition, as seascape is perceived by people, it therefore follows that there are many interpretations and understandings as to what contributes to and creates seascape character. The study undertaken by the Marine Institute fills an identified gap in baseline descriptions of seascape character; it also contributes to achieving commitments under the European Landscape Convention 1.2 (ELC) and

⁵¹

https://emff.marine.ie/sites/default/files/bluegrowth/PDFs/seascape_character_assessment_consultation_report_part_1_0.pdf

Ireland's National Landscape Strategy (NLS) 2015 – 2025. Seascape Character Assessment (SCA) has emerged as a method for assessing, characterising, mapping and describing seascape character. The process of SCA follows the well-established, and widely used, process of Landscape Character Assessment as outlined in (b) above. Seascape is defined as “an area of sea, coastline and land, as perceived by people, whose character results from the actions and interactions of land with sea, by natural and/or human factors”.

The Regional SCA identifies three Regional Seascape Character Areas for Clare as follows and as shown in conjunction with the Seascape Character Areas in **Figure 5.13.2**;

- SCA6 – Atlantic Galway Bay & islands
- SAC7 – Atlantic Clare Cliffs
- SCA8 – Shannon Estuary and Tralee Bay

d. Seascape Character Areas

A seascape can be defined as comprising one or more views from land to sea, views from sea to land, views along coastline, and/or the effect on landscape of the conjunction of sea and land. The LCA for County Clare area identified 12 Seascape Character Areas as shown in **Figure 5.13.2**. They include; Blackhead Bay, Burren, Cliffs of Moher, Liscannor Bay, Malbay, Mutton Island & White Strand, Ballard Bay & Donegal Point, North Loop Head Peninsula, South Loop Head & Shannon Mouth, Lower Shannon, River Shannon and the Fergus Estuary.

Within the Landscape Character Assessment, a Seascape is defined as comprising of one or more of the following:

- views from land to sea;
- views from sea to land;
- views along coastline;
- the effect on landscape of the conjunction of sea and land.

e. Physiographic Units

The Geological survey of Ireland have published Physiographic Units which are cartographic representations of the broad-scale physical landscape of a region. They delineate physical regions showing internal uniformity with respect to one or more environmental attributes that can be clearly differentiated from neighbouring regions. They are valuable for regional land-use planning, and in

studies of the influence of physical landscape on the ecological environment. The physiographic Units as depicted in Figure 14.1 were produced in support of the actions to be implemented in the National Landscape Strategy for Ireland 2015 – 2025. These units will be taken into consideration in land-use planning for the County.

The Level 1 classification scheme dataset divides the landscape in six broad landform regions differentiating bedrock dominated landscapes at different altitude as mountains (> 300 m) hills (100

to 300 m) and plains (< 100 m) and sediment landscapes with differing degrees of change in slope as rolling, hummocky and flat.

Level 2 classification scheme differentiates between fifteen landform systems comprising, seven bedrock dominated landscape with differing texture or rugosity, which is strongly associated with the underlying bedrock type (e.g., granite bedrock evolves into rounded mountain or hill landscapes, quartzite) and eight sediment landscapes with differing landform signatures, which are indicative of the geological process shaping them.

Level 3 classification scheme comprises twenty-eight land units. Bedrock landscapes are divided in fourteen categories indicating altitude, rugosity and bedrock type, and evidence of glacial abrasion; sediment landscapes are divided in further fourteen categories indicating dominant landform, depositional process, and climatic influence (e.g., raised bog and blanket bog).

Level 3, 4 and 5 are shown in Figures 5.13.3, 5.13.4 and 5.13.5.

5.13.4 Landscape Sensitivity

Within County Clare there are a number of valuable scenic routes which offer a very attractive cross-sectional view and overall impression of differing landscapes. Scenic routes will be considered insofar as they can be visible from surrounding counties also. The scenic routes are located within and close to heritage landscape and include loughs, landscapes, ridges, and islands. There are also walkways within the county which are of great significance and a number of trees within County Clare which are to be preserved, many of which are located on scenic routes as shown on **Figure 5.13.2**.

5.13.5 Living Landscapes

The Clare County Development Plan 2023-2029 identifies three types of living landscapes within which all parts of the county fall within one or more. It is in recognition of different parts of the County having different potential for how communities can pursue their ambitions and aspirations. Different areas have different strengths and weaknesses and as such what may be suitable for one area may not be suitable for another. The three types of living landscapes include Settled Landscapes, Working Landscapes and Heritage Landscapes. Please see **Figure 5.13.2** “Landscape Designations” which shows the landscapes within the Plan area as described below.

a. Settled Landscape

A settled landscape is where the majority of the population work and live and comprise of all landscapes not classified as Heritage or Working landscapes.

b. Working Landscape

Working landscapes are those areas within Settled Landscapes that contain pockets of concentrated development or a unique natural resource. The central part of the county including lies within the Western Corridor (Ennis to Limerick) Working Landscape. This corridor has the highest

concentration of population and jobs and the strongest transport links and connectivity, which includes the County/Hub town of Ennis.

c. Heritage Landscape

Heritage Landscapes are those areas where sensitive environmental resources – scenic, ecological, and historic, are located. The principal role of these landscapes is to sustain natural and cultural heritage. North Clare and the Burren together with parts of East Clare and the fringes of West Clare lies within a Heritage Landscape as shown on **Figure 5.13.2**.

5.13.6 Local Landscapes Features

Landscapes within urban areas provide a valuable contribution to an individual's sense of well-being and quality of life. These could consist of a glimpse of countryside between buildings, a tree-lined riverbank or street or a secluded pocket of woodland. All are worthy of preserving. An erosion of these small, but important landscapes, will cumulatively over time have a negative effect on the environment within which we live and impact on our well-being and also potentially on our broader environment including on biodiversity and climate change.

The plan area is rich in natural landscape features which reflect the character and local distinctiveness of both the urban and rural landscapes, including rivers, streams, ponds, lakes, turloughs, woodlands, hedgerows, and field boundaries.

5.13.7 Issues and Threats in the Plan Area

The intrusion onto greenfield sites for development can have a significant effect on the landscape and local landscape features in rural and urban areas.

The character and landscape of seascapes can be compromised as a result of development. The visual impact of a development on the landscape should be considered from various visual aspects and in combination with any surrounding development. A failure to consider proposals in the context of potential cumulative effects on the landscape presents a serious threat to future landscapes. Areas along the Fergus and Shannon estuaries, along the west coast of County Clare and within the heritage landscape of the Burren and North Clare which experience development of one-off houses and other urban type development are having adverse visual impacts on the landscape due to its low capacity to absorb development. The cumulative effect of individual one-off houses has the potential to have a significant effect on the landscape.

5.13.8 What would happen to the landscape without implementation of the Plan?

In the absence of the Clare County Development Plan 2023-2029 there would be no framework within which to regulate, aid and/or manage future economic, social, or environmental development. A lack of development objectives would lead to uncontrolled development with no framework for directing development to appropriate locations. Certain areas could experience development pressure, for example, along the Fergus estuary which has limited capacity for development before contributing to the degradation of the landscape. In addition, given the significant focus on the development of renewable energy off the Clare Coastline seascapes would not given due consideration in the assessment of such strategic developments. The Plan will include objectives that provide for the preservation, protection and enhancement of the landscape and

seascape as part of an integrated sustainable planned approach to future development within the Plan area. Therefore, the absence of the Plan would remove such protection and enhancement measures for the landscape, potentially leading to its fragmentation, loss and deterioration.

5.13.9 Landscape and Climate Change

Through the requirement for flood protection measures and building climate resilience into our spatial plans there is a potential for negative or adverse impacts on the Landscape. The protection of sensitive landscapes together with our seascape should be paramount when considered hard engineering response to climate mitigation. Nature Based Solutions should be prioritised for consideration as part of all Flood Relief Schemes as a priority in terms of protecting the landscape. The development and utilisation of zoned land in preference for unzoned land outside settlements should be promoted throughout the plan to help protect the overall landscape and deliver compact growth. The move to a low carbon society and to the generation of electricity, heat and transport through renewable sources in order to mitigate the effects of climate will also need careful consideration in terms of visual impacts and location within scenic or sensitive areas.

5.13.10 Current Issues and Problems/Data gaps/difficulties?

There is no up to date data on local landscape features within the plan area. A comprehensive survey would provide baseline information which would effectively inform where the focus of protection of these features should be directed.

Protection of views is challenging due to its subjective nature, but effort should be applied into undertaking a survey within the Plan area. In the absence of a record of views to be protected, consideration should be given to defining criteria or guidance which would assist in assessing any visual impacts in this regard when considering location of future development.

5.13.11 Inter-relationship/actions with other environmental parameters

The landscapes within which we live, and the threats to it, inter-relates with all facets of the environment, including human health and sense of well-being, biodiversity, and water quality.

	CC	PHH	SG	W	AN	BFF	CH	MAT	MAW	MAWS	MAWW	MARE
L	√	√	√	√	√	√	√	√	√	√	√	√

(CC=Climate change; BFF = Biodiversity, Flora and Fauna; PHH = Population and Human Health; SG = Soil and Geology; W = Water; AN= Air and Noise; L = Landscape; MA=Material Assets – (MA)T = Transport; (MA)W = Waste; (MA)WS = Water Supply; (MA)WW = Waste Water; (MA)RE = Renewable Energy; CH =Cultural Heritage)

5.13.12 SEA Recommendations *

*Refer to Chapter 11 for full details on recommendations

SEA Recommendations – Landscape/Seascape	Inclusion in the Plan
To ensure local landscape features are recorded and protected, as they are the ones most likely to be lost incrementally in the plan area.	This has been achieved through the inclusion of CDP Objectives 15.12, 15.19 & 16.5.
To record and protect important views within both the urban and rural areas of the Plan area.	This has been achieved through the inclusion of CDP Objectives 14.7 (Scenic routes) and 14.6 (Seascapes)
To include an objective to prepare guidance or	An objective relating to this has not been

criteria on visual impacts as part of the County Development Plan.	included in the Plan.
To survey and protect trees and areas of woodland within the Plan area as important landscape features and to identify potential new areas for creating woodland areas.	This has been achieved through the inclusion of CDP Objective 15.19.
To include the assessment and protection of Regional Seascape Character Areas as identified by the Marine Institute and shown in Figure 5.3.12 of the SEA ER within the objectives of the CDP.	This has been achieved through the inclusion of CDP Objective 14.6
Nature Based Solutions should be prioritised for consideration as part of all Flood Relief Schemes as a first priority in terms of protecting the landscape.	This has been achieved through the inclusion of CDP Objective 2.2 & 2.6.
Landscape (visual impacts, seascapes, sensitive views/vistas, scenic views) must all be given due consideration in the assessment of any Renewable Energy projects being proposed across the county.	This has been achieved through the inclusion of CDP Objectives 15.12, 15.19 & 16.5.

5.13.12 Environmental Sensitivities of the Plan Area

Environmental Sensitivity Mapping (ESM) Webtool

The ESM Webtool is a new decision support tool to assist SEA and planning processes in Ireland. The tool brings together over 100 datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential land-use conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at www.enviromap.ie

The ESM Tool has allowed an evaluation of the environmental sensitivities that exist within the Plan area. By mapping key environmental layers (GIS) to produce an environmental sensitivities map, it provides a visual impression which can assist in identifying which areas within the Plan area which experience the highest concentration of environmental sensitivities and consequently the areas potentially most vulnerable to potential environmental impacts from development. This can be a useful guide when considering the strategic alternatives during the early stages in the plan making process, as to how and where the Development Plan should direct future growth.

The key datasets used to inform this sensitivity mapping were as follows;

- Ecological Designations (SAC, SPAs, NHAs)
- Freshwater pearl mussel
- Aquifer Vulnerability
- Source Protection Areas/Register of Protected Areas
- Flood Extents
- WFD River and Groundwater and TraC status
- Wetland Habitats
- Peat Bogs

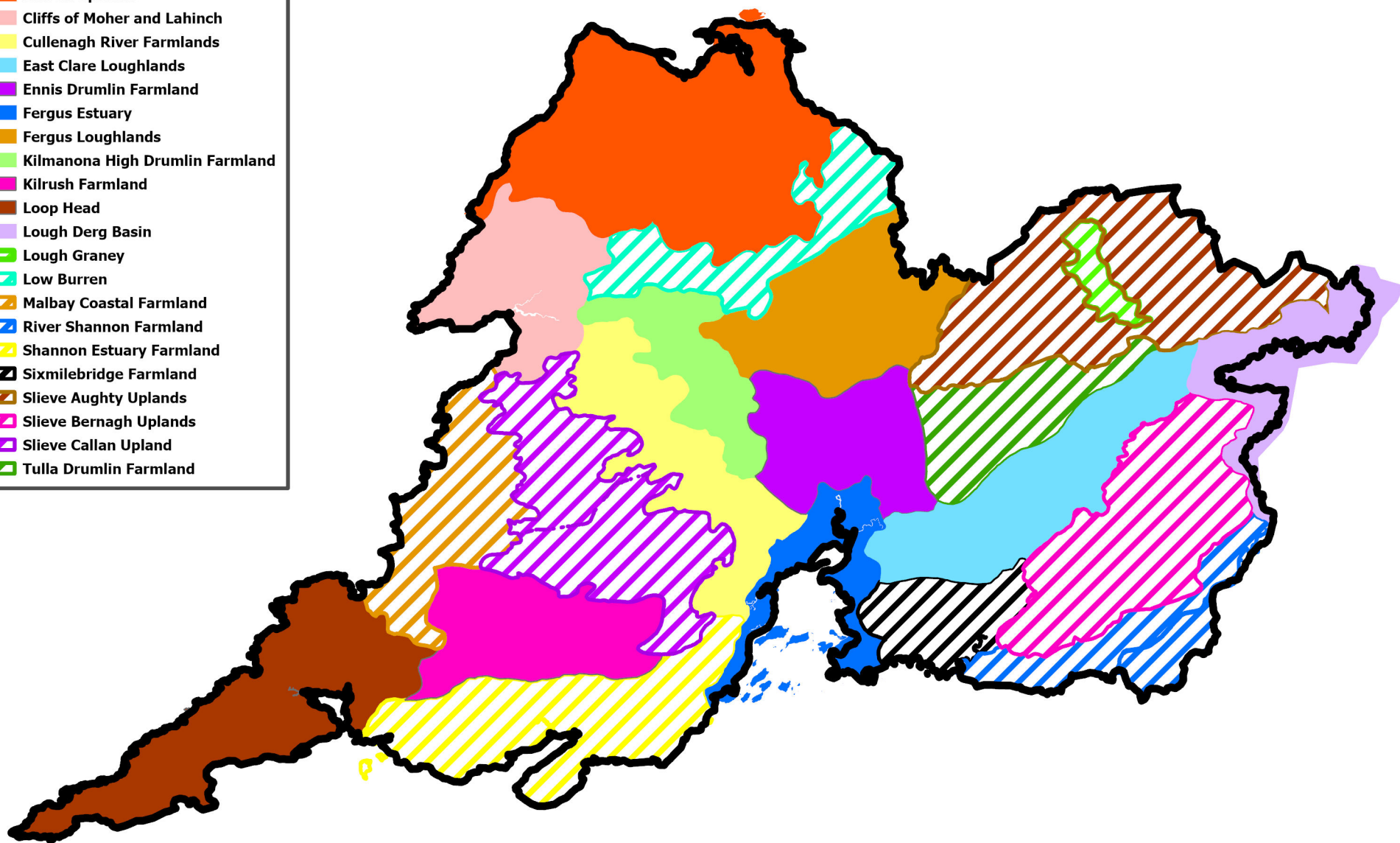
The environmental sensitivities map (**Figure 5.13.3**) shows the level of overlap of environmental sensitivities and the range of physical environmental factors that require consideration in identifying locations for potential future growth. It is important to note that the environmental factors not reflected on this map, e.g., those that are point specific, like protected structures, were not included as it was considered by their inclusion; it would potentially give a visual misrepresentation of sensitivity when considering potential areas for future growth. Also, important to note is that the physical extent of the environmental sensitivity can extend beyond the defined area on the map, as the potential impact can be generated at a location remote from the mapped area. For example, a development outside of a designated site boundary does not mean that it cannot impact on it. This is particularly relevant in relation to freshwater pearl mussel where developed outside of either a designated SAC catchment for freshwater pearl mussel or a pearl mussel sensitive area takes place on high risk soils such as peat the impacts can be realised for a significant distance downstream of the development and hence within the catchment of the pearl mussel.

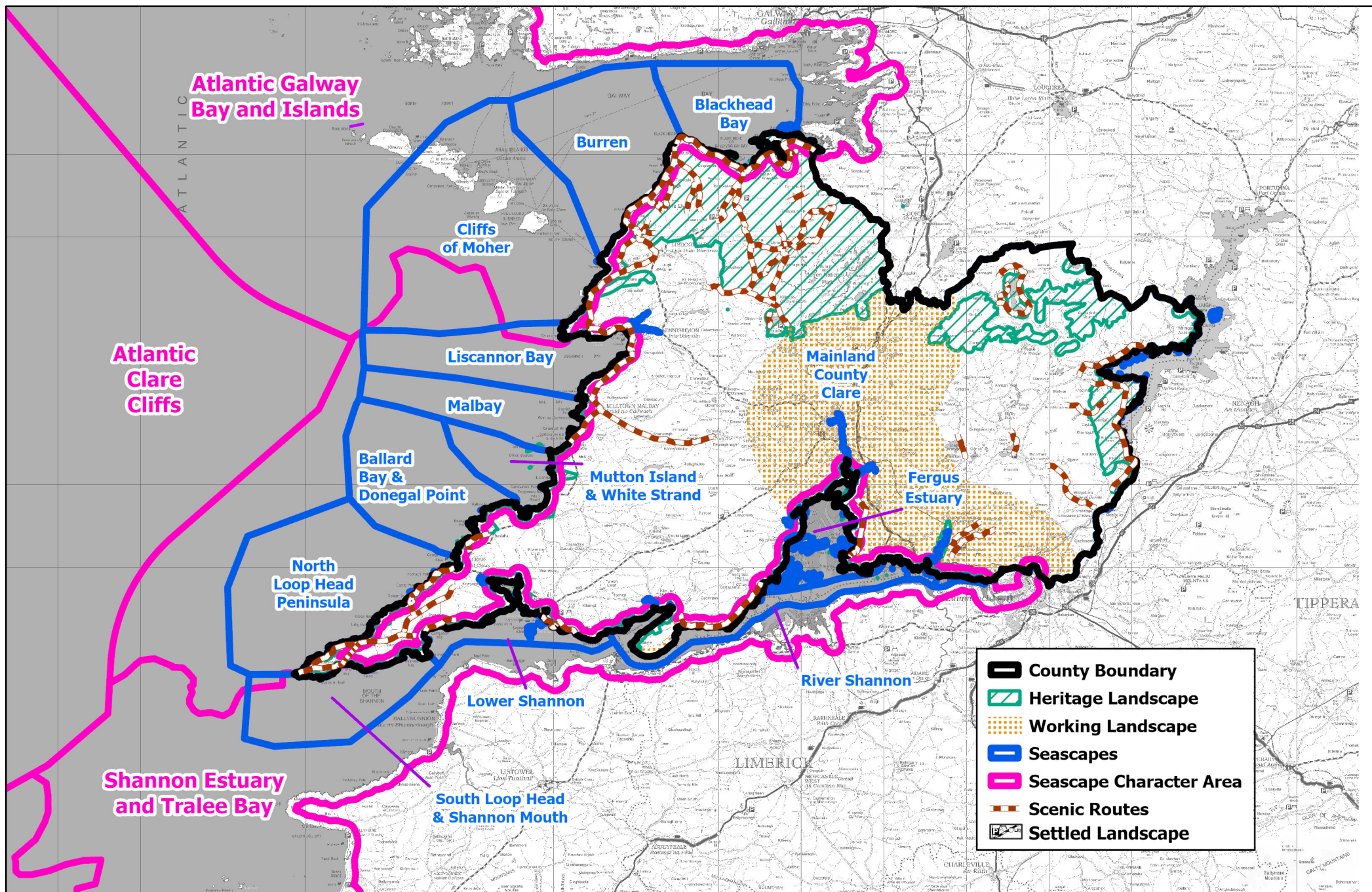
In modelling, each variable was weighted in terms of their sensitivity. The map effectively reflects where the key concentrations of sensitivity are situated within the plan area. These include:

- The Northern area of the Plan (North Clare) – in and around the Burren which contains several NHAs, wetlands, rock at or near the surface and a heritage landscape.
- The Southern area of the Plan (along and including the Shannon Estuary)– This includes the Cloon River (FPM SAC), the Gaurus River and flood plain, River Fergus and flood plain (to the east), Ballybeg Lough, Newhall and Edenvale Estate (south-west) and the Shannon Estuary containing heritage landscapes and surface waters that are nutrient sensitive.
- The central area of the plan (including Ennis and on to Northeast Clare) – this includes key SPAs and NHAs which are protected for the Hen Harrier, moderate to poor river status, a high number of protected bat roosts, high to extreme groundwater vulnerability and areas of heritage landscape to the east.

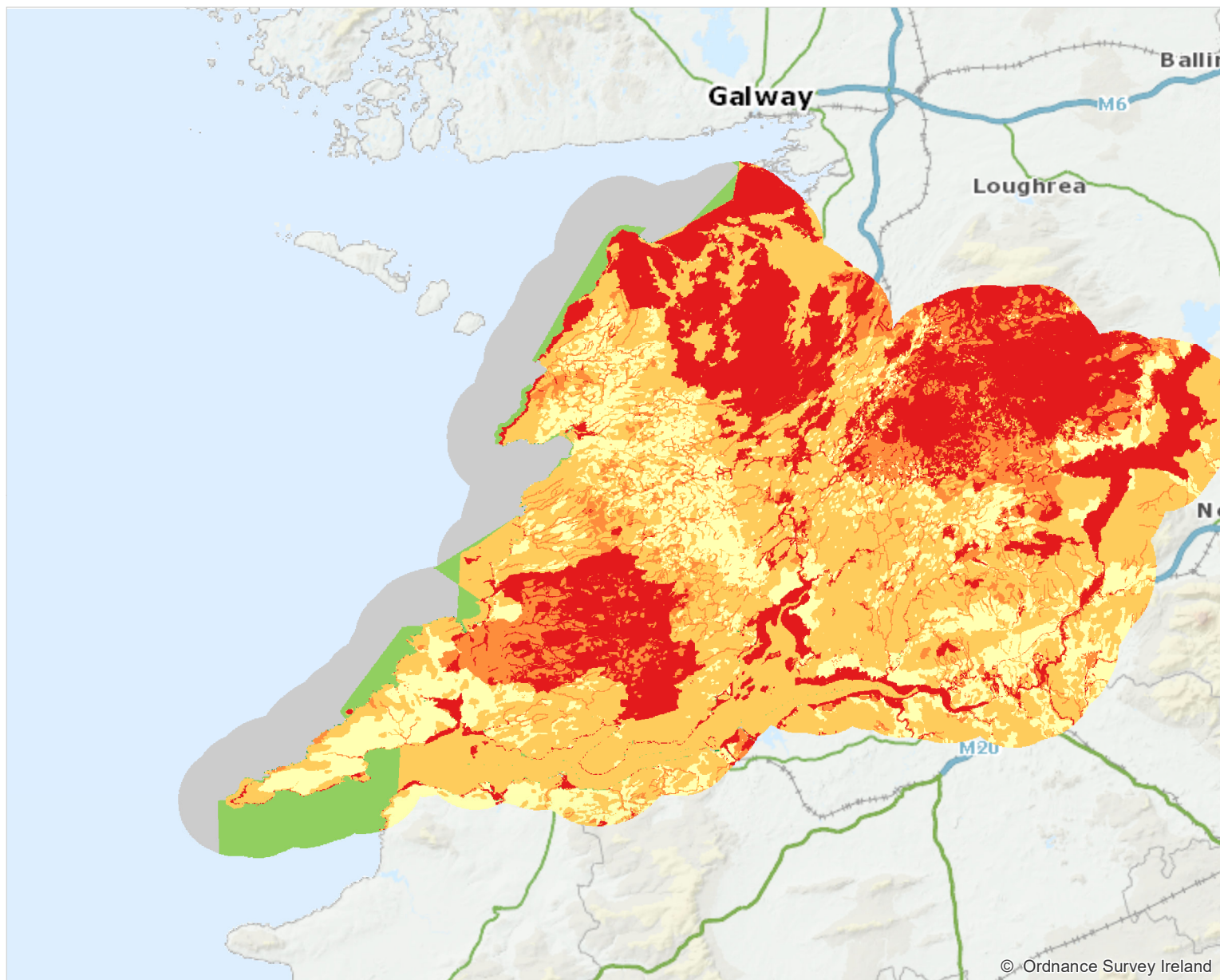
Having set out the environmental baseline for the Plan area it highlighted the potential challenge for the plan makers in identifying the required number of appropriate lands to meet future growth needs. This assisted and informed the development of alternatives as set out in **Chapter 7**.

- County Boundary
- Burren Uplands
- Cliffs of Moher and Lahinch
- Cullenagh River Farmlands
- East Clare Loughlands
- Ennis Drumlin Farmland
- Fergus Estuary
- Fergus Loughlands
- Kilmanona High Drumlin Farmland
- Kilrush Farmland
- Loop Head
- Lough Derg Basin
- Lough Graney
- Low Burren
- Malbay Coastal Farmland
- River Shannon Farmland
- Shannon Estuary Farmland
- Sixmilebridge Farmland
- Slieve Aughty Uplands
- Slieve Bernagh Uplands
- Slieve Callan Upland
- Tulla Drumlin Farmland

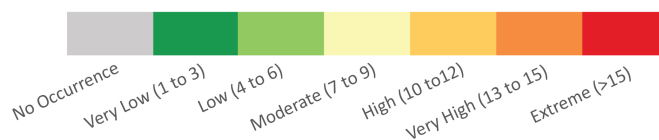




ESM Results



ESM Sensitivity Index



University College Dublin
Ireland's Global University



Date: 11/29/2021 Time: 10:14:04 PM Author: Sheila Downes

*This map is an aggregate result based on the variables and user defined weights listed below.

Warning: Please note that weights are only to be used to emphasize the relative significance of an environmental aspect - applying weights to more than two themes would magnify, and possibly overstate, the overall sensitivity.

Air & Climactic **Weight: 2** **Variables:** Flood Extents Current Scenarios (Coastal and fluvial) (High)

Biodiversity, flora and fauna **Weight: 2** **Variables:** Margaritifera Sensitive Areas, Natural Heritage Areas, Special Areas of Conservation, Special Protection Areas

Cultural Heritage **Weight:** **Variables:**

Population and Human Health **Weight: 1** **Variables:** WFD RPA Groundwater Drinking Water, WFD RPA Surface Water Drinking Water (Lakes), WFD RPA Surface Water Drinking Water (Rivers)

Soils and Geology **Weight: 1** **Variables:** Peat Bogs

Water **Weight: 2** **Variables:** Aquifer Vulnerability, Wetlands, WFD Groundwater Status, WFD Lake Status, WFD River Status

Chapter Six - Environmental Assessment and Strategic Environmental Objectives

6.1 Introduction

Having established the environmental baseline under each of the environmental parameters in the preceding chapter, the key environmental issues have been identified. Taking account of these issues a series of Strategic Environmental Objectives have been compiled as a mechanism for ensuring environmental protection to the key components of the Clare County Development Plan 2023-2029. The SEOs are applied as follows:

1. As measures against which the implementation of the Plan objectives and zoning objectives can be assessed for potential environmental impacts.
2. As measures for monitoring any actual environmental impacts as a consequence of implementing the Plan, by devising a series of targets and indicators for each of the SEOs. This will be embedded into the fabric of the County Development Plan in order to ensure the implementation is measurable in terms of positive and negative impacts.

6.2 Development of Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures against which the environmental effects of the implementation of the Clare County Development Plan 2023-2029 can be tested. If complied with in full, SEOs would result in an environmentally neutral impact from the implementation of the Plan. The SEOs are set out under a range of topics and are used as standards against which the provisions of the Plan can be evaluated to help identify areas in which significant adverse impacts are likely to occur, if unmitigated.

SEOs are distinct from the objectives of the Plan, although they will often overlap and are developed from International, National and Regional policies which generally govern environmental protection objectives. Such policies include those of various European Directives which have been transposed into Irish law, all of which are intended to be implemented at County level and integrated into any Plan for the County.

The SEA Directive requires that the evaluation of Plans and Programmes focus upon the relevant aspects of the environmental characteristics likely to be significantly affected. In compliance with this requirement, SEOs have been developed for the relevant environmental parameters, tailored to the environmental issues specific to the Plan area and are set out in **Table 6.1**. Focus has evolved throughout the SEA process, from the scoping stage to the compilation of the existing environmental baseline, identifying the key environmental issues and challenges which are prevalent within the Plan area. In the case of the Clare County Development Plan 2023-2029 area these relate particularly to water supply, wastewater treatment, flooding, biodiversity, and climate change. Particular focus has been given to environmental parameters which are likely to be impacted upon as a result of implementation of the Plan. The SEOs are linked to a series of targets and indicators which can facilitate through monitoring the implementation of the Plan when adopted (see Chapter Ten on Monitoring).

The primary source used in formulating the SEOs was Box 5.4 of the SEA Guidelines which have been tailored to be relevant to the County Development Plan area. The use of SEOs, although not a statutory requirement, does fulfil obligations set out in Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended. The SEOs formulated for this SEA for the Clare County Development Plan area set out in **Table 6.1**.

Table 6.1 Strategic Environmental Objectives

Parameter	Strategic Environmental Objective	SEO Code
Climate Change	<p>CC – Mitigation Measures</p> <p>CC1 - Reduce the need to travel/increased use of public transportation and achieve modal shift in transport across the county.</p> <p>CC2 – Decrease the usage of fossil fuels and increase both renewable resource usage and protection together with a move towards more low carbon energy sources.</p> <p>CC3 – Integrate Climate Change mitigation measures into every fabric of spatial planning through the restriction of inappropriate development/land-use zoning in flood risk zones, inclusion of green infrastructure as the status quo and the incorporation of suitable Sustainable Urban Drainage Systems (SuDs) into all developments.</p> <p>CC4- Maintain and protect our natural carbon sinks (bogs/marshes/forests/fens/Peatland and Wetlands) as decarbonising areas which can serve a dual purpose in terms of enhancement of biodiversity and mitigation against Climate Change.</p> <p>CC- Adaptation Measures</p> <p>CC5- Encourage and support the utilisation of energy-efficient and water-efficient building design to better equip homes and businesses to cope during times of shortage and service interruption, such as grey-water recycling, the use of solar PVs, passive houses etc.</p> <p>CC6 – Encourage the retrofitting of buildings with a particular focus on the existing council housing stock ensuring a Just Transition for all.</p> <p>CC7 – Avoid situations that limit adaptation to climate change such as zoning lands in close proximity to a known flood risk area.</p> <p>CC8 – In preparing the spatial plan for our county that we develop ecologically resilient and varied landscapes</p>	CC

	through the establishment and preservation of ecological networks and stepping-stones as part of our settlement zonings and objectives and foster adaptive management practices in the face of uncertainty, favouring flexible adaptation options and allowing for alterations of the Plan as monitoring and evaluation data become available during its implementation.	
Population & Human Health (inc. Quality of Life)	<p>P1 – Protect, enhance, and improve people’s quality of life based on high quality residential, community, educational, working, and recreational environments and on sustainable travel patterns.</p> <p>P2 - To protect human health</p>	PHH
Biodiversity, Flora and Fauna	<p>B1 – Protect, conserve, enhance where possible and avoid loss of diversity and integrity of the broad range of habitats, species, wildlife corridors, ecosystems, and geological features.</p> <p>B2 – To achieve the conservation objectives of European Sites (SACs and SPAs) and other sites of nature conservation.</p> <p>B3 - Conserve and protect other sites of nature conservation including NHAs, pNHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries as well as protected species outside these areas as covered by the Wildlife Act.</p> <p>B4 - Meet the requirements of the Water Framework Directive and the River Basin Management Plan.</p> <p>B5 – To minimise and, where possible, eliminate threats to biodiversity including invasive species.</p> <p>B6 - Promote green infrastructure networks, including riparian zones and wildlife corridors.</p> <p>B7 – No net loss of biodiversity</p>	BFF
Soil & Geology	<p>S1 – To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites. <i>(This is in line with the Active Land Management Strategy RPO34 – Regeneration, Brownfield, Infill Development)</i></p> <p>S2 – Minimise the excavation and movement of soils within site works</p> <p>S3 – Minimise the consumption of non-renewable deposits on site.</p>	SG
Water	W1 – Implement appropriate Sustainable urban Drainage Systems (SuDS) in the County with a focus on Nature Based Solutions. (Attenuate, innovate, reuse, reimagine & utilise water in a different way)	Type equation here. W

	W2 – Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies.	
	W3 - Promote sustainable water use and water conservation in the plan area and to maintain and improve the quality of drinking water supplies.	
	W4 –Protect flood plains and areas of flood risk from development through avoidance, mitigation, and adaptation measures.	
	W5 – To promote a responsible attitude to recreation and amenity use of water in relation to water quality and disturbance to species and to prevent pollution and contamination of designated bathing waters.	
Air and Noise	C1 – Minimise all forms of air pollution and maintain/improve ambient air quality.	AN
	C2 - Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.	
Material Assets		
Transport	T1 – Maximise sustainable modes of transport and encourage use of walkways/cycle paths as alternative routes to school, work, and shops.	MA
	T2 - Provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety.	
Waste	WA1 – Implement the waste pyramid and encourage reuse/recycling of material wherever possible.	
Water Supply	WS1 - To ensure adequate and clean drinking water supplies.	
	WS2 - Improve efficiency in distribution of potable water to the population through pipe rehabilitation and to promote water conservation and sustainable water usage for long-term protection of available water resources.	
Wastewater	WW1 - To ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater which meets EU requirements prior to discharge.	
	WW2 - Reduce the dependency on individual proprietary wastewater treatment facilities and ensure the highest	

	standards possible in existing and future wastewater treatment facilities.	
Renewable Energy	RE1 - Reduce waste of energy, promote use of renewable energy sources and support energy conservation initiatives across all sectors including the development of low carbon business practices and buildings.	
Cultural Heritage	CH1 – Protect and conserve the cultural heritage including the built environment and settings; archaeological (recorded and unrecorded monuments), architectural (Protected Structures, Architectural Conservation Areas, vernacular buildings, materials and urban fabric) and manmade landscape features (e.g., field walls, footpaths, gate piers etc.) of the county.	CH
	CH2 – To protect, conserve and enhance local folklore, traditions, and placenames within the Plan area.	
	CH3 – To ensure the restoration and re-use of existing uninhabited and derelict structures where possible opposed to demolition and new build (to promote sustainability and reduce landfill).	
Landscape	L1 – Conserve, protect and enhance valued natural, cultural and built landscapes, views of local value and features including those of geological and aesthetic value.	L
	L2 - Maintain and enhance landscape quality within the plan area by minimising visual impacts through appropriate design, assessment, and siting.	

6.3 Application of Strategic Environmental Objectives

A key function of developing a series of SEOs is to allow for the Plan's development and zoning objectives to be assessed in relation to the significance of any effects they are likely to have on the environment. Chapter 8 includes an assessment of both the Plan objectives and the proposed land-use zonings as presented in the Plan.

Chapter Seven - Development and Consideration of Alternatives

7.1 Introduction

The development and assessment of alternatives is a legal requirement under the SEA Directive and Regulations. Article 5(1) of the SEA Directive and 13E (1) of the Planning Development (Strategic Environmental Assessment) Regulations 2004 (as amended 2011) requires that the Planning Authority considers within the Environmental Report:

- **Reasonable** alternatives considering the objectives and the geographical scope of the plan or programme;
- The alternatives are **identified, described** and **evaluated**;
- An outline of the **reasons** for selecting the alternatives dealt with;
- A **description of how the assessment was undertaken** including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information).

The SEA Statement, which is required at the end of the plan-making and SEA process, must include and summarise “the reasons for choosing the plan as adopted, in the light of other reasonable alternatives dealt with” (13I(c) of the SEA Regulations).

In the preparation, consideration and assessment of alternatives regard has been had throughout the process, to the EPA Research Report No. 157 “*Developing and Assessing Alternatives in Strategic Environmental Assessment*” EPA, 2014⁵².

Arising from good practice guidance, consideration of alternatives is identified as one of the first key steps to be undertaken in the plan preparation and SEA processes, with an introduction to the alternatives presented within the Scoping Report (Clare CDP Scoping Report, October 2020). This allowed for timely consultation with key stakeholders and environmental authorities in this regard. Clare County Council endeavoured throughout the plan making process to undertake the early consideration of alternatives. This allowed for key planning decisions to be fully informed in relation to environmental data and issues relevant to the Plan area. It was recognised that alternatives would be refined, possibly eliminated and/or added to over the duration of the plan making process. Where such decisions did arise the process and reasoning is documented and a comprehensive description of the identification, consideration and selection of alternatives, including the preferred one, is presented within this chapter of the Environmental Report.

7.2 Generation and Identification of Alternatives

In generating alternative scenarios, it is considered necessary to identify key components of the Development Plan within the context of considering alternative scenarios. By considering the strategic alternatives for specific plan components it will ensure a comprehensive and integrated approach to identifying a preferred/chosen alternative.

⁵² http://www.epa.ie/pubs/advice/ea/SEA-Alternatives-157-Published_web.pdf

The approach adopted in the consideration of alternatives for the Development Plan was to identify and describe different scenarios for key components of the Development Plan. This was undertaken within the context of any higher-level strategic actions as well as the geographical scope of the Development Plan area. Environmental sensitivity mapping was used to provide a useful guide in considering the strategic alternatives. Alternatives were derived based on a combination of planning and environmental factors for each component.

Some of the key strategic issues identified which were considered in the formulation of the different alternatives and the different approaches included the following:

7.3 Limitations in available alternatives

In developing alternatives, the ‘do nothing’ approach is not considered a realistic option due to the statutory requirement to review the County Development Plan, taking account of key national and regional guidelines and strategies. The “do nothing” scenario will therefore act as our baseline for the County Development Plan review. The Plan is required to be prepared by the Planning and Development Act 2000 (as amended), which specifies various types of objectives that must be provided for by the Plan.

The alternatives available for the Plan are limited by the provisions of higher-level planning objectives, including those on the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Southern Region. These documents set out various requirements for the content of the Plan including on topics such as land use zoning and the sustainable development of rural areas. The NPF and implementation Roadmap sets out projections to achieve accelerated urban growth. The NPF projects that the population of the Southern Region will grow from between 340,000 to 380,000 people by 2040.

The RSES vision for the Southern Region is led by the need for transformative change. By 2040, the population of the Region will most likely grow by 380,000 people to reach almost two million. The RSES for the Southern Region includes population projections for each Strategic Planning and Local Authority area in the region to 2031.

Developing combinations incorporating the key elements of the Development Plan, i.e. the plan framework, plan structure and settlement strategy to include zoning provide the foundation for the formulation of alternatives.

- The **plan framework** is set in so far as the administrative area for the County Development Plan covers the geographical area of the County. The internal division of administrative areas within the County remain within the Municipal Districts of Ennis, Killaloe, Shannon and West Clare as per the 2017-2023 County Development Plan.
- Defining the **plan structure** in terms of developing the core strategy and identifying the settlement hierarchy for the county;
- Defining the **settlement strategy** in relation to all the settlements within the Plan area. The central theme will be to promote sustainable communities throughout the County. Alternatives will be developed considering all the components of the Development Plan which are necessary to facilitate development over the lifetime of the plan. These components are fundamental to

developing a cohesive settlement strategy. Different options will be considered for each to feed into developing the overall strategic alternatives for the Development Plan. The main components include Population and Housing, Economic, Enterprise, Tourism and Retail Development, Towns and Villages, rural Development, Transport and Infrastructure, Built and Natural Heritage, Landscape and Green Infrastructure, Climate change, Renewable Energy and Environment, social, community and Cultural Development

7.4 On-going Evolution of Alternatives

A key challenge in the plan preparation process was identifying adequate appropriate land to meet the future needs of the plan area given the level of environmental sensitivities which exist, lack of infrastructure coupled with the requirement for a more rural life. Establishing a balance between environmental protection, integration and meeting future population needs involved an on-going iterative process between the plan-makers and the SEA, AA, and Flood Risk Assessment teams. The presence of both plan making and SEA team members at all CDP meetings was key to the accomplishment of this balance which led to the continued evolution of the alternatives throughout the plan making process. Alternatives have therefore evolved and in some cases have been ‘tweaked’ in the detail as the process has progressed.

7.5 Assessment of Alternatives

Having identified the Strategic Environmental Objectives against which the consideration of alternatives, policies and objectives of the Development Plan will be assessed for their potential environmental impacts, the compatibility criteria to be used in the assessments are as follows;

+	Reflects a potential positive effect	-	Reflects a potential negative effect
0	Reflects a neutral or uncertain effect	+/-	Reflects that positive and negative effects are likely or that in the absence of further detail the effects is unclear

In accordance with SEA guidelines, ‘**impact**’ is defined in terms of the quality (positive, negative or neutral), ‘**significance**’ i.e., in terms of the scale/type of development envisaged by the plan and the ‘**sensitivity**’ and/or importance of the receiving environment, and duration (short, medium, long term, permanent or temporary). It should be noted that from the onset throughout the development of both the draft and final plan, team members ensured both environmental and planning considerations were taken into account as alternatives to the plan and where possible these considerations have been documented in the alternative’s tables here under.

The identification of alternatives first commenced with an exercise in **Mind Mapping** in order to capture all of the competing interests, constraints, opportunities and aspirations which play a part in developing the Clare County Development Plan. A **mind map** is a diagram used to visually organize information. A mind map is hierarchical and shows relationships among pieces of the whole. It is often created around a single concept, drawn as an image in the center of a blank page, to which

associated representations of ideas such as images, words and parts of words are added. Major ideas are connected directly to the central concept, and other ideas branch out from those major ideas.

In light of the National & Regional policy requirements, coupled with the mandatory requirements in terms of preparing a CDP the key question is how can we come up with or develop realistic, reasonable, viable & implementable alternatives? We can no longer adopt a strategy of broadly equal apportionment of future growth on the basis of historical patterns.

We need to respond to the new policy context for planning set by Government in the NPF which is centred around structured and prioritised plan-led development centred around the locations best equipped for sustainable long-term development.

If we don't do this, then we plan for car-dependent, energy intensive, rural development in locations which aren't serviced. The global COVID pandemic has also changed where people want to live, the amenities & facilities required, and therefore we need to consider the infrastructure to service this change. **Figure 7.1** outlines the key policy drivers from a national level, the priorities for Clare County Council at a corporate level, the key Strategic Economic Initiatives and the difficulties in sustainably developing our county to become a world class tourist destination all in the knowledge that Climate Change is happening and now more than ever we need to mitigate and adapt our ways in order to build resilience to the impacts.



Figure 7.1 Clare County Development Plan Mind Map

Alternative Considered	0	+	-	+/-
Option 1: Dispersed Settlement led approach (Unrestricted settlement) <ul style="list-style-type: none"> This scenario envisages growth of all settlements within the County with heavy emphasis on accommodating housing within all settlements. Other than Ennis and other large towns (such as Shannon and Kilrush) there would be no hierarchy and growth would be envisaged in all settlements). Designated areas (European Sites, Groundwater Protection zones etc.) would be subject to appropriate environmental protection measures in line with the regulatory framework. As per Alternative 1, rural development policies would support agriculture, forestry, renewable energy and tourism in line with the NPF and RSES. This option is in effect an unrestricted option but overall not in line with the requirements of the NPF or RSES. 			P1 T1 T2 S1 CH1 CH2 L1 – L2	B1 – B7 W1 – W3 P2 & P3 S2 & S3
Principal environmental impacts identified for this scenario/evolution of alternative through Plan & SEA team meetings: <ul style="list-style-type: none"> This scenario would require significant road infrastructural improvements for Miltown Malbay, Killaloe and many of the large and small villages such as Fanore, Doonbeg and Tubber. More generally, due to dispersed pattern and lack of hierarchy, whole infrastructure would require improvement under this scenario. This scenario could lead to stagnation of rural settlements as lack of housing provision and policy could result in developments in countryside and not existing settlements. Significant increase in rural housing with lack of policy would result in increased private wastewater treatment, potential groundwater impacts and increase in private car trips with resulting issues on road safety. Indirect cumulative impacts on biodiversity especially loss of ecological corridors, stepping stones and features of local biodiversity importance together with fragmentation of non-designated habitats under this scenario. This scenario could work against the rural economy and result in adverse impacts on rural settlements and areas; there would be less recognition of the strengths and characteristics of rural settlements, in turn, there could be a range of landscape and heritage impacts, and 				

- In the absence of a county level settlement hierarchy, criteria based approach to development of infrastructural requirements would be required which may not be formed through a multi-disciplinary approach.

Alternative Considered	0	+	-	+/-
Option 2: Led by the requirement to provide for Climate Adaptation <ul style="list-style-type: none"> • It comes to the fore of the Plan's strategy; preface each Chapter with reference to the Climate Action and Low Carbon Development Bill October 2021 & the Climate Action Plan, 2023. • In line with the National Marine Planning Framework which looks to move development away from our coasts and to prioritise Offshore Wind including enabling works and infrastructure together with policies to tackle Climate Change. • Avoid flood prone areas; look at Nature Based Solutions as an alternative to hard engineering, Safeguard Natural Storage Areas. • Identify decarbonisation zones which will serve multiple purposes to avoid further flooding or dealing with flood events. • Greater protection for our wetlands and identification of additional key wetlands inland from the coast. • Build a Low Carbon Climate Resilient County 		T2	P1 B1 B6 S2 S5 T1 CH1, CH2 CH3 L1 & L2	

Principal environmental impacts identified for this scenario/evolution of alternative through Plan & SEA team meetings:

A key theme across many of the submissions received in relation to the Issues Paper was Climate Change and how the Local Authority needs to take responsibility for how we adapt.

Nature Based Solutions – multiple benefits in slowing the flow, reducing flood risk, increasing sustainable use of energy, carbon sequestration, coastal resilience, improving wellbeing in urban areas

Alternative Considered	0	+	-	+/-
Option 3: Employment led growth <p>This scenario looks at employment-led growth which focuses development in key locations where employment growth is more likely to be delivered and differs from previous Plan strategies which spread growth based on the size and scale of the settlement in accordance</p>	P3 S2 – S5 W1, W2, W3 – W7 WA1 WS1 WS2 WW1	P1 RE1	P2 B1 B2 B3 B4 B5 S1 C1 – C3	B5 CH1 CH2 CH3 L1 L2

<p>with the core strategy.</p> <p>The scenario would focus on the Strategic Economic Initiatives (SEI) identified for the County.</p> <p>Key Economic Initiatives would form the focus of areas for growth within the County. This would see the population allocation and subsequent zoning focused solely within these areas.</p> <p>Key SEIs such as the South Clare/UL SDZ, Clare MEZ, the LNDR, Ennis 2040, Roche, the Shannon Estuary - Moneypoint which have all been identified as key employment and development opportunities would form the focus of the Plan and therefore growth.</p>	WW2		T1 & T2	
<p>Principal environmental impacts identified for this scenario/evolution of alternative through Plan & SEA team meetings:</p> <ul style="list-style-type: none"> • This scenario would focus on areas where employment opportunities arise irrespective of the capacity of the physical infrastructure. • As with scenario one depending on where these employment opportunities arise water treatment in particular would be a key concern. Should the employment opportunity arise outside of a settlement where no water treatment plant exists it is unlikely to be prioritised by Irish Water in this plan cycle for the incorporation of a new plant. • Through the implementation of this scenario the focus would see higher densities in the larger areas however; many of these areas are already under significant pressure in terms of water supply and wastewater treatment. • As much of the employment led opportunity focuses on the key urban areas such as the hub town of Ennis and the gateway of Shannon this scenario would see further increased pressures on these towns in terms of transport and in particular traffic congestion at peak hours but also throughout the day. • Many of the larger towns and villages in County Clare suffer traffic congestion either intermittently or in the case of Ennis town centre on ongoing bases. To address this and other bottleneck issues would require investment in junctions, traffic calming measures, the securing of link roads, ring roads or by-passes as generally the towns and villages in County Clare are limited in the width of the physical streetscape and so addressing this issue would require significant investment and land take leading to impacts on biodiversity, flora and fauna, soil and landscape amongst others. • This scenario would see higher densities in the larger towns and villages (Ennis, Shannon together with the Service Towns (Kilrush, Ennistymon/Lahinch and Scarriff/Tuamgraney). It would also see the promotion of brownfield development above Greenfield development. • Smaller towns such as Killaloe, Sixmilebridge, Tulla, Newmarket-on-Fergus, Miltown Malbay, Lisdoonvarna and Kilkee would most likely decline over time with fewer services provided, and this scenario would benefit certain areas above others. 				

- This scenario may also focus on areas with little or no services which will reflect negatively on many of the SEOs.

Alternative Considered	0	+	-	+/-
Option 4: Strategic Planning for Sustainable Growth in line with the requirements of the NPF and RSES. <ul style="list-style-type: none"> • NPF & RSES require Compact Growth (Sequential) & the reversal of rural decline in villages (NPO 3,6,7,16,18a & RPO 3,34,35) • RPO 34 and RPO 35 specifically support the implementation of NPO 3, requiring that development plans and CORE strategies are supported by specific objectives for urban infill/brownfield development and to provide an evidence base for the availability & deliverability of lands to deliver 30% of new homes within the existing built-up footprint of settlements. • Tiered Approach to Land Zoning, Active Land Management Strategy, Rural Regeneration 		P1-P3, S1-S5 W1 – W7 T1 – T2 WA1, WS1, WS2 WW1, WW2 RE1 B2-B6	B1	C1 – C3 CH1 – CH3 L1, L2

Principal environmental impacts identified for this scenario/evolution of alternative through Plan & SEA team meetings:

- This scenario would see the current settlement hierarchy retained subject to serviced provision of lands.
- The approach provides for rural protection while allowing an appropriate level of growth within lower tier settlements. This approach works with existing and planned delivery of services infrastructure and presents the best option towards sustainable transport.
- It supports local communities and population, supporting provision of local services and infrastructure, which assists in countering isolation without impact on surrounding environment.
- The legislation also required that the location of development should be linked to existing wastewater treatment capacity and planned investment in capacity in the future.
- Planning which is supported by evidence;

The Planning System and Flood Risk Management – Guidelines for Planning Authorities which were published in 2009 but since then we have CFRAMS and the publication of the associated flood risk maps which will determine the best location for development.

Alternative Considered	0	+	-	+/-
Option 5: Recognises the diverse range of natural, built and cultural heritage assets that provide Clare with a strong tourism base.		P1-P3 S1-S5	B1 W1 – W7	C1 – C3 CH1 – CH3

<ul style="list-style-type: none"> • Tourism can be seen as a key economic driver for the future development of the county (WAW, CoM, Bunratty Folk Park, Loophead Lighthouse). • It supports the national and regional policies including: NPO 22 (greenways, blueways), NPO 60 (natural and cultural heritage), RPO 53 (tourism), RPO 54 (tourism and environment) and RPO 173 (tourism corridors). • This Tourism led approach would see development focused in towns and villages where tourism uses, transport, retail, associated business etc would be accommodated in line with the Active Land Management Strategy. 			T1 – T2 WA1, WS1, WS2 WW1, WW2 RE1 B2-B6	L1, L2
<p>Principal environmental impacts identified for this scenario/evolution of alternative through Plan & SEA team meetings:</p> <ul style="list-style-type: none"> • This scenario would see the current settlement hierarchy retained subject to serviced provision of lands; • Similar wastewater issues remain in this scenario – i.e., many smaller settlements have insufficient treatment and/or capacity to accommodate future growth. • Creates a rural housing issue for the 20-35 age bracket where they would like to work in close proximity to where they live in these remote tourist locations. • This scenario directs development away from town centres. • This approach allows for less protection of designated sites and achievement of WFD targets as tourism led development is directed to locations predominately in rural areas (such as Loophead and along the Wild Atlantic Way). The Wild Atlantic Way monitoring programme has demonstrated impact at the key Discovery Points in County Clare which to date have not been addressed or ameliorated. • Uneven population growth in Clare which potentially will not align with the Core Strategy. • Commuting patterns will change with the key focus away from the hub towns of Ennis and Shannon together with the other large towns. • The lack of inclusion of Green Infrastructure, no emphasis on carbon reduction and Green House Gas emissions through this option reflects a significant negative on the SEOs. <p>When discussing this scenario, it was felt that tourism policies focused on certain areas (coupled with the additional pressures which the Wild Atlantic Way would put on the county) may not result in positive impacts as there may be greater disturbance issues on habitats and species particularly around West and North Clare (the Burren and the coastal areas in particular) where there are a higher number of designated sites. Therefore, it is proposed that instead of targeted identified tourism areas, this scenario be altered to ensure tourism policies are open and flexible enough to accommodate tourism activities within appropriate locations. This excludes reference to existing</p>				

tourism hot spots such as specific tourism policies for Bunratty, Shannon and Lough Derg which include protective and precautionary measures.

Alternative Considered	0	+	-	+/-
<p>Option 6: Take Alternative 4 but in terms of Water Services put the onus to deliver development in a sustainable manner back on the Government</p> <ul style="list-style-type: none"> Irish Water presents their Investment Plan to Government which lists all the assets which require upgrade, new infrastructure etc. Government decides on spend for which IW need to prioritize the works. IW cannot simply provide adequate infrastructure in all locations without the required financial input. The CDP highlights the absence of the relevant infrastructure for a defined list of settlements within which we would like to zone and formulate objectives within the Plan which says once the finance is made available from central Government to provide for the infrastructure, we will zone the settlement appropriately. Select the most appropriate settlement within which an Integrated Constructed Wetland could be incorporated which would see an existing agglomeration with the appropriate ground conditions receive improved treatment which would subsequently allow for development and zoning of lands. Example Lixnaw ICW Costly to deliver but cheap to run Significant environmental gains https://www.water.ie/projects-plans/lixnaw-integrated-constru/ Funding streams – European Green Deal? 		P1-P3 S1-S5 W1 – W7 T1 – T2 WA1, WS1, WS2 WW1, WW2 RE1 B2-B6	B1	C1 – C3 CH1 – CH3 L1, L2

Principal environmental impacts identified for this scenario/evolution of alternative through Plan & SEA team meetings:

- This scenario would see the current settlement hierarchy retained subject to the provision of suitable lands;
- Similar wastewater issues remain in this scenario – i.e. many smaller settlements have insufficient treatment and/or capacity to accommodate future growth.
- Ennis retains its function of a County town and can build on the infrastructural investment in and around the town in recent years e.g. wastewater treatment plant upgrades at Clonroadmore and Clareabbey, together with the Clarecastle sewerage scheme.
- This alternative may serve to combat a small portion of the rural housing demand in discreet

areas where conditions allow, and sufficient land can be acquired to provide the necessary space for such treatment systems.

- This approach allows for better protection of designated sites and achievement of WFD targets as serviced led development is directed to settlements in lieu of one-off housing and septic tank usage.
- The CDP would need to assess the success of the implementation of this alternative on a site-by-site basis incorporating water quality analysis to ensure systems are functioning correctly. This will address the success or otherwise of the alternative.
- Commuting patterns will generally remain the same with the key focus towards the hub and gateway together with the large towns if employment is maintained in these areas.

When discussing this scenario, it was felt that based on experiences across the county this was not a very viable option on a board scale. Difficulties associated with finding sufficient land to accommodate the Integrated Constructed Wetland would be challenge. Issues raised included; who would pay for the ICW (the property developer, Local Authority, or Irish Water), would Irish Water take over the ICW once constructed – this wasn't thought to be the case given as Irish Water haven't taken over other property developed treatment systems in the county. If the system was not taken over by IW or the Local Authority, then how realistic is it to expect the homeowners to maintain such a novel system.

Alternative Considered	0	+	-	+/-
Option 7: Prioritise development within the Limerick Shannon Metropolitan Area The Limerick Shannon Metropolitan Area (LSMA) covers 387km ² , and has a population of over 132,400 (CSO, 2016). This is made up of approximately 96,800 residents within the Limerick City and Suburbs boundary as defined by the CSO. Limerick City is the largest urban centre in Ireland's		P1-P3 S1-S5 W1 – W7 T1 – T2 WA1, WS1, WS2 WW1, WW2 RE1 B2-B6	B1	C1 – C3 CH1 – CH3 L1, L2

Principal environmental impacts identified for this scenario/evolution of alternative through Plan & SEA team meetings:

- This scenario would see the prioritisation and development of Shannon, the South Clare/UL Strategic Development Zone, Sixmilebridge (Small Town), Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North, Meelick (Large Villages), Ardnacrusha, Cratloe, O'Briensbridge (Small Villages)
- There is a clear link between the Settlement Hierarchy and the role of the Limerick-Shannon Metropolitan Area and the Key Town of Ennis, the population target for the County, housing supply targets and residential land requirements for each settlement in the County Clare Settlement Hierarchy.
- Aligns with the requirements of the RSES for the Southern Region where a strategy is pursued that builds on cities and metropolitan areas as engines of growth and seeks in parallel to re-position the region's strong network of towns, villages and diverse rural areas in an economically resilient, imaginative and smart manner to create a sustainable competitive advantage for the region.

- Uneven population growth in Clare but with adoption of core strategy that is evidence based. The CDP will be able to assess the success of addressing this issue over the lifetime of the plan.
- Commuting patterns will change with the key focus towards the Limerick Shannon Metropolitan Area and therefore directed to the east of the county and towards Limerick.
- Prioritising the metropolitan area would perhaps be to the detriment of north and west Clare.

7.6 Evolution of the Alternatives

During the preparation of the County Development Plan an Alternatives workshop was held between the Planning and Environmental Assessment Team on the 5th of February 2021. In addition, meetings with Irish Water and the consultants involved in preparing the Renewable Energy Strategy for the County also assisted in developing the alternatives and selected the preferred option. A presentation was given by the SEA Team on the mind mapping exercise undertaken to identify the key issues which would focus the identification and development of alternatives. Key questions that were posed included;

- Strategically are there alternatives?
- From a policy perspective (NPF, RSES etc) are there alternatives?
- From a Development Management perspective are there alternatives?
- From a Natural Heritage perspective are there alternatives?

The mind mapping exercise looked at the decrease in population allocation and the increase in rural relocation. How tourism is looking to make the Cliffs of Moher a world class visitor experience. The onus/opportunity to provide for the Offshore Renewable Energy sector and its emerging market. Climate Adaptation and the requirement to move development away from our coastline, away from flood risk areas all in the knowledge that pluvial flood risk is increasing. Should we focus on the Limerick Shannon Metropolitan Area only or on the core Strategic Economic Initiatives within the council?

Through discussions it was felt we can no longer adopt a strategy of broadly equal apportionment of future growth on the basis of these historical patterns. We need to respond as a county to the new policy context for planning by Local Authorities set by Government in the NPF which is centred around structured and prioritised plan-led development centred around the locations best equipped for sustainable long-term development.

If we don't do this then we plan for car-dependent, energy intensive and rural development in locations which aren't serviced.

However, the global pandemic has changed where people want to live and also need to live, more amenities and facilities are required together with the infrastructure to service this change.

The NPF and the RSES require Compact Growth (Sequential) and reversal of rural decline in villages (Sustainable Development/Rural Regeneration) this is in line with National Policy Objectives (NPO) 3, 6,7,16 and 18a and Regional Policy Objective (RPO) 3, 34 and 35.

RPO 34 (Active Land Management - Regeneration, Brownfield & Infill Development) and RPO 35 specifically support the implementation of NPO 3, requiring that development plans and core strategies are supported by specific objectives for urban/brownfield development and provide an evidence base for the availability and deliverability of lands to deliver 30% of new homes within the existing built-up footprint of settlements.

7.7 Alternatives and Climate Change

In formulating and considering alternatives regarding the future of the plan area, the importance of incorporating resilience to climate change, through provision of appropriate adaptation measures has been a key consideration. The assessment of alternatives against their resilience to climate change will be a key factor in determining the overall preferred approach to be adopted by the County Development Plan area.

7.8 Preferred Alternative

Following an assessment and evaluation of the alternatives set out in this chapter together with round table discussions between the plan making and environmental teams the preferred way forward in relation to the future land-use plan for the County is a combination of **Alternative 2 (Led by the requirement to provide Climate Adaptation)** and **Alternative 4 (Strategic Planning for Sustainable Growth in line with the requirements of the NPF & RSES combined with Option 6 with respect to Waste Water Infrastructure)**.

The Draft Plan is based on the principles of proper planning and sustainable development which means that development will be promoted in accordance with appropriate international, national, and regional policy and guidance and in particular the NPF and RSES. The central focus of the Core Strategy **Chapter 3** is on residential development in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for the projected demand for new housing over the lifetime of the Plan. It details the anticipated population growth for the County (i.e., 8,373), the expected housing supply target (i.e., 4,500), and the network of settlements for the County and the role and function of the settlements.

The Core Strategy considers all aspects of what is needed to deliver sustainable communities having regard also to the availability of infrastructure, the carrying capacity of the environment and the need to support economic development. The key areas considered in the preparation of the Core Strategy for County Clare include the overall Planning Strategy and Climate Change Strategy, population, housing, retail, town centres, transport, infrastructure, employment, economic growth and the environment.

Alternative 2 - Alternative 2 represents a balanced recognition of established patterns of development in the county having regard to the requirements of the NPF and RSES and in particular the key objectives, targets and approach to Climate Change, Adaptation and Mitigation. Following the publication of the Climate Action Charter in 2019 it was apparent that Local Government have a lead role to play in providing robust leadership in advancing Irelands commitment to achieving a net

zero carbon energy system objective for Irish society and in the process, create a climate resilient, vibrant and sustainable country at the local and regional level. Clare County Council recognises this role and as such have developed a County Development Plan which provides for rural protection while allowing an appropriate level of growth within lower tier settlements. This approach works with existing and planned delivery of services infrastructure and presents the best option towards sustainable growth. It provides for an extremely high level of protection and resilience to climate change and flooding through the extensive inclusion of buffer spaces along rivers, streams and ecologically significant hedgerows and wildlife corridors. **Alternative 2** is a balanced sustainable approach to planned development for the county. As such Alternative 2 has been selected as the basis of the preparation of the Draft Development Plan.

Alternative 4 in conjunction with 6 represents a balanced recognition of established patterns of development in the county having regard to the requirements of the NPF and the RSES. The approach provides for rural protection while allowing an appropriate level of growth within lower tier settlements. This approach broadly works with existing and planned delivery of services infrastructure and represents the best option towards sustainable growth. However, it also seeks to recognise the under investment by Government to allow Irish Water to implement sustainable wastewater treatment infrastructure across our county. It provides an innovative and alternative solution to the lack of wastewater infrastructure in some of our key settlements where growth is anticipated but for which it cannot currently be accommodated due to the lack of wastewater infrastructure.

Chapter Eight - Assessment of Effects of Implementing the Clare County Development Plan 2023-2029

8.1 Introduction

This section is a summary of the detailed assessment of the objectives, land-use zonings and volumes contained within the Clare County Development Plan 2023-2029, which will identify where, if any, effects on the environment may occur. These may be positive or negative effects, direct, indirect, synergistic, cumulative and/or in-combination effects.

8.2 Environmental Issues

Having established the environmental baseline and the key environmental sensitivities for the Plan area in Chapter 5, and the Strategic Environmental Objectives in Chapter 6, an assessment for any potential environmental effects from implementing the Clare County Development Plan 2023-2029 can be undertaken.

Three elements of assessment have been undertaken which include:

1. An assessment of the objectives of the Plan (See **Appendix A**);
2. An assessment of the land-use zonings and site-specific development objectives (See **Appendix B**);
3. An assessment of cumulative and in-combination effects (See **Appendix C Tables 8.2 – 8.5**).

The assessment process has been undertaken using matrix assessments which reflect ratings in relation to potential significant effects on the environment as a result of implementation. The matrix assessment ratings used are as follows:

(+)	reflects a potential positive effect
(-)	reflects a potential negative effect
(+/-)	reflects that positive and negative effects are likely or that in the absence of further detail the effect is unclear
(0)	reflects a neutral or uncertain effect

Where there is a combination of these symbols (0/+ or 0/-) this indicates that any effect maybe neutral or positive, or neutral or negative depending on how the objective is delivered.

Where negative effects are identified mitigation measures are recommended to either include new objectives, or to amend or include additional text within the Plan objectives and/or zoning objectives.

8.3 Environmental Assessment and Evaluation

Strategic Environmental Assessment is an iterative process carried out in parallel with the development of the Clare County Development Plan 2023-2029 preparation process. The principal reason for doing so is to ensure that any negative environmental impacts are highlighted at an early stage enabling them to be 'designed' out as much as possible as early in the preparation process. The result is a more robust Plan which has had regard to the environmental issues identified within

the Plan area and any remaining negative effects should be minimal and capable of being addressed through appropriate mitigation. This was achieved through the integration of the Environmental Assessment Officer, Heritage Officer and others in the discussions, meetings, and preparation of the Plan in conjunction with the Forward Planning Team. In addition, all other relevant departments were also consulted for e.g., Environment, Housing, Roads etc to ensure the Plan was as robust as possible and met the 3 pillars of sustainability.

8.4 Assessment of Plan Objectives

By assessing the Plan objectives in Volume 1 of the Clare County Development Plan 2023-2029 against the environmental objectives it identified where there were any incompatibilities and/or conflicts between them and where environmental considerations needed to be strengthened. Where considered necessary the assessment resulted in recommended mitigation for some objectives. The assessment matrix is included in **Appendix A** and mitigation is addressed in **Chapter 9** of this report.

Each Chapter of the Clare County Development Plan 2023 – 2029 list the objectives relating to the topic of that Chapter as outlined below;

1	Introduction & Vision
2	Climate Action
3	Core Strategy
4	Urban & Rural Settlement Strategy
5	Housing
6	Economic Development
7	Retail
8	Rural Development & Natural Resources
9	Tourism
10	Sustainable Communities (Community Development & Social Infrastructure)
11	Transport, Service Infrastructure & Energy (Physical Infrastructure, Environment & Energy)
12	Shannon Estuary
13	Marine & Coastal Zone Management
14	Landscape
15	Biodiversity, Natural Heritage & Green Infrastructure
16	Architectural, Archaeological & Cultural Heritage
17	Towns & Villages
18	Design & Placemaking a (design and built environment)
19	Land Use & Zoning
20	Implementation & Monitoring

Each Chapter's objectives were evaluated against the criteria in **Table 8.1**. The criterion considers whether the objectives were likely to improve conflict or have a neutral interaction with the provisions of the Plan.

Table 8.1 Criteria for Appraising the Effect of the Plan Objectives on the SEOs

Parameter	Compatibility Criteria	
Climate Change		
Biodiversity, Flora and Fauna		
Population (incl. Human Health and Quality of Life)	<div><div>+</div><div>Reflects a potential positive effect</div></div>	<div><div>-</div><div>Reflects a potential negative effect</div></div>
Soil & Geology	<div><div>0</div><div>Reflects that positive and negative effects are likely or that in the absence of further detail the effects is unclear</div></div>	
Water		
Air Quality and Climatic Factors		
Material Assets		
Waste		
Water Supply		
Waste Supply		
Renewable Energy		
Cultural Heritage		
Landscape		

8.5 Land Use Zoning

In considering land appropriate for development for uses, SEA has contributed to identifying where sites are unsuitable; those that required amendment in terms of area, nature or extent; those suitable with specific requirements set out in site development objectives; and those which are generally acceptable.

Where the process has identified sites where the impact is uncertain due to location specific issues and where a small number of areas have been identified to have a potential negative effect on the environment, mitigation measures are proposed which are designed to limit or eliminate identified impacts. In addition, monitoring the implementation of the Plan, as discussed in **Chapter 10**, will ensure that if there is any impact it will be identified, and appropriate mitigation can then be put in place.

In zoning land for different land-uses in the Clare County Development Plan 2023-2029, the zonings are categorised in accordance with Myplan.ie⁵³.

Land-Use Zoning Classifications and Definitions

The following describes the individual zonings proposed in each of the settlement plans/local area plans:

Agriculture

This zone is for the use of land for agricultural purposes and farming-related activities and to preserve the amenity of the town or village setting. Individual dwellings for permanent occupancy of

⁵³ Department of Housing, Local Government and Heritage Initiative

established landowners (i.e., within family ownership for the preceding 10 years) will be open for consideration subject to normal site suitability considerations.

Airport

Land zoned for airport development shall be used for airport-related uses, buildings, infrastructure and services and compatible aviation-related businesses and industries.

Buffer Space

Buffer spaces are intended to provide a buffer of undeveloped land for the conservation of biodiversity, visual amenity or green space. Buffer spaces may include natural features such as floodplains, riparian zones, turloughs, valuable biodiversity areas including designated sites, amenity areas, woodlands, hedgerows, green spaces and archaeological features.

Commercial

The use of land zoned for 'commercial' purposes shall be taken to include the use of the lands for commercial and business uses including offices, service industry, warehousing and the facilitation of enterprise/retail park/office type uses as appropriate. Retailing is open for consideration on this zoning, provided that a sequential test is carried out and the lands are demonstrably the optimum location for the nature and quantum of retail development proposed.

Neighbourhood Centre

It is intended that land zoned for 'neighbourhood centre' will be developed to provide an appropriate range of local services including commercial, retail and community uses, to support the population of the surrounding area.

Community

The development of lands for community uses shall be taken to include the use of lands for community, civic, health services, public or educational uses including the provision of schools, community halls, healthcare facilities and any other facility that is intended to provide some form of community service. Public or private delivery is not a factor in this case.

Enterprise

Lands zoned for 'enterprise' shall be taken to include the use and development of land for high end research and development, business science and technology-based industry, financial services, call centres/telemarketing, software development, data centres, enterprise and incubator units, small/medium manufacturing or corporate office in high quality campus/park type development.

It is intended that such developments will have high quality architectural design and landscaping. This zoning allows for 'walk to' support facilities such as canteen, restaurant or crèche services which are integrated into employment units and are of a nature and scale to serve the needs of employees on the campus.

This zoning also allows for associated power generating infrastructure as well as transportation infrastructure such as car and bicycle parking and bus stop shelters. This zoning excludes general retail, retail park outlets, motor sales/servicing activities and heavy industrial undertakings.

Lands zoned for 'enterprise' in large villages and small villages shall be taken to include the use and development of land for small-scale business and enterprise development such as incubator units, craft centres/workshops, small-scale manufacturing, local digital/technology business etc. Retail use on these sites shall only be considered where it is ancillary to the main activity taking place.

Enterprise developments in large villages and small villages must have a high standard of architecture and landscaping and must be relative and appropriate to their scale, size and character.

Existing Residential

The objective for land zoned 'existing residential' is to conserve and enhance the quality and character of the areas, to protect residential amenities and to allow for small scale infill development which is appropriate to the character and pattern of development in the immediate area and uses that enhance existing residential communities. Existing residential zoned land may also provide for small-scale home-based employment uses where the primary residential use will be maintained.

Industry

The use of land for industry uses shall be taken to include the use for industrial processing or manufacturing of a scale and nature where there is significant goods, manufacturing, and related issues. Uses of this nature may result in the generation of emissions.

This type of industrial activity may also be subject to the SEVESO Directives, the main EU legislation dealing with the control of onshore major accident hazards involving dangerous substances.

A mix of uses such as office-based or retail development is not considered appropriate in areas zoned for industrial development.

Light Industry

The use of land for light industry shall be taken to include uses where the primary activity is the manufacture of a physical product. The use for industry/manufacturing, incubator units, distribution, open storage, transport operating centres and the treatment/recovery of waste material is acceptable.

Processes carried out, or the machinery/plant installed on land zoned for Light Industry must be such that they could be carried out or installed without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.

Uses such as retail development or small/medium office-based developments are not considered appropriate in areas zoned for light industry, save where it is ancillary to the main use of the development. Large-scale office type development (>1000m²) such as call centres are open to consideration subject to compatibility with surrounding land uses.

Low Density Residential

This zoning refers to the use of lands to accommodate a low-density pattern of residential development, primarily detached family dwellings. The underlying priority shall be to ensure that the character of the settlement/area is maintained and further reinforced by a high standard of design. Proposed developments must also be appropriate in scale and nature to the areas in which they are located.

Marine-Related Industry

Land zoned for marine-related industry shall provide for marine-related industry and large-scale uses that create a synergy with the marine use. Marine-related industry shall be taken to include the use of land for industry that, by its nature, requires a location adjacent to estuarine/deep water including a dependency on marine transport, transshipment, bulk cargo or where the industrial processes benefit from a location adjacent to the marine area.

Maritime/Harbour

The use of land for maritime/harbour related activity shall be taken to include the use of land, including harbours and piers, that will facilitate small-scale, water-based commercial or tourism activity and associated facilities including carparking facilities.

Mixed Use

The use of land for ‘mixed use’ developments shall include the use of land for a range of uses, making provision, where appropriate, for primary and secondary uses e.g., commercial/retail development as the primary use with residential development as a secondary use. Secondary uses will be considered by the local authority having regard to the character of the given area.

On lands that have been zoned ‘mixed-use’ in or near town or village centres, a diverse range of day and evening uses is encouraged and an over-concentration of any one use will not normally be permitted.

Open Space

It is intended that lands zoned ‘open space’ will be retained as undeveloped open space, mainly for passive open space related activities. The open space/park areas could contain active play facilities such as children’s play areas, but these would only be a small component of the overall areas involved.

Recreation

This category of zoning provides for the use of land for the provision of sports grounds/playing pitches, golf courses, tennis courts and other active indoor and outdoor recreational facilities that contribute to meeting the leisure, recreation and amenity needs of the immediate community and/or the wider area.

Residential

Residential use shall be taken to primarily include the use of land for domestic dwellings. It may also provide for a range of other uses particularly those that have the potential to foster the development of new residential communities e.g., schools, crèches, open spaces etc.

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.

In addition to protecting these lands for the long term expansion of these settlements, consideration may be given to the development of some of the strategic reserve before the end of the current plan period where the Planning Authority is satisfied that the development of zoned land is progressing faster than expected and a shortage of available lands may arise where residential zoned land may not be delivered as expected and a shortage may arise or where residential zoned land may not be delivered as expected during the plan period.

The development of such lands will only be considered from the beginning of year four of the Plan (October 2026) in order to give zoned land an opportunity to come forward for development, and where it can be clearly demonstrated to the satisfaction of the planning authority that a zoned parcel of land will not come forward for development due to infrastructural or other demonstrable constraints during the remaining period of the Plan, and the proposed strategic residential reserve lands can be serviced and offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential development with good connectivity and access to services and amenity.

Tourism

Land zoned for tourism development shall be used for a range of structures and activities which are primarily designed to facilitate tourism development and where uses are mainly directed at servicing tourists/holiday makers and visiting members of the public.

Transport Utilities

It is intended that land zoned 'transport utilities' will be reserved for the provision of infrastructure required to move people and goods by rail, bus, car, or bicycle including existing and proposed train stations, bus stations and coach parks.

University Zone

It is intended that lands identified as 'University Zone' will be reserved to accommodate development and uses associated with higher education including research and development, student/campus accommodation, residential uses complementary to the uses contained within the University Zone, student support services, enterprise/start-up business units, commercial units

linked to the research and development role, recreation, sport and social facilities and open spaces. This zoning is suitable for designation as a Strategic Development Zone (SDZ).

Utilities/Infrastructure Safeguard

It is intended that land zoned ‘utilities’ and ‘infrastructure safeguard’ will be reserved for the existing and future provision of key infrastructural services and the upgrading of existing services and infrastructure relating to road, rail, air, electricity, telecommunications, gas, water, and wastewater treatment services.

The Plan contains a land-use zoning matrix which lists the most common forms of development and classifies what the proposed use is acceptable in principle, or otherwise, on lands that are zoned for a particular use, to promote the orderly development of settlements and to guide future development to the most appropriate locations within the Plan area.

In addition to an assessment of the objectives of the Plan, an assessment of the land-use zonings within the Plan area has been undertaken, specifically in relation to residential use including high and low density, Opportunity Sites and other land-uses include industry, enterprise, Tourism, and infrastructure safeguards etc.

The assessment of land-use zonings involved both desktop (GIS, aerial photography) and on-site assessment. This process resulted in an on-going flow of environmental information regarding site specific land-use zoning proposals. Consequently, the iterative nature of the SEA process has meant that in the evolution of the proposed land-use zonings presented in the Plan, they have been informed by environmental assessment. This has led to several zoning adjustments during its preparation in relation to boundaries, zoning removal, and suggested inclusion of alternative areas and in some cases specific mitigation provisions within specific zoning objectives. The Plan also had the benefit of the outcome of the appropriate assessment process and Strategic Flood Risk Assessment, both of which the SEA had regard to in its assessment.

8.5.1 Assessment of Zoned Lands and Environmental Issues

The baseline information presented in **chapter 5** shows how the plan area is characterised by several environmental sensitivities. Some of these sensitivities will affect the potential development of all land-uses within the plan area. The sensitivities include:

- High to extreme groundwater vulnerability throughout the plan area presents a significant environmental vulnerability that needs to be considered in all future land-uses within the Plan area.
- Wastewater treatment is a particular issue throughout the County of Clare both from a rural and urban perspective. Within many rural areas and settlements throughout the county there is either no WWTP present, they are over capacity or insufficient treatment is occurring. As a pre-requisite to any development taking place on zoned lands within the county, it is critical to have the infrastructure upgrade in place to accommodate future developments or for any on-site systems that can comply with the revised EPA Codes of Practice. An objective in the Plan must seek to ensure that, prior to the commencement of any development; future development can be serviced by wastewater treatment which complies with the Water Framework, the EU Urban Wastewater and the Birds and Habitats

Directive. This issue and others have been highlighted in all relevant assessments of settlements as part of the SEA process contained in **Appendix B**.

It should also be noted that in the case of all settlements and zonings within flood zones identified in **Figure 5.10.7** “Flood Zones A, B and recorded flood events” within the plan area that:

- Flood defences that have been/are being put in place are based on protecting existing land-uses of any benefitting lands and NOT any potential future change in use or new development.
- Impacts of climate change in relation to future flooding need to be considered regarding stipulating development specifications which provide for resilience to flood risk and recommendations given accordingly.
- Nature Based Solutions should be assessed as part of the options in any flood scheme from the very inception of the project.

8.5.2 Assessment of other Volumes

Volume 4 - Record of Protected Structures (RPS) – Siobhan Mulcahy Architects were appointed by Clare County Council to undertake a review of the current Register of Protected Structures as contained in the Clare County Development Plan 2017-2023 (as amended).

All structures contained on the RPS are afforded protection under Section 58(1) of the Planning and Development Act together with the protective objectives arising from the CDP. The RPS does not propose any works or other designation other than to protect the additions to the RPS therefore should any works arise, they will be dealt with at a Development Management level and objectives applied as appropriate.

Any deletions or modifications to the existing Record of Protected Structures (Volume 4 of the CDP 2017-2023) were reviewed by a conservation expert to ensure the changes were appropriate. These changes have been taken into consideration in the preparation of the SEA ER and the associated CDP. No further recommendations are arising from the SEA in this regard.

Volume 5 – Renewable Energy Strategy

RPS Environmental Consultants were appointed by Clare County Council to undertake the preparation of an Energy Emissions Balance of the County and to prepare a new Clare Renewable Energy Strategy (RES) which will form Volume 5 of the Clare County Development Plan 2023-2029. The RES was subject to appropriate assessment as part of the overall assessment of the County Development and was also subject to a separate Strategic Environmental Assessment in line with S.I No. 435 of 2011. The findings of the SEA as contained in the Environmental Report associated with the RES have been fully incorporated into the SEA of the CDP and subsequently the associated Volumes and Chapters of the Plan itself. The mitigation arising from the SEA of the RES (which incorporates the AA Mitigation) has been incorporated in section 9.5 of this Environmental Report – *9.5 Mitigation Associated with the RES*. The RES included for a review of the Climate Action Plan 2023 which is critical in terms of meeting our national climate change targets. The **Climate Action Plan 2023 (DECC, 2022)** is the second annual update to Ireland’s Climate Action Plan (2019). It builds on the previous climate action plans and is the first plan to implement economy-wide carbon budgets and sectoral emissions ceilings agreed in July 2022. The updated Climate Action Plan focuses on how to achieve the required system change across society and the economy. The plan requires, by 2030, a 75% reduction in electricity sector emissions, 45% reduction in commercial/public

buildings emissions, a 40% reduction in residential buildings emissions, 50% reduction in transport sector emissions, 35% reduction in industry emissions and 25% reduction in agricultural emissions. The plan requires a large-scale deployment of renewables and includes an acceleration of the delivery of onshore wind to 9GW, solar energy to 8GW and offshore wind to at least 5GW. In addition, the plan outlines support for at least 500MW of local community-based renewable energy projects and increased levels of micro-generation and small-scale generation.

The Clare RES addresses these national targets at a county level through the following additional capacity which will be delivered mainly by:

- Offshore Wind: the Clare RES includes policies to prepare for offshore wind but no numerical targets.
- Solar Onshore – Clare County Council has set ambitious targets for Clare (300MW in total)

Key to the delivery of these targets and the successful implementation of the RES will be the monitoring associated with the Strategy. The key monitoring targets and indicators are aligned with Table 10.1 of this Environmental Report. Under the Planning and Development Act 2000, as amended, Clare County Council has a statutory obligation to secure the implementation of the objectives of the Clare County Development Plan. Clare County Council is fully committed to implementing this development plan. The Council will take a leadership role to progress and secure the development plan policies and objectives together with the monitoring of these and their associated targets. As outlined in Chapter 20 of the Written Statement the implementation and monitoring framework will function as a formal feedback loop, and through ongoing evaluation and reporting will provide the evidence base for the formulation and refinement of future planning policy, including subsequent County Development Plans. The framework will assist the Planning Authority in meeting its statutory reporting requirements including:

- The 2 Year Progress Report of the County Development Plan (as required under Section 15(2) of the Planning and Development Act 2000, as amended). This is a full report on the implementation of the objectives of the plan and will be prepared two years after the Plan comes into effect. This report will highlight any difficulties that may arise in the achievement of the objectives and give an opportunity to rectify any problems that may arise.
- Report to the Regional Assembly setting out progress made in supporting objectives of the RSES (as required under Section 25A (1) of the Planning and Development Act, as amended).

Volume 6 – Wind Energy Strategy

The Clare Wind Energy Strategy forms part of the Clare County Development Plan 2023-2029. In accordance with the requirements of the Department of Environment, Community and Local Government as set out in Circular PL20-13, the current “Clare Wind Energy Strategy 2017-2023” has not been reviewed as part of the preparation of this Plan. Circular PL20-13, dated 20th December 2013, states that in the cyclical review of a Development Plan it is advised that, until the national policy review processes have concluded in relation to the Wind Energy Development Guidelines and the Renewable energy Export Policy and Development Framework, local authorities should defer amending their existing Development Plan policies and should instead operate their existing

Development Plan policies and objectives until the completion of these processes and further advice is issued.

The local authority has had regard to all the submissions received during the pre-draft consultation stage of the Development Plan. However, any issues raised regarding wind energy policy will be addressed in the context of the requirement to comply with Circular PL20-13.

Volume 7 – Retail Strategy – this strategy was prepared by KPMG Future Analytics and took into consideration the existing Mid – West Retail Strategy 2010 – 2016 for the Limerick – Shannon Metropolitan Area, County Limerick, and County Clare. The output from this strategy included the preparation of policy objectives which were assessed as part of the SEA process with mitigation devised where appropriate in the form of SEA recommendations as contained in Appendix A – Assessment of Plan Objectives.

Volume 8 – Housing Strategy – this strategy was prepared by KPMG Future Analytics on behalf of Clare County Council to meet the statutory requirements of the Planning and Development Act, 2000 (as amended). The purpose of the Housing Strategy is to outline the existing and future housing requirements of County Clare and to set out measures for the Council to plan for and address these needs.

This Housing Strategy informs the policies and objectives of the Clare County Development Plan 2023-2029, playing a key role in translating national and regional housing policies to the local level. Since the previous Joint Housing Strategy⁵⁴ and Clare County Development Plan 2017-2023 were prepared there have been significant changes in planning legislation and policy, especially the introduction of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly.

The NPF requires each local authority to develop a Housing Need Demand Assessment (HNDA) which must underpin and support the preparation of housing strategies and housing policy. KPMG Future Analytics have developed a robust methodology to inform decision-making around the current and future housing supply and investment in housing related infrastructure and services in County Clare in accordance with the NPF and all other relevant statutory requirements. The output from this strategy included the preparation of policy objectives which were assessed as part of the SEA process with mitigation devised where appropriate in the form of SEA recommendations as contained in Appendix A – Assessment of Plan Objectives.

Volume 9 – Strategic Integrated Framework Plan for the Shannon Estuary (SIFP) There is no change to the SIFP since the publication of the 2017-2023 County Development Plan. Therefore, all mitigation measures as contained within the previous Plan are carried over into the 2023-2029 Plan.

8.6 Cumulative/In-combination Effects

This section of the Environmental Report provides an outline of the potential cumulative effects on the environment as a result of implementation of the County Development Plan.

Cumulative effects are referred to in a number of SEA Guidance documents and are defined in the EPA SEA Process Checklist as “effects on the environment that result from incremental changes caused by the strategic action together with other past, present and reasonably foreseeable future

⁵⁴ Joint Housing Strategy for Clare Local Authorities and Limerick City and County Councils 2010-2017

actions. These effects can result from individually minor but collectively significant actions taking place over time or space” (EPA SEA Process Checklist (2011)). These effects can be insignificant individually but cumulatively over time and from a number of sources can result in the degradation of sensitive environmental resources. The assessment of cumulative effects is a requirement of the SEA Directive (2001/42/EC).

The 2004 Guidelines produced by the DECLG outlines that the SEA process is in a good position to address cumulative effects for which the Environmental Impact Assessment process is not equipped to deal with. Due to the strategic nature of the SEA process a forum is provided in which cumulative effects can be addressed. The EPA is presently undertaking a study in relation to cumulative effects, and it is anticipated that a draft *Cumulative Effects – Best Practice Guidance Document* will be available soon to SEA practitioners.

The EPA Strive Report 2007-2013 on ‘Integrated Biodiversity Impact Assessment’ describes cumulative effects as incremental effects resulting from a combination of two or more individual effects, or from an interaction between individual effects – which may lead to a synergistic effect (i.e., greater than the sum of the individual effects), or any progressive effect likely to emerge over time.

8.6.1 Legislation

The consideration of cumulative effects is a requirement of the SEA Directive (2001/42/EC). It states under Article 5(1) that an Environmental Report shall be prepared, and relevant criteria is provided in Annex I, which states that;

“The likely significant effect (these effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects) on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”.

Under Article 3(5) of the SEA Directive the determination of likely significant effects is addressed and within this it is stated that Member States shall take into account the relevant criteria within Annex II. Under Annex II (2) it is stated that “characteristics of the effects and of the area likely to be affected, having regard, in particular, to the cumulative nature of the effects”.

8.6.2 Planning Context

The National Planning Framework (NPF) sets out the national context for spatial planning with the overall aim of achieving a better balance of economic, social, and physical development. This NPF together with the Regional Spatial Economic Strategy (RSES) must inform the development within County Clare. The RSES provides detailed policy and guidance together with a long-term planning framework for the development of the region, thereby providing a strategic forum in which cumulative effects can be identified. The Planning and Development Act clarifies the key obligations required of Planning Authorities whilst envisaging close alignment between the NPF, the RSES, Development Plans and Local Area Plans. County Clare lies within the geographical area of the Southern Region in terms of the Regional Spatial and Economic Strategies. In accordance with national and European legislation, SEA was undertaken to assess the potential significant environmental impacts and effects of the RSES. Environmental factors have been integrated into the development of the RSES and the related decision-making process through the SEA process, thereby addressing cumulative effects within the broad context of the Southern Region.

The Clare County Development Plan 2023-2029 sets out the strategy for proper planning and sustainable development of the County. There are several potential pressures on the environment from the implementation of the policies and objectives contained within the Plan. The key environmental sensitivities affected by these potential pressures are addressed in the following sections.

8.6.3 Assessment Approach

The following approach has been undertaken in relation to assessing the potential cumulative and in-combination effects of the County Development Plan. It includes;

- An assessment of International, National, Regional and Local Plans, Policies and Programmes that have the potential for cumulative or in-combination effects.
- An assessment of the County Development Plan Objectives 2023- 2029 in relation to the other objectives contained within Volumes 5,6,7,8 & 9.
- An assessment of the key elements of the County Development Plan against one another to identify any internal conflict between the policies and objectives (In-combination effects)

8.6.4 Cumulative effects with other plans and programmes

This section focuses on international, national, regional, and local plans, policies and programmes that have the potential for cumulative or in-combination effects with the County Development Plan. The assessment is contained in **Appendix C Tables 8.1 to 8.4**. In addition, an assessment of the in-combination and cumulative effects of Volumes 5, 6 and 7 are undertaken below. Further details in relation to mitigation measures associated with this assessment of the incorporated volumes can be found in **Chapter 9**.

Table 8.2 Assessment of County Development Plan in combination with Volumes 5, 6 & 7

Policy, plan or programme	Summary of objectives	Possible impacts from policy plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2023-2029
Wind Energy Strategy, Volume 6 – Clare County Development Plan 2023-2029	As part of this County Development Plan 2023- 2029, Clare County Council has produced a Wind Energy Strategy for the County. The Wind Energy Strategy sets out a plan led approach to wind energy development in the County in terms of identifying strategic areas for wind energy development of local, county, regional and national importance and to plan for technological advances in wind farms that may occur in the future.	Yes, potential impacts may arise due to the proposed extension to the Lower River Shannon SPA (Site Code 004077) which was not considered at the time of preparation of the strategy as it was not notified at that point. However, in accordance with the requirements of the Department of Environment, Community and Local Government as set out in Circular PL20-13, the Clare Wind Energy Strategy 2011-2017 has not been reviewed as part of the preparation of Plan. Circular PL20-13, dated 20th December 2013, states that in the cyclical review of a Development Plan it is advised that, until the national policy review processes have concluded in relation to the Wind Energy Development Guidelines and the Renewable Energy Export Policy and Development Framework, local authorities should defer amending their existing Development Plan	Yes, plans and projects of relevance include the EirGrids Shaping our Electricity Future, Regional Spatial and Economic Strategy for the Southern Region, the Clare CDP and the Renewable Energy Strategy. Existing projects and infrastructure (constructed and permitted) should also be considered.

Policy, plan or programme	Summary of objectives	Possible impacts from policy plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2023-2029
		<p>policies and should instead operate their existing Development Plan policies and objectives until the completion of these processes and further advice is issued.</p> <p>Therefore, this issue has not been resolved. In line with the advice of the Department, Clare County Council proposed to include the current WES in the Clare County Development Plan 2023 – 2029. There are no changes to the contents of the strategy and therefore it will not undergo reassessment.</p> <p>Repowering is also a concern with respect to Wind Farms which due to the outdated nature of the current WES has not been considered. It is however felt that due to the relatively recent construction of the permitted wind farms across the county repowering will not be a particular concern in the short term. The existing Wind Energy Strategy for County Clare, that was published with the Clare County Development Plan 2017-2023, forms the policy basis for</p>	

Policy, plan or programme	Summary objectives	Possible impacts from policy plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2023-2029
		<p>onshore wind development in the County.</p> <p>The planning authority is committed to reviewing the WES Vol. 5 on foot of completion of ongoing revisions to the National Wind Energy Guidelines. When reviewing the Wind Energy Strategy, Clare County Council will take account of all relevant factors including:</p> <ul style="list-style-type: none"> - Landscape capacity and visual impacts, including cumulative impacts, - Potential of repowering for existing wind farms, including relevant environmental considerations. - Technological advances in wind and other forms of renewable electricity generation. 	
Renewable Energy Strategy, Volume 5 - Clare County Development Plan 2023-2029	As part of this County Development Plan 2023- 2029, Clare County Council has produced a Renewable Energy Strategy for the County. The Renewable Energy	Yes, potential impacts may arise due to energy-related developments which could affect European sites.	Yes, both this Strategy and the Clare CDP which includes the WES could lead to development which could have in-combination effects on the European sites.

Policy, plan or programme	Summary of objectives	Possible impacts from policy plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2023-2029
	<p>Strategy sets out a plan led approach to renewable energy development in the County in terms of identifying strategic areas for renewable energy development of local, county, regional and national importance and to plan for technological advances in renewable energy that may occur in the future. The Renewable Energy Strategy provides the baseline necessary for County Clare to maximise its marine renewable development potential and aims to ensure that the opportunities in marine/ocean energy relating to enterprise, economic development, energy security and potential future electricity export are fully exploited.</p>		<p>CDP Objectives 2.1 will ensure the proper implementation of the RES throughout the lifetime of the plan and that all proposals are considered and implemented having full regard to the requirements of the Habitats Directive.</p>
Strategic Integrated Framework Plan for the Shannon Estuary Volume 9 – Clare County Development Plan 2023-2029	<p>The SIFP was incorporated into the County Development 2011-2017 by way of a Variation and now forms Volume 9 of the current County Development Plan 2023 – 2029. The</p>	<p>Given the significant level of Environmental assessment undertaken as part of the SIFP process which included an extensive alternatives assessment coupled with the inclusion of extension</p>	<p>Yes, both this Plan and the Clare CDP could lead to development which could have in-combination effects on the European sites.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2023-2029
	<p>Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary is an inter-jurisdictional land and marine based framework plan to guide the future development and management of the Shannon Estuary. The CDP 2023-2029 zones lands at two locations for marine-related industry.</p>	<p>mitigation measures both within the SIFP and through the Variation process and in addition through the current process of producing a new CDP it is felt that no significant environmental effects will arise from the implementation of the SIFP on its own. Clare County Council are also committed to the implementation of the SIFP as per objective 12.1 of the 2023 – 2029 CDP which aims 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. In supporting this implementation, the use of SEA and HDA is inherent in the decision making at project level through the inclusion of SIFP Objective SEA 1.1 which identifies the need for a holistic approach to the use of SEA and AA as optimisation tools in safeguarding the critical environmental resources, resolving potential conflicts and promoting evidenced</p>	

Policy, plan or programme	Summary of objectives	Possible impacts from policy plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2023-2029
		based sustainable decision making.	

8.6.5 Other elements of the Plan

Clusters

These are the smallest type of settlement in the hierarchy and their character reflects traditional building patterns with a loose collection of rural dwellings clustered around one or more focal points. Focal points may include existing rural houses around a crossroad or a community or social facility such as a shop, school, church or post office. The strategy for these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around the focal points and utilise existing services in the area. To meet the needs of those wishing to settle in rural areas, the provisions of Objective CDP 4.14 (i.e., Social or Economic Housing Need requirement) will not apply to applicants for single houses within the designated cluster boundaries.

There are 92 clusters identified across the four municipal districts. Objective CDP 4.9 Clusters seeks to maintain the existing character of the clusters throughout the county from future additions and to only allow for very small-scale growth. This reflects positively on the Strategic Environmental Objectives as assessed through Appendix A.

Chapter Nine - Mitigation

9.1 Introduction

Section (g) of Schedule 2(B) of the SEA Regulations (Annex 1(g) of the SEA Directive) requires the Environmental Report to describe the measures envisaged to prevent, reduce and/or offset as fully as possible any significant adverse effects on the environment from implementation of the Clare County Development Plan 2023-2029. Mitigation involves ameliorating significant negative effects via prevention and/or by reducing or offsetting such effects.

In the preparation of the Clare County Development Plan 2023-2029, the SEA and AA processes ran in parallel, and the iterative nature of the SEA process has informed and influenced the formulation of the Plan objectives and land-use zonings. A detailed assessment of both the plan objectives and land-use zonings is undertaken in **Chapter 8** of this report. Where mitigation measures were still considered necessary, this resulted in either amendment or addition to wording, inclusion of additional objectives or additions/amendments/removal in the explanatory sub-text of the Plan. The recommended mitigation measures for the plan objectives are set out in **Table 9.1** and column two of the table indicates how the measures were incorporated into the Plan.

The recommendations for the site-specific land-use zonings are incorporated under **Appendix B** of this report. These fed into the process of identifying and zoning land areas for potential appropriate land-uses in the Plan and have fed into the supporting technical guidance as set out in Volume 2 of the Plan.

Overarching recommendations are incorporated throughout the report and are clearly set out at the end of each chapter of the SEA ER and in the final chapter (11) of this report. In addition, within each settlement contained in Volume 2 the references to the mitigation measures identified in this Environmental Report are also outlined.

9.2 Mitigation Measures

It is recommended that all legislation, policies, and guidelines outlined in both the Clare County Development Plan 2023-2029 and this Environmental Report are adhered to. In addition, future legislation, policies, and guidelines should also be fully integrated into the Plan and Environmental Report. In addition, many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this Environmental Report and associated Natura Impact Report. Proposals for development which are deemed contrary to the environmental objectives and policies contained within the Plan will not normally be permitted, and if permitted, should contain development specific mitigation measures which have been proven beyond scientific doubt, to remove significant negative effects.

In this section the mitigation measures are discussed under each environmental parameter heading. Subsequently, specific mitigation measures relating to Volumes 5, 6 & 9 together with those arising from Variation No. 3 of the 2011 – 2017 CDP pertaining to the Limerick Northern Distributor Route are also outlined within this chapter.

9.2.1 Biodiversity, Flora and Fauna

No projects (either individually or in combination with other plans or projects) giving rise to significant direct, indirect, secondary impacts, residual, cumulative or in-combination effects on European sites due to their size/scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Clare County Development Plan 2023-2029.

Where relevant, projects, arising from this Clare County Development Plan 2023-2029 should be screened by the applicant for the need to undertake appropriate assessment in accordance with Article 6 (3) of the Habitats Directive.

Mitigatory objective – Proposed for inclusion in the CDP within Chapter 15 associated with CDP Objective 15.17

Freshwater Pearl Mussel

A key site-specific conservation objective for the Cloon Freshwater pearl mussel population published in 2012 is the restoration of appropriate hydrology. Applications within this catchment since the publication of the last County Development Plan have included those for new housing with septic tanks, forest roads, and indoor slatted sheds for cattle, which are associated with land drainage and slurry spreading.

In recent years the impacts of low flows have reached crisis level, with the in-combination effects of uneven precipitation levels and ongoing catchment drainage this, coupled with future impacts of climate change is something which needs to be addressed in the catchment. The site-specific conservation objectives need to be strictly adhered to when assessing planning applications within this catchment with the associated appropriate assessment taking the restoration of hydrology into consideration. The following is therefore proposed for inclusion;

It is an objective of the development plan:

CDP Objective 15.17

(b) 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.**

(c) As well as improving water quality, water quantity (including low flows) 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 carefully consideration at a development management level.

Wild Atlantic Way

CDP Objective 9.6

h) To implement the *Visitor Management Guidelines for the Wild Atlantic Way in relation to all activities associated with it.*

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*”

9.2.2 Population, Human Health and Quality of Life

Criteria for one-off housing in the countryside should consider all related policies and environmental heritage issues outlined in the Clare County Development Plan 2023-2029.

9.2.3 Soil and Geology

The Council will facilitate harnessing the potential of the area’s natural resources while having regard for legislation and best practice and ensuring that the environment and rural and residential amenities are appropriately protected.

Mitigatory objective – Proposed for inclusion in the CDP within Chapter 15

CDP Objective 15.11 Brownfield Site Regeneration and Contaminated Land

It is an objective of Clare County Council:

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, landfills or coal yards **together with operational or transformational sites arising from the County Development Plan** due diligence is carried out on the site to:

- 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

b) Ensure that contaminated soil is disposed of in accordance with the Waste Management Regulations (S.I.821 of 2007)

Soils – new objective**It is an objective of County Development Plan:**

To have regard to “Soil sealing” (the covering of the ground by an impermeable material) within the design and development of urban areas by adopting alternatives which decrease the risk of flooding and loss of biodiversity. This should be applied to all new developments across the county and within urban areas and rural settlements where incremental losses over time can exacerbate the risks of flooding.

9.2.4 Water

The provision of good quality water supply and effective wastewater disposal infrastructure are critical requirements for the future economic development, quality of life and sustainable growth of the County in accordance with the NPF and RSES. All future development should be cognisant as to the level of investment that will be required in the provision of water services – particularly in environmentally sensitive areas - to ensure that the provision of water services does not negatively impact on habitat and water quality, species diversity or other environmental considerations.

Mitigatory objective – Proposed for inclusion in the CDP within Chapter 11

- 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.

9.2.4.1 Flooding risk mitigation and management

Flood Zone A = Highest probability of flooding (Flood Zone A),

Flood Zone B = Moderate risk of flooding (Flood Zone B)

Flood Zone C = Low Risk of Flooding (Flood Zone C)

Addressing flood risk in the design of new development should consider the following:

- The most vulnerable land uses should be in areas of lower flood risk.
- Less vulnerable land uses (e.g., parks, gardens and open spaces for natural habitats, etc.) should be located in areas of higher flood risk;
- There should be a degree of flexibility in the location of land uses to reflect existing or future sustainable urban structure; and
- Less vulnerable uses should be provided at ground floor level in areas of greater flood risk where a sustainable mix of uses is sought.

Site layout, landscape planning and drainage of new development must be closely integrated to play an effective role in flood-reduction. As such, proposals should clearly indicate:

- The use of Sustainable Drainage Systems (SuDS) to manage surface water run-off.
- Water conveyancing routes free of barriers such as walls or buildings.
- The signing of floodplain areas to indicate the shared use of the land and to identify safe access routes.

To ensure that adequate measures are put in place to deal with residual risks, proposals should demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery. Such measures include the design and specification of internal building services and finishes. Further details on flood resilience and flood resistance are included in the Technical Appendices of the Planning Guidelines, *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (DoEHLG, 09). To implement the recommendations and provisions of the DEHLG's Guidelines for planning authorities entitled *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (DoEHLG, 09).

A sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development shall be adopted.

Development in areas at risk of flooding, particularly floodplains, shall be avoided by not permitting development in flood risk areas unless: it is fully justified that there are wider sustainability grounds for appropriate development; unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere; and, where possible, it reduces flood risk overall.

To require all significant development proposals seeking to locate in Flood Risk Areas to include detailed information on the undertaking of a Sequential Approach and Justification Test – as set out in the DoEHLG planning guidelines, *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* (DoEHLG, 09) as well as proposals for the sustainable storage or attenuation of runoff/discharges.

To ensure that all proposed Greenfield residential and commercial developments use 'Sustainable Urban Drainage Systems' in accordance with best current practice.

The Council shall fulfil its responsibilities under the Flood Risk Directive 2007/60/EC and cooperate with the Office of Public Works in the further development of the Shannon Catchment-based Flood Risk Management Plan as necessary. Any relevant recommendations and outputs arising from the Flood Risk Management Plan will be incorporated into the Development Plan.

9.2.4.2 Water Protection

To implement the relevant provisions of all Water Pollution Legislation.

The relevant policies and objectives of the National River Basin Management Plan 2022-2027 and associated programme of measures for the relevant catchment management units for the plan area shall be integrated into the Plan through amendment or otherwise.

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.

9.2.4.3 Air and Climate

Address climate change issues through the Renewable Energy policies outlined in Volume 5 of the Clare County Development Plan 2023-2029.

To implement the provisions of EU Directives and National legislation on air and noise pollution in conjunction with other agencies as appropriate.

9.2.4.4 Material Assets

Transportation and Energy

Transportation networks will increasingly need to adapt to cope with effects of a changing climate evidenced by an increase in incidences of flooding and elevated temperatures resulting in droughts, both attributable to a recognised trend of an increase in extreme weather events. Resilience to these changes needs to be integrated into future and existing networks and services in order to maintain an efficient transportation network. This could materialise in several ways, for example, by improving cooling and heating systems within vehicles; provide adequate surface water attenuation ponds to cope with increased levels of surface water as result of increased rainfall; integrate and plan provision of alternative service route options for public and private transport networks where areas are known to experience flooding.

9.2.4.5 Cultural Heritage (including Archaeology and Architecture)

Many areas within Heritage Landscapes contain significant concentrations of National Monuments. Applicants are advised that developments will be evaluated to ensure that both monuments and their settings are protected to the standards required by the relevant statutory authorities.

Secure the protection (i.e. preservation in-situ or at a minimum protection by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994, their setting and associated 'Zones of Archaeological Potential'.

Seek suitably qualified archaeologists to carry out surveys and impact assessments for all planning applications for new development, redevelopment, any ground works, refurbishment, and restoration/conservation within or adjoining sites included in the 'Record of Monuments and Places', as established under National Monuments (Amendment) Act, 1994 or within their 'Zones of Archaeological Potential'. Clare County Council shall have regard to the advice and recommendations of the Prescribed Bodies in relation to undertaking, approving or authorising development.

Require archaeological surveys, test excavation and/or monitoring for development proposals in areas of archaeological importance, if the application is likely to impact upon in-situ archaeological structures or deposits. Foreshore surveys or any survey carried out for underwater archaeological purposes requires licensing by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

Ensure that development within the vicinity of a Recorded Monument(s) or Zone(s) of Archaeological Potential do not seriously take from the setting of the feature and is sited and designed appropriately.

New developments shall not result in any significant loss in the architectural integrity, quality, or character of an area, where appropriate. Planning applications may be required to be accompanied by an assessment undertaken by an accredited conservation architect, where appropriate, detailing the impacts of the relevant development upon the special interest and character of the surrounding architectural heritage. Clare County 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.

To consider further amendments to the record of Protected Structures as appropriate regarding the National Inventory of Architectural Heritage.

9.2.4.6 Landscape

Central to the Plan is the concept of good urban design and issues surrounding new areas for development such as street design including building height and street width, historic context, cycle facilities will be addressed through the implementation of DEMURS – Design Manual for Urban Roads and Streets, 2013.⁵⁵

The current Plan contains policies which protect vulnerable landscapes from insensitive development. Local landscape including surface water resources and field boundaries make a significant contribution to the character and local distinctiveness of both the urban and rural landscape. These also need protection from a nature conservation perspective and the management of features of the landscape such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for migration, dispersal and genetic exchange of wild species should be encouraged and has been integrated into the assessment of land use zoning.

Settlement and the Western Corridor Working landscapes:

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.

Heritage Landscapes

Plans, policies, and development decisions in these areas will always need to simultaneously take account of scenic, ecological and historic considerations. Landowners and residents, on the other hand, are likely to experience significantly more scrutiny about where and how they carry out developments in these areas. It is hoped that additional resources can be focussed on proposed developments in these areas to provide both the assistance to residents and assurance to the wider community – to ensure that communities continue to be renewed while also ensuring that heritage is sustained.

Planning applications in Heritage Landscapes will generally be required to prepare landscape and visual impacts assessments to demonstrate that these objectives are being achieved.

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 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 *tandem with the preparation of designs*.

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.

⁵⁵ <http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/FileDownload,32669,en.pdf>

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.

Shannon Estuary Working Landscape

A Landscape Character Assessment for Clare identified the Fergus Estuary as ‘high sensitivity’. Applicants will be expected to familiarise themselves with these requirements 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 *tandem with the preparation of designs*. 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.

Fergus Estuary

A Landscape Character Assessment for Clare identified the Fergus Estuary as ‘high sensitivity’. The Landscape Character Assessment for Clare identified modern unsympathetic development as being a threat to the landscape quality in the Fergus Estuary. Careful consideration should be given to new developments along the estuary shoreline due to exposed nature and probability of development being highly visible.

Scenic Routes

In such an area, the Council will aim to protect sensitive areas from injurious development, while providing for development and change that will benefit the rural community. There is a need to protect and conserve views and prospects adjoining public roads throughout the County where these views are of high amenity value. In conserving views, it is not proposed that this should give rise to the prohibition of development along these routes but development, where permitted, should not seriously hinder, or obstruct these views and should be designed and located to minimise their impact.

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 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 in order to determine whether there is a need for such an assessment or for specific mitigation measures.

9.3 Mitigation Measures associated with Volume 9 - SIFP

The SIFP is incorporated into *Chapter 12 - The Shannon Estuary* of the County Development Plan written statement and are also included within this chapter of the SEA ER to ensure any future development arising from the identification of the Strategic Development Locations (SDLs) at Cahiracon and Moneypoint are mitigated.

Table 9.1 outlines the over-arching mitigation measures in accordance with the Strategic Environmental Objectives identified through the SIFP process and which should be strictly adhered to prior to and during any development associated with either a Strategic development Location or an Area of Opportunity. The mitigation measures are listed under each of the SEA topics. The adherence to and application of these measures which is linked to the specific SIFP objectives contained in Chapter 11 of the written statement will ensure no residual significant effects.

Table 9.1 Over-arching mitigation measures arising from the SIFP SEA

Number	Mitigation Measure
Biodiversity Flora and Fauna	
BFF MM 1	As per objective SIFP ENV 1.6 the HDA and mitigation will ensure that proposed developments will not have an impact and take full account of the habitats and species, water quality, ecology, risk of disturbance and flood risk areas as per the Shannon CFRAMS. Provide for sufficient riparian buffer zones along the Natura 2000 site to maintain the integrity of the site.
BFF MM 2	At a project level it is not sufficient to defer the production of construction method statements these should be completed at the project design stage and subject to Habitats Directive Assessment.
BFF MM 3	Requirements for consents and the design of project level mitigation for Strategic Development Locations should be covered in the overall assessment of the site.
BFF MM 4	While Strategic Development Locations have been put forward should issues arise under Article 6(3) of the Habitats Directive at a project level, they may require assessment. Should this assessment produce a finding of potential adverse effects on the integrity of a Natura 2000 site an alternative solution will be required.
BFF MM 5	In selecting the alternative solution, it will be necessary to comply fully with Article 6(3) (and, if warranted, Article 6(4), including compensatory measures) of the Habitats Directive.
BFF MM 6	Pre-construction surveys should be conducted by suitable qualified ecologists in areas of future development which require the loss of structures, trees or suitable feeding areas for nesting bird and bat species. Should any important species be found during the surveys the sequential approach of avoid, reduce or mitigate should be adopted to prevent significant effects.
BFF MM 7	A “No net loss” principle for habitats which are priority in terms of their structure and function within the Natura 2000 site should be adopted for the Lower Shannon Estuary ecosystem.
BFF MM 8	The Steering Group structure established as part of the SIFP should continue to meet in order to facilitate dialogue between industrial operators and nature conservation bodies such as the NPWS and IFI.
Flood Risk Mitigation Measures	
BFF MM 9	Any proposal either within a Strategic Development Location or an alternative site at moderate or high risk of flooding this is considered acceptable in principle must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels.
BFF MM 10	Any development within a Strategic Development Location shall have regard to the site-specific issues set out in the Shannon CFRAMS once available. <ul style="list-style-type: none"> Development across the Strategic Development Location should be allocated sequentially, and within Flood Zone C, then B, then A preferentially, but should not be so rigidly applied that development is constrained to unsustainable levels or does not deliver the mix of

	<p>development type required.</p> <ul style="list-style-type: none"> • Within a Strategic Development Location or an alternative site, a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk shall be adopted as the overall framework for assessing the location of new development. This relates largely to coastal flooding but in some cases may also relate to fluvial flooding. • The use of Sustainable Drainage Systems (SuDS) as appropriate in accordance with best current practice to manage surface water runoff and water conveyancing routes free of barriers such as walls or buildings should be adopted where possible on Strategic Development Locations.
Cultural Heritage Mitigation Measures	
CAAH MM 1	Archaeological surveys should form part of the archaeological impact assessment for all planning applications for new development or redevelopment to inform appropriate design and mitigation of any potential impacts identified on terrestrial and/or underwater archaeological features. This assessment should utilise the archaeological and cultural heritage datasets generated by the SIFP project.
Human Health related Mitigation Measures - Green Infrastructure	
PHH MM 1	Councils will provide for the long-term protection and improvement of the quality of the natural environment within the plan area and provide ecological and recreational linkages to enhance biodiversity, the conservation status of special habitats; air, water and soil quality as well as the amenity value of these areas.
PHH MM 2	Councils will create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide for sustainable water management and a green setting for the urban area.
Water Related Mitigation Measures	
W MM 1	To ensure the impacts from development/change in land use practices (including flood plain development) minimises interference with aquatic habitats, it is essential that those areas adjacent to the waterways (riparian buffer zones) are managed in a manner which will reduce impacts on these habitats. These should be drawn up in consultation with NPWS and IFI.
W MM 2	Development that may result in significant negative impacts and disturbance for the internationally important number of Annex 1 bird species that use the site should be avoided.
W MM 3	Ongoing monitoring to assess the real environmental impact of any development on the water quality and fishery element of the estuarine ecosystem will be required for strategic development locations. This monitoring should be designed based on the assessment of potential effects and will depend on the scale and nature of the proposed development.
W MM 4	<p>Development proposed in this plan will only take place where appropriate and sustainable wastewater infrastructure is in place or can be upgraded to accommodate the scale of development which will secure the objectives of the Shannon River Basin Management Plan and the protection of Natura 2000 sites with water dependant habitats or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving river (The main River Shannon and/or its tributaries) does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) (where appropriate) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.</p>

W MM 5	Councils should endeavour to carry out a review of existing licences/consents/permits operating around the Estuary.
Material Assets	
MA MM 1	Any development of strategic development locations will need to ensure sufficient assimilative capacity in the receiving water together with undertaking an assessment of the Assimilative Capacity of the receiving water in accepting future discharges. This should be undertaken in consultation with the Local Authority.
MA MM 2	Any future development will need to ensure a sufficient supply of freshwater or connection to a drinking water supply with sufficient capacity. Any future abstraction will need to ensure it complies with the requirements of the Water Framework Directive and considers ecological requirements of the associated waterbody.

Table 9.2 Over-arching mitigation measures arising from the SIFP AA

Number	Mitigation Measure
Biodiversity Flora and Fauna	
BFF MM32	At a project level it is not sufficient to defer the production of construction method statements these should be completed at the project design stage and subject to Habitats Directive Assessment.
BFF MM33	Requirements for consents and the design of project level mitigation for Strategic Development Locations should be covered in the overall assessment of the site.
BFF MM34	While Strategic Development Locations have been put forward should issues arise under Article 6(3) of the Habitats Directive at a project level they may require assessment. Should this assessment produce a finding of significant effects an alternative solution will be required.
BFF MM 35	In selecting the alternative solution, it will be necessary to comply fully with Article 6(3) (and, if warranted, Article 6(4), including compensatory measures) of the Habitats Directive.
BFF MM36	Pre-construction surveys should be conducted by suitable qualified ecologists in areas of future development which require the loss of structures, trees or suitable feeding areas for nesting bird and bat species. Should any important species be found during the surveys the sequential approach of avoid, reduce or mitigate should be adopted to prevent significant effects.
BFF MM37	A “No net loss” principle for those habitats and species of conservation interest as identified through the conservation objectives should be adopted for the Lower Shannon Estuary ecosystem.
BFF MM38	The Steering Group structure established as part of the SIFP should continue to meet in order to facilitate dialogue between industrial operators and nature conservation bodies such as the NPWS and IFI.
BFF MM39	In relation to objective AV 1.5 any such development should ensure the protection of the structure and function of the Shannon Airport Coastal Lagoon as detailed and required by the conservation objectives for the Lower Shannon SAC qualifying interest feature 1150.
BFF MM40	At project level any proposed development within a Strategic Development Location or Area of Opportunity will need to consider impacts to the Qualifying Interest features of surrounding Natura 2000 sites within an appropriate buffer zone and undertake as a minimum a Habitats Directive Assessment Screening Statement. This should include those Natura 2000 sites which were screened out of the SIFP where appropriate; <ul style="list-style-type: none"> • Barrigone • Kerry Head Shoal

	<ul style="list-style-type: none"> • Askeaton Fen Complex • Loop Head SPA • Stacks to Mullaghareirk Mountains, West Limerick Hills and Mount Eagle SPA • Kerry Head SPA
Water Related Mitigation Measures	
W MM 28	To ensure the impacts from development/change in land use practices (including flood plain development) minimises interference with aquatic habitats, it is essential that those areas adjacent to the waterways (riparian buffer zones) are managed in a manner which will reduce impacts on these habitats. These should be drawn up in consultation with NPWS and IFI.
W MM 28	Consideration of issues that may result in increased nutrient loading into the water; increased human activity, traffic, lighting, disruption of hydrological regimes and disturbance in the immediate vicinity of an important bird feeding and roosting area will be necessary. Development that may result in significant negative impacts and disturbance for the internationally important number of Annex 1 bird species that use the site will not be allowed.
W MM 29	Ongoing monitoring to assess the real environmental impact of any development on the water quality and fishery element of the estuarine ecosystem will be required for Strategic Development Locations.
W MM 30	<p>Development proposed in this plan will only take place where appropriate and sustainable wastewater infrastructure is in place or can be upgraded to accommodate the scale of development which will secure the objectives of the Shannon River Basin Management Plan and the protection of Natura 2000 sites with water dependent habitats or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving river (The main River Shannon and/or its tributaries) does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependent habitats or species.</p>

9.3.1 Site-specific mitigation measures

A detailed assessment of the site-specific elements of Variation No. 3 to incorporate the SIFP into the 2011-2017 CDP was undertaken and mitigation measures recommended. The mitigation is summarised in Table 9.3, along with details of how this mitigation is incorporated into the County Development Plan 2023 - 2029. In many instances, the mitigation is already partially or fully provided for by other objectives and policies with the Clare County Development Plan 2023-2029. Where this is the case, these objectives are listed. In other instances, the recommended mitigation is provided for by the amendments, additions and deletions to the policies and objectives of the County Development Plan being recommended in this SEA Environmental Report and, where this is the case, details are also provided in **Table 9.3**.

Table 9.3 Site-specific mitigation measures and their incorporation into the County Development Plan

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
Inishmurry/Cahiracon SDL		
BFF	Any development is subject to site-specific assessment of potential impacts including, for example, HDA and EIA. These assessments should include all relevant ecological survey work. Any development is also subject to relevant licensing regimes. The design and construction of development should maintain current habitat where possible and should also consider the creation of habitat suitable to the location and prevailing species. In particular, buffer zones should be established in relation to wet pedunculate oak-ash wood present at several locations within the site. Suitable protection measures should also be incorporated in relation to Bottlenose Dolphins, birds, otter, badger and bat species. Operational and maintenance activities should be designed so as to minimise impact on biodiversity, flora and fauna.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if directed by the Competent Authority must furnish an NIS to the authority; • Objective CDP3.1 requires that all plans and programmes comply with the requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive; • Objective CDP15.19: Woodlands, Trees and Hedgerows make provision for the protection of trees; • Objective CDP15.21: Grasslands makes provision for the protection of grassland • Objective CDP15.5 makes provision for the protection of NHAs and pNHAs; • Objective CDP15.8 makes provision for the protection of non-designated sites of potential conservation value; • Objective CDP 15.8 & 15.9 makes provision to protect and enhance biodiversity; • Objective CDP 15.12 & 15.29 makes provision to take all necessary steps to prevent the spread of invasive species; • Objective CDP 15.2 requires the protection of natural heritage when considering certain developments; • Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> • The requirement to maintain current habitat, including the establishment of buffer zones around potentially valuable habitat, has been added to Objective

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
		<p>CDP 12.1: Strategic Development Location – Inishmurry/Cahiracon through the inclusion of the following element; <i>It proposed developments shall incorporate the Mitigation Measures as contained in the SIFP – Volume 9 of this Plan - for ensuring the integrity of the Natura 2000 Network</i> to ensure that this mitigation measure is incorporated into the County Development Plan. This mitigation measure arose from the recommendation of the SEA undertaken at this site in July 2014 as part of the Variation process.</p> <ul style="list-style-type: none"> • The requirement to ensure that all NHAs and pNHAs are afforded appropriate protection has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. • The requirement to protect and enhance biodiversity has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. • The requirement to support measures to control and manage invasive alien species has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
PHH	Any development is subject to site-specific assessment of potential impacts including, for example, EIA. Clare County Council must ensure that adequate waste water treatment, drinking water treatment, energy supplies and waste services are in place before development takes place to ensure that development does not impact on human health.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. • Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> • None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.
W	Any development is subject to site-specific assessment of potential impacts including, for example, HDA and EIA. These assessments should include all relevant survey and modelling work to demonstrate that the development's design, construction and operation will not impact on WFD, MSFD and	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. • Chapter 11: Objective 11.12 aims to ensure that developments do not lead to

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	protected area water quality objectives. Any development is also subject to relevant licensing regimes. The objectives and requirements of the MSFD and the WFD (Shannon River Basin Management Plan) should be considered when assessing proposals for development. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD and MSFD water quality objectives. Operational activities should be designed and carried out so as to not impact on water body status.	<p>pollution of air and water specifically relating to the SIFP.</p> <ul style="list-style-type: none"> Objective CDP 11.26 relates to the Water Framework Directive. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 11.12 & 12.15: Building on the Shannon Estuary as an Environmental Asset.
SG	To mitigate these potential impacts, any development is subject to site-specific assessment of potential impacts including, for example, EIA. These assessments should include all relevant survey and modelling work to demonstrate that the development's design, construction and operation will not impact on soils or geology. Construction and operational activities associated with development should apply best practice to minimise the risk of soil wash off, erosion and contamination.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 15.6 County Geological Site requires that the importance of County Geological Site is recognised, and the character and integrity of these sites is protected. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.
CA	To mitigate these potential impacts, any development is subject to site-specific assessment of potential impacts including, for example, EIA. These assessments should include all relevant survey and modelling work to demonstrate that the development's design, construction and operation will not impact on air quality and would not be an impediment to the achievement of greenhouse gas emission targets. Development is subject to licensing regimes which should reflect the requirements and targets of the Air Quality Framework Directive and the National Climate Change	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective 2.1 in relation to Climate Action supports the implementation of the National Climate Action Plan 2023 and the National Climate Change Adaptation Framework (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>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	Strategy. The requirements of the International regulations introduced to reduce emissions (including air emissions) should be considered. These include the International Maritime Organisation's (IMO) International Convention on the Prevention of Pollution from Ships (MARPOL) and the European Commission's EU Shipping Strategy. The Annex VI regulations and the amendments contained in the Sea Pollution Miscellaneous Pollution Act, 2006, should also be adhered to.	<ul style="list-style-type: none"> None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.
CH	Any development is subject to site-specific assessment including, for example, EIA. Any assessment shall include detailed impact statements that look at proposed developments with regard to known or potential impacts, including visual impacts, on recorded or previously unrecorded/potential archaeology, both terrestrial and underwater. Available data pertaining to the cultural heritage should be consulted and reviewed, including the Shipwreck Inventory of Ireland, Ports and Harbours Archive, Topographical Files in the National Museum, cartographic sources, historical sources, results of previous surveys carried out in the area (geophysical/EIS/marine, etc.) and results of archaeological research and excavations. The Register of Monuments and Places (RMP), Topographical Files of the National Museum and the UNESCO Convention on the Protection of the Underwater Cultural Heritage (including the Annex) should be consulted. DAHG guidelines on assessing the potential for impact to underwater archaeology should be consulted.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 16.1: Protected Structures requires the protection of structures in the Record of protected structures; Objective CDP 16.8: Sites, Features and Objects of Archaeological Interest requires the protection of such features; Objective 16.9: Newly Discovered Archaeological Sites requires the protection and preservation of archaeological sites discovered since the publication of the RMP; Objective 16.13: Underwater Archaeology requires the protection and preservation of underwater archaeological sites. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> None required, the EIA process will kick-in as proposals for development arise and appropriate assessment will ensure that any impacts are identified and mitigated for.

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
LS	Any development is subject to site-specific assessment including, for example, EIA. This should include all relevant survey and assessment work including Landscape Character Assessment. Any development should be designed to minimise visual impacts.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 14.1: Landscape Character Assessment encourages the utilisation of the Landscape Character Assessment of County Clare. Objective CDP 14.5 Heritage Landscapes requires that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact; Objective CDP 14.7 Scenic Routes provides for protection of sensitive areas from inappropriate development; <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.
RES	Clare County Council shall consider the Clare County Renewable Energy Strategy (Volume 5 of the Clare County Development Plan 2023-2029) when considering energy needs, strategic development and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The Clare County Renewable Energy Strategy is incorporated into the development plan at Volume 5. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> None required.
SIFP	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of Chapter 12 of the Clare County Development Plan 2011-2017 (as varied), when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan.</p> <ul style="list-style-type: none"> None required.

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
MA	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required
F	Clare County Council shall consider the OPW's Flood Risk Management Guidance for Planning Authorities, and the flood risk and hazard mapping and Flood Risk Management Plans from the Shannon CFRAM Studies, when considering strategic development needs and planning applications at this site. Any development should incorporate best practice for flood risk management and drainage into the design.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 2.6 Flood Risk Assessment and Management ensures that the OPW's Flood Risk Management Guidance for Planning Authorities are considered in relation to development; <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> It has been recommended that reference to the fact that all proposed developments should be in accordance with the requirements of the Floods Directive has been added to most of the objectives and policies within Chapter 12. It has been recommended that a requirement that development provides no impediment to the achievement of the objectives outline in the upcoming Flood Risk management Plans be included in Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
Moneypoint SDL		
BFF	Any development is subject to site-specific assessment of potential impacts including, for example, HDA and EIA. These assessments should include all relevant ecological survey work. Any development is also subject to relevant licensing regimes. The design and construction of development should maintain	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	<p>current habitat where possible and should also consider the creation of habitat suitable to the location and prevailing species. In particular, buffer zones should be established in relation to wet pedunculate oak-ash wood present at several locations within the site. Suitable protection measures should also be incorporated in relation to Bottlenose Dolphins, birds, otter, badger and bat species. Operational and maintenance activities should be designed so as to minimise impact on biodiversity, flora and fauna.</p>	<p>directed by the Competent Authority must furnish an NIS to the authority;</p> <ul style="list-style-type: none"> • Objective CDP 3.1 requires that all plans and programmes comply with the requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive; • Objective CDP15.19: Woodlands, Trees and Hedgerows make provision for the protection of trees; • Objective CDP15.21: Grasslands makes provision for the protection of grassland • Objective CDP15.5 makes provision for the protection of NHAs and pNHAs; • Objective CDP15.8 makes provision for the protection of non-designated sites of potential conservation value; • Objective CDP 15.8 & 15.9 makes provision to protect and enhance biodiversity; • Objective CDP 15.12 & 15.29 makes provision to take all necessary steps to prevent the spread of invasive species; • Objective CDP 15.2 requires the protection of natural heritage when considering certain developments; • Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> • The requirement to maintain current habitat, including the establishment of buffer zones around potentially valuable habitat, has been added to Objective CDP 12.1: Strategic Development Location – Inishmurry/Cahiracon through the inclusion of the following element; <i>It proposed developments shall incorporate the Mitigation Measures as contained in the SIFP – Volume 9 of this Plan - for ensuring the integrity of the Natura 2000 Network</i> to ensure that this mitigation measure is incorporated into the County Development Plan. This mitigation measure arose from the recommendation of the SEA undertaken at this site in July 2014 as part of the Variation process. • The requirement to ensure that all NHAs and pNHAs are afforded appropriate protection has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
		<ul style="list-style-type: none"> The requirement to protect and enhance biodiversity has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. The requirement to support measures to control and manage invasive alien species has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
PHH	Any development is subject to site-specific assessment of potential impacts including, for example, EIA. Clare County Council must ensure that adequate waste water treatment, drinking water treatment, energy supplies and waste services are in place before development takes place to ensure that development does not impact on human health.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>
W	Any development is subject to site-specific assessment of potential impacts including, for example, HDA and EIA. These assessments should include all relevant survey and modelling work to demonstrate that the development's design, construction and operation will not impact on WFD, MSFD and protected area water quality objectives. Any development is also subject to relevant licensing regimes. The objectives and requirements of the MSFD and the WFD (Shannon River Basin Management Plan) should be considered when assessing proposals for development. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD and MSFD water quality objectives. Operational activities should be designed	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.5: Building on the Shannon Estuary as an Environmental Asset.

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	and carried out so as to not impact on water body status.	
SG	Any development is subject to site-specific assessment of potential impacts including, for example, EIA. These assessments should include all relevant survey and modelling work to demonstrate that the development's design, construction and operation will not impact on soils or geology. Construction and operational activities associated with development should apply best practice to minimise the risk of soil wash-off, erosion and contamination.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 15.6 County Geological Site requires that the importance of County Geological Site is recognised, and the character and integrity of these sites is protected. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.
CA	Any development is subject to site-specific assessment of potential impacts including, for example, EIA. These assessments should include all relevant survey and modelling work to demonstrate that the development's design, construction and operation will not impact on air quality and would not be an impediment to the achievement of greenhouse gas emission targets. Development is subject to licensing regimes which should reflect the requirements and targets of the Air Quality Framework Directive and the National Climate Change Strategy. The requirements of the International regulations introduced to reduce emissions (including air emissions) should be considered. These include the International Maritime Organisation's (IMO) International Convention on the Prevention of Pollution from Ships (MARPOL) and the European Commission's EU Shipping Strategy. The Annex VI regulations and the amendments contained in the Sea Pollution Miscellaneous Pollution Act,	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective 2.1 in relation to Climate Action supports the implementation of the National Climate Action Plan 2023 and the National Climate Change Adaptation Framework (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>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	2006, should also be adhered to.	
CH	Any development is subject to site-specific assessment including, for example, EIA. Any assessment shall include detailed impact statements that look at proposed developments with regard to known or potential impacts, including visual impacts, on recorded or previously unrecorded/potential archaeology, both terrestrial and underwater. Available data pertaining to the cultural heritage should be consulted and reviewed, including the Shipwreck Inventory of Ireland, Ports and Harbours Archive, Topographical Files in the National Museum, cartographic sources, historical sources, results of previous surveys carried out in the area (geophysical/EIS/marine, etc.) and results of archaeological research and excavations. The Register of Monuments and Places (RMP), Topographical Files of the National Museum and the UNESCO Convention on the Protection of the Underwater Cultural Heritage (including the Annex) should be consulted. DAHG guidelines on assessing the potential for impact to underwater archaeology should be consulted.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objective CDP 16.1: Protected Structures requires the protection of structures in the Record of protected structures; • Objective CDP 16.8: Sites, Features and Objects of Archaeological Interest requires the protection of such features; • Objective 16.9: Newly Discovered Archaeological Sites requires the protection and preservation of archaeological sites discovered since the publication of the RMP; • Objective 16.13: Underwater Archaeology requires the protection and preservation of underwater archaeological sites. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and appropriate assessment will ensure that any impacts are identified and mitigated for.</p>
LS	Any development is subject to site-specific assessment including, for example, EIA. This should include all relevant survey and assessment work including Landscape Character Assessment. Any development should be designed to minimise visual impacts.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objective CDP 14.1: Landscape Character Assessment encourages the utilisation of the Landscape Character Assessment of County Clare. • Objective CDP 14.5 Heritage Landscapes requires that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact; • Objective CDP 14.7 Scenic Routes provides for protection of sensitive areas

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
		<p>from inappropriate development; Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>
RES	Clare County Council shall consider the Clare County Renewable Energy Strategy (Volume 5 of the Clare County Development Plan 2023-2029) when considering energy needs, strategic development, and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The Clare County Renewable Energy Strategy is incorporated into the development plan at Volume 5. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required.
SIFP	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required.
MA	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required.

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
F	Clare County Council shall consider the OPW's Flood Risk Management Guidance for Planning Authorities, and the flood risk and hazard mapping and Flood Risk Management Plans (when available) from the Shannon CFRAM Studies, when considering strategic development needs and planning applications at this site. Any development should incorporate best practice for flood risk management and drainage into the design.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective 2.1 in relation to Climate Action supports the implementation of the National Climate Action Plan 2023 and the National Climate Change Adaptation Framework (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>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> It has been recommended that reference to the fact that all proposed developments should be in accordance with the requirements of the Floods Directive has been added to most of the objectives and policies within Chapter 12. It has been recommended that a requirement that development provides no impediment to the achievement of the objectives outline in the upcoming Flood Risk management Plans be included in Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
Poulnasherry Bay Area of Opportunity		
BFF	<p>To mitigate these potential impacts, any development is subject to site-specific assessment of potential impacts including, for example, HDA and EIA. These assessments should include all relevant ecological survey work. Any development is also subject to relevant licensing regimes.</p> <p>A programme for the Appropriate Assessment of all aquaculture licences and inshore fishing activities in and adjacent to Natura 2000 sites in Ireland has been undertaken. Baseline data to inform these assessments and assist with the development of conservation objectives for the sites has been</p>	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if directed by the Competent Authority must furnish an NIS to the authority; Objective CDP 3.1 requires that all plans and programmes comply with the requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive; Objective CDP 15.8 makes provision for the protection of non-designated sites of potential conservation value; Objective CDP 15.8 & 15.9 makes provision to protect and enhance

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	<p>collected under the supervision of the Marine Institute. Bord lascaigh Mhara carried out aquaculture profiling and developed Fisheries Natura Plans in this regard, Any future development of the aquaculture industry at this location will need to take into consideration the findings of this work for this site.</p> <p>The Marine Institute carried out an investigation into the effects of inter-tidal Oyster culture on the spatial distribution of waterbirds which included Poulfnasherry Bay. Oyster husbandry activity was observed during all three of the four counts at Poulfnasherry Bay. Minor impacts, involving birds being disturbed by husbandry activity, but not being displaced, was observed on two counts at Poulfnasherry Bay, This disturbance effect would need to be investigated further at a project level should future applications be required for aquaculture within this site and would need to consider the in-combination and cumulative effect with current licences within the area.</p> <p>This location contains a shore fishing spot and bait location point as per the Shannon River Basin District guide to shore angling. Any proposed developments should take cognisance of these existing activities.</p> <p>Operational and maintenance activities should be designed so as to minimise impact on biodiversity, flora and fauna.</p>	<p>biodiversity;</p> <ul style="list-style-type: none"> • Objective CDP 15.12 7 15.29 makes provision to take all necessary steps to prevent the spread of invasive species; • Objective CDP 15.2 requires the protection of natural heritage when considering certain developments; • Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas. • Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector • Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> • The requirement to protect and enhance biodiversity has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. • The requirement to support measures to control and manage invasive alien species has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
PHH	Any proposal for commercial fishing and aquaculture is subject to the relevant licensing regimes. The objectives and requirements for water body status outlined in the Shannon	The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	<p>River Basin Management Plan and the West Shannon Poulmasherry Shellfish Pollution Reduction Programme should be considered when assessing proposals for commercial fishing and aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial development etc.</p>	<ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.2 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
W	<p>To mitigate these potential impacts, any proposal for commercial fishing and aquaculture activity is subject to relevant licensing regimes and site-specific assessments. The objectives and requirements of the MSFD, The WFD (Shannon River Basin Management Plan) and the Shellfish Directive (West Shannon Poulmasherry Shellfish Pollution Reduction Programme) should be considered when assessing proposals for commercial fishing or aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial activity etc. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD, MSFD and shellfish water quality objectives.</p>	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	Operational activities should be designed and carried out so as to not impact on water body status.	
SG	Any development is subject to site-specific assessment of potential impacts and to relevant licensing regimes. This should include all relevant survey work and assessment work. The number and proximity of the licenced sites will need to be considered together in terms of in-combination effects.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 15.6 County Geological Site requires that the importance of County Geological Site is recognised, and the character and integrity of these sites is protected. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required as current licensing and assessment regimes will kick in.
CA	To mitigate potential impacts, any development is subject to site-specific assessment of potential impacts. This should include all relevant survey work and assessment work. Emissions to air are subject to licensing regimes which should reflect the requirements and targets of the Air Quality Framework Directive and the National Climate Change Strategy. The requirements of the International regulations introduced to reduce emissions (including air emissions) should be considered. These include the International Maritime Organisation's (IMO) International Convention on the Prevention of Pollution from Ships (MARPOL) and the European Commission's EU Shipping Strategy. The Annex VI regulations and the amendments contained in the Sea Pollution Miscellaneous Pollution Act, 2006, should also be adhered to.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective 2.1 in relation to Climate Action supports the implementation of the National Climate Action Plan 2023 and the National Climate Change Adaptation Framework (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>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>
CH	Any development is subject to site-specific assessment including, for example, EIA. Any assessment shall include	The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	detailed impact statements that look at proposed developments/activities with regard to known or potential impacts, including visual impacts, on recorded or previously unrecorded/potential archaeology, both terrestrial and underwater. Available data pertaining to the cultural heritage should be consulted and reviewed, including the Shipwreck Inventory of Ireland, Ports and Harbours Archive, Topographical Files in the National Museum, cartographic sources, historical sources, results of previous surveys carried out in the area (geophysical/EIS/marine, etc.) and results of archaeological research and excavations. The Register of Monuments and Places (RMP), Topographical Files of the National Museum and the UNESCO Convention on the Protection of the Underwater Cultural Heritage (including the Annex) should be consulted. DAHG guidelines on assessing the potential for impact to underwater archaeology should be consulted. Any activity is also subject to relevant licensing regimes.	<ul style="list-style-type: none"> Objective CDP 16.1: Protected Structures requires the protection of structures in the Record of protected structures; Objective CDP 16.8: Sites, Features and Objects of Archaeological Interest requires the protection of such features; Objective 16.9: Newly Discovered Archaeological Sites requires the protection and preservation of archaeological sites discovered since the publication of the RMP; Objective 16.13: Underwater Archaeology requires the protection and preservation of underwater archaeological sites. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and appropriate assessment will ensure that any impacts are identified and mitigated for.</p>
LS	None required	-
RES	None required	-
SIFP	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
		<ul style="list-style-type: none"> None required
MA	None required	-
F	None required	-
Carrigaholt Area of Opportunity		
BFF	<p>Any development is subject to site-specific assessment of potential impacts, including relevant survey information such as dedicated bird counts throughout the summer and winter months to establish bird use. These should include all relevant ecological survey work. Any development is also subject to relevant licensing regimes.</p> <p>A programme for the Appropriate Assessment of all aquaculture licences and inshore fishing activities in and adjacent to Natura 2000 sites in Ireland has been undertaken. Baseline data to inform these assessments and assist with the development of conservation objectives for the sites has been collected under the supervision of the Marine Institute. Bord Iascaigh Mhara carried out aquaculture profiling and developed Fisheries Natura Plans in this regard. Any future development of the aquaculture industry at this location will need to take into consideration the findings of this work for this site.</p> <p>This area also contains a shore mark and bait location point as per the Shannon River Basin District guide to shore angling. Any proposed developments should take cognisance of these existing activities.</p> <p>Operational and maintenance activities should be designed so</p>	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if directed by the Competent Authority must furnish an NIS to the authority; Objective CDP 3.1 requires that all plans and programmes comply with the requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive; Objective CDP 15.8 makes provision for the protection of non-designated sites of potential conservation value; Objective CDP 15.8 & 15.9 makes provision to protect and enhance biodiversity; Objective CDP 15.12 & 15.29 makes provision to take all necessary steps to prevent the spread of invasive species; Objective CDP 15.2 requires the protection of natural heritage when considering certain developments; Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	as to minimise impact on biodiversity, flora and fauna.	<p>County Development Plan:</p> <ul style="list-style-type: none"> The requirement to protect and enhance biodiversity has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. <p>The requirement to support measures to control and manage invasive alien species has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
PHH	Any proposal for commercial fishing and aquaculture is subject to the relevant licensing regimes. The objectives and requirements for water body status outlined in the Shannon River Basin Management Plan and the West Shannon Carrigaholt Shellfish Pollution Reduction Programme should be considered when assessing proposals for commercial fishing and aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as wastewater treatment plants, on-site waste water treatment plants, industrial development etc.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.2 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <p>The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
W	Any proposal for commercial fishing and aquaculture activity is subject to relevant licensing regimes and site-specific assessments. The objectives and requirements of the MSFD, The WFD (Shannon River Basin Management Plan) and the Shelfish Directive (West Shannon Carrigaholt Shellfish Pollution	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.2 aims to ensure that developments do not lead to

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	Reduction Programme) should be considered when assessing proposals for commercial fishing or aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial activity etc. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD, MSFD and shellfish water quality objectives. Operational activities should be designed and carried out so as to not impact on water body status.	<p>pollution of air and water specifically relating to the SIFP.</p> <ul style="list-style-type: none"> Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <p>The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
SG	Any development is subject to site-specific assessment of potential impacts and to relevant licensing regimes. This should include all relevant survey work and assessment work. Impacts to the geological heritage site should be through avoidance through appropriate siting and operation of activities. The number and proximity of the licenced sites will need to be considered together with the in-combination effects.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 15.6 County Geological Site requires that the importance of County Geological Site is recognised, and the character and integrity of these sites is protected. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <ul style="list-style-type: none"> None required as current licensing and assessment regimes will kick in.
CA	Any development is subject to site-specific assessment of potential impacts. This should include all relevant survey work and assessment work. Emissions to air are subject to licensing regimes which should reflect the requirements and targets of the Air Quality Framework Directive and the National Climate Change Strategy. The requirements of the International regulations introduced to reduce emissions (including air emissions) should be considered. These include the	

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	International Maritime Organisation's (IMO) International Convention on the Prevention of Pollution from Ships (MARPOL) and the European Commission's EU Shipping Strategy. The Annex VI regulations and the amendments contained in the Sea Pollution Miscellaneous Pollution Act, 2006, should also be adhered to.	
CH	Any development is subject to site-specific assessment including, for example, EIA. Any assessment shall include detailed impact statements that look at proposed developments/activities with regard to known or potential impacts, including visual impacts, on recorded or previously unrecorded/potential archaeology, both terrestrial and underwater. Available data pertaining to the cultural heritage should be consulted and reviewed, including the Shipwreck Inventory of Ireland, Ports and Harbours Archive, Topographical Files in the National Museum, cartographic sources, historical sources, results of previous surveys carried out in the area (geophysical/EIS/marine, etc.) and results of archaeological research and excavations. The Register of Monuments and Places (RMP), Topographical Files of the National Museum and the UNESCO Convention on the Protection of the Underwater Cultural Heritage (including the Annex) should be consulted. DAHG guidelines on assessing the potential for impact to underwater archaeology should be consulted. Any activity is also subject to relevant licensing regimes.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objective CDP 16.1: Protected Structures requires the protection of structures in the Record of protected structures; • Objective CDP 16.8: Sites, Features and Objects of Archaeological Interest requires the protection of such features; • Objective 16.9: Newly Discovered Archaeological Sites requires the protection and preservation of archaeological sites discovered since the publication of the RMP; • Objective 16.13: Underwater Archaeology requires the protection and preservation of underwater archaeological sites. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and appropriate assessment will ensure that any impacts are identified and mitigated for.</p>
LS	None required	-

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
RES	None required	-
SIFP	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required
MA	None required	-
F	None required	-
Rinevella Bay Area of opportunity		
BFF	<p>Any development is subject to site-specific assessment of potential impacts, including relevant survey information such as dedicated bird counts throughout the summer and winter months to establish bird use; and assessment to impacts, if any, to Atlantic Salt Marsh (a priority habitat) in the vicinity. The main areas containing this habitat are located to the east surrounding Cloonconeen point which is outside of the current licenced areas. These should include all relevant ecological survey work. Any development is also subject to relevant licensing regimes.</p> <p>A programme for the Appropriate Assessment of all aquaculture licences and inshore fishing activities in and</p>	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if directed by the Competent Authority must furnish an NIS to the authority; Objective CDP 3.1 requires that all plans and programmes comply with the requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive; Objective CDP 15.8 makes provision for the protection of non-designated sites of potential conservation value; Objective CDP 15.8 & 15.9 makes provision to protect and enhance biodiversity; Objective CDP 15.12 & 15.29 makes provision to take all necessary steps to prevent the spread of invasive species;

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	<p>adjacent to Natura 2000 sites in Ireland has been undertaken. Baseline data to inform these assessments and assist with the development of conservation objectives for the sites has been collected under the supervision of the Marine Institute. Bord Iascaigh Mhara carried out aquaculture profiling and developed Fisheries Natura Plans in this regard, Any future development of the aquaculture industry at this location will need to take into consideration the findings of this work for this site.</p> <p>Operational and maintenance activities should be designed so as to minimise impact on biodiversity, flora and fauna.</p>	<ul style="list-style-type: none"> Objective CDP 15.2 requires the protection of natural heritage when considering certain developments; Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> The requirement to protect and enhance biodiversity has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. <p>The requirement to support measures to control and manage invasive alien species has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
PHH	Any proposal for commercial fishing and aquaculture is subject to the relevant licensing regimes. The objectives and requirements for water body status outlined in the Shannon River Basin Management Plan and the West Shannon Rinevella Shellfish Pollution Reduction Programme should be considered when assessing proposals for commercial fishing and aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial development etc.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
		<p>County Development Plan:</p> <p>The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
W	<p>To mitigate these potential impacts, any proposal for commercial fishing and aquaculture activity is subject to relevant licensing regimes and site-specific assessments. The objectives and requirements of the MSFD, The WFD (Shannon River Basin Management Plan) and the Shellfish Directive (West Shannon Rinevella Shellfish Pollution Reduction Programme) should be considered when assessing proposals for commercial fishing or aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial activity etc. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD, MSFD and shellfish water quality objectives. Operational activities should be designed and carried out so as to not impact on water body status.</p>	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
SG	<p>Any development is subject to site-specific assessment of potential impacts and to relevant licensing regimes. This should include all relevant survey work and assessment work. The number and proximity of the licenced sites will need to be considered together in terms of in-combination effects.</p>	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 15.6 County Geological Sites requires that the importance of County Geological Sites is recognised, and the character and integrity of these sites is protected. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
CA	Any development is subject to site-specific assessment of potential impacts. This should include all relevant survey work and assessment work. Emissions to air are subject to licensing regimes which should reflect the requirements and targets of the Air Quality Framework Directive and the National Climate Change Strategy. The requirements of the International regulations introduced to reduce emissions (including air emissions) should be considered. These include the International Maritime Organisation's (IMO) International Convention on the Prevention of Pollution from Ships (MARPOL) and the European Commission's EU Shipping Strategy. The Annex VI regulations and the amendments contained in the Sea Pollution Miscellaneous Pollution Act, 2006, should also be adhered to.	<ul style="list-style-type: none"> • None required as current licensing and assessment regimes will kick in. <p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objective 2.1 in relation to Climate Action supports the implementation of the National Climate Action Plan 2023 and the National Climate Change Adaptation Framework (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>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>
CH	Any development is subject to site-specific assessment including, for example, EIA. Any assessment shall include detailed impact statements that look at proposed developments/activities with regard to known or potential impacts, including visual impacts, on recorded or previously unrecorded/potential archaeology, both terrestrial and underwater. Available data pertaining to the cultural heritage should be consulted and reviewed, including the Shipwreck Inventory of Ireland, Ports and Harbours Archive, Topographical Files in the National Museum, cartographic sources, historical sources, results of previous surveys carried out in the area (geophysical/EIS/marine, etc.) and results of archaeological research and excavations. The Register of Monuments and Places (RMP), Topographical Files of the	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objective CDP 16.1: Protected Structures requires the protection of structures in the Record of protected structures; • Objective CDP 16.8: Sites, Features and Objects of Archaeological Interest requires the protection of such features; • Objective 16.9: Newly Discovered Archaeological Sites requires the protection and preservation of archaeological sites discovered since the publication of the RMP; • Objective 16.13: Underwater Archaeology requires the protection and preservation of underwater archaeological sites. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	National Museum and the UNESCO Convention on the Protection of the Underwater Cultural Heritage (including the Annex) should be consulted. DAHG guidelines on assessing the potential for impact to underwater archaeology should be consulted. Any activity is also subject to relevant licensing regimes.	appropriate assessment will ensure that any impacts are identified and mitigated for.
LS	None required	-
RES	None required	-
SIFP	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> • None required
MA	None required	-
F	None required	-
Killimer Area of opportunity		
BFF	Any development is subject to site-specific assessment of potential impacts, including relevant survey information such as dedicated bird counts throughout the summer and winter months to establish bird use. Any development is also subject to relevant licensing regimes.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if directed by the Competent Authority must furnish an NIS to the authority; • Objective CDP 3.1 requires that all plans and programmes comply with the

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	<p>A programme for the Appropriate Assessment of all aquaculture licences and inshore fishing activities in and adjacent to Natura 2000 sites in Ireland has been undertaken. Baseline data to inform these assessments and assist with the development of conservation objectives for the sites has been collected under the supervision of the Marine Institute. Bord lascaigh Mhara carried out aquaculture profiling and developed Fisheries Natura Plans in this regard, Any future development of the aquaculture industry at this location will need to take into consideration the findings of this work for this site.</p> <p>Operational and maintenance activities should be designed so as to minimise impact on biodiversity, flora and fauna.</p>	<p>requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive;</p> <ul style="list-style-type: none"> • Objective CDP 15.8 makes provision for the protection of non-designated sites of potential conservation value; • Objective CDP 15.8 & 15.9 makes provision to protect and enhance biodiversity; • Objective CDP 15.12 & 15.29 makes provision to take all necessary steps to prevent the spread of invasive species; • Objective CDP 15.2 requires the protection of natural heritage when considering certain developments; • Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas. • Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector • Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> • The requirement to protect and enhance biodiversity has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. <p>The requirement to support measures to control and manage invasive alien species has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
PHH	Any proposal for commercial fishing and aquaculture is subject to the relevant licensing regimes. The objectives and requirements for water body status outlined in the Shannon River Basin Management Plan should be considered when assessing proposals for commercial fishing and aquaculture licences in these areas. Clare County Council shall consider the	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. • Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP.

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial development etc.	<ul style="list-style-type: none"> Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <p>The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
W	Any proposal for commercial fishing and aquaculture activity is subject to relevant licensing regimes and site-specific assessments. The objectives and requirements of the MSFD, The WFD (Shannon River Basin Management Plan) and the Shellfish Directive should be considered when assessing proposals for commercial fishing or aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial activity etc. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD, MSFD and shellfish water quality objectives. Operational activities should be designed and carried out so as to not impact on water body status.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <p>The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
SG	Any development is subject to site-specific assessment of potential impacts and to relevant licensing regimes. This should include all relevant survey work and assessment work. The number and proximity of the licenced sites will need to be considered together in terms of in-combination effects.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 15.6 County Geological Sites requires that the importance of County Geological Sites is recognised, and the character and integrity of these sites is protected. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required as current licensing and assessment regimes will kick in.
CA	Any development is subject to site-specific assessment of potential impacts. This should include all relevant survey work and assessment work. Emissions to air are subject to licensing regimes which should reflect the requirements and targets of the Air Quality Framework Directive and the National Climate Change Strategy. The requirements of the International regulations introduced to reduce emissions (including air emissions) should be considered. These include the International Maritime Organisation's (IMO) International Convention on the Prevention of Pollution from Ships (MARPOL) and the European Commission's EU Shipping Strategy. The Annex VI regulations and the amendments contained in the Sea Pollution Miscellaneous Pollution Act, 2006, should also be adhered to.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective 2.1 in relation to Climate Action supports the implementation of the National Climate Action Plan 2023 and the National Climate Change Adaptation Framework (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>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>
CH	Any development is subject to site-specific assessment including, for example, EIA. Any assessment shall include detailed impact statements that look at proposed developments/activities with regard to known or potential impacts, including visual impacts, on recorded or previously unrecorded/potential archaeology, both terrestrial and	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 14.1: Landscape Character Assessment encourages the utilisation of the Landscape Character Assessment of County Clare. Objective CDP 14.5 Heritage Landscapes requires that all proposed developments in Heritage Landscapes demonstrate that every effort has been

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	underwater. Available data pertaining to the cultural heritage should be consulted and reviewed, including the Shipwreck Inventory of Ireland, Ports and Harbours Archive, Topographical Files in the National Museum, cartographic sources, historical sources, results of previous surveys carried out in the area (geophysical/EIS/marine, etc.) and results of archaeological research and excavations. The Register of Monuments and Places (RMP), Topographical Files of the National Museum and the UNESCO Convention on the Protection of the Underwater Cultural Heritage (including the Annex) should be consulted. DAHG guidelines on assessing the potential for impact to underwater archaeology should be consulted. Any activity is also subject to relevant licensing regimes.	<p>made to reduce visual impact;</p> <ul style="list-style-type: none"> Objective CDP 14.7 Scenic Routes provides for protection of sensitive areas from inappropriate development; <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>
LS	None required	-
RES	None required	-
SIFP	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> The SIFP for the Shannon Estuary will be incorporated into the development plan at Volume 9. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required
MA	None required	-
F	None required	-

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
Clonderalaw Bay Area of Opportunity		
BFF	<p>Any development is subject to site-specific assessment of potential impacts, including relevant survey information such as dedicated bird counts throughout the summer and winter months to establish bird use. These should include all relevant ecological survey work. Any development is also subject to relevant licensing regimes.</p> <p>A programme for the Appropriate Assessment of all aquaculture licences and inshore fishing activities in and adjacent to Natura 2000 sites in Ireland has been undertaken. Baseline data to inform these assessments and assist with the development of conservation objectives for the sites has been collected under the supervision of the Marine Institute. Bord lascaigh Mhara carried out aquaculture profiling and developed Fisheries Natura Plans in this regard, Any future development of the aquaculture industry at this location will need to take into consideration the findings of this work for this site.</p> <p>This area also contains a shore fishing spot as per the Shannon River Basin District guide to shore angling. Any proposed developments within the strategic location should take cognisance of this.</p> <p>Operational and maintenance activities should be designed so as to minimise impact on biodiversity, flora and fauna.</p>	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if directed by the Competent Authority must furnish an NIS to the authority; Objective CDP 3.1 requires that all plans and programmes comply with the requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive; Objective CDP 15.8 makes provision for the protection of non-designated sites of potential conservation value; Objective CDP 15.8 & 15.9 makes provision to protect and enhance biodiversity; Objective CDP 15.12 & 15.29 makes provision to take all necessary steps to prevent the spread of invasive species; Objective CDP 15.2 requires the protection of natural heritage when considering certain developments; Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> The requirement to protect and enhance biodiversity has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset. <p>The requirement to support measures to control and manage invasive alien species</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
		has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.
PHH	Any proposal for commercial fishing and aquaculture is subject to the relevant licensing regimes. The objectives and requirements for water body status outlined in the Shannon River Basin Management Plan should be considered when assessing proposals for commercial fishing and aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial development etc.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and successful implementation of the Shellfish Waters Directive along the County Clare coastline. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <p>The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
W	Any proposal for commercial fishing and aquaculture activity is subject to relevant licensing regimes and site-specific assessments. The objectives and requirements of the MSFD and the WFD (Shannon River Basin Management Plan) should be considered when assessing proposals for commercial fishing or aquaculture licences in these areas. Clare County Council shall consider the potential effects on this area when assessing proposals for potentially polluting point and diffuse sources such as waste water treatment plants, on-site waste water treatment plants, industrial activity etc. The design and	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Chapter 11: Physical Infrastructure includes a range of objectives aimed at ensuring adequate water and wastewater services. Chapter 11: Objective 11.12 aims to ensure that developments do not lead to pollution of air and water specifically relating to the SIFP. Objective CDP 3.1 relates to the Water Framework Directive. Objective CDP 13.9: Commercial Fishing and Aquaculture requires the support and protection of identified shellfish areas as an economic and employment sector Objective CDP 13.8: Shellfish Waters Directive supports the proper and

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	construction of development should aim to protect water quality and provide no impediment to the achievement of WFD, MSFD and shellfish water quality objectives. Operational activities should be designed and carried out so as to not impact on water body status.	<p>successful implementation of the Shellfish Waters Directive along the County Clare coastline.</p> <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <p>The requirements to ensure that development provides no impediment to the achievement of WFD and MSFD objectives has been added to Objective CDP 12.15: Building on the Shannon Estuary as an Environmental Asset.</p>
SG	Any development is subject to site-specific assessment of potential impacts and to relevant licensing regimes. This should include all relevant survey work and assessment work. The number and proximity of the licenced sites will need to be considered together in terms of in-combination effects.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective CDP 15.6 County Geological Sites requires that the importance of County Geological Sites is recognised, and the character and integrity of these sites is protected. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required as current licensing and assessment regimes will kick in.
CA	Any development is subject to site-specific assessment of potential impacts. This should include all relevant survey work and assessment work. Emissions to air are subject to licensing regimes which should reflect the requirements and targets of the Air Quality Framework Directive and the National Climate Change Strategy. The requirements of the International regulations introduced to reduce emissions (including air emissions) should be considered. These include the International Maritime Organisation's (IMO) International Convention on the Prevention of Pollution from Ships (MARPOL) and the European Commission's EU Shipping Strategy. The Annex VI regulations and the amendments contained in the Sea Pollution Miscellaneous Pollution Act,	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> Objective 2.1 in relation to Climate Action supports the implementation of the National Climate Action Plan 2023 and the National Climate Change Adaptation Framework (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>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and will ensure that any impacts are identified and mitigated for.</p>

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	2006, should also be adhered to.	
CH	Any development is subject to site-specific assessment including, for example, EIA. Any assessment shall include detailed impact statements that look at proposed developments/activities with regard to known or potential impacts, including visual impacts, on recorded or previously unrecorded/potential archaeology, both terrestrial and underwater. Available data pertaining to the cultural heritage should be consulted and reviewed, including the Shipwreck Inventory of Ireland, Ports and Harbours Archive, Topographical Files in the National Museum, cartographic sources, historical sources, results of previous surveys carried out in the area (geophysical/EIS/marine, etc.) and results of archaeological research and excavations. The Register of Monuments and Places (RMP), Topographical Files of the National Museum and the UNESCO Convention on the Protection of the Underwater Cultural Heritage (including the Annex) should be consulted. DAHG guidelines on assessing the potential for impact to underwater archaeology should be consulted. Any activity is also subject to relevant licensing regimes.	<p>The following objectives in the Clare County Development Plan 2023-2029 already provide for aspects of the recommended mitigation:</p> <ul style="list-style-type: none"> • Objective CDP 16.1: Protected Structures requires the protection of structures in the Record of protected structures; • Objective CDP 16.8: Sites, Features and Objects of Archaeological Interest requires the protection of such features; • Objective 16.9: Newly Discovered Archaeological Sites requires the protection and preservation of archaeological sites discovered since the publication of the RMP; • Objective 16.13: Underwater Archaeology requires the protection and preservation of underwater archaeological sites. <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan</p> <p>None required, the EIA process will kick-in as proposals for development arise and appropriate assessment will ensure that any impacts are identified and mitigated for.</p>
LS	None required	-
RES	None required	-
SIFP	Clare County Council shall consider the objectives of the Strategic Integrated Framework Plan (SIFP) for the Shannon	<ul style="list-style-type: none"> • The SIFP for the Shannon Estuary has been incorporated into the development plan at Volume 9 and through the inclusion of specific objectives in Chapter 12

Measure Type	Recommended mitigation	Incorporation of mitigation into the Clare County Development Plan 2023-2029
	Estuary (which will be adopted as Volume 9 of the Clare County Development Plan 2023-2029), and the objectives of chapter 12 of the Clare County Development Plan 2023-2029, when considering strategic development needs and planning applications at this site.	<p>The Shannon Estuary</p> <p>Additional action taken to incorporate the recommended mitigation into the County Development Plan:</p> <ul style="list-style-type: none"> None required.
MA	None required	-
F	None required	-

9.4 Mitigation Measures associated with Volume 5 – WES

The Clare Wind Energy Strategy forms part of the Clare County Development Plan 2023-2029. In accordance with the requirements of the Department of Environment, Community and Local Government as set out in Circular PL20-13, the previous “Clare Wind Energy Strategy 2011-2017” has not been reviewed as part of the preparation of this Plan. Circular PL20-13, dated 20th December 2013, states that in the cyclical review of a Development Plan it is advised that, until the national policy review processes have concluded in relation to the Wind Energy Development Guidelines and the Renewable Energy Export Policy and Development Framework, local authorities should defer amending their existing Development Plan policies and should instead operate their existing Development Plan policies and objectives until the completion of these processes and further advice is issued.

The Wind Energy Strategy within the Clare County Development Plan (CDP) 2023-2029 was adopted following Strategic Environmental Assessment and Habitat Directive Assessments. Within the Wind Energy Strategy four classifications were developed for Wind Farm development in County Clare, which are as follows:

- Strategic Areas - key areas which are eminently suitable for wind farm development
- Acceptable in Principle - these areas are considered suitable for wind farm development
- Open to Consideration – Wind energy applications in these areas will be evaluated on a caseby- case basis subject to certain criteria.
- Not normally permissible - These areas are not in principle considered suitable for wind farm Development

Figure 9.1 provides an overview of the strategic windfarm development areas, and it outlines that there are some pNHAs and NHAs that fall within the Strategic Areas, Acceptable in Principle and Open for Consideration categories.

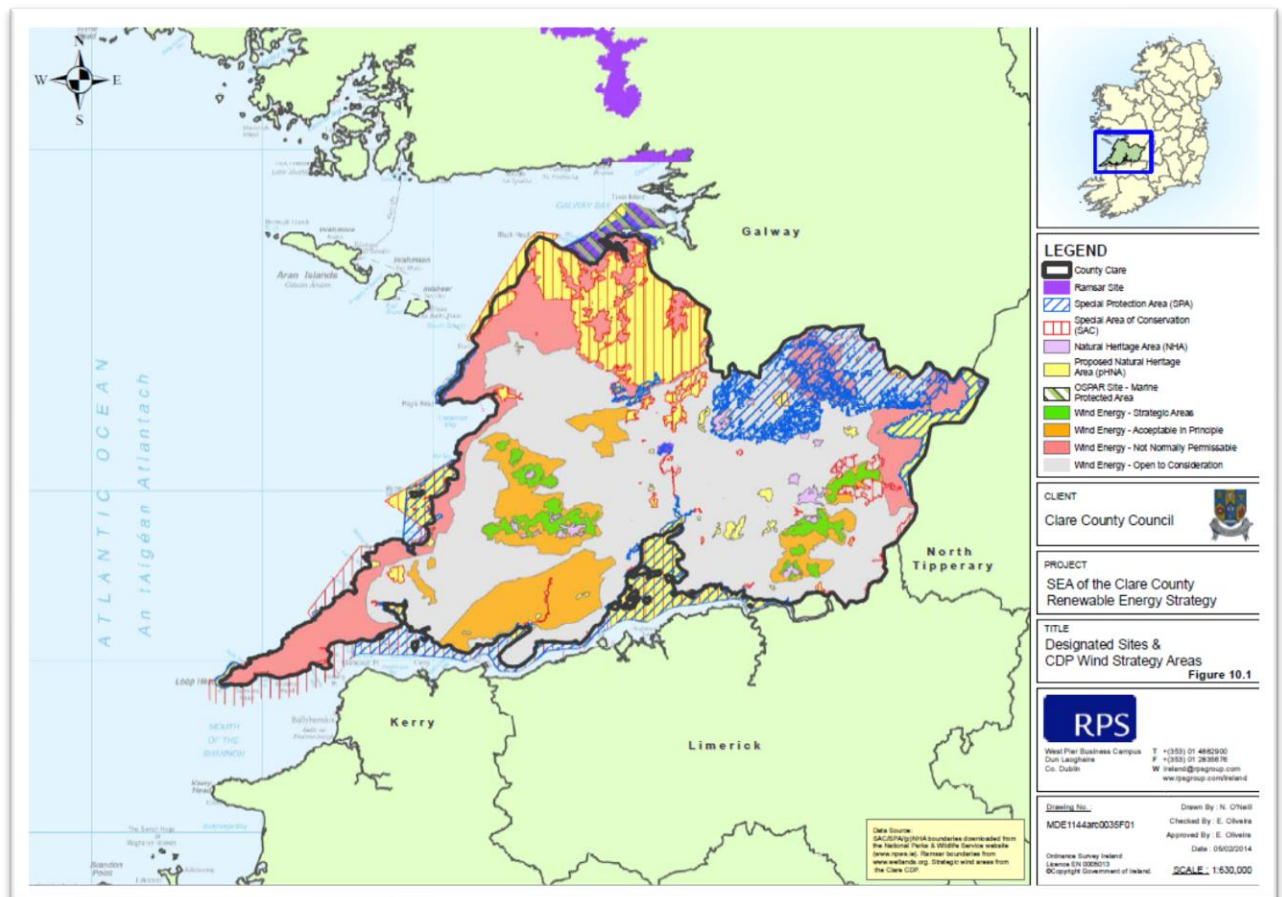


Figure 9.1 pNHAs and NHAs in conjunction with wind classification

(Source; SEA of the Clare Renewable Energy Strategy)

The Wildlife (Amendment) Act, 2000 provides the legal basis for the establishment of a national network of sites known as Natural Heritage Areas (NHAs). NHAs aim to conserve and protect nationally important plant and animal species and their habitats. NHAs are also designated to conserve and protect nationally important landforms, geological or geomorphological features. Planning authorities are obliged by law to ensure that these sites are protected and conserved.

The national designation for wildlife and nature conservation is the Natural Heritage Area (NHA) and designated established Natural Heritage Areas and proposed Natural Heritage Areas (pNHA) are protected under the Wildlife (Amendment) Acts, 1976-2000. These areas are considered important for the habitats present or hold species of plants and animals whose habitat need protection under national legislation. NHAs and proposed NHAs may also be regarded as stepping stones or ecological corridors in the context of Article 10 of the EU Habitats Directive. A number of NHAs fall within the categories; 'strategic areas' and/or areas 'acceptable in principle' for wind energy development.

These NHAs include:

- Lough Naminna Bog (site code 2367);
- Slieve Callan Bog NHA (site code 2397);
- Cragnashingaun Bogs NHA (site code 2400);
- Lough Acrow Bogs NHA (site code 2421);

Gortacullin Bog NHA (site code 2401);
Woodcock Hill Bog NHA (site code 2402); and
Doon Lough NHA (site code 337).

These sites have been selected for the conservation of peatland habitats and wind energy developments could pose a threat to the integrity of these NHAs. As such Clare County Council as part of the Variation process and through the preparation of the Clare County Development Plan 2023-2029 have proposed the following objectives in relation to protection and conservation of NHAs specifically relating to Wind Energy.

- *Any planning application for wind energy development within County Clare will ensure that the development proposal in the vicinity of or affecting in any way an NHA or pNHA provides sufficient information showing how its proposals will impact on the designated site (through an assessment of effects on their Features of Interest) and how any such impact will be appropriately mitigated.*
- *Any planning application for wind energy development within County Clare will ensure that all NHAs and pNHAs are afforded the appropriate level of protection by only permitting development demonstrated not to have a significant adverse effect on the conservation value of such areas or where such development is shown to have a significant adverse effect, the said development is exceptional by virtue of its regional or national significance.*

In addition to this, internal procedures in Clare County Council at the development management level provide for an added level of protection where the Strategy may be lacking, and areas identified as ‘acceptable in principle’ undergo a thorough and detailed assessment process.

County Development Plan Objective 8.12 will ensure the proper implementation of the WES throughout the lifetime of the plan and that all proposals are considered and implemented having full regard to the requirements of the Habitats Directive. There are also a number of County Development Plan objectives that ensure an overarching protection to the European Sites within County Clare.

- Objectives CDP 3.1, 15.3 and 15.4 within the Clare County Development Plan 2023-2029 require project-specific screening for appropriate assessment and if directed by the Competent Authority must furnish an NIS to the authority;
- Objective CDP 3.1 requires that all plans and programmes comply with the requirements of SEA and all plans and projects comply with the requirements of the Habitats Directive;
- Objective CDP 15.8 makes provision for the protection of non-designated sites of potential conservation value;
- Objective CDP 15.8 & 15.9 makes provision to protect and enhance biodiversity;
- Objective CDP 15.12 & 15.29 makes provision to take all necessary steps to prevent the spread of invasive species;
- Objective CDP 15.2 requires the protection of natural heritage when considering certain developments;
- Objective CDP 3.1 requires that development does not lead to excessive disturbance to wildlife in ecologically protected areas.

The SEAI, in 2021, have launched new versions of the SEAI renewable energy resource atlases which can be accessed through the following links:

- The SEAI Wind Atlas: <http://maps.seai.ie/wind/>
- The SEAI Bioenergy Resource Atlas: <https://www.seai.ie/sustainable-solutions/renewable-energy/bioenergy/>
- The SEAI Geothermal Resource Atlas: [geothermal](#)

This remodelled Wind Atlas will be utilised in any future revision or up-date to the Wind Energy Strategy. In addition, the Bioenergy and Geothermal Resource Atlases will be used to inform any future update to the Clare Renewable Energy Strategy.

9.5 Mitigation Measures associated with Volume 6 – RES

The Clare County Renewable Energy Strategy (RES) outlines the renewable energy resource that is deliverable in County Clare. Its vision, consistent with that of the Clare County Development Plan 2023-2029, is to position the County as the national leader in renewable energy generation, supporting energy efficiency and conservation, with an accessible modern telecommunications infrastructure, achieving balanced social and economic development and assisting Ireland's Climate Action Plan.

The first and existing renewable energy strategy for County Clare 2014 examined all renewable energy options for the County and set an ambitious vision for Clare to be a leader in the sector, achieving and surpassing national targets. In 2021, a progress review was carried out, providing up to date information on the energy and carbon emissions in the County. This RES enables a review of progress against the original targets. Across the world, the response to climate change has focussed efforts on reducing greenhouse gas emissions in the energy sector. New targets are being set at EU and National level, with ambitious renewable energy requirements. This RES sets a path for Clare for the year 2030, and revises the original RES in relation to policy, targets and new technology options.

Energy and Emission Performance in 2020

The headline figures from the progress review are:

- Energy Demand has grown by 5.5% from 2010 – 2020
- Carbon Emissions have reduced by 15% in the same period.
- Electricity Generation: The total electricity demand in Clare in 2020 was 722 GWh and the total renewable electricity generated in Clare was 721 GWh. (Primarily Wind and Hydroelectric Power).
- There has been less progress with renewable heat and renewable transport energy, with Clare reflecting national trends and failing to meet targets.

The Clare County Renewable Energy Strategy 2021 outlines the renewable energy resource that is deliverable in County Clare. Its vision, consistent with that of the Clare County Development Plan 2023-2029, is to position the County as the national leader in renewable energy generation which supports energy efficiency and conservation, and which achieves balanced social and economic

development throughout the County and assists in achieving Ireland's Green Energy targets as outlined in the Climate Action Plan 2023.

It indicates that a sustainable balance of renewable energy resources is planned, ensuring that there is no over reliance or over concentration on any single technology.

This Strategy outlines the potential for a range of renewable resources, including bioenergy and anaerobic digestion, micro renewables, geothermal, solar, hydro, energy storage, onshore and offshore wind, wave and tidal energy. It acknowledges the significant contribution they can make to County Clare being more energy secure, less reliant on traditional fossil fuels, enabling future energy export and meeting assigned targets. The targets above are supported by a suite of objectives which seek to give certainty to potential investors and developers of renewable energy in the County. Underlying the Renewable Energy Strategy is the need to increase energy efficiency and conservation and to promote the development of micro renewable technologies. An aim of the Renewable Energy Strategy is to raise awareness of micro technologies and their advantages, together with the benefits of being more energy efficient. This Strategy recognises the importance of not only generating and supplying energy in the County by renewable means but balancing this with more energy efficient practices. Having a strong renewable energy sector will make Clare a preferred location for investment in industry and innovation. Energy innovation can also drive employment and enterprise, enabling economic and social benefits in the County.

The Clare County Renewable Energy Strategy also recognises the importance of the excellent infrastructure in County Clare including road, electricity, gas and broadband network, airport, ports and the Shannon Estuary, both in supporting the development of renewables and enabling a competitive supply chain economy with respect to the emerging Offshore Renewable Energy sector. The targets above are supported by a suite of objectives which seek to give certainty to potential investors and developers of renewable energy in the County. Underlying the Renewable Energy Strategy is the need to increase energy efficiency and conservation and to promote the development of micro renewable technologies. An aim of the Renewable Energy Strategy is to raise awareness of micro technologies and their advantages, together with the benefits of being more energy efficient. This Strategy recognises the importance of not only generating and supplying energy in the County by renewable means but balancing this with more energy efficient practices.

In incorporating the Renewable Energy Strategy, the County Development Plan contains a number of protective objectives which will ensure no significant effects arising from the implementation of the strategy. In particular CDP Objective 6.17 which states;

It is an objective of Clare County Council:

a) To contribute to the economic development and enhanced employment opportunities in the County by:

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;

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; and

iii) Supporting on-land and off-shore renewable energy production by a range of appropriate technologies in line with CDP Objective 3.1.

with objective 3.1 relating to Appropriate Assessment, Strategic Environmental Assessment & Strategic Flood Risk Assessment

In addition, the following mitigation measures have been included within the Renewable Energy strategy as supporting text underneath the relevant objectives or within the relevant chapter and should be strictly adhered to regarding any future renewable energy development.

Table 9.5 Mitigation Measures specific to the Renewable Energy Strategy

Reference	Mitigation
Chapter 1 - Introduction	See mitigation proposed under Chapter 3 following the assessment of the Chapter 3 objective.
Chapter 2 – Legislation and Policy Context	No objectives included – N/A
Chapter 3 – Energy Profile of County Clare	<p><i>[Note – SEA mitigation is outlined in green, NIR mitigation in red. Where mitigation has been incorporated into the draft RES, this has been noted in highlight]</i></p> <p><u>General Mitigation – Proposed New Objectives to be included in Chapter 1</u></p> <ul style="list-style-type: none"> Any proposals for RE infrastructure shall comply with Chapter 17 Environmental Considerations & Development Management Advice and the overarching policies and objectives of the Clare County Development Plan 2022-2028. Mitigation has been incorporated into the Chapter as Objective RES 1.1 A The EPA Environmental Sensitivity Mapping (ESM) Webtool and the Appropriate Assessment GeoTool should be applied to inform decision-making in terms of infrastructural/siting considerations as well as consideration of environmental sensitivities. Mitigation has been incorporated into the Chapter as Objective RES 1.1 B To ensure that RE development proposals support and enhance the connectivity and integrity of habitats in the RES area by incorporating natural features into the design of development proposals; and to work with infrastructure providers to co-develop infrastructural management plans to enhance biodiversity. Mitigation has been incorporated into the Chapter as Objective RES 1.1 C <p><u>Proposed NIR Mitigation</u></p> <ul style="list-style-type: none"> To require any Renewable Energy project to be in compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework (including the implementation of the 3rd Cycle RBMP), and all other relevant EU Directives and all relevant transposing national legislation. Mitigation has been incorporated into the Chapter as Objective RES 1.1 D To require project planning for any Renewable Energy project 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 and habitats, as required. Any ecological assessment shall also be required to consider ecological connectivity and potential supporting habitats to European Sites. Mitigation has been incorporated into the Chapter as Objective RES 1.1 E To require the preparation and assessment of all planning applications for Renewable Energy projects 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 of the County Clare CDP 2021- 2028 Development Plan and SEA of the Renewable Energy Strategy. Mitigation has been incorporated into the Chapter as Objective RES 1.1 F Ensure that no RE projects are permitted that give rise to significant cumulative, direct, indirect or secondary impacts on the integrity of European Sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects, (either individually or in combination with other plans, programmes, etc. or projects) (Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory

Reference	Mitigation
	<p>measures in place).</p> <p>Mitigation has been incorporated into the Chapter as Objective RES 1.1 G</p>
Chapter 4 – Summary of Renewable Potential, Resources and Targets	<p><u>General Mitigation</u></p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p>
Chapter 5 – Energy Conservation and Efficiency	<p><u>General Mitigation</u></p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p><u>Proposed Amendments to Objectives</u></p> <ul style="list-style-type: none"> • RES 5.1 A: To contribute towards the EU wide target of achieving at least 32.5 % improvement in energy efficiency <i>in line with national policy, proper planning and sustainable development.</i> • RES 5.1 F: To encourage a high standard of sustainable energy efficiency and conservation in the existing building stock by encouraging developers, owners, and occupiers to improve the environmental performance of buildings and to promote the uptake in incentives, schemes, grants or other available funding to improve energy efficiency <i>in line with national policy, proper planning and sustainable development.</i> • RES 5.1 G(b): Promoting retrofitting of existing buildings to achieve a high level of energy conservation, energy efficiency and use of renewable energy sources <i>in line with national policy, proper planning and sustainable development.</i> • RES 5.1 G(h): To identify significant 'waste' energy sources in County Clare and to promote and facilitate the capture and conversion of such energy to a usable resource for local consumption <i>in line with national policy, proper planning and sustainable development.</i>
Chapter 6 – Onshore Wind	No objectives included – N/A
Chapter 7 – Solar	<p><u>General Mitigation</u></p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p><u>Proposed New Objective</u></p> <p>It is an objective to undertake a feasibility study/strategy in relation to solar farm development within County Clare. The study would outline all of the potential environmental and technical (grid connection) constraints and/or opportunities associated with solar development at the identified sites allowing CCC to plan ahead to ensure planned development of solar infrastructure across the county and avoiding potential for cumulative environmental impacts on landscape, landuse etc. and allowing for proper planning and sustainable development.</p> <p><u>Proposed Amendments to Objectives</u></p> <ul style="list-style-type: none"> • RES 7.1: Increase the penetration of commercial scale solar energy projects <i>in line with national policy, proper planning and sustainable development.</i> • RES 7.2: Promote integration of solar energy <i>in line with national policy, proper planning and sustainable development.</i>
Chapter 8 – Bio-energy	<p><u>General Mitigation</u></p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>All general mitigation measures have been included in draft RES Chapter 1 as part of RES 1.1</p> <p><u>Proposed New Objectives</u></p> <p>Suggest adding new objectives as follows:</p> <ul style="list-style-type: none"> • To support initiatives for energy research funding and to encourage the development of bioenergy opportunities, facilities and associated rural enterprises in the countryside in appropriate locations where such

Reference	Mitigation
	<p>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.</p> <p>Mitigation has been incorporated into the RES 8.1 objective as RES 8.1 C</p> <ul style="list-style-type: none"> Planning applications for biomass crops such as willow or miscanthus will consider potential environmental effects in relation to land use changes and in particular will assess potential for likely significant effects on European sites and other environmental sensitivities as identified by the EPA Environmental Sensitivity Mapping (ESM) Webtool and the Appropriate Assessment GeoTool. Sustainable best practice in the growing of biomass and in the associated forestry management shall be required: <ul style="list-style-type: none"> The planning of biomass will be in accordance with the following guidance: Miscanthus Best Practice Guidelines, Teagasc and Agric Food and Biosciences Institute (April 2011); and Short Rotation Coppice Willow Best Practice Guidelines, Teagasc and Agric Food and Biosciences Institute (April 2011) <p>Mitigation has been incorporated into the RES 8.1 objective as RES 8.1 D</p> <ul style="list-style-type: none"> It is an objective to monitor any land use change due to biomass/energy crops to ensure avoidance of impacts to the receiving environment including biodiversity and agriculture. <p>Mitigation has been incorporated as new objective RES 8.6</p> <p><u>Proposed Amendment to Objective</u></p> <ul style="list-style-type: none"> RES 8.4 B: <i>To promote the installation of district heating schemes in line with national policy, proper planning and sustainable development.</i>
Chapter 9 – Marine Renewables	<p><u>General Mitigation</u></p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p><u>Proposed New Objective</u></p> <ul style="list-style-type: none"> To undertake a feasibility study of infrastructure (port, onshore grid, landfall locations etc) in relation to any new port development. The study would outline all of the potential environmental and technical (grid, depth of water) constraints and/or opportunities associated with port development at the identified sites allowing CCC to plan ahead to enable/facilitate offshore energy in line with national policy, proper planning and sustainable development. <p><u>Proposed Amendments to Objectives</u></p> <ul style="list-style-type: none"> RES 9.1 A, RES 9.2 B and C should also include the following at the end of the Objective: <i>...and in line with national policy, proper planning and sustainable development.</i> RES 9.3 A should be amended to state: To work in partnership with the marine renewable energy sector (wave, tidal and offshore), DECC, EirGrid and other relevant stakeholders to deliver the key actions recommended by the Ocean Renewable Energy Development Plan (OREDPA) and DS3 Programme, ensuring that electricity generated off the coast of County Clare can be exported to the demand market subject to the requirements of all environmental legislation and in accordance with the OREDPA SEA Environmental Report and the Natura Impact Report. <p>Mitigation has been incorporated as part of the objective.</p>
Chapter 10 – Microgeneration	<p><u>General Mitigation:</u></p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p><u>Proposed New Objective</u></p> <ul style="list-style-type: none"> To require all planning applications for new buildings in the residential, industrial, commercial and agricultural sectors throughout County Clare to

Reference	Mitigation
	<p>demonstrate how the energy needs of the proposed development can be provided for with indigenous renewable energy resources, harnessed by incorporating micro renewable technologies, as an important element in establishing a low carbon County and assisting in meeting assigned renewable energy targets.</p> <p>Mitigation has been incorporated as new objective RES 10.2 C</p> <ul style="list-style-type: none"> All planning applications must be accompanied by an environmental appraisal outlining the potential impacts and required mitigation measures to reduce impacts on the natural environment and any potential impacts on architecture.
Chapter 11 – Micro Hydroelectric Power	<p><u>General Mitigation</u></p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p><u>Proposed Amendment to Objective</u></p> <ul style="list-style-type: none"> RES 11.1: 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, the provisions of the Clare County Development Plan 2023 - 2028, with the 'Guidelines on the Planning, Design, Construction and Operation of small scale hydro electric 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>Proposed amendments have been incorporated.</p> <p><u>Proposed New Objectives</u></p> <ul style="list-style-type: none"> Any micro hydro development shall adhere to the overarching environmental objective RES 1.1. Any micro hydro power development shall be subject to the appropriate hydrological, hydromorphological and environmental assessments as required. In addition, the cumulative effect of multiple hydro power developments shall be considered at earliest stage within planning and design process. An Ecological Impact Assessment should identify all ecological factors, including ecological corridors, be accompanied by appropriate surveys, undertaken at the correct time of year and be undertaken by a suitability qualified and experienced ecologists. Details of the habitats impacted by the MHP will be required, including descriptions of protected species recorded and mapping of habitat locations and extents. The habitat mapping should be in accordance with best practice guidance. There are a number of plant species protected under the Flora Protection Order, 1999, which may potentially occur in some of the identified areas. Also, there are breeding sites and resting places of otter, and potentially of bats, (both of which are strictly protected under S.I. No. 477 of 2011, as amended), within the MHP areas this will require both survey for these and to comply with the Wildlife Acts and Regulations. Development of MHP must be undertaken in a sustainable manner with regard to the fisheries resources within the river. Developments of MHP must ensure that they do not impede the ability for fish to migrate upstream. Should a weir be required to be constructed in order to manage the flow to the turbine, a fish pass will be required to be integrated to ensure that there is an attractive upstream path for the fish. Each fish pass will be required to be designated in accordance with the fish species contained within the relevant river. All fish passes should be agreed with IFI. Consultation will be required with the IFI in relation to the development of any of the MHP sites identified in this strategy. A full archaeological, architectural and/or landscape assessment may be required in relation to any proposed application in relation to MHP.
Chapter 12 –	<u>General Mitigation</u>

Reference	Mitigation
Renewable Heat	<p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p>As biomass is currently the dominant fuel source for RES-H, planning applications for biomass crops would need to consider potential environmental effects in relation to land use changes and in particular will assess potential effects European sites, NHAs and pNHAs.</p> <p>Proposed Amendment to Objective</p> <p>RES 12.4 A: To protect wells, aquifers and other water courses in the development of shallow geothermal resources in accordance with the National River Basin Management for Ireland 2018-2024 2022-2027 and otherwise in accordance with the requirements of the Water Framework Directive, the Habitats Directive and Birds Directive.</p> <p>Proposed amendments have been incorporated.</p>
Chapter 13 – Renewable Transport	<p>General Mitigation</p> <p>This chapter should include reference to the <i>National Policy Framework on Alternative Fuels Infrastructure for Transport 2017-2030</i> which is noted to have undergone SEA and AA.</p> <p>This has been included in supporting text.</p>
Chapter 14 – Waste Resources to Energy	<p>General Mitigation</p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p>Proposed Amendment to Objective</p> <ul style="list-style-type: none"> RES 14.2: The Planning Department assessing applications for AD plants should consider requesting traffic management plans. <p>A version of the mitigation has included reference to traffic management plans.</p> <ul style="list-style-type: none"> RES 14.6: To support the Southern Region Waste Management Plan Authority and the policies and objectives contained in any future Regional Waste Management Plan and to investigate the feasibility of energy recovery associated with the processing of MSW subject to compliance with environmental legislation. <p>Proposed amendments have been incorporated.</p>
Chapter 15 – Energy Storage	<p>General Mitigation</p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p>Proposed Amendment to Objectives</p> <ul style="list-style-type: none"> RES 15.1: To facilitate, where possible, forms of Energy Storage, including pump hydro-electric, battery and thermal energy storage and other forms of innovative energy storage that improves overall electricity grid resilience and stability. This includes facilities for green hydrogen production and storage in line with national policy, proper planning and sustainable development. RES 15.2: Within the Indicative Area identified on Map 15.1, to facilitate the development of Pumped Freshwater Hydroelectric Energy Storage, subject to satisfactory environmental protection and in line with national policy, proper planning and sustainable development. <p>Proposed New Objective</p> <ul style="list-style-type: none"> Any development of PHES shall adhere to the overarching environmental objective RES 1.1. Any PHES development shall be subject to the appropriate hydrological, hydromorphological and environmental assessments as required. In addition, the cumulative effect of multiple hydro power developments shall be considered at earliest stage within planning and design process.

Reference	Mitigation
Chapter 16 – Supporting Infrastructure	<p>General Mitigation</p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p>Proposed Amendment to Objective</p> <p>RES 16.1E: <i>To facilitate the expansion or upgrading of existing infrastructure, including roads, ports, piers, power lines and substations etc. to support the development of renewable energy projects in line with national policy, proper planning and sustainable development.</i></p>
Chapter 17 – Environmental Considerations & Development Management Advice	<p>General Mitigation</p> <ul style="list-style-type: none"> In order to avoid the potential for cumulative effects, the Planning Department assessing new applications should consider requesting traffic management plans which should include assessments of other nearby operations. In order to avoid the potential for cumulative effects on the natural environment it is recommend that CCC monitor landuse change as a result of RE developments for the duration of the RES. Table 17.2 should include a new measure to require the planning Department assessing new applications for RE infrastructure to consider the cumulative effects of any planned or permitted developments in the county on the receiving environment.
Chapter 18 – Community Energy	<p>General Mitigation</p> <p>As per Chapter 3 - new objectives to be included in Chapter 1.</p> <p>This mitigation has been incorporated into Chapter 1 as Objective RES 1.1 A-G</p> <p>Proposed Amendment to Objective</p> <p>RES 18.1 B: <i>To encourage community owned renewable energy projects across County Clare, availing of support available through SEAI to develop the concept and design, and availing of community RESS auction funding for project implementation in line with national policy, proper planning and sustainable development.</i></p>
Cumulative Effects	<p>General Mitigation</p> <ul style="list-style-type: none"> In order to avoid the potential for cumulative effects the Planning Department assessing new applications should consider requesting traffic management plans which should include assessments of other nearby operations. In order to avoid the potential for cumulative effects on the natural environmental is recommend that CCC monitor landuse change as a result of RE developments for the duration of the RES. Table 17.1 should include a new measure to require the Planning Department assessing new applications for RE infrastructure to consider the cumulative effects of any planned or permitted developments in the county on the receiving environment.

9.6 Mitigation Measures associated with the incorporation of the Limerick Northern Distributor Route

Clare County Council adopted Variation No. 3 of the Clare County Development Plan 2011 – 2017 on 24th July 2015.

The purpose of the Variation and now the incorporation into the current County Development Plan 2023 – 202 is to reflect the preferred route of the Limerick Northern Distributor Road in the Plan, in the interests of clarity; having regard to objective **CDP 6.8 University of Limerick Clare Campus** and **Table 11.11** of the plan which facilitates specified projects – including the Limerick Northern Distributor Road and linkage to UL - for future development; to facilitate the comprehensive development of the University of Limerick in County Clare in a plan-led manner and safeguarding the provision of a vehicular University Link Road from County Clare to the campus.

The assessment highlighted that the adoption of Variation No. 3, without mitigation, has the potential to have a significant effect on the Lower River Shannon SAC. For Clare County Council to conclude that there will be no adverse effects on the Lower River Shannon cSAC (or any Natura 2000 Site) as a consequence of the adoption of Variation No. 3 and its incorporation into the current County Development Plan 2023-2029 additional mitigation measures require introduction into the County Development Plan. These measures need to address the following:

- potential indirect hydrological impact on the Qualifying Habitats *Molinia* Meadows and Alluvial Woodland within the Knockalisheen Marsh area;
- potential impact on alluvial woodland habitat and otter habitat at the River Shannon Crossing.

The SNH Guidance (2012) and the associated Advice Sheet ‘*Screening general policies and applying simple mitigation measures*’ (SNH 2012) outline the means by which further mitigation measures can be introduced to a Plan. This includes, for example, policy restrictions, policy caveats and prescribing mitigation measures to be confirmed by a more detailed appropriate assessment. In each instance the Guidance is clear that the measures taken must be specific, explicit and added to the policy and not merely added to the explanatory text or commentary.

The SNH Advice sheet states that as a general rule policy caveats, restrictions or qualifications should be:

- a) Included in the plan and not just in the NIR or a supporting document;
- b) Included in the policy wording where policies are distinguishable from the other text, or in the text of the plan where policies are not distinguished from other text;
- c) Specific to the case, issue or proposal and/or the particular European site(s);
- d) Related to the qualifying interests and/or the site potentially affected, and to the NIR and its findings, which must be available and accessible;
- e) Explicit about the meaning and implications for decision-making, such as clearly indicating “*Planning permission will be granted only where it can be ascertained that the proposal would not have an adverse effect on the integrity of [the case specific] European site*”; -
- f) Short and ‘tightly’ worded, the NIR can provide the context, explanation, and purpose of the qualification.

Reflecting these criteria, it is recommended that the following measures be incorporated into the Clare County Development Plan 2023 -2029:

Specific Mitigation Measures relating to the LNDR

To avoid potential indirect hydrological impacts on Knockalisheen Marsh

The proposed route corridor of Limerick Northern Distributor Road across the area referred to as Knockalisheen Marsh was specifically located to ensure that there would be no direct impact on any qualifying or Annex habitat.

A grassland assemblage which has been determined to sufficiently resemble the annex habitat *Molinia* Meadows occurs in patches to the north of the route. In addition, a small patch of alluvial woodland occurs alongside the Knockalisheen stream (where the Knockalisheen stream regularly floods) and a Marsh habitat (the annex habitat Hydrophilous tall herb fringe communities) was also recorded present to the north of the route. This habitat has specific hydrological requirements.

The mitigation measure in this instance must address the requirement to maintain the existing surface and groundwater conditions within the Knockalisheen Marsh area. This will require hydrological assessment of the area, the outcome of which will be used to direct the design of the road across this area.

It is recommended that the following additional objective be added to CDP 11.15 as a specific objective for the future development of Limerick Northern Distributor Road:

- MM1 Results from a detailed hydrological, hydrogeological and engineering assessment shall inform the design of the Limerick Northern Distributor Road and University Link Road to avoid adverse negative effects on the existing hydrological and hydrogeological regime within the Knockalisheen Marsh area.

Explanatory text:

Detailed assessments undertaken by personnel with relevant expertise shall be completed prior to the design of the proposed road being finalised. The road and any structures across the Knockalisheen Marsh area shall subsequently be designed to avoid any adverse impact on the integrity of the site. This will be facilitated by measures to achieve hydrological continuity by culverting under the road embankment, and by diversion of road drainage runoff to suitable outfalls. The road design will be further informed by the requirement to ensure hydrogeological continuity in the underlying soils. This was added to the CDP through objective 11.15.

To avoid potential adverse impacts on the Lower River Shannon cSAC as a result of the new crossing point

The design of the structure across the River Shannon is critical to ensure that there is no impact on the river edge habitats, that there is sufficient light under the bridge to ensure retention of the existing vegetation and that the habitat connectivity is maintained.

The design of a structure of this magnitude is a significant undertaking and a balance has to be struck between an objective which restricts the design process and an objective which strengthens the protection of the SAC.

It is recommended that the following additional objective be added to CDP 11.15 as a specific requirement for the future development of Limerick Northern Distributor Road:

- MM2 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.
- MM3 The bridge abutments will be 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 of the River Shannon.

- MM4 The bridge deck will be constructed at a sufficient height to allow for the continued development of the any alluvial woodland present on both banks of the River Shannon and there will be no net loss of habitat.

Explanatory text:

The proposed bridge over the River Shannon shall be so designed that it will allow for the retention of any existing alluvial and otter habitat/connectivity present on the banks of the Shannon at the crossing location. The necessary ecological assessment of the bridge design will be informed and supported by a detailed review and assessment of similar development in comparably sensitive environments. The construction of the bridge will be required to be monitored by a suitably qualified ecologist.

As mentioned previously lamprey ammocoete beds may occur in the riverbanks along the River Shannon at the proposed crossing point. In order to address these concerns appropriate surveys to establish any presence of this species will be carried out at the crossing location prior to construction works beginning and where deemed necessary these areas will be salvaged.

To avoid potential adverse impacts on qualifying interests outside the cSAC boundary

Certain watercourses outside the Lower River Shannon cSAC provide habitat for mobile qualifying interests e.g. Otter, Salmon, Lamprey. In addition to this construction works may have an impact on the water quality within these watercourses that are all directly linked and flow into the Lower River Shannon cSAC.

Therefore, to ensure that there is no adverse impact on the conservation objectives of the Lower River Shannon cSAC as a result of works being carried out in close proximity to watercourses that fall outside the cSAC boundary it is recommended that the following additional objective be added to CDP 11.8 as a specific requirement for the future development of Limerick Northern Distributor Road:

- MM5 - The Tailrace Canal, Errina Canal and River Blackwater will all be 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 development in comparably sensitive environments. The construction of the bridges will be required to be monitored by a suitably qualified ecologist. Appropriate mitigation will be employed to avoid risks of pollution during both the constructional and operational phase.

It should be noted that all the above mitigation measures have been included in the adopted variation.

In addition to the above matters due to the nature of the Variation which involves introducing a preferred route corridor within which the road will be located there remains a considerable amount

of uncertainty as to the exact scale, type and construction methodology of the river crossings in particular. However, by undertaking the appropriate assessment process and assessing the cumulative and in-combination effects the most significant effects have been eliminated through avoidance, removal or specifying certain bridge design measures at crossing locations. In order to ensure no significant effects, remain at project level and to ensure the current variation has been appropriately assessed further mitigation as outlined in **Table 9.6** has been included to ensure any remaining scientific uncertainty is avoided at project level and consideration of Article 6(4) in particular is undertaken should it be deemed necessary at that stage.

Table 9.6 LNDR Additional Mitigation Measures

Reference	Mitigation Measures
	Design level
DL1	The preferred route corridor has been subject to Appropriate Assessment and the production of an NIR at Plan level, however at project design stage should issues arise under Article 6(3) of the Habitats Directive and the associated assessment produces a finding of adverse effects on the integrity a European site, an alternative solution may be required.
DL2	In selecting the exact watercourse crossing locations within the preferred route corridor, there shall be full compliance with Article 6(3) (and, if warranted, Article 6(4), including compensatory measures) of the Habitats Directive.
DL3	Pre-Construction surveys shall be conducted by suitable qualified ecologists to ensure the design stage Appropriate Assessment has a sufficient level of scientific data to inform the assessment.
DL4	A full suite of geomorphological, hydrological, and topographical surveys shall be required and provided at project design stage to inform the project level Appropriate Assessment.
DL5	The Construction Method Statement shall form part of the overall project design together with the development of an Environmental Construction Management Plan (ECMP) which together shall be subject to Appropriate Assessment as part of the overall project assessment.
DL6	All permits and consents required as part of the project shall be addressed at project design stage and incorporated as part of the overall Appropriate Assessment
DL7	Ongoing monitoring to assess the real time environmental impact of all site preparation, construction and post construction works shall take place, by suitably qualified ecologists

DL8	The design of any in-stream structure shall not lead to any alteration of the channel morphology, flow regime, depositional patterns or interfere with habitat continuity.	
DL9	The bridge deck will be constructed at a sufficient height to allow for the development	
	Conservation Objective specific mitigation measures	
Otter		
O1	Direct physical loss/damage to habitats	Detailed otter surveys shall be required and provided for in order to fully understand and mitigate for this risk at design stage.
O2	Direct physical damage to mobile species	The use of protective netting or grids shall be made during the construction stage.
O3	Indirect disturbance or loss of habitat	Minimize the use of high noise emission activities such as impact pilling and blasting (should it be required). Enforce speed limits for all equipment used during construction and establish a code of conduct to avoid disturbance to otters both at the construction site and in transit to construction areas if entering areas of habitat usage or distribution.
O4	Direct disturbance	Given the close proximity of the mapped commuting route of Otters (as per the Conservation Objectives for the site (CO002165) downstream of Parteen) any temporary obstruction to connectivity during construction works between the main River Shannon and the tailrace where commuting routes may occur should be alleviated through the installation of appropriately designed Otter passes which shall be routinely checked throughout the duration of the works.
Alluvial woodland		
AW1	Direct physical loss/damage to habitat	At the project design stage all works shall be carefully designed to ensure no direct loss of the priority Annex 1 habitat and/or it's corresponding four vegetation types.
AW2	Indirect disturbance	Areas with the potential to develop into Alluvial

		woodland where suitable terrain exists and the vegetation composition allows, shall be avoided in order to maintain or increase (subject to natural processes) the overall habitat area and distribution within the SAC.
AW3	Indirect disturbance or loss of habitat	There shall be no alteration to the hydrological regime necessary for maintenance of alluvial vegetation. Periodic flooding is essential to maintain alluvial woodlands along river floodplains.
AW4	Biological disturbance	The project design stage shall ensure negative indicator species, particularly non-native invasive species remain absent or under control.
Sea Lamprey		
SL1	Indirect disturbance or loss of habitat	Any potential impacts to water quality which may lead to an in-direct effect on the extent and distribution of spawning habitat shall be avoided
Brook or River Lamprey		
BRL1	Direct physical loss/damage to habitat	On all lower order watercourses all culverts should be designed in such a way as not to impede distribution and accessibility.
BRL2	Indirect disturbance or loss of habitat	Any potential impacts to water quality which may lead to an in-direct effect on the extent and distribution of spawning habitat shall be avoided
Atlantic Salmon		
AS1	Direct physical loss/damage to habitat	On all lower order watercourses all culverts should be designed in such a way as not to impede distribution and accessibility.
AS2	Indirect disturbance or loss of habitat	Any potential impacts to water quality which may lead to an in-direct effect on the extent and distribution of spawning habitat shall be avoided
<i>Molinia</i> Meadows		
MM1	Direct physical loss/damage to habitat	At the project design stage all works shall be carefully designed to ensure no direct loss of habitat.
MM2		Detailed, targeted surveys will be required and shall be provided in order to maintain or increase (subject to natural processes) the overall habitat area and

		distribution within the SAC in particular for areas which were previously unmapped.
Watercourses of plane to montane levels		
WC1	Direct physical loss/damage to habitat	At the project design stage all works shall be carefully designed to ensure no direct loss of habitat.
WC2	Indirect disturbance	Detailed, targeted surveys will be required and shall be provided in order to maintain or increase (subject to natural processes) the overall habitat area and distribution within the SAC.
WC3	Indirect disturbance or loss of habitat	Any potential impacts to water quality which may lead to an in-direct effect on the concentration of nutrients, or the expected typical vegetation composition shall be avoided.

Chapter Ten - Monitoring

10.1 Requirement for Monitoring

Article 10 of the Strategic Environmental Assessment Directive (2001/42/EEC) requires that monitoring must be undertaken of the significant environmental effects directly related to the implementation of the Plan. This is to provide for any unforeseen adverse effects to be identified at an early stage in its implementation, allowing for appropriate remedial action to be undertaken.

“in order, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake

appropriate remedial action.”

Article 10, SEA Directive

The primary purpose of monitoring is to allow the actual impacts of the Clare County Development Plan 2023-2029 on adoption to be assessed against the Strategic Environmental Objectives and their associated targets and indicators. The indicators used will show changes that would be attributable to the implementation of the County Development Plan.

Monitoring can use existing sources of information and does not necessarily require new research to be undertaken but can be effective in identifying where additional research should be targeted to supplement where information is deficient. **Table 10.1** sets out the strategic environmental objectives, targets and indicators to be applied in monitoring the significant environmental effects of the implementation of the plan, in accordance with Section 13J(2) of the Planning and Development (SEA) Regulations 2004, as amended. It is proposed that the SEA monitoring reporting should be prepared in parallel with the reviewing of the Clare CDP. As outlined in the *Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities March 2022* monitoring the effects of the plan over its implementation period and maintaining records of these monitoring results reduces the risk of loss of organisational memory of the SEA process and can allow effective focusing of resources in future cycles of the plan. The guidelines also recommend the monitoring reports should be made available online to allow for future analyses for other purposes, such as environmental impact assessment of projects and strategic environmental assessment of other plans and programmes.

Table 7.0 below presents the SEA Monitoring Table. The SEA Objectives formed the basis of the assessment of the Clare CDP, and it includes targets (overall aim), indicators (measurement of monitoring change), data sources and agency/body responsible for the monitoring.

As several indicators within the monitoring table relate to the number of planning applications received it is also recommended that data arising from planning applications, particularly in terms of environmental monitoring through the preparation of Screening Reports for Appropriate Assessment, Ecological Reports, Environmental Impact Assessment Reports, Environmental Reports etc be integrated into the GIS and a dedicated environmental database. This will assist in assessing cumulative impacts also, ecology and water quality. This is something which Clare County Council Planning Department has partially undertaken but which should be prioritised and driven through the CDP Monitoring Programme.

A key factor which is evident in the environmental report and through the assessment of the plan objectives and associated zoning within the settlements together with the assessments undertaken as part of the Material Alterations stage which informed the Addendum to the Environmental Report is the gaps in data, scientific information, and knowledge around particular biodiversity issues. A key role of the SEA Monitoring Programme is to allow data gaps to be filled in (by identifying knowledge gaps and collecting new data over time) and thereby reduce uncertainties in the assessment. The SEA Monitoring associated with the Clare County Development Plan 2023-2029 will focus on focus on several key areas and target those for monitoring during this planning cycle. This will provide a basis to inform the review and preparation of subsequent iterations of the Clare County Development Plan.

Table 10.1 SEA Environmental Monitoring Programme

Aim for Monitoring	What is being Monitored?	Target	Indicator	Data Source/Responsibility	Remedial Action
Monitoring Objective 1: Reduce the need to travel/increased use of public transportation and achieve modal shift in transport across the county.	An increase in the percentage of the population travelling to work, school or college by public transport or sustainable modes of transport (walking, cycling). Decrease in proportion of journeys made by private fossil fuel-based car compared to 2016 National Travel Survey levels	<i>Decrease in the current known levels of private fossil fuel-based transport and an overall increase in sustainable modes.</i>	<ul style="list-style-type: none"> % Increase in the number of people reporting regular cycling/walking to school and work above 2022 CSO figures. Consultations with Department of Communication Climate Action and Environment together with statistics produced by the Regional Assembly as part of the preparation of the Regional Spatial Economic Strategy for the Southern Region. CSO data – review of statistics as published. 	CCC Forward Planning section review of CSO figures in relation to car journeys and mode of transport. Results from National Travel Survey.	Consultation with the Department of Education, TII and local public transport providers to identify sustainable opportunities for a modal shift in transport. Investigate if awareness of new transport routes, timetables and services is the issue for a lack of progress towards achieving this objective.
Monitoring Objective 2: Decrease the usage of fossil fuels and increase both renewable resource usage with a move towards more low carbon energy sources.	<ul style="list-style-type: none"> Progress on implementing CDP objectives to demonstrate successful implementation of climate reduction targets as provided for by Plan provisions including those provided for and referenced in Chapter 1 “Climate Action”, as well as the objectives as set out in the Clare RES 2030. Contribution to the transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 Reduced energy consumption and supporting the uptake of renewable options and a move away from solid fuels for residential heating. 	<p>Increasing trend in:</p> <p>1) the numbers of renewable energy developments and 2) those granted permission and 3) connected to the grid.</p> <p>Increasing trend in energy efficiency for buildings.</p> <p>Decreasing trend in use of fossil-fuels across sectors.</p> <p>Decreasing trends in fossil-fuel based transport.</p>	<p>No. of:</p> <ul style="list-style-type: none"> Applications submitted for renewable energy projects, including no. of MW. Connected projects (i.e., built-out), including no. of MW. Successful applications for RESS to capture projects coming forward for power purchase agreements (includes wind, solar and a separate category for community projects). Monitoring these metrics annually to track whether permissions granted are staying coupled to applications submitted then connected. <p>No. of solar rooftop connections.</p> <p>Land cover change in hectares – GIS analysis of % land cover change from agricultural uses to others in comparison with 2018 Corine/ National Land Cover (NLC) 2018 figures.</p> <p>Tracking the BER rating average for County Clare, tracked annually for rate of change.</p> <p>No. of Government buildings in Clare meeting the 50% target for public sector bodies.</p> <p>Use EPA Air Quality Monitoring to find areas of high fossil fuel usage in terms of heating homes.</p> <p>No. of SEAI grants for CCC under the Support Scheme for Renewable Heat (SSRH).</p>	<p>CCC Forward Planning section in conjunction with the Climate Action Regional Office, Limerick Clare Energy Agency – annual.</p> <p>ESB and EirGrid – Published lists of projects connected to the grid by RES type.</p> <p>EirGrid – RESS applications, updated with every auction, typically annually.</p> <p>SEAI – Grant aid data by county for rooftop solar.</p> <p>EPA Corine database – updated every 6 years, and National Land Cover 2018 dataset (OSi/Tailte Eireann).</p> <p>SEAI – FOI request for BER database annually.</p> <p>SEAI Data, Limerick Clare Energy Agency Data, CARO office.</p> <p>EPA Air Quality Monitoring Maps and Air Quality Reports – checked quarterly to track trends.</p>	<p>Review of the CDP/RES measures/ objectives if targets are not being achieved, as part of the next CDP and RES review.</p> <p>Where targets are not achieved, CCC will liaise with the Regional Assembly, the EPA and the Climate Action Regional Office to establish reasons and develop solutions.</p> <p>Where the numbers of consented RES developments is decreasing relative to the number of applications submitted for planning (with a focus on solar projects), CCC Forward Planning will review the decoupling to identify any gaps/ bottlenecks in the planning and consenting and/or grid connection processes, in liaison with ESB/EirGrid and other stakeholders as relevant.</p>

			<p>No. of:</p> <ul style="list-style-type: none"> Electric vehicles registered for CCC as a proxy for gauging uptake. Electric vehicle charging points installed in the county. New EV car registrations Other: hydrogen, biomethane, LNG refuelling points. <p>CCC 'M&R' (monitoring and reporting) system – covers energy consumption and carbon emissions.</p> <p>Local Authority Climate Action Plan (CAP) Data – statutory requirement under the Planning and development Act, as amended, and the Climate Action Plan 2023.</p>	<p>SEAI SSRH data – available online at aggregate level and by county level by request to SEAI.</p> <p>SIMI – EVs registered in Clare.</p> <p>ESB charging points map; GLPAutoGas hydrogen refuelling locations map – checked annually.</p> <p>CCC M&R mandatory reporting to SEAI – CCC to review own data annually on trends. FOI request to SEAI will provide data for other public bodies.</p> <p>CCC Forward Planning – review LA CAP for data and monitoring already being (or planned to be) collected to avoid duplication of effort on RES monitoring.</p>	<p>Where EPA Air Quality Monitoring indicates areas of consistently reduced air quality as a result of solid fuel burning, target with an awareness campaign in association with the implementation of the Climate Action Plan.</p>
<p>Monitoring Objective 3: In preparing the spatial plan for our county that we develop ecologically resilient and varied landscapes through the establishment and preservation of ecological networks and stepping-stones as part of our settlement zonings and objectives and foster adaptive management practices in the face of uncertainty, favouring flexible adaptation options and allowing for alterations of the Plan as monitoring and evaluation data become available during its implementation.</p>	<p>Usage of areas previously un-surveyed by the Local Authority in terms of their importance as ecological networks and stepping-stones with a particular focus on sites within our key settlements commencing with Ennis.</p>	<ul style="list-style-type: none"> <i>Establish the usage of sites identified within the environmental assessments as potentially having a biodiversity or ecological importance to protected species such as bats in the first instance.</i> No loss of ecological networks or parts thereof which provide connectivity between areas of local biodiversity without remediation (i.e., planting of the same or greater length of compensatory native hedgerow to ensure no net loss of such features). 	<ul style="list-style-type: none"> Usage of selected sites by bat species as identified through targeted surveys within selected settlements. The length and area of riparian buffer zones, open space and green infrastructure zoned as part of our County Development Plan. The net length of hedgerow retained and supplemented as part of individual planning applications or strategic projects undertaken by the council. 	<p>Clare County Council Forward Planning and Development Management sections co-ordinated through the Environmental Assessment Officer.</p>	<p>Where, following survey and assessment by the Local Authority sites zoned for future development are found to provide important stepping-stones and ecological networks the Plan should be alter at the next available opportunity e.g. Variation to protect these sites.</p> <p>Where encroachment is occurring within these areas, ensure enforcement action is taken to reinstate habitat and associated zoning.</p> <p>Where the loss of ecological networks or stepping-stones is as a result of implementation of objectives contained in the Plan the 2-year review should ensure the</p>

					associated policies are amended.
Monitoring Objective 4: Integrate Climate Change mitigation measures into every fabric of spatial planning through the restriction of inappropriate development/land-use zoning in flood risk zones, inclusion of green infrastructure as the status quo and the incorporation of suitable Sustainable Urban Drainage Systems (SuDs) into all developments	To ensure each zoning parcel across the county as identified through the CDP process has a Climate Action focus.	Ensure all future development is climate proof or incorporates climate adaptation and mitigation measures where appropriate.	<ul style="list-style-type: none"> • Incorporation of measures into Planning Applications and Clare County Council led Plans and Projects. • Implementation of measures on the ground as part of specific projects and developments. • To implement the targets as identified in the Renewable Energy Strategy and incorporated into the Clare County Council Climate Action Plan and County Development Plan with respect to achieving a reduction in greenhouse gas emissions and transitioning to a climate resilient county. 	Clare County Council Forward Planning and Development Management together with all Departments and Sections as part of their work programme. Climate Action Section facilitated by the Climate Action Co-Ordinator.	Enforcement action where measures identified with specific zoning objectives are not incorporated on site. Where SuDs, Nature Based Solutions etc are not being incorporated at project level review consenting process and conditions associated with planning permission.
Monitoring Objective 5: Maintain and protect our natural carbon sinks (bogs/marshes/forests/fens/Peatland and Wetlands habitat) as decarbonising areas which can serve a dual purpose in terms of enhancement of biodiversity and mitigation against Climate Change.	<p>No loss of wetlands, bogs, fens, marshes, or other carbon sinks across the county through reclamation, infilling or development.</p> <p>Where pressure exists to develop out these areas monitoring should be prioritised to provide the scientific evidence to support the exclusions of these areas from future development.</p>	<ul style="list-style-type: none"> • Undertake targeted assessments/surveys/monitoring of identified natural carbon sinks across the county to include groundwater and surface levels in know wetlands. • Avoid situations that limit adaptation to climate change such as zoning lands in close proximity to a known flood risk area. 	<ul style="list-style-type: none"> • Change in landuse across the county. • Protection of key areas of flood plains and associated wetland features • Reclamation/Infilling of bogs, fens and other wetland habitats. • Monitoring change in land use through utilisation of the Clare County Council habitat mapping together with the Environmental Sensitivity Mapping (ESM) Web-Tool. • Where new areas become at risk from flooding due to climate change, further areas may be required for climate adaptation. 	<p>Forward Planning – SEA Officer to map flood events since the publication of the County Development Plan against planning permissions granted to assess if development has taken place within a flood plain, areas prone to flooding or as a result of climate change in areas which have now become prone to flood and therefore may merit a change to zoning within the County Development Plan as a result of monitoring.</p> <p>CCC – Records obtained as and when flood events occur.</p> <p>OPW – As updated on www.floodinfo.ie</p> <p>Where resources allow within these Departments (which won't always be available) spot checks of enforcement/mitigation arising from this Plan should be undertaken against the datasets identified (Clare Habitat Mapping/ESM Tool together with the data collated through the Environmental Database (Clare County Council Planning Department internal GIS data arising from Planning Applications, preparation of</p>	<p>Where loss of these important habitats occurs within these areas, ensure enforcement action is taken to reinstate habitat and associated zoning.</p> <p>Review CDP zoning and associated landuse in areas of land directly adjacent to flood prone areas and amend as new information arises.</p>

				Plans and Programmes, ecological studies etc.)	
Monitoring Objective 6: Protect Human Health	Compliance with air quality legislation around the town of Ennis.	<p>To see a marked improvement in the number of exceedance events recorded in the town of Ennis in terms of air quality.</p> <p>To see a reduction in the exceedance of WHO Air Quality standards in the town of Ennis.</p> <p>To see a reduction in the number of water supplies needing remedial action.</p>	<ul style="list-style-type: none"> Number of exceedances of air quality limits as recorded by the EPA. Number of Enforcement Actions taken due to breaches by retailers/distributors and the public Under the Air Pollution Act (Marketing, Sale, Distribution and Burning of Specified Fuels) Regulations 2012. A downward trend in the Ennis Air Quality Index which can be modelled based on freely available public data. Number of water supplies on the EPA Water Supply Remedial Action List. 	<ul style="list-style-type: none"> IQAir Data www.airquality.ie EPA Ambient Air Quality Monitoring EPA Water Supply RAL (updated twice per year) 	Review awareness campaigns/ initiatives in relation to air quality issues to improve knowledge and awareness locally in terms of dangers of smoky fuels.
Monitoring Objective 7: To achieve the conservation objectives of European Sites (SACs and SPAs).	<ul style="list-style-type: none"> No loss of protected habitats and species during the lifetime of the Plan. No compromise in the favourable conservation condition of European sites. No compromise or impact on the achievement of the favourable conservation condition objectives (whether maintain or restore) of European sites. 	<ul style="list-style-type: none"> Maintain or restore the conservation status of the habitats and species associated with the designated European sites in County Clare. 	<p>% loss of habitats/displacement of species within European Sites.</p> <p>No negative impacts on sites through the Councils own works or through developments/licenses/permissions/permits granted by the Council.</p> <p>Percentage of Qualifying Interest Features which have achieved their specific objectives of maintain or restore.</p>	<p>Referrals and consultation with NPWS on planning applications and enforcement files.</p> <p>Using GIS query the European sites dataset as provided by the NPWS against planning applications received for the No./% applied for within these areas and the No./% refused/granted.</p> <p>Review the conservation status of the European Sites in Clare against the status as documented in the preparation of the CDP.</p> <p>Where permissions have been granted and/or developments have taken place within European sites are the Qualifying Interest Features achieving their specific objectives.</p> <p>Article 17 Reporting on the Status of Protected Habitats and Species Next report due in 2025.</p> <p>Responsibility; Forward Planning, Development Management, SEA Officer.</p>	<p>Where loss of habitats or species occurs within these areas, ensure enforcement action is taken.</p> <p>Review CDP zoning and associated landuse in areas of land directly adjacent to European Sites.</p>
Monitoring Objective 8: Meet the requirements of the Water Framework Directive and the River Basin Management Plan.	<p>All waters within the plan area to achieve the requirements of the WFD and the relevant River Basin Management Plan by 2027.</p> <p>Ensure provision of riparian zones at project/site level.</p>	All waters (Surface, Groundwater, Transitional and Coastal) to achieve at least Good Status by 2027.	<p>No. of surface and groundwater bodies achieving “Good Status”. No of waterbodies indicating deterioration in status.</p> <p>No. of planning applications with sufficient inclusion of buffer zones and Sustainable urban Drainage Systems (SuDS) where necessary and applicable (in both urban</p>	Forward Planning and Development Management. SEA Officer to compare WFD status results to the baseline as used in the preparation of the CDP 2023-2029.	Revise baseline and review CDP Objectives for waterbodies failing to achieve at least good status or waterbodies which have been identified as Priority

			and rural settings).	Utilise EPA WFD Application and Catchments.ie for CCC-specific information on the significant threats and pressures impacting WFD status and Risk.	Areas for Action.
Monitoring Objective 9: To minimise and, where possible, eliminate threats to biodiversity including invasive species.	<p>Prevent the introduction of new invasive or alien species.</p> <p>Control/manage new invasive species.</p> <p>Control/manage/eradicate invasive species throughout the county.</p>	No increased distribution in the extent of mapped records of alien and invasive species across the county.	<ul style="list-style-type: none"> No., type and location of invasive species identified. No. of actions achieved under the Biodiversity Action Plan. Increase/decrease in coverage of invasive species identified through the Municipal Districts of Ennis, Killaloe, Shannon and West Clare. Each MD have a programme of invasive species eradication underway in September and October with funding from the National Parks and Wildlife Service (Dept. Housing, Local Government & Heritage), National Biodiversity Action Plan Funding 2021. Follow up work will involve further mapping of the problem species, Knotweed and Giant Hogweed in particular and proposed long term management and control measures. No. of submissions/observations submitted through invasive species Ireland “Alien Watch”. www.invasivespeciesireland.com/alien-watch No of Planning Applications which are accompanied by an Alien/Invasive Species Report and/or requested through the Planning Department to prepare a Alien/Invasive Species Management Plan. The National Biodiversity Data Centre will track success in the implementation of the All-Ireland Pollinator Plan by measuring increases in the abundance and diversity of pollinators within the Irish landscape as the 81 actions are implemented. 	<p>Environmental Assessment Officer in conjunction with the Heritage Officer in conjunction with the Municipal District Offices on a yearly basis.</p>	<p>Where there is no success in reducing stands of alien/invasive species re-assess treatment method and establish new methods if necessary.</p>
Monitoring Objective 10: To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites. (This is in line with the Active Land Management Strategy RPO34 – Regeneration, Brownfield, Infill Development)	<ul style="list-style-type: none"> Preference for development on brownfield site over green field. Specified % of new applications granted to be on brownfield sites. Limited and controlled development of greenfield sites. Re-use of soil from redeveloped sites where possible. No incidences of soil contamination. 	To see a reduction in the development of greenfield sites and the progressive and planned re-use of derelict and disused properties across the county.	<ul style="list-style-type: none"> No/% of new developments on brownfield sites. Area of brownfield land developed over the plan period. % of total greenfield land developed. % landcover in comparison with 2018 Corine figures. Level of urbanization or construction within zoned lands as per the 2023-2029 County Development Plan. Excessive land-filling of quality soil. Incidences of soil contamination. Volume of contaminated material generated in comparison with previous years’ figures. 	<p>Forward Planning and Development Management co-ordinated by the Environmental Assessment Officer. Annual through a review of planning applications utilising GIS.</p> <p>Work with the derelict teams in Clare County Council to establish the % re-use of existing buildings.</p>	<p>Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.</p> <p>Review of local authority applications for legacy landfill remediation authorisation. Where</p>

				CCC Environmental Section in conjunction with the EPA	progress is stalled, CCC to work with the EPA to identify any bottlenecks in the process.
Monitoring Objective 11: To ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater which meets EU requirements prior to discharge.	Upgrades to existing wastewater treatment plant infrastructure identified within the plan as being insufficient, based on existing and forecasted population demands to meet EU requirements.	<p>To reduce the number of on-site systems across the county.</p> <p>Decreasing trends in the numbers of EPA Priority Urban Areas, number of facilities on the Irish Water Remedial Action List, numbers of areas discharging raw sewage and numbers of plants failing EU treatment standards.</p>	<p>No. of Upgraded Wastewater Treatment Plants within the plan area.</p> <p>No. of EPA Priority Urban Areas.</p> <p>No. of plants discharging raw sewage.</p> <p>No. of plants failing to meet EU Sewage Treatment Standards.</p> <p>Number of plants exceeding the Emission Limit Values (ELVs) for Wastewater Treatment Discharge licence set by the EPA.</p> <p>No. of plants added/ removed from the Irish Water Remedial Action List to indicate trends.</p>	<p>Irish Water -Achievement of Water Services Strategic Plan objectives.</p> <p>Irish Water – Remedial Action List (RAL) updated quarterly. CCC Forward Planning Team to check at similar frequency.</p> <p>EPA – Sewage Treatment Maps for Priority Urban Areas, raw sewage discharges, and locations failing to meet treatment standards – CCC Forward Planning annual check.</p> <p>CCC Forward Planning Team – granting of permission conditioned based on a future WWTP upgrade.</p> <p>CCC Forward Planning Team – refusal of permission as no upgrade to WWTP due to take place or due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values.</p>	Where planning applications in the settlement strategy are rejected due to insufficient capacity in the Wastewater treatment Plant (WwTP) or failure of the WwTP to meet Emission Limit Values (ELV), CCC will work with the Regional Assembly, EPA and Irish Water to coordinate a response to achieve the necessary capacity.
Monitoring Objective 12: Conserve, protect and enhance valued natural, cultural, and built landscapes, views of local value and features including those of geological and aesthetic value.	<p>No significant visual impact from development.</p> <p>No damage to designated landscapes or seascapes as a result of the Renewable Energy Strategy.</p> <p>The important landscapes across the County as outlined in Volume 2 of the Clare County Development Plan 2023-2029.</p>	Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan.	<p>No. of developments permitted and their impacts on cultural/historic landscapes.</p> <p>No. of developments located within Scenic Route or extent of degradation of areas designated as Heritage Landscapes.</p> <p>No. of developments located within a designated scenic view or high landscape area in County Clare that disrupt views (based on the LCA).</p> <p>Development and application of framework in relation to the application of LCA and their contribution to SEA.</p>	Forward Planning and Development Management sections of Clare County Council through the SEA Officer. Undertake a GIS analysis of the various landscape types across the county to establish the no of developments permitted within these designations and whether they are since perceived to be causing an impact.	Where landscape is being impacted review CDP objectives for appropriateness and requirement for change.

Chapter Eleven - SEA Recommendations Summary

Throughout the Environmental Report recommendations have been made which, by the iterative nature of the process, have been fed into the plan-making process. A summary of the SEA recommendations set out under the various chapters of this report is set out in Table 11.1 indicating in the second column as to their inclusion within the County Development Plan. These recommendations are in addition to the proposed mitigation included on specific plan objectives and land-use zoning in chapters 8 and 9.

Table 11.1 SEA Recommendation Summary Table

General SEA Recommendations	Inclusion in the Plan
Include within the Plan an inventory of SEA recommendations and how they have been incorporated into the Plan	No. This is done within the SEA ER
Refer to Clare County Council's responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Clare County Council, to ensure that, when undertaking and fulfilling their statutory responsibilities, they are at all times compliant with the requirements of national and EU environmental legislation.	Yes.
Make available a copy of the SEA Statement for public inspection at the Local Authority offices, local authority website and also notify any Environmental Authorities consulted during the SEA process.	This will be done following adoption of the Development Plan.
Chapter 2 SEA Methodology	Inclusion in the Plan
<p>The opportunity to integrate sustainability and environmental protection into the objectives in a positive manner, from an early stage should be undertaken.</p> <p>The objectives in the Plan must be able to be monitored in a meaningful way with the results being measured in terms of how effective the Plan has been.</p>	<p>The objectives were developed by the Forward Planning team in tandem with the Environmental Assessment team of Clare County Council to ensure sustainability and environmental protection were in-built to them from the on-set and subsequently assessed by SEA, AA, SFRA teams for compliance.</p> <p>Having regard to best practice, the County Development Plan sets out a formal framework for the implementation, monitoring, and evaluation of the Objectives of the Plan and in measuring outcomes. The framework incorporates a blended approach to the assessment of the Objectives incorporating quantitative targets such as no. of planning application/housing completions etc. as well as a qualitative approach which will assess the value and quality of planning outcomes over the course</p>

	<p>of successive County Development Plans.</p> <p>The implementation and monitoring framework for the Plan is set out in Section 20.4 of Volume 1 of the CDP.</p> <p>The framework reflects the Vision for the County Development Plan and the Strategic Development Plan Principles that support its delivery. The Vision and Strategic Development Plan Principles are broadly aligned with the Regional Strategic Outcomes of the RSES, the National Strategic Outcomes of the NPF, and the United Nations Sustainable Development Goals.</p>
Refer to Clare County Council's responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Clare County Council, to ensure that, when undertaking and fulfilling their statutory responsibilities, they are at all times compliant with the requirements of national and EU environmental legislation.	Yes.
Make available a copy of the SEA Statement for public inspection at the Local Authority offices, local authority website and also notify any Environmental Authorities consulted during the SEA process.	This will be done following adoption of the Development Plan.
Chapter 3 Clare County Development Plan 2023-2029	Inclusion in the Plan
<p>The Vision for County Clare</p> <p>The vision for County Clare in the current County Development Plan needs to take on board the 3 crises which our county faces and address them in a meaningful way; biodiversity loss, climate change and the global pandemic with sustainability forming a central role.</p> <p>The suggested wording which is included in submissions 064 & 090 to the Issues Paper should be carefully considered in this regard.</p>	<p>The Vision for County Clare evolved through a process of reviewing and taking into consideration the submissions received together with input from the Planning and Environmental teams. The final Vision reflects the key challenges which our county faces over the next 6 years.</p>
Goals	
The various chapters of the Clare County Development Plan 2023-2029 set out the planning policy response of Clare County	The Goals have been amended to

Council to achieve the Vision set out above by 2029. Each chapter identifies a key goal supported by strategic aims and objectives. It is through the delivery of these goals that this common vision for County Clare will be achieved. The key goals need to reflect the change in Vision for the County and become embedded in a positive way with the key principles of sustainability.	reflect the key changes to the Vision.
Chapter 4 - Relationship with other Plans and Policies	Inclusion in the Plan
The Plan should be set in the context of the planning hierarchy and a clear statement should be provided as to the function of the Plan and what the Plan can and cannot do.	Yes – This is clearly outlined in Chapter 1 with respect to the legislative requirement of the CDP.
Where other Plans/Programmes/Strategies are responsible for implementing relevant policies / objectives / initiatives, these should be acknowledged and fully referenced in the Plan.	Yes- this is done through the Plan in terms of the introduction to each chapter and the guiding principles for implementation.
Under the EIA and Planning and Development Regulations certain projects that may arise during the implementation of the Plan may require an Environmental Impact Assessment and the preparation of an Environmental Impact Assessment Report. There are also requirements regarding EIA for sub-threshold development.	The requirement for potentially having to undertake EIA Screening and/or the preparation of an EIAR is outlined through the inclusion of CDP Objective 9.4 relating to Tourism Developments, 9.8 relating to Activity and Adventure Tourism, Objective 15.10 relating to Environmental Impact Assessment and the technical guidance contained in Volume 3 with respect to individual zonings.
Projects would also be required to be screened with respect to the requirement for Appropriate Assessment as required by Article 6 (3) of the Habitats Directive and/or the preparation of a Natura Impact Statement (NIS) in line with Article 6(4)	The requirement for potentially having to undertake Screening for Appropriate Assessment and/or the preparation of an NIS is outlined through the inclusion of CDP Objective 15.3 and the technical guidance contained in Volume 3 with respect to individual zonings.
Following the review of relevant national and regional policies, plans and programmes as part of the Strategic Environmental Assessment, the Clare County Development Plan must ensure that the objectives set out in the CDP meet the requirements of all relevant plans and policies as outlined in Table 4.1 of the SEA Environmental Report.	This has been achieved through the assessment of all the Plan objectives contained not only within the Written Statement but also contained within all other Volumes (i.e., Volumes 1 – 9)

Chapter 5 Environmental Baseline SEA Recommendations – Biodiversity, Flora and Fauna	Inclusion in the Plan
Biodiversity affects and can be affected by different facets of development and the County Development Plan must recognise and achieve its integration within the various components of the Plan and not consider it in isolation.	Yes.
Green Infrastructure should be incorporated as a component of the County Development Plan in its own right, recognising and acknowledging its inter-relationship with such things as social inclusion, sport, recreation, amenity, quality of life, sustainable transport and climate change. Green infrastructure requires clear definition in the Plan, emphasising that at the core of green infrastructure is biodiversity. Without biodiversity there would be no green infrastructure upon which to create and develop networks which present opportunities as referred to above, reinforcing the importance of the protection of biodiversity. The central theme of biodiversity in the context of green infrastructure should not be diluted or lost.	Additionally, Section 2.8.3 Green Infrastructure and Flood Management look at the further important and linkages with green infrastructure in these areas, Section 5.2.14 Green Infrastructure within Residential Development, Section 9.2.9 Activity and Adventure Tourism, Section 11.2.2 Smarter Travel and Sustainable Mobility, Chapter 15 and specifically Section 15.3 Green Infrastructure and Climate Change.
Biodiversity and climate change are deeply inter-connected. Climate change poses one of the biggest threats to biodiversity and the Plan needs to acknowledge and recognise that climate change is a phenomenon that is on-going and as such the baseline information is going to change over time and the Plan needs to be able to provide for these changes by incorporating resilience into the Plan through adaptation and mitigation measures.	Building Climate change resilience into the Plan was central to both the zoning of lands and the development of objectives for economic growth. All land use zonings were assessed from a flood risk and environmental perspective to ensure resilience and adaptation were accounted for throughout. This led to changes to the zoning proposed and the inclusion of significant areas of buffer zone which will be protected from future development due to their location adjacent to river channels, the presence of important wildlife corridors or their importance for

	biodiversity.
Include an objective in the Plan in relation to the carrying out of a tree survey for the Plan area to inform future developments, townscape works and planting and replanting proposals.	Yes, this has been included as per objective 15.19.
Include an objective in the Plan which protects and conserves the specific designated sites within the Plan area.	Yes, this has been included as per objective 3.1.
The promotion of any designated sites for educational, recreational/leisure use it must be an objective that any such activity should not result in a negative impact on water quality and protected habitats and species. The necessary surveys will be required to support this.	Yes.
In an effort to protect and extend wildlife corridors through appropriate boundary treatment, landscaping schemes and planting as part of developments, the Plan should seek to extend the network of wildlife areas within the Plan area.	Yes, this has been included as per section 15.2.10 Promoting and Protecting Biodiversity and Wildlife Corridors and objective 15.12
The inter-relationship between green infrastructure and recreation should be acknowledged and an objective included to ensure recreational facilities are integrated into a green infrastructure network.	Yes, this has been included as per objective 15.13
Maintain existing and promote additional tree planting and undertake a tree survey to quantify any losses/gains.	Yes, this has been included as per objective 15.20
Control of alien invasive species and awareness of the methods by which these can be transferred and spread should be incorporated into the plan. Maintaining an up-to-date register and mapping of alien invasive species within the Plan area should form part of environmental monitoring.	Yes, this has been included as per objective 15.29
To ensure all proposed development within the vicinity of the Slieve Aughty Mountains SPA take Merlin into consideration and assess potential impacts on breeding pairs.	The protection of Merlin was taken into consideration in the assessment of landuse zonings from an AA and

	SEA perspective. Mitigation Measures have been included to ensure consideration is given to the Slieve Aughty Mountains SPA at a development management level.
Turloughs are a priority habitat for which grazing is integral to the ecology and it is important that appropriate grazing levels are maintained. Within Clare there a total of six SACs in which Turloughs are a Qualifying Interest and they are considered a priority habitat. The CDP should promote and support appropriate grazing regimes in these important habitats which serve an important function in terms of flood storage areas and biodiversity.	This is achieved through the inclusion of CDP Objective 15.16 relating to Inland Waterways and River Corridors which address the protection of Turloughs and Wetlands in particular.
Given we are currently in a Climate and Biodiversity crisis the importance of protecting riparian buffer spaces or zones is critical for this planning cycle. Clare County Council need to ensure sufficient space is set aside for nature to combat the effects of climate change and to provide space for biodiversity. The space needs to be left clear of any type of development including the type which is perhaps permitted in “Open Space” zoning such as play facilities.	Through a co-ordinated effort between the SEA/AA Environmental team together with the Forward Planning team a total of 511.1 hectares has been zoned as Buffer space which will provide for Climate Change and Biodiversity in line with the Climate Change Action Plan and the National Biodiversity Action Plan.

SEA Recommendations – Population, Human Health and Quality of Life	Inclusion in the Plan
A definition for social inclusion should be included within the Plan, which should read as “Social inclusion refers to a series of positive actions to achieve equality of access to services and goods, to assist all individuals to participation in their community and society, to encourage the contribution of all persons to social and cultural life and to be aware of and to challenge all forms of discrimination. Social inclusion seeks the creation of an inclusive and fair society, combating inequality, social exclusion and poverty”.	While this definition has not been included in the Plan, Social Inclusion has been addressed and included as follows; Goal X & IX, CDP Objectives 10.2, 10.5 and 10.10. In addition, social inclusion is addressed in Sections 8.2.7 and 10.5.
Radon is the leading cause of lung cancer after smoking in Ireland. The plan should encourage households to carry out testing in particular where they are located within an area identified as being above the reference level as per Figure 5.7.6. Any applications for housing should be made aware at a pre-planning stage of their location in terms of radon levels.	This is addressed through the application of CDP Objective 5.17 with respect to Radon.
An integrated approach to the future growth of the Plan area, which incorporates resilience to climate change through the	A fully integrated approach has been

<p>implementation of the necessary mitigation and adaptation measures, needs to be adopted to ensure that it provides for a local population that can grow in a safe and healthy environment with the opportunities to live, work and from a human health perspective recreate within reasonable distance and have access to community needs and services. In doing so to minimise impacts on human health, maintain and improve quality of life through the protection of all facets of the environment, for example in provision of adequate infrastructure, flood management, sustainable transport, provision of necessary health services, building design etc.</p>	<p>adopted across the Plan through the greater inclusion of areas zoned as buffer space in response to Climate Change. Approximately 511.1 hectares have been zoned as buffer space in the new CDP 2023-2029. This is different to Open Space in that it is to specifically address the response to the Climate and Biodiversity crises and doesn't permit any type of development within this area. It is to allow for climate resilience and climate adaptation where the zoning is incorporated along the riparian zone of rivers and streams. In other areas it is to specifically address the protection of ecological corridors etc.</p>
<p>Noise is the second greatest environmental cause of health problems, after air quality.</p> <p>Where residential developments are to be located near or adjacent to a major road, any scheme should incorporate acoustical planning in the design, e.g. an integrated buffer to allow for sound minimisation to be provided through planting and necessary noise minimising landscaping measures and traffic calming measures.</p>	<p>This is addressed through the inclusion of CDP Objective 11.40.</p>
<p>Ireland's green spaces (parks, woods, countryside) and blue spaces (rivers, lakes and coastlines) are valuable natural assets with clear health benefits. We need to ensure protection of green and blue spaces and to encourage the provision of access to both for all members of society in order to ensure human health is not negatively impacted.</p>	<p>This is addressed through the inclusion of CDP Objectives 15.12, 15.13, 15.14, 15.16 & 15.30 in addition to Section 5.2.14 Green Infrastructure in Residential Development and Development Management Guidelines on OpenSpace in the CDP.</p>
<p>SEA Recommendations – Soil and Geology</p>	<p>Inclusion in the Plan</p>
<p>Register and mapping of contaminated sites, including old petrol station sites to co-incide with the Plan objective for development of brown field sites to ensure due diligence, particularly in relation to soil and groundwater, on sites prior to development.</p>	<p>A specific objective has been included as CDP Objective 15.11.</p>
<p>SEA Recommendations – Air and Climate</p>	<p>Inclusion in the Plan</p>

Climate Change must be defined within the County Development Plan and embraced as a central component to the Plan reflecting its importance and need for integration into the various components of the Plan to ensure resilience to future climate change. Adaptation should become embedded in the CDP and how the council operates as a while with Mitigation clearly defined.	Yes. This is achieved through the inclusion of a specific chapter on Climate Action (Chapter 2) together with linkages and integration across all other chapters.
Include an objective within the Plan to commit to the implementation of the Local Authority Climate Change Adaptation Strategy 2019-2024. Achieve a 'just transition' particularly for communities that may be economically disadvantaged by decarbonising projects	This is achieved through the inclusion of CDP Objective 2.2 relating to Climate Change Mitigation, Adaptation and Resilience
The Flood Risk Assessment is undertaken taking account of the existing use of benefitting lands. Proposed land-use zonings should take this into account, by providing for future development which would be similar or less vulnerable in nature to that of the existing use. The justification test should be undertaken when considering future land-use zonings for designated Flood Zone areas in the Plan area.	Yes.
Continue to support the work of the Climate Action Regional Offices (CARO).	This is achieved through the inclusion of Section 2.6 Climate Adaptation Strategy.
The Plan should include an objective to promote and encourage combined heat and power and district heating.	This is achieved through the inclusion of objective in the plan as Objective 2.18
The Plan should include an objective which seeks to encourage and facilitate the development of low carbon/passive housing by requiring development proposals to demonstrate details of how it adopts energy efficiency and environmental sustainability.	Yes. This is achieved through the inclusion of CDP Objectives 18.5 & 18.6.
The Plan should incorporate and promote sustainable transport including supporting and promoting increased provision of public transport, particularly in relation to a local bus service, to serve the Plan area.	Yes.
The Plan should acknowledge the close inter-relationship between a low-carbon community with green infrastructure by incorporating cross-referencing between and appropriate objectives in this regard e.g promoting the implementation of a green infrastructure strategy will encourage a shift away from the use of private transport to more sustainable modes of walking, cycling etc.	Yes.

<p>Air</p> <p>Uses within neighbourhood centres should be considered in relation to the odours and noise generated by certain commercial activities. Some uses cause localised problems in this regard, for example significant problems occur in relation to dry cleaners (air pollution) and late-night takeaways (air pollution and noise from late night customers) and general servicing with late night deliveries causing local disturbance. Mitigation measures – physical buffer between neighbourhood centre and residential areas (e.g., through provision of open space/playing fields etc). Dry cleaners that are to be located in a neighbourhood centre should consist of a collection point with the cleaning process being undertaken off-site in a location suitable to such uses, for example an industrial estate.</p> <p>Facilities where the cleaning process is undertaken must be registered, assessed, and have a certificate of compliance with a solvent management plan in place for dry cleaners. Measures should be put in place in accordance with the EPA “Best Practice Guidelines for Dry Cleaners” and “Best Practice Guidelines for Vehicle Refurbishment” to minimise the risk of air contamination from these sources.</p>	<p>This is achieved through the inclusion of CDP Objective 11.41.</p>
<p>The protection of trees within the Plan area, as well as the requirement for additional planting to accompany proposals for development in recognition of their multi-functional role they play within the environment i.e., carbon sink, noise buffer, biodiversity and amenity value.</p>	<p>The importance of trees within the county is highlighted throughout the Plan and through the inclusion of CDP Objective 15.19.</p>
<p>Prepare an integrated sustainable transport plan, including mobility and permeability within the town centre, neighbourhoods, and the linkages between them, including green infrastructure.</p>	<p>This is incorporated throughout the Plan as reference is made to sustainable mobility, including walking, cycling and green infrastructure strategies and through the inclusion of CDP Objectives 11.3 relating to the commitment to implement the Limerick Shannon Metropolitan Area Transport Strategy and 11.14 relating to Strategic Regional Roads</p>
<p>SEA Recommendations – Water</p>	<p>Inclusion in the Plan</p>
<p>The provision of a good quality water supply is a critical requirement for attracting investment in the county. The volume of water lost through leakages in pipe infrastructure is not only a local or county level issue but a county wide issue. While a</p>	<p>Yes, through the inclusion of CDP Objective 11.28 & 11.30.</p>

significant pipe rehabilitation programme is underway through Irish Water's National Leakage reduction Programme, further education and information on water conservation and usage for water users is needed. Water conservation should be a priority in increasing water supply.	
Protection of European sites should be a priority when selecting sites for drinking water abstraction.	Yes, through the inclusion of CDP Objective 11.28 and specifically part C of this objective.
Issues in relation to climate change and the impacts on water supply and water quality need to be incorporated into the Plan. Although uncertain in terms of how climate change will fully manifest itself, the observed changes and anticipated future change in precipitation patterns and air temperatures e.g. water conservation through on-going pipe rehabilitation, promoting use of grey water and rainwater harvesting.	The interrelationship between climate change and the impacts on water quality and supply are inherent throughout the Plan.
The protection of our Bathing Waters within the County should be prioritised.	This is achieved through the inclusion of CDP Objective 13.14 relating to the implementation of the Bathing Water Directive.
Register and mapping of contaminated sites.	This is included as an objective in the Plan through the requirement to undertake due diligence and remedial works for all contaminated lands.
Register and mapping of oil leakages.	This is not included as an objective in the Plan but can form part of a long-term monitoring initiative.
Promote the need for compliance of dry cleaners and vehicle refinishing facilities with the 2014 Regulations and to ensure a best practice approach in relation to operation and waste disposal to remove the risk of discharge and subsequent contamination of surface and/or ground waters.	This is not included in the Plan, however monitoring compliance can form part of a long-term monitoring initiative
The measures required for protection of water quality need to be seen as an integrated approach incorporated into the numerous aspects of strategic planning and land use zoning.	This is strongly achieved across a broad range of objectives within the CDP.
Flood Plains as natural flood storage areas should be protected from development.	Yes, incorporate through the zoning analysis in Volume 3 and the associated SFRA.

SEA Recommendations – Material Assets	Inclusion in the Plan
<p>Transportation</p> <p>Promote sustainable travel by providing for the development of greenways/walkways/cycleways, in conjunction with green and blue infrastructure, within the Plan area.</p> <p>To promote Nature Based Solutions within all new road schemes or upgrades to adapt to Climate Change.</p> <p>To reimagine our infrastructure needs and requirements in a way that it works as part of our public realm provides an amenity and benefit to human health all the while providing water retention measures in times of flood.</p> <p>To support the investigation of a sustainable solution to the flooding issue at Ballycar on the Limerick – Ennis Railway line in conjunction with the NTA and Iarnrod Eireann.</p> <p>To promote Shannon Airport as an International starting and finishing point for Cruise holidays in conjunction with Cruise Shannon Estuary.</p>	<p>The SEA recommendations relating to transportation are achieved through the inclusion of the following CDP Objectives.</p> <p>We respect to sustainable travel CDP Objective 9.3, 11.2 & 11.9, Green Infrastructure CDP Objective 15.12, 15.13, 15.14, 15.16 & 15.30, Nature Based Solutions CDP Objective 2.2 & 2.6, CDP Objective 11.6 with respect to the rail network in addition text has been included to support the objectives as outlined in the Clare Tourism strategy pertaining to the cruise sector and the potential links with Shannon Airport.</p>
SEA Recommendations – Cultural Heritage	Inclusion in the Plan
<p>Include an objective in the plan which incorporates the importance of the specified ACAs within the Plan period.</p>	<p>This is achieved through the inclusion of CDP Objective 16.5.</p>
<p>With respect to the Clare Heritage Plan 2017 and in conjunction with the actions required by the Clare Climate Change Adaptation Strategy a risk assessment of the 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 should be</p>	<p>This is covered through the inclusion of CDP Objective 16.7.</p>

<p>undertaken. This may be a desk-based GIS exercise utilizing the most up to date flood risk and future impact scenario mapping versus the available database of Heritage and Cultural Assets.</p> <p>Specifically with respect to the Clare Heritage Plan 2017 the following actions should be prioritized and promoted as part of the Clare County Development Plan 2023-2029.</p> <p>Biodiversity, Climate Change and Green Infrastructure Planning Actions</p> <p>Research sites of high cultural and nature conservation value along the Clare Coast to fully understand the implications of climate change and sea level rise and the potential approaches to mitigation, adaption and building resilience in these areas</p> <p>Built Heritage Recommendations in line with the Clare Heritage Plan.</p> <p>Further explore the heritage potential of County Clare's maritime built heritage and opportunities for its conservation and restoration, particularly in light of sea level rise, coastal erosion and flooding.</p>	<p>Prioritization of the Clare Heritage Plan objectives is achieved through the inclusion of CDP Objective 15.1.</p>
SEA Recommendations – Landscape	Inclusion in the Plan
To ensure local landscape features are recorded and protected, as they are the ones most likely to be lost incrementally in the plan area.	This has been achieved through the inclusion of CDP Objectives 15.12, 15.19 & 16.5.
To record and protect important views within both the urban and rural areas of the Plan area.	This has been achieved through the inclusion of CDP Objectives 14.7 (Scenic routes) and 14.6 (Seascapes)
To include an objective to prepare guidance or criteria on visual impacts as part of the County Development Plan.	An objective relating to this has not been included in the Plan.
To survey and protect trees and areas of woodland within the Plan area as important landscape features and to identify potential new areas for creating woodland areas.	This has been achieved through the inclusion of CDP Objective 15.19.
To include the assessment and protection of Regional Seascape Character Areas as identified by the Marine Institute and shown in Figure 5.3.12 of the SEA ER within the objectives of the CDP.	This has been achieved through the inclusion of CDP Objective 14.6
Nature Based Solutions should be prioritised for consideration as part of all Flood Relief Schemes as a first priority in terms of protecting the landscape.	This has been achieved through the inclusion of CDP Objective 2.2 & 2.6.
Landscape (visual impacts, seascapes, sensitive views/vistas, scenic views) must all be given due consideration in the assessment of any Renewable Energy projects being proposed across the county.	This has been achieved through the inclusion of CDP Objectives 15.12, 15.19 & 16.5.

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List of Appendices

Appendix A – Detailed Assessment of Plan Objectives

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

Appendix C – (Tables 8.2 – 8.5) – Detailed Assessment of cumulative and in-combination effects

Appendix D – Transformational Sites Mitigation Measures

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
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>Suggest alteration to wording to indicate we need to plan and “adapt” to climate change.</p> <p>SEA Recommendation Incorporated</p>
CDP 2.1 Climate Action It is an objective of the Development Plan: 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;	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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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>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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CDP 2.3 Severe Weather Emergency Response Plans It is an objective of the development plan: 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.	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 2.4 Smart Growth Initiatives It is an objective of Clare County Council: 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.	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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CDP 2.5 Decarbonisation Zone It is an objective of the development plan: a) To support and facilitate the sustainable development of a decarbonisation zone in County Clare in accordance with the Climate Action Plan 2023; and b) To prepare an implementation plan for the decarbonisation zone.	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 2.6 Flood Risk Assessment and Management It is an objective of Clare County Council: 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. b) To ensure that flood risk assessments include consideration of potential impacts		+	+	+	+	+	+	+	+	+	0	+	+	Suggested amendment: b) To ensure all development proposals are supported by an appropriately detailed drainage impact assessment hydrological assessment / flood risk assessment which has regard to the

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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).														
CDP 2.7 Coastal Erosion & Flooding It is an objective of Clare County Council: 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 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.	+	+	+	+	+	+	+	+	+	+	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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														<p>accordance with the WFD and associated RBMP.</p> <p>SEA Recommendation not incorporated.</p>
<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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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
increased flood risk associated with climate change.														
CDP 2.11 Storm Water Management It is an objective of the Clare County Council: a) To ensure that adequate storm water infrastructure is in place to accommodate the planned level of growth in the Plan area; b) To require all new developments to provide a separate foul and surface water drainage system; 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 d) To request the submission of details regarding Surface Water Attenuation	+	+	+	+	+	+	+	+	+	+	0	+	+	

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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
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.														
CDP 2.12 Flood Risk Management, Green Infrastructure & Biodiversity It is an objective of the Clare County Council: 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 3.3; and 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.	+	+	+	+	+	+	+	+	+	+	0	+	+	

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CDP 2.13 Maintenance of Rivers It is an objective of the Clare County Development Plan: 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 3.3, and OPW Best Practice Guidelines.	+	+	+	+	+	+	+	+	+	+	0	+	+	Suggested amendment: 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 3.3, the OPW Best Practice Guidelines and the Wildlife Act. SEA Recommendation Incorporated
CDP 2.14 Transition to a Low Carbon Economy & Society It is an objective of Clare County Council: a) To facilitate measures which will accelerate the transition to a low carbon economy and a circular economy through	+	+	+	+	+	+	+	+	+	+	+	+	+	

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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>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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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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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Chapter 2 Climate Action	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														
CDP 2.21 Micro-Hydroelectric Generation It is an objective of Clare County Council: 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.	+	+	+	+	+	+	+	+	+	+	+	+	+	

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

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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.														
CDP 3.1 It is an objective of Clare County Council To support the delivery of the Core Strategy in accordance with the Core Strategy Table 3.4 and the Core Strategy Map 3A.														
CDP 3.2 It is an objective of Clare County Council To ensure that sufficient land continues to be available to satisfy the housing requirement of the County over the lifetime of the Plan														
CDP 3.3 Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment It is an objective of the development plan: a) To require compliance with the objectives and requirements of the Habitats Directive,		+	+	+	+	+	+	+	+	+	+	+	+	a) To require ensure compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary

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<p>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 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</p>	+												<p>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 impacts and disturbance to species, where required together with the preparation of both statutory and non-Statutory Ecological Impact Assessments (EclA);</p> <p>(c) To protect, manage and enhance ecological connectivity and improve the coherence</p>
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support the implementation of the 3rd Cycle River Basin Management Plan (are any other iteration during the lifetime of the CDP).													<p>of the Natura 2000 Network.</p> <p>d) To require all proposals to ensure there is 'no net loss' of biodiversity within developments</p> <p>e) 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 Plans and Projects 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</p>
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																	of this Development Plan; SEA/AA Recommendation Incorporated in an appropriate manner.
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Chapter 4 Urban and Rural Settlement Strategy	CC	BF	PH	Soils & Geology	Water	AQ	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation
Goal IV: A county 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: 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	-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-	Suggest wording addition c) To prepare and implement a local area plan for the Ennis and Environs area

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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	RE	CH	L	Commentary/ Recommendation
<p>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 Local Transport Plan, a Strategic Environmental Assessment and an Appropriate Assessment during the lifetime of this Development Plan;</p> <p>d) To actively work to strengthen cross sectoral collaboration with neighbouring towns and cities, strengthening physical, social and economic links with Limerick and Galway in particular;</p> <p>e) 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>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>g) To support initiatives which seek to strengthen and develop niche retail and mixed-use services in Ennis town centre;</p>														<p>during the lifetime of this development plan</p> <p>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 incorporate SuDs and public private partnership approaches for town centre regeneration.</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	RE	CH	L	Commentary/ Recommendation
<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 integrate land use and transport planning such that new employment and residential development should be consolidated in a manner which renders it serviceable by public transport and accessible, at the local level, by walking, cycling and public transport;</p> <p>k) To promote and encourage sustainable transport, and in particular to make it convenient and attractive to walk, cycle or use public transport.</p> <p>l) 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>m) To monitor the cumulative effect of grants of planning permission on available wastewater capacity where connection to a public wastewater treatment plant is included as part of a development proposal;</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 & Geology	Water	A Q	M A	Waste	Water Supply	Waste Supply	R E	C H	L	Commentary/ Recommendation
<p>n) To support Ennis in realising its full potential in grey, green, and blue infrastructure;</p> <p>o) 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>p) To support the Purple Flag accreditation, and any subsequent initiative for the promotion/development of Ennis as a quality town;</p> <p>q) 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>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;</p> <p>b) To promote and to seek investment to sustainably develop the Limerick Shannon Metropolitan Area as a</p>	+/- -	+/-	+	+/-	+/-	+/- -	+/-	+/-	+/-	+/-	0	+	+/- -	It is recommended that a new overarching objective be included for the Limerick Shannon Metropolitan Area as follows:

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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>cohesive metropolitan area with:</p> <p>i) Compact and sustainable growth and regeneration of Shannon;</p> <p>ii) Active land management initiatives to deliver housing and employment locations in a sustainable, infrastructure led manner.</p> <p>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 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 cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS;</p>														<p><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 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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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
fg) 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; gh) 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; hi) To carry out a site selection process which considers all environmental issues and which identifies suitable sites for regeneration and development; ij) To sustainably 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.														
CDP 4.3 Compact Growth in the Limerick-Shannon Metropolitan Area It is an objective of Clare County Council: To achieve compact growth in the Limerick Shannon Metropolitan Area through:	+/- -	+/-	+	+/-	+/-	+/- -	+/-	+/-	+/-	+/-	0	+	+/- -	

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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
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; 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; 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; d) the implementation of strategic land reserve initiatives; e) The preparation of design briefs for strategic sites; 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; 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;														

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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 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 achievement of compact growth and employment growth.														
CDP 4.4 Shannon It is an objective of Clare County Council: 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	-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	O	+/-	+/-	Suggest wording addition; Suggested additional sub point: g) All new buildings should

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<p>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> <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 cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS;</p> <p>g) To support the development of housing and ancillary facilities in Shannon in order to facilitate the growth of Shannon's population by 30% by 2040; and</p>														<p>provide and include for Sustainable Urban Drainage , green roofs , promote energy-efficient building design throughout the Town Centre, promote renewable energy use throughout new builds and for all retrofitting, promote solar panels on rooftops of all commercial buildings.</p> <p>SEA Recommendation not incorporated.</p>

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h) To monitor the cumulative effect of grants of planning permission on available wastewater capacity where connection to a public wastewater treatment plant is included as part of a development proposal.														
CDP 4.5 Service Towns It is an objective of Clare County Council: 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. 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. c) To monitor the cumulative effect of grants of planning permission on available wastewater capacity where connection to a public wastewater treatment plant is included as part of a development proposal.	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
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	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested amendments c) To ensure that future growth is

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<p>quality environment, provide public transport to the main centres, and provide a high quality of life for those who live in the vicinity.</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 Small Towns throughout the County.</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>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” opportunities within the existing footprint of small towns.</p> <p>e) To monitor the cumulative effect of grants of planning permission on available wastewater capacity where connection to a public wastewater treatment plant is included as part of a development proposal.</p>														<p>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 not incorporated</p>
<p>CDP 4.7 Large Villages</p> <p>It is an objective of Clare County Council:</p> <p>a) To promote the consolidation of the existing large villages through brownfield reuse/redevelopment and</p>	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested addition:

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<p>compact growth within the appropriate land use zoning and/or the areas identified for village growth.</p> <p>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.</p> <p>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.</p> <p>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 opportunities within the existing footprint of large villages.</p> <p>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</p>														<p>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</p> <p>prioritising vacancy within the village centre first.</p> <p>SEA Recommendation not incorporated</p>
<p>CDP 4.8 Small Villages</p> <p>It is an objective of Clare County Council:</p> <p>a) To promote the consolidation of the existing small</p>	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>b) To ensure that future growth is incremental 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
<p>villages through brownfield reuse/redevelopment and compact growth within the designated village growth areas.</p> <p>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.</p> <p>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.</p> <p>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 sites to create serviced site build your own home opportunities within the existing footprint of small villages.</p>														<p>small scale in nature, and is relative and appropriate to the scale, size and character of the villages</p> <p>prioritising vacancy within the village centre first.</p> <p>SEA Recommendation not incorporated.</p>
<p>CDP 4.9 Clusters</p> <p>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</p>	0	+	+	+	+	+	+	+	+	+	0	+	+	<p>To ensure that clusters throughout the County maintain their existing character providing only for very small-scale growth of</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
can be suitably integrated with respect to the setting and context.														<p>dwelling and/or small enterprises where they can be suitably integrated with respect to the setting and context.</p> <p>SEA Recommendation incorporated.</p>
CDP 4.10 Countryside It is an objective of the Clare County Council: 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.	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>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</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
														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 towns, villages and rural communities and the maintenance and expansion of existing population levels, services and roles.	0	+	+	+	+	+	+	+	+	+	0	+	+	
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	0	+	+	+	+	+	+	+	+	+	0	+	+	

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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
compliance with the Settlement Hierarchy and Strategy, including the population and housing targets for the County.														
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 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).	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 4.14 New single Houses in the Countryside outside the 'Areas of Special Control' It is an objective of Clare County Council: i. In the parts of the countryside within the 'Areas of Special Control' i.e.:	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
<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 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>														
<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>	+/ -	+/-	+	+/-	+/-	+/ -	+/-	+/-	+/-	+/-	0	+/ -	+/ -	

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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
<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. 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>														

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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
CDP 4.16 New Single Houses on Infill Sites in the Countryside It is an objective of Clare County Council: 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 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	0	+/-	+	+	+	+	+/-	+	+	+	0	+/-	+	

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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
regard to environmental considerations, the viability of smaller towns and rural settlements, siting and design issues and the Clare Rural House Design Guide.														
CDP 4.17 Replacement of a Substandard Habitable House in the Countryside It is an objective of Clare County Council: 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; c) That any proposed replacement dwelling proposal takes into account the 'Bat Mitigation Guidelines for Ireland' produced by the NPWS; 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 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).	0	-	+	-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Additional criteria The refurbishment takes into account the "Bat Mitigation Guidelines for Ireland" produced by the NPWS in any proposed works SEA Recommendation incorporated

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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
CDP 4.18 Refurbishment of a Derelict House/Structure in the Countryside It is an objective of Clare County Council: To permit applications for the refurbishment of a derelict house/structure in the countryside subject to the following criteria: <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. • 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 	0	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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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
<p>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).</p> <ul style="list-style-type: none"> 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. 														
<p>CDP 4.19 New Single Holiday Homes in the Countryside 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>	+	+	+	+	+	+	+	+	+	+	+	+	+	

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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
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.														
CDP 5.1 Implementation the Housing Strategy It is an objective of Clare County Council: To secure the implementation and delivery of the Clare County Housing Strategy 2023-2029.		+	+	+	+	+	+	+	+	+	+	+	+	This reflects a potential positive effect given the strategy has already been through the SEA process.
CDP 5.2 Facilitate the Housing Needs of the Population It is an objective of Clare County Council: 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; b) To monitor and review the effectiveness of the Housing Strategy in meeting and resolving identified housing needs; and	+/-	-	+	-	-	-	+/-	-	-	-	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 prioritise the reuse of existing housing stock in the Plan area and the renovation and re-use of obsolete, vacant and derelict homes.														
CDP 5.3 Living in our Towns and Villages It is an objective of the Development Plan: a) To encourage the reuse of upper floors above commercial premises for residential accommodation; b) To promote the retention of town centre residential units and to discourage their subdivision into smaller units or conversion into non-residential uses; 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; 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 e) To support opportunities for the delivery of serviced sites for housing within towns and villages.		+/-	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording a) To encourage the reuse of upper floors above commercial premises for residential accommodation where the commercial use is compatible with residential living. SEA Recommendation not incorporated
CDP 5.4 Use of Public Lands		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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
It is an objective of the Development Plan: It is an objective of Clare County Council: 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 b) To drive the renewal of underutilised strategic areas to assist in the effective regeneration of places identified as being most in need.	+/-													
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;	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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 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; e) To ensure that new social and affordable housing developments are designed and constructed on the principles of universal design and life-long adaptability; f) To support the work of voluntary and cooperative housing associations in County Clare; 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.														
CDP 5.6 Emergency Accommodation It is an objective of the development plan: a) To support the work of the Clare Homeless Action Team and ensure that assistance is	0	0	0	0	0	0	0	0	0	0	0	0	0	This objective reflects a potential positive effect on the Population and Human Health SEO's and neutral effect on the remaining SEAs as a

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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
provided to those who are homeless or who are at risk of homelessness in the County; b) To work with all relevant stakeholders to implement Housing for All: A new Housing Plan for Ireland within the County.														result of the additional objective.
CDP 5.7 Unfinished Developments and Taking in Charge It is an objective of the development plan: 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 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.	+/-													
		-	+	-	-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
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		+/-	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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
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 (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.	+/-													
CDP 5.9 Ancillary Living Accommodation It is an objective of Clare County Council: To facilitate the provision of Ancillary Living Accommodation (ALA) in appropriate locations where the proposal can clearly demonstrate that: a) The proposed ALA shall be located within the immediate curtilage of an existing occupied residential property; b) The existing property or ALA is to remain the primary residence of the site folio owner;	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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) It takes cognisance of the current Housing Crisis (Demand); d) There is a bona-fide need for such an ancillary unit; e) The proposal does not impact adversely on either the residential amenities of the existing property or the residential amenities of the area; All applications for such units shall comply with the criteria set out in Section 5.2.8 below.														
CDP 5.10 Sites for Independent Development It is an objective of Clare County Council: a) To support the development of housing schemes 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.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 5.11 Housing for the Older People It is an objective of the development plan:		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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
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.	+/-													
CDP 5.12 Lifelong Housing It is an objective of the development plan: 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; 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; c) Promote 'aging in place' opportunities for 'downsizing' or 'right sizing' within their community; d) To support the development of new nursing home and day care facilities in towns and villages in the County;	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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
e) To support nursing home and day care facilities on brownfield sites outside of settlements, subject to normal site suitability criteria; and f) To proactively support the implementation of the Smart Ageing and National Positive Ageing policies, the An Garda Síochána Older People Strategy and the Clare Age Friendly Strategy and Action Plan 2018-2022.														
CDP 5.13 Accommodation for People with Disabilities It is an objective of the development plan: 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; 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 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.	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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
CDP 5.14 Student Accommodation It is an objective of the Development Plan: a) To facilitate the provision of high-quality student accommodation in appropriate locations having regard to relevant guidance in relation to residential development; and b) To encourage new student accommodation to locate in areas where smarter travel transport options are available.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 5.15 Holiday Homes It is an objective of Clare County Council: 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; 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;	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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) 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: 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 ii) The Planning Authority is satisfied that the conversion will not have a negative impact on the tourism product in the area.														
CDP 5.16 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.	0	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 5.17 Green Infrastructure in Residential Developments It is an objective of Clare County Council: a) To ensure that green areas associated with new residential developments enrich the quality of life of local residents and provide		+	+	+	+	+	+	+	+	+	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
ecologically rich areas that enhance biodiversity and contribute to the green infrastructure network in the County; and b) To facilitate and encourage community stakeholders to repurpose underutilised pockets within existing residential areas for the enhancement of biodiversity and green infrastructure.	+													
CDP 5.18 Radon It is an objective of the development plan: 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).														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. SEA Recommendation not incorporated

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal VI: 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.														
CDP 6.1 Economic Development and Enterprise It is an objective of Clare County Council and LEO Clare: 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; b) To co-operate with local and national development agencies and engage with	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested addition 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.

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>existing and future employers in order to maximise job opportunities in the County 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-</p>														SEA Recommendation incorporated.

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>tech, marine research, creative industries, 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 drivers for the rural economy.</p>														

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 6.2 Regional Enterprise Plan to 2024 for the Mid-West It is an objective of Clare County Council and LEO Clare: To collaborate with all relevant stakeholders in proactively progressing the delivery of the actions set out in the <i>Regional Enterprise Plan to 2024 for the Mid-West</i> (or any updated/superseding plan).														
CDP 6.3 Atlantic Economic Corridor It is an objective of Clare County Council: 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.	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 6.4 Economic Development in Ennis It is an objective of Clare County Council: 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; 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; 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;	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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	CC	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>f) To ensure compliance with the environmental requirements of Objective CDP3.3.</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>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To facilitate the continued development of the International Aviation Services Centre (IASC) cluster at Shannon as recognised in National Aviation Policy;</p> <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 MedTech, engineering and ICT; 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>														

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
g) To ensure compliance with the environmental requirements of Objective CDP3.3.														
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; 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	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Shannon International Airport, Limerick City Centre, the Technological University of the Shannon, Midlands Midwest, the University of 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 support and facilitate the development of renewable energy infrastructure within the airport and its confines, thereby enhancing energy security, including development of facilities in support of the aviation sector's transition to Sustainable/Renewable Aviation Fuel and energy</p> <p>f) To ensure compliance with all relevant legislation as outlined in Objective CDP 3.3</p>														
<p>CDP 6.7 University of Limerick – Clare Campus Proposed Strategic Development Zone It is an objective of Clare County Council:</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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 campus on the north side of the River Shannon, including hinterland development within the University 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 ensure that the SDZ Planning Scheme optimises movement by sustainable transport modes through:</p> <ul style="list-style-type: none"> • appropriate development layouts which allow for permeability (including filtered permeability for walking and cycling); • Provision of a comprehensive cycle network which is linked to the wider cycle 														

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<p>networks in Limerick and Clare and is designed in accordance with the National Cycle Manual;</p> <ul style="list-style-type: none"> Provision and design of car-parking and cycle-parking in a manner that gives a distinct advantage to cycling and walking over car transport for trips within, to and from the SDZ site; A commitment to comprehensive mobility management measures for all employment and education developments within the site; New road infrastructure shall be designed in accordance with the requirements to meet Bus Connects; The planning scheme shall incorporate a full public transport strategy for the development site which shall be formulated with input from key stakeholders. <p>e) The impact of the South Clare/University of Limerick Economic Strategic Development Zone (SDZ) on the national and strategic road network shall be fully assessed, and any mitigation measures shall be arrived at following engagement and input from key stakeholders including the TII and the NTA;</p>														

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<p>f) To support and promote the future reopening of the Errina Canal as a piece of 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>g) To implement innovative decarbonisation and green infrastructure measures in the SDZ in accordance with the European Green Deal and national policy and legislation.</p>														
<p>CDP 6.8 Burlington</p> <p>It is an objective of Clare County Council:</p> <p>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;</p> <p>b) To facilitate the development of a pedestrian link from the Burlington site to the University of Limerick; and</p> <p>c) To ensure that all works on the site are in compliance with Objective CDP3.3 of this Plan.</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 6.9 Higher Education Institutes and the Knowledge Economy It is an objective of Clare County Council: a) To foster and develop strategic links with industries/businesses and higher education institutes in order to provide an enhanced locally-based knowledge economy and in order to improve education, training and skills development in the workforce; b) To encourage research, technology, development and innovation in collaboration with higher education institutes and development agencies; 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. d) To support the higher education growth potential of Ennis town and its vision of becoming a centre for lifelong learning; and e) To encourage and facilitate start-up businesses with high growth potential.														

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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 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.	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 6.11 Research and Innovation It is an objective of Clare County Council: a) To support and facilitate the development and progression of beneficial interactions between industries located in County Clare and relevant higher education institutes;	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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 Climate Action Fund and the Disruptive Technologies Innovation Fund amongst others.</p>														
<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</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
development of the digital and media industries in the County.														
CDP 6.13 High Quality Development It is an objective of the development plan: a) To encourage the development of attractive, accessible and healthy working environments that enhance the character and quality of an area; b) To ensure that the design of employment-generating development, regardless of location, is high quality, inclusive and accessible; 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 d) To encourage new employment generating developments to support modal shift through the provision of facilities such as lockers,	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
changing rooms and drying rooms for their employees.														
CDP 6.14 Availability of Land and Infrastructure It is an objective of the Development Plan: 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; b) To maximise the efficiency of zoned lands by advocating for and facilitating the provision, upgrade or refurbishment of necessary infrastructure; c) To protect land zoned for employment-generating uses from inappropriate development that would negate future economic activity; and d) To ensure that lands are zoned for industry and enterprise development in towns and villages across the County at a scale														
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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
appropriate to the size and role of the settlement as per the settlement hierarchy.														
CDP 6.15 Re-Use of Brownfield Sites It is an objective of the development plan: 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 developments will not adversely affect protected habitats and species.	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 6.16 Ancillary Services It is an objective of the development plan: 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.	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 6.17 Energy Supply It is an objective of Clare County Council: a) To contribute to the economic development and enhanced employment opportunities in the County by: 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 3.3; 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; and iii) Supporting on-land and off-shore renewable energy production by a range of appropriate technologies in line with CDP Objective 3.3	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<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, reliable and efficient renewable energy supply and storage for the County in line with CDP Objective 3.3.</p> <p>ii) Facilitating the county to become a leader in the production of sustainable and renewable energy for national and international consumption through</p>

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														<p>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 3.3.</p> <p>SEA Recommendation incorporated.</p>
<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>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP6.19 Circular Economy</p> <p>It is an objective of the development plan:</p>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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>														
<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>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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</p>

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														biodiversity supported by the farm and is operation as part of the farm holding subject to compliance with appropriate planning and services requirements; and SEA Recommendation incorporated.
CDP 6.21 The Food Industry It is an objective of the development plan: 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		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 6.22 Craft/Creative Industries It is an objective of the development plan:		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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>CDP 6.23 Home-Based Economic Activities</p> <p>It is an objective of the development plan:</p> <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>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-		

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														
CDP 6.24 The Film Industry It is an objective of Clare County Council: a) To work with all relevant stakeholders to promote County Clare as a film location. b) To support new and existing businesses involved in the film industry in County Clare and to support their future expansion.														
	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 6.25 Retail Developments It is an objective of Clare County Council: 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.														
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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 6.26 Tourism It is an objective of Clare County Council: 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 3.3.	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording: 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 3.3. SEA Recommendation Incorporated
CDP 6.27 Data Centres It is an objective of Clare County Council: 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</i>	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording: To facilitate and support the development of a data centre on the Enterprise zoned lands (ENT 3) at

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Chapter 6 Economic Development and Enterprise	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p><i>Plan.</i> Any planning application for this site must include an analysis of the impacts from Green House Gas (GHG) Emissions associated with both the energy and cooling systems on the environment in the context of Climate Change and our commitment in CAP 2023 to achieve a reduction of 51% in GHG emissions by 2030.</p>														<p>Toureen Ennis subject to normal planning considerations and the implementation of the findings of the SEA and AA associated with this Plan. Any planning application for this site must include an analysis of the impacts from Green House Gas (GHG) Emissions associated with both the energy and cooling systems on the environment in the context of Climate Change and our commitment in CAP 2021 to achieve a reduction of 51% in GHG emissions by 2030.</p> <p>SEA Recommendation incorporated</p>

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Chapter 7 Retail	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal VII: A county 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</p> <p>It is an objective of the Development Plan:</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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</p> <p>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	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional sub-objective: Existing, old or disused centres should be prioritised for re-development opportunities prior to the development of new neighbourhood centres. SEA Recommendation not incorporated.
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.	+/-	0	+/-	0	0	0	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 7 Retail	CC	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	CC	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	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.		+/-	+	+/-	+/-	+	+	+	+/-	+/-	0	+/-	+/-	
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> .		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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: <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	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.		0	+/-	0	+/-	+/-	+/-	0	0	0	0	+/-	+/-	
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.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP7.17 Edge-of-Centre and Out-of-Centre Retail Developments It is an objective of the development plan: 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> ; b) To apply the sequential test to development proposals for edge of centre retail developments; and 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, including the requirement to be served by public transport and to be accessible to their catchment by walking and cycling.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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 consider new retail warehouse development in the other retail catchment areas, in instances where it would target a qualitative improvement of existing bulky goods retailing and without exceeding the additional requirements identified. Further, that any such consideration be 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 associated town centre areas														
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 settlement and in the vicinity of established tourism attractions.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	CC	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 up to 100m ² (net), on their individual merits, subject to normal planning and environmental considerations. Where permission is sought for associated shops with a floorspace in excess of 100m ² (net), the sequential approach shall also be applied.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 8 Rural Development and Natural Resources	CC	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 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		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														
CDP 8.2 Rural Innovation, Enterprise and Employment It is an objective of Clare County Council: To encourage growth and arrest the decline of rural areas through supporting the sustainable development of these areas by: 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; b) To give favourable consideration to the sustainable development of existing and start-up rural resource-based industries in rural areas. b) Supporting and facilitating proposals for new small-scale rural enterprises or extensions to existing small-scale rural-based indigenous industries;		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	

Red Text = Pre-Draft SEA Recommendation

Blue Text = Pre-Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre-Draft AA Recommendation

Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
c) Encouraging new commercial uses for vacant or derelict buildings, including historic buildings and buildings in rural areas subject to 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.														
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, agri-tech, agri-food, 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 and ensure development is in compliance with the		0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
environmental requirements of Objective CDP 3.3; iii) Farm-based renewable energy technologies such as bio-energy and anaerobic digestion, in compliance with relevant environmental legislation.														
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:		0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														
CDP 8.6 Rural Transport It is an objective of Clare County Council: 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: <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. b) To support the provision of new rural transportation initiatives which provide		0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
greater accessibility between towns and villages and all rural areas; 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 d) To support the provision of regular express bus services throughout the County and to encourage private-public partnership in the provision of more widespread rural bus services.														
CDP 8.7 Rural Broadband It is an objective of Clare County Council: 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.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested amendment to text: 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

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														Intervention Strategy SEA, NIR and associated Best Practice Guidance. SEA Recommendation Incorporated.
CDP 8.8 Natural Resources It is an objective of Clare County Council: 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 negative impacts on archaeological heritage 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:		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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 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		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	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

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
diversification away from fossil fuels to green energy.														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 Renewable Energy Strategy Mitigation Measures
CDP 8.12 Renewable Energy Development It is an objective of Clare County Council: To support the implementation of the <i>National Renewable Energy Action Plan</i> (NREAP), 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).		+	+	+	+	+	+	+	+	+	0	+	+	Suggested additions: 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

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														<p>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> <p>SEA Recommendation Incorporated.</p>
<p>CDP 8.13 Unconventional Gas Exploration and Extraction</p> <p>It is an objective of Clare County Council:</p> <p>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 3.3.</p>		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additions:</p> <p>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 3.3.</p>

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														SEA Recommendation Incorporated.
CDP 8.14 Minerals, Mining and Quarrying It is an objective of Clare County Council: a) 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, County Geological sites and/or sites of geological importance or residential amenities of the receiving environment and where such operations are in compliance with all national regulations and guidelines applicable to quarrying and mining activities. b) To avoid an unreasonable risk of environmental harm due to the toxicity of chemicals and their demonstrated potential to cause damage to the environment, the use of the following chemicals as a processing agent shall be prohibited from use in any proposed processing operation located above or adjacent to surface or ground water or which could potentially impact such waters regardless of their location – mercury, cyanide or cyanide compounds, breakdown products of cyanide or sulphuric acid.														

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Chapter 8 Rural Development and Natural Resources	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
c) To support the satisfactory and sensitive re-instatement and / or re-use of disused quarries and extraction facilities, where active extraction use has ceased. Future uses should include amenity, recreation and biodiversity areas and shall be informed by an assessment of the specific site/lands in accordance with the restoration plan under the facility's EPA licence.														

Chapter 9 Tourism	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal VIII: A county in which tourism growth continues to play a major role in its future development. A county which is the gateway to the west, delivering 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

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Chapter 9 Tourism	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														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. SEA Recommendation not incorporated.
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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
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;		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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 appropriate and beneficial tourism developments.														
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 including those located in nearby town and village centres; 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		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
e) To support sustainable travel in the tourism sector by the promotion of public transport use and by undertaking enhancements to overall accessibility.														
CDP 9.4 Tourist Developments and Tourist Facilities It is an objective of the development plan: 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; 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; 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 d) To work with the relevant authorities to develop specific monitoring protocols for visitor		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	Suggest amendment. 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

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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.														address the implications of increased recreational disturbance (both in isolation and in combination with other tourism activities) on any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites. SEA Recommendation not incorporated
CDP 9.5 Visitor Accommodation It is an objective of Clare County Council: 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, particularly in areas with existing services;		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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<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 proximity to, and have good connectivity to, existing tourism assets.</p> <p>(d) To support the development of overnight accommodation in the County ensuring existing visitor attractions deliver, as far as practicable, the aims of 'Our Rural Future: Rural Development Policy 2014-2022' and the 'Town Centre First Policy'.</p>														
<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</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>

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<p>Atlantic Way Signature Points and Discovery Points, as well as at appropriate locations along this route, 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> <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 develop the potential of the Cliffs of Moher as a key destination on the Wild Atlantic Way by supporting and facilitating the delivery and implementation of the Cliffs of Moher Strategy 2040 in line with the findings of the CoM Strategy Environmental Assessments.</p> <p>e) To work with Fáilte Ireland and other key stakeholders to ensure the sustainable delivery</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> <p>SEA Recommendation not incorporated.</p>

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<p>of the Tourism Masterplan for the River Shannon 2020-2030;</p> <p>f) 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>g) 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>h) 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> <p>i) To work with Fáilte Ireland and other tourism stakeholders to support the successful implementation and delivery of Wild Atlantic Way Tourism Plans.</p> <p>j) To work with Fáilte Ireland and other key stakeholders to ensure the successful implementation and delivery of Lough Derg Visitor Experience Development Plan 2020-2024.</p>														
<p>Objective 9.7 Business Tourism</p> <p>It is an objective of Clare County Council:</p> <p>a) To promote, encourage and facilitate the provision of new conference facilities and the</p>		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	Suggested additional wording

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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; b) To support the work of the Shannon Region Conference and Sports Bureau; c) To encourage the development of a new internationally-branded hotel and convention facility in Ennis to enhance the tourism product; and d) To support and encourage the marketing of County Clare as a conference location at national and international levels.														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 environmental legislation in particular the requirements of the Habitats Directive. SEA Recommendation Incorporated
CDP 9.8 Activity and Adventure Tourism It is an objective of Clare County Council: 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; 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		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	Suggested amendments: 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

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<p>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 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;</p> <p>f) To ensure that development of new or enhanced tourism infrastructure and facilities includes an assessment of the environmental sensitivities of the area including and 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.</p>														<p>their potential environmental impact and to expand the tourist season;</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>

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g) To ensure the siting of Blue and Green Infrastructure is carefully considered in the context of Climate Change Resilience and Flood protection.														
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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
CDP 9.10 Rural Tourism and Forestry Tourism It is an objective of Clare County Council: 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; 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 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).		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
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 water-related activities and events subject to normal planning and environmental criteria; 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 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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	Suggested additional wording 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; SEA Recommendation Incorporated
CDP 9.13 Lakeland and Waterway Tourism It is an objective of the development plan:		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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<p>a) 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> <p>b) To encourage the development of shared facilities centres, at inland water bodies including Ballycuggeran Sports Activity Facility, Ogonnelloe, Killaloe, Lough Derg and the River Shannon, to facilitate greater access to water for areas such as water sports and water-based activities and events subject to normal planning and environmental criteria.</p>														
<p>CDP 9.14 Urban Tourism It is an objective of the development plan: 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.</p>		+	+	+	+	+	+	+	+	+	0	+	+	
<p>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</p>		+	+	+	+	+	+	+	+	+	0	+	+	

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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.														
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, National Monuments Service (DHLGH), local communities and businesses to support the development of heritage and cultural tourism in County Clare.		+	+	+	+	+	+	+	+	+	0	+	+	
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	+	+	

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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 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.		0	+	0	0	0	+	0	0	0	0	0	0	
CDP 9.20 Signage Management It is an objective of the development plan:		0	+	0	0	0	+	0	0	0	0	0	0	Suggested addition:

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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.														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: a) To promote Ennis as both a tourist destination and as a tourism hub for the wider tourism product in County Clare; b) To facilitate the expansion of tourism infrastructure, facilities and entertainment in the Ennis and Environs area; c) To expand the nature and extent of tourist accommodation in the Ennis and Environs area, including camping, glamping and motor home facilities;		0	+	0	0	0	+	0	0	0	0	0	0	

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d) To support the development of Ennis and its environs as a hub for cycleways, greenways and eco-tourism; and 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.														
CDP 9.22 Tourism in South Clare and the Limerick-Shannon Metropolitan Area It is an objective of the development plan: 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; b) To facilitate the enhancement of Bunratty Castle and Folk Park as a visitor experience; c) To support the development of a flagship, international-scale tourism project in Bunratty; d) To facilitate the development and expansion of the hospitality sector, particularly as it relates to business tourism, in Bunratty and Shannon Town; e) To facilitate the provision of an international/national scale conference centre; f) To support the development of Shannon as a visitor destination including enhanced evening		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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entertainment, promotion of looped walking trails , provision of an airport museum and enhanced aircraft viewing areas; g) To work with relevant stakeholders to promote the monastic sites in the area as key tourist attractions; h) To promote equestrian, boating, outdoor activities and the natural amenities and traditions of the area; and i) To support the Limerick-Shannon Metropolitan Area as a smart tourism destination.														
CDP 9.23 Tourism in East Clare It is an objective of the development plan: 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 na Bóinne and the Ireland's Hidden Heartlands tourism experience; 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; c) To promote the Lough Derg (on the Shannon) Heritage and Nature Trail, the work of the		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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<p>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> <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>														

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k) To support the development of a footpath/walking route around Lough Derg, linking Killaloe to Tuamgraney and Mountshannon; l) To promote the implementation of the <i>Tourism Masterplan for the Shannon 2020–2030</i> . m) To encourage the development of additional visitor accommodation and food and beverage offering in East Clare. n) To support the identification of potential upgrades or new public transport routes and greenways to encourage sustainable tourism options for visitors to East Clare.														
CDP 9.24 Tourism in North Clare & The Burren It is an objective of Clare County Council: a) To maintain and enhance 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 Environmental Report and Natura Impact Report;		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested amendments: 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 Cliffs of Moher Strategy 2040 in accordance with the recommendations and mitigation measures

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b) To support Park and Ride sites at appropriate locations which provide for visitor parking associated with the Cliffs of Moher and in line with the findings of the CoM 2040 Strategy including the associated Environmental Assessments; c) To enhance and promote established attractions in the towns and villages of North Clare and the surrounding hinterland; d) To consolidate and improve the Burren as a vibrant, sustainable, world-class destination in order to retain its UNESCO Global Geopark status; e) To promote the development of ecotourism and agri-tourism and support the work of the Burren Ecotourism Network; f) To develop a year-round sustainable tourism product by ensuring linkages to other tourist products in the area; g) To support and promote, with the co-operation of private landowners, public access and interpretive signage at heritage sites and areas of geological interest where appropriate; h) To maximise the opportunities and benefits of natural amenities such as the Atlantic Ocean and the Burren and to enhance and manage outdoor activity and specialised tourist														as outlined in the accompanying SEA Environmental Report and Natura Impact Report; SEA Recommendation Incorporated.

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<p>products such as surfing, rock climbing and water-sports activities;</p> <p>i) To work with key stakeholders such as the National Parks and Wildlife Service to promote tourism initiatives and sustainable visitor access and management within the Burren including the park and ride service operating from Corofin;</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>j) To work with the National Parks and Wildlife Service to promote and develop sustainable visitor management initiatives to service the Burren National Park;</p> <p>k) To work with Fáilte Ireland and other tourism stakeholders to support the successful implementation and delivery of the Burren & Cliffs of Moher Visitor Experience Development Plan (VEDP), and</p> <p>l) To recognise tourism as a regeneration tool for towns and villages within the Burren and Cliffs of Moher UNESCO Global Geopark. The implementation of the Clare Tourism Strategy and investment in towns and villages will be key to their regeneration.</p>														

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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; f) To further promote Vandeleur Gardens and Scattery Island as key tourist attractions in the Kilrush area; g) To support the enhancement of the tourist accommodation offer in Kilrush town; h) To maximise the opportunities of the area's coastal location and availability of fresh local		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional text: 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. SEA Recommendation Not Incorporated

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produce to develop, facilitate and expand the local food and hospitality tourist product; 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; j) To promote and further develop the Shannon Estuary Way and the Wild Atlantic Way;														
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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 9.27 Tourism and the Islands It is an objective of the development plan: 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;		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal IV: A county where healthy and sustainable communities are developed and 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														

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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 promote social inclusion for all citizens across all our communities; c) To seek investment in initiatives that achieve the physical, economic, social and environmental regeneration of disadvantaged		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
areas in the County and the Limerick Shannon Metropolitan Area; and 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.														
CDP 10.3 Voluntary and Community Groups It is an objective of Clare County Council: 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 b) To support the empowerment of individuals and groups in communities through volunteering and active citizen engagement.		+	+	+	+	+	+	+	+	+	+	+	+	
CDP 10.4 Diverse and Socially Inclusive Society It is an objective of Clare County Council: a) To plan for a more diverse and socially inclusive society which: i) Recognises the positive contribution of migrants, refugees and asylum seekers to multi-cultural communities and the economic life of		0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>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 LGBTI+ 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>														
<p>CDP 10.5 Inclusivity and Equal Access</p> <p>It is an objective of Clare County Council:</p> <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</p>		0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>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</p> <p>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 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</p>		0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
County including housing, transport infrastructure and leisure amenities and facilities; and c) To have regard to the 'Age Friendly Principles and Guidelines for the Planning Authority' in the assessment of proposed developments.														
CDP 10.7 Community Facilities It is an objective of the development plan: a) To promote and encourage optimum usage of the large number of community facilities across the county; b) To update the inventory of community, social and cultural facilities throughout the county within the lifetime of this plan; c) To encourage, advise and assist community groups wishing to provide community facilities in their area; 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.		0	+	0	0	0	0	0	0	0	0	0	0	
CDP 10.8 Community Gardens and Allotments It is an objective of the development plan: To facilitate the development of community gardens and allotments in County Clare (subject to normal environmental and planning considerations)		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
CDP 10.9 Arts and Cultural Development It is an objective of Clare County Council: a) To develop programmes that support the arts and people's experience of the arts both as participants and audience members; 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; c) To support the implementation of the Clare County Council Arts Strategy 2019-2023 and subsequent revisions. d) 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 e) To support events and activities that allow people from different cultures to meet 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. f) To support and facilitate the development of new indoor and outdoor spaces in County Clare		0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
that can enable formal and informal community engagement.														
CDP 10.10 Physical Recreation and Active Living It is an objective of Clare County Council: 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; b) To promote Active Living as a means of enhancing health, wellbeing and social inclusion; 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; 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 activities and to increase sport and physical activity participation in the County;		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
e) To support the coordinated development of new indoor and outdoor recreational facilities in County Clare, based on need; f) To support investment in the sustainable development of larger sports projects in the region under the Large-Scale Sports Infrastructure Fund; 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; h) To support the development of cycle-parking facilities at appropriate locations in all urban areas in the County; i) To ensure that new recreation facilities/amenities are based on the principles of sustainable development and incorporate efficient heating systems, lighting etc; j) 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 k) To ensure that future development, zoning or recreational facilities are in compliance with all relevant legislation as outlined in Objective CDP3.3														

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
l) To support the extension and modification of existing sports, social, cultural and leisure facilities where these are consistent with the proper planning and sustainable development of an area.														
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 a network of interlinked greenways and necessary supporting infrastructure along the former route of the West Clare Railway subject to project level environmental assessments (Refer to Volume 2 for the indicative route of the West Clare Railway Greenway); 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		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>of access, set-down and parking areas, and where appropriate that natural borders/buffers are included as an integral component of the design;</p> <p>e) To complete heritage audits and improve heritage interpretation along walking and cycling routes in the County;</p> <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>														

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
i) To have regard to the Code of Best Practice for National & Regional Greenways in the development of greenway corridors within the county.														
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 the Walks Scheme and subject to compliance with Objective CDP 3.3; 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. c) To support the Leave No Trace Outdoor Ethics Education Programme designed to promote and inspire responsible outdoor recreation through education, research and partnership.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 10.13 Public Rights of Way It is an objective of the development plan:		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														
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, including tot-lots, playgrounds, skate parks and other play areas in appropriate locations.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording: To support local communities in the provision of a range of play facilities across the county, including tot-lots, playgrounds, skate parks and other play areas in appropriate locations across the county. SEA Recommendation Incorporated
CDP 10.15 Childcare Facilities It is an objective of the development plan:		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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>														
<p>CDP 10.16 Primary and Secondary Education It is an objective of Clare County Council: It is an objective of Clare County Council:</p> <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 all Local Area Plans and SDZ Planning Schemes should ensure that access by walking, cycling and public transport is a key determinant in the location of new schools.</p> <p>c) To ensure that land developed for educational purposes is located as close as</p>		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional text:</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>

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>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>d) That new school sites in the Key Town of Ennis or within the Limerick Shannon Metropolitan Area should maximise opportunities whereby students and staff can travel by walking, cycling or public transport;</p> <p>e) To ensure that the design of new schools and the expansion of existing schools maximises the priority for pedestrians and cyclists above that of vehicular traffic and addresses conflict between motorists and pedestrians and cyclists;</p> <p>f) To assess and ensure the adequacy of school capacity when dealing with planning applications for large residential developments; and</p> <p>g) To ensure that planning applications for new schools or the expansion of existing schools should only be permitted where it is demonstrated that the road network in the vicinity of the proposed development can facilitate, or is planned to facilitate, safe walking and cycling and where the promotion of behavioral change measures regarding active</p>														SEA Recommendation Incorporated

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
and safe travel to the school site are demonstrated as capable of being implemented through mobility management planning.														
CDP 10.17 Higher Education Institutes It is an objective of Clare County Council: (a) The support the further development of higher education facilities in County Clare; 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; 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; 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 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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 10.18 Further Education and Lifelong Learning It is an objective of Clare County Council:		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
It is an objective of Clare County Council: 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 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 having regard to the “Government’s guidelines on the use of School Buildings outside of School Hours”, Department of Education and Skills; and b) To encourage the shared use of all community facilities for use by all groups in the Plan area.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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; b) To encourage the integration of appropriate healthcare facilities within new and existing communities; c) To facilitate and encourage the accommodation of emergency services including fire services, rescue services, heli-pads and acute care, in locations that facilitate ease of access, effectiveness and safety; and 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.														
		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
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		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 10 Sustainable Communities	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
locations in coastal, estuarine and lakeside locations in County Clare.														
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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-	
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.		+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XI: A county 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.														
CDP 11.1 Regional Spatial and Economic Strategy It is an objective of Clare County Council: 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 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.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 11.2 Smarter Travel		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested addition:

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	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>That the overarching goal of transport planning in County Clare is to reduce car dependency and reduce emissions;</p> <p>b) To promote 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) To implement initiatives under the Department of Transport to reduce congestion in urban areas primarily by enhancing sustainable travel options through traffic management, bus priority, urban cycling and urban walking routes;</p> <p>d) To support 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 which is being pursued by the NTA as part of its fleet investment programme;</p> <p>e) To facilitate the expansion of the bus network by the NTA under initiatives such as Limerick BusConnects, Connecting Ireland and TFI Local Link Limerick Clare;</p> <p>f) To support the implementation of Park and Ride initiatives in accordance with LSMATS;</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	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
g) To oversee investment in cycling and walking networks within all settlements, with an emphasis on providing for trips to school and retail services; h) To support 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; (i) To prepare a county-wide traffic and transport management plan during the lifetime of the Plan, and j) To ensure development is being delivered in compliance with the environmental requirements of Objectives CDP11.17 and CDP3.3.														
CDP 11.3 Limerick-Shannon Metropolitan Area Transport Strategy and Local Transport Planning It is an objective of Clare County Council a) To implement the measures contained within the Limerick Shannon Metropolitan Area Transport Strategy in accordance with the		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Implementation Plan set out in the LSMATS document;</p> <p>b) To implement a Local Transport Plan for Ennis, Shannon, Sixmilebridge, Kilkee, Kilrush, Lahinch, Corofin and Tulla during the lifetime of this Development Plan;</p> <p>c) that the Local Transport Plans will be prepared in accordance with the TII/NTA Area Based Transport Assessment (ABTA) Guidance;</p> <p>d) that the findings and recommendations of any Local Transport Plans, undertaken in accordance with ABTA, will be incorporated into the preparation of the statutory Local Area Plans, where relevant;</p> <p>(e) To prepare a North Clare Traffic Management Plan during the lifetime of the Plan, and</p> <p>€f) 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		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
It is an objective of Clare County Council: a) To implement an Active Travel Towns Programme in the Ennis area during the lifetime of this Plan; b) To pursue opportunities for additional funding that may arise, for Ennis and other towns in the County; and c) To support and facilitate the National Transport Authority in the implementation of the Active Travel Programme in County Clare.														
CDP 11.5 Walking and Cycling It is an objective of Clare County Council: a) To require walkability and accessibility to be a central consideration in the planning and design of all new developments, transport infrastructure and public transport services; 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 for Shannon and Limerick contained in the LSMATS;		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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<p>c) To support the development and enhancement of long-distance cycling routes in County Clare, in accordance with the <i>Strategy for the Future Development of National and Regional Greenways</i>;</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 include short sections within the curtilage of residential or commercial property;</p> <p>e) To provide for cycling trips for people of all ages and abilities from residential areas to town centres, employment centres and school locations, in line with the National Cycle Manual;</p> <p>f) To support the development of new accessible walking routes and trails throughout the County;</p> <p>g) To support and promote initiatives such as Park and Stride, Green Schools Travel and Safe Routes to School Programmes and the concept of having safe routes to school;</p> <p>h) To support the enhancement of permeability, footpaths and the provision of safe crossing points in the towns and villages of the County;</p>														

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hi) 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; j) To require significant walking and cycling route proposals to provide a Quality Audit, as referred to in the <i>Design Manual for Urban Roads and Streets</i> ; and k) To ensure the development, enhancement, safeguarding of all walking and cycling routes are in compliance with the environmental requirements of Objective CDP3.3.														
CDP 11.6 Rail Networks It is an objective of Clare County Council: 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;		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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; in line with feasibility studies undertaken on the basis of forecast demand and according to the investment priorities of Irish Rail and the National Transport Authority;</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 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 CDP3.3.</p>														

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CDP 11.7 Shannon Rail Link It is an objective of Clare County Council: 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 the existing Limerick-Galway railway line to Shannon International Airport taking account of and being informed by the proposals contained within LSMATS to facilitate a Commuter Rail Network for the Limerick - Shannon Metropolitan Area and by the N19 National Road upgrade; and b) To facilitate a proposed Shannon Rail Link which does not inhibit the N19 National Road Upgrade.		+	+	+	+	+	+	0	0	0	0	0	0	
CDP 11.8 Bus Transport It is an objective of the development plan:		+	+	+	+	+	+	0	0	0	0	0	+	

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a) To support the provision of more regular, efficient and fully accessible bus services throughout the County, including through initiatives arising from the NTA's Connecting Ireland rural mobility plan; b) To support the implementation of public bus network enhancements in the South Clare area through BusConnects Limerick; c) To encourage and support TFI Local Link Limerick Clare private/public/ community partnerships in the provision of a more widespread rural bus services; d) To support the creation of bus priority measures, 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; e) 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; f) 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;														

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g) To work with stakeholders 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; h) To support the provision of a local bus service in Ennis and Clarecastle; and i) To support direct inter-regional bus services to and from Shannon International Airport, Limerick and Galway.														
CDP 11.9 Transport Assets and Multi-Modal Travel Integration It is an objective of Clare County Council: 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 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;		+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	+/-	0	0	+/-	

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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 It is an objective of Clare County Council: a) To support investment in the sustainable development of Electric Vehicle charging		+	+	+	+	+	+	+	+	+	0	+	+	

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<p>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>														
CDP 11.11 Motorways, National Roads and Strategic Inter-Urban Roads		+	+	+	+	+	+	+	+	+	0	+	+	Strict adherence to the mitigation measures identified through the LNDP environmental

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<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 protect the study area, route corridor options and thereafter the preferred route corridor selected for the national road schemes being progressed in the Development Plan and to prohibit development that could prejudice their future delivery;</p> <p>c) 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 CDP3.13.3;</p> <p>d) To advocate for and support improved road connectivity and, in particular, to advocate for</p>														<p>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"> • 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; • An upgrade/extension of the N19 to Shannon International Airport; • Provision of a new bridge crossing at N67/N85 Blakes Corner Ennistymon; 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>f) To ensure that the national road network drainage regimes in Co. Clare are safeguarded for national road drainage purposes.</p>														

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CDP 11.12 Motorway Service and Rest Areas It is an objective of Clare County Council: 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.		+	+	+	+	+	+	+	+	+	0	+	+	
CDP 11.13 Direct Access onto National Roads It is an objective of the development plan: a) To safeguard the safety, efficiency and carrying capacity of national primary and secondary roads, including associated national road junctions, within the County in line with national policy; b) To restrict individual accesses, and the intensification of existing access, onto national roads in order to protect the substantial		+	+	+	+	+	+	+	+	+	0	+	+	Suggested additional wording 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

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investment in the national road network, to improve carrying capacity, efficiency and safety, and to prevent the premature obsolescence of the network; 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 d) To subject any proposals for greenways, new routes and trails to 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.														proposal is in full compliance with the EU Habitats Directive. SEA Recommendation Incorporated
CDP 11.14 Development of Strategic Regional Roads It is an objective of Clare County Council: 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.		+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording: c) All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.

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<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 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</p>														SEA Recommendation Incorporated through the inclusion of part v)

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regional road network and where applicable must protect the carrying capacity at adjacent road junctions; and v) Ensure the development/enhancement of the regional road network are in compliance with the environmental requirements of Objectives CDP 11.17 and CDP 3.3.														
<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> <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 and to promote and support active travel;</p>		+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	

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<p>c) To ensure that the relevant mitigation measures contained in Volume 10 of this plan associated with the projects identified in Table 11.2 are strictly adhered to;</p> <p>d) Where investment in a new regional road is proposed, in particular bypasses and relief roads, roadspace within the settlement served by the road shall be reallocated appropriately to sustainable modes, as a prerequisite to investment;</p> <p>e) To progress the delivery of the LNDR;</p> <p>f) That no new residential access points shall be permitted on the route of the proposed Limerick Northern Distributor Road and the Killaloe Bypass when constructed.</p> <p>dg) 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>														

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eh) 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 effect on the existing hydrological and hydrogeological 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;														
fi) 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 such there will be no net loss of habitat;														
gj) To ensure that the Tailrace Canal, Errina Canal and River Blackwater are all crossed on														

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<p>clear span structures, with the abutments sufficiently set back from the watercourse banks to ensure maintenance of ecological connectivity.</p> <p>hk) To ensure that the necessary ecological assessment of the design of these bridges will be informed and supported by a detailed review and assessment of similar developments in comparably sensitive environments;</p> <p>il) 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>jm) 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</p>														

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<p>system to function appropriately during flood events;</p> <p>kn) To ensure that the construction of the bridges is monitored by a suitably qualified ecologist, and that appropriate mitigation will be employed to avoid risks of pollution during both the construction and operational phases;</p> <p>lo) To work with the National Parks and Wildlife Service to promote and develop sustainable visitor management initiatives to service the Burren National Park;</p> <p>mp) To ensure that all mitigation measures set out in the NIR and SEA contained in Volumes 10(a) and 10(b) of this Plan are complied with; and</p> <p>n q) To ensure Inland Fisheries Ireland are consulted at early design stage and that compliance with Inland Fisheries Ireland Guidelines on the Protection of Fisheries During Construction Works in and Adjacent to Water (2016) or any subsequent updated versions is ensured.</p>														

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CDP 11.16 Regional and Local Road Developments It is an objective of Clare County Council: 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 b) To support and facilitate the following projects: • Killaloe Bypass/R494 upgrade; • R471 access to Shannon Free Zone; and • L3126 to Bunratty Castle.														
		+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	
CDP 11.17 Environmental Considerations in Road Construction Projects It is an objective of Clare County Council:		0	+	0	0	0	+	+	0	0	+	0	+	This will have the greatest positive effect on material assets and the use of sustainable means of transport and will overall have a positive effect on population and human

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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 3.3, in addition to compliance with best practice guidelines from the Fisheries Board, TII and relevant Government Departments.														health. This change represents a potential overall neutral to positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites
<p>CDP 11.18 Design Manual for Urban Roads and Streets (DMURS)</p> <p>a) 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; and</p> <p>b) To implement the requirements and recommendations contained in TII Publications Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads' in the assessment of development proposals, the preparation of design schemes and their implementation in</p>		+/-	+	+/-	+/-	0	+	+/-	0	0	0	0	0	

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the development of streets, roads and public realm improvement schemes where applicable.														
CDP 11.19 Shannon International Airport It is an objective of Clare County Council: 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; 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; c) To support actions which will progress the transition of Shannon International Airport to a low carbon future; d) To facilitate and support the further development of the International Aviation Services Centre (IASC) Aviation cluster at Shannon as recognised in National Aviation Policy and to work to ensure that cross agency cooperation will continue to develop the IASC		+/-	+	+/-	+/-	0	+	+/-	0	0	0	0	0	

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<p>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, with bus transport as the primary sustainable mode of transport;</p> <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 Free Zone 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;</p>														

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j) To have regard to the Irish Aviation Authority Policy Land Use Planning and Offshore Development (2015) in the assessment of relevant development proposals; and k) To ensure that all proposals are in compliance with Objective CDP3.13.3 of this plan.														
CDP 11.20 Public Rights of Way It is an objective of the development plan: To encourage the preservation of the existing public rights of way within the County, as set out in Appendix 6.		+	+	+	+	+	+	+	+	+	0	0	+/-	
CDP 11.21 Water Borne Transport It is an objective of Clare County Council: 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		+	+	+	+	+	+	+	+	+	0	0	0	

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operation of these services will be considered for the duration of this plan.														
b) To promote the establishment of a ferry or water taxi service between North Clare and Galway City;														
c) To support the provision of services and amenities for passengers in the vicinity of ferry departure/arrival points in the County;														
d) To support and facilitate the development and delivery of the <i>Doolin Pier Masterplan</i> during the lifetime of the Development Plan; and														
e) To ensure the development/ enhancement of infrastructure facilitating water-bourne transport is in compliance with the environmental requirements of Objective CDP 3.3 of this plan.														
CDP 11.22 Port and Harbours It is an objective of Clare County Council:														
a) To support and facilitate the sustainable implementation of the <i>National Ports Policy</i> and		+	+	+	+	+	+	+	+	+	0	0	0	Suggested changes to wording e) All proposals will be in compliance with the

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>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, 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>requirements of the 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>														

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<p>a) To support the continued expansion of Shannon Foynes Port in compliance with the environmental requirements of Objective CDP3.3 as it applies to Co. Clare; and</p> <p>b) To support the capital infrastructure projects in the Shannon-Foynes Port Company Infrastructure Development Programme.</p> <p>c) To support Shannon Foynes Port Company's Masterplan Vision 2041.</p>														
<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</p>														

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road network without the requirement to traverse urban areas;														
d) To support the use of the existing rail system and marine areas for appropriate materials where feasible; and														
e) To promote the use of low emission vehicles in the freight sector.														
CDP 11.25 Directional Signage														
It is an objective of Clare County Council:														
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		+	+	+	+	+	+	+	+	+	0	0	0	
b) To control the proliferation of non- road traffic signage on and adjacent to national roads having regard to the TII's DoECLG's 'Spatial Planning and National Roads Guidelines'.														

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CDP 11.26 Water Framework Directive and River Basin Management It is an objective of Clare County Council: a) To facilitate the implementation of the River Basin Management Plan 2018-2021 and any subsequent Plan for ground, surface, estuarine, coastal and transitional waters in the Plan area as part of the implementation of the EU Water Framework Directive; b) To protect groundwater and surface water resources in accordance with the statutory requirements and specific measures as set out in the River Basin Management Plan 2022-2027, and any subsequent management plans; c) To achieve and maintain at least good water quality status for all water bodies except where more stringent obligations are required; and d) To consider development proposals where it can be clearly demonstrated that the development will meet the requirements of the River Basin Management Plan														
		+	+	+	+	+	+	+	+	+	0	0	0	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														
CDP 11.27 Water Resources It is an objective of Clare County Council: a) To support the protection and improvement of the quality of drinking water sources in line with the requirements of the <i>Water Framework Directive</i> ; 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; c) To ensure the efficient and sustainable use and development of water resources and water														Suggested additional sub-objective: 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. SEA Recommendation Incorporated

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<p>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 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 Uisce Éireann, 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</p>														

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<p>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 • There will be no deterioration of water body status; impact on the ecological, aquatic or fishing potential of the waters or associated waters. <p>h) To work with Uisce Éireann 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 of Uisce Éireann and leakage reduction</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</p>

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<p>programmes and initiatives through the National Water Resources Plan, the Eastern and Midland Regional Water Resources Plan and subject to appropriate environmental assessment and the planning process;</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 into account the impacts of climate change and in particular low flow conditions which are now prevalent across the County throughout the year; and</p> <p>c) To ensure that any abstraction proposals are in compliance with the environmental requirements of Objective CDP3.3 of this plan., and</p> <p>d) To carefully scrutinise any proposals for the abstraction of water from Lough Derg or the River Shannon which may have an impact on the proposed South Clare/University of Limerick Economic Strategic Development</p>														<p>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 the county throughout the year.</p> <p>SEA Recommendations Incorporated.</p>

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Zone, an objective of which is the reopening of the Errina Canal.														
CDP 11.29 Water Services It is an objective of Clare County Council: a) To work closely with Uisce Éireann to identify and facilitate the timely delivery of the water services required to realise the development objectives of this Plan; b) To facilitate the provision of integrated and sustainable water services through effective consultation with Uisce Éireann on the layout and design of water services in relation to the selection and planning of development areas and the preparation of master plans; 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 Uisce Éireann regarding available capacity prior to applying for planning permission; and		+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	

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d) To ensure that development proposals comply with Uisce Éireann standards and requirements in relation to water and wastewater infrastructure to facilitate the proposed development.														
CDP 11.30 Water Supply It is an objective of Clare County Council: a) To support the implementation of Uisce Éireann Investment Plans and to advocate the provision, by Uisce Éireann, 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; b) To support the role of Uisce Éireann 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;		+	+	+	+	+	+	+	+	+	0	0	0	

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c) To advocate for the on-going conservation and upgrade of water supply infrastructure in the County; d) To maximise the use of existing capacity in water supply services in the planning of new development; 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; f) To work with all stakeholders to promote water conservation and sustainable water usage; g) To promote and support the use of rainwater harvesting (in new buildings and as a retrofit) where viable; and h) To prohibit the use of bored wells for water supply for new development in areas where public supply is available.														
CDP 11.31 Ennis and Environs Water Supply It is an objective of Clare County Council:		+	+	+	+	+	+	+	+	+	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 Uisce Éireann , 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, notwithstanding development that may be required to maintain, upgrade or augment the existing water supply source and infrastructure, subject to proper planning and sustainable development.</p>														

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CDP 11.32 Wastewater Treatment Disposal It is an objective of Clare County Council: a) To support the implementation of Uisce Éireann Investment Plans and to advocate the provision, by Irish Uisce Éireann, 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; b) To support the role of Uisce Éireann 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; c) To advocate for the on-going provision, conservation maintenance and upgrade of wastewater treatment infrastructure in the County;														<p>SEA Mitigation</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</p>

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<p>d) To maximise the use of the existing capacity of 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 Uisce Éireann 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;</p> <p>g) To permit the development of single dwelling houses in unserviced areas only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses, Code of Practice for Domestic Waste</p>														<p>developer led/provided shared use 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

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<p>Water Treatment Systems (Population Equivalent ≤ 10), EPA (2021);</p> <p>To permit the development of single dwelling houses in unserviced areas only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses, EPA (2021);</p> <p>(h) Where settlements have no public wastewater treatment infrastructure, and in settlements which have limited or insufficient capacity to facilitate development, to consider alternative developer led/provided shared use wastewater treatment infrastructure, including those incorporating nature-based solutions, 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. Any such consideration will be subject to the following criteria:</p>														<p>supply (>10m³/day or >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

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<p>i. Connection to an existing public wastewater treatment system is not currently available.</p> <p>ii. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal.</p> <p>iii. The land on which the treatment plant is located is transferred to Uisce Éireann on their request if/when a public system is provided.</p> <p>iv. 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 management company and include a similar condition on any contract for subsequent disposal of the property.</p>														<p>application for a Nature Based Solution.</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</p>

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<p>v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan.</p> <p>vi. As a condition of grant of planning permission, new developments will be required to connect to the public network when connection becomes available, subject to a connection agreement with Uisce Éireann.</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 Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels, EPA (1999) or any future versions;</p> <p>ij) To encourage and support a changeover from septic tanks/private wastewater treatment plants to public collection networks wherever feasible, subject to connection agreements with Uisce Éireann and to ensure that any future development connects to the public</p>														<p>management of the land and water resources 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> <p>- 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.</p> <p>- 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</p>

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<p>wastewater infrastructure where it is available; and</p> <p>k) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP 3.3 of this plan.</p>														<p>low or zero energy requirements.</p> <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</p>

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														system occurs, where the system becomes inundated due to severe or adverse weather conditions or through inappropriate influent amongst other items SEA Recommendation Not Incorporated.
CDP 11.33 Strategic Wastewater Treatment Projects It is an objective of the development plan: a) To support investment and the sustainable development of strategic wastewater treatment facilities by Uisce Éireann in County Clare arising from initiatives including Investment Plans and Strategic Drainage Area Plans subject to appropriate environmental assessment and the planning process; b) To liaise with Uisce Éireann to ensure adequate wastewater treatment facilities are		+	+	+	+	+	+	+	0	+	+	0	+	Additional Sub-objective: 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.

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<p>available to accommodate population growth in the County;</p> <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 body status and to avoid adverse impacts on the integrity of the Natura 2000 network;</p> <p>d) To support Uisce Éireann 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 Uisce Éireann to identify wastewater treatment plants which are subject to flooding from severe weather events, and to</p>														SEA Recommendation not incorporated

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advocate for the prioritisation of these plants for suitable upgrades.														
<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 Uisce Éireann, 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 the Multi-Annual Rural Water Programme 2022-2025 Measure 8 – Waste Water Collection and Treatment Needs for Villages and Settlements without access to Public Waste Water Services.</p> <p>b) To support the provision of centralised wastewater treatment plants at Broadford, Carrigaholt, Cooraclare, Doolin and Labasheeda within the lifetime of this plan;</p> <p>b) To support the servicing of rural villages (served sites), in settlements with adequate public wastewater treatment capacity</p>		+	+	+	+	+	+	+	0	+	+	0	+	

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available, to provide an alternative to one-off housing in the countryside; and dc) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP 3.3 of this plan.														
CDP 11.35 Waste Management It is an objective of Clare County Council: a) To support and facilitate the implementation of the EU Circular Economy Action Plan 'A New Circular Economy Action Plan for a Cleaner More Competitive Europe' (2020), the EU <i>Raw Material Initiative, A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025</i> and the <i>Southern Region Waste Management Plan 2015-2021</i> ; b) To support and promote circular economy principles prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society; c) To encourage and facilitate the development of new alternatives and technological advances in relation to waste management; d) To support the development of waste recycling facilities at appropriate locations in		+	+	+	+	+	+	+	0	+	+	0	+	

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<p>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 'Best Practice Guidelines for the Preparation of Resource Management Plans for Construction & Demolition Projects' (EPA 2021) and any subsequent guidelines in the 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, 														

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<ul style="list-style-type: none"> 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 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>														
CDP 11.36 Waste Management and Recovery It is an objective of the development plan:		+	+	+	+	+	+	+	0	+	+	0	+	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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 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 comply with the requirements of the relevant River Basin Management Plan.														
CDP 11.37 Litter Management It is an objective of development plan: To implement the provisions of the Clare County Litter Management Plan 2022-2024 and any updated version of this Plan.		+	+	+	+	+	+	+	0	+	+	0	+	
CDP 11.38 Construction and Demolition Waste It is an objective of Clare County Council:		+	+	+	+	+	+	+	0	+	+	0	+	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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> <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</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</p>

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
compliance with the <i>European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017, the Litter Pollution Act 1997 (as amended) and the European Communities (Water Policy) Regulations 2014 (S.I. No. 350 of 2014).</i>														environment and health and safety of individuals, and in compliance with the <i>European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017 and the Litter Pollution Act 1997 (as amended), and the European Communities (Water Policy) Regulations 2014 S.I. No. 350 of 2014.</i> SEA Recommendation Incorporated
CDP 11.40 Noise Pollution It is an objective of the development plan: a) To promote the pro-active management of noise where it is likely to have significant adverse impacts on health and the environment; and		+/-	+/-	+/-	+/-	+	+	+	0	+	+	0	+/-	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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.														
CDP 11.41 Air Quality It is an objective of the development plan: 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; b) To support local data collection in the development of air quality monitoring; and c) To implement the provisions of national policy and air pollution legislation, in conjunction with other agencies as appropriate.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	0	+/-	
CDP 11.42 Light Pollution It is an objective of the development plan:														Suggested addition: c) All lighting should be designed taking the Bat Conservation Ireland Guidance Notes for:

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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 amenities of adjoining properties, wildlife and the surrounding environment are protected.</p> <p>c) To require that external lighting is designed taking the Bat Conservation Ireland Guidance Notes for: planners, engineers, architects and developers on bats and lighting into consideration, together with EUROBATS Guidelines for consideration of bats in lighting projects.</p>														<p><i>Planners, engineers, architects and developers on bats and lighting into consideration.</i></p> <p>SEA Recommendation Incorporated.</p>
<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</p>		0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
provisions of the SEVESO III Directive and any regulations, under any enactment, giving effect to that Directive)														
<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 														
CDP 11.44 Energy Security It is an objective of the development plan: 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.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	0	+/-	

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<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 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</p>														

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>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 CDP3.3 of this plan.</p>														
<p>CDP 11.46 Gas Networks</p> <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,</p>														

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>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 and Storage initiatives, which has the potential to decarbonise power generation at scale; and</p> <p>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</p>														

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Integrated Framework Plan for the Shannon Estuary (SIFP).														
g) To ensure compliance with the environmental requirements of Objective CDP3.3 of this plan.														
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 Volume 5 of this plan and associated SEA and AA; 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														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) at appropriate locations and related grid infrastructure in County Clare in accordance with all relevant policies,

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>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>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</p>														<p>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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requirements of the <i>SEA</i> and <i>Habitats Directives</i> and Objective CDP3.3 of this plan; and i) To promote and market the County as a leader of renewable energy provision.														
CDP 11.48 Renewable Energy Strategy It is an objective of the development plan 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 b) To support the implementation of the <i>Clare Renewable Energy Strategy 2023-2030</i> in Volume 5 of this plan; and c) To support the development of a Regional Renewable Energy Strategy with relevant stakeholders.														

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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. The implementation of EU Directives obligates investors to achieve this balance between development and the</p>

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														<p>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</i>, <i>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</i>, <i>Water Framework Directive</i>, and all other relevant EU Directives.</p> <p>SEA Recommendation Incorporated</p>
<p>CDP 11.51 Energy Storage</p> <p>It is an objective of the development plan</p>														

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Chapter 11 Physical Infrastructure, Environment and Energy	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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 3.3 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 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														

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It is an objective of Clare County Council: 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.														
CDP 11.54 Broadband Connectivity It is an objective of the development plan 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 Clare Digital Strategy 2023 and its successor(s); and c) To support and facilitate the sustainable delivery of digital infrastructure ducting and dark fibre infrastructure and the strengthening of Metropolitan Area Networks and ensure compliance with the environmental requirements of Objective CDP3.3														

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<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 CDP 3.3 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
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.														
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	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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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.														
CDP 12.2 Integrated Development of the Shannon Estuary It is an objective of the Development Plan: 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> ; 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 c) To promote a co-ordinated approach to the collation of baseline data for the Shannon Estuary as one ecosystem or entity.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional wording 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. b) To support the promotion, marketing and seeking of financial support for the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary and specific

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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>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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Directive, Water Framework Directive and all other relevant EC Directives.														
CDP 12.5 Strategic Development Location A – Innismurry/Cahiracon It is an objective of the Development Plan: To facilitate and promote the sustainable development of the lands at Strategic Development Location A – Innismurry / Cahiracon for marine related industry. 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.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional wording 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. SEA Recommendation Incorporated in an appropriate manner.
CDP 12.6 Strategic Development Location B – Moneypoint It is an objective of the Development Plan: (a) To safeguard the role and function of Strategic Development Location B as a key strategic driver of economic growth in the	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional wording All proposed development at SDL B shall incorporate the Mitigation Measures as contained in the SIFP –

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<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
CDP 12.8 Harnessing the Energy Resource of the Shannon Estuary It is an objective of Clare County Council: a) To ensure that the Shannon Estuary fulfils its optimum role in contributing to the diversity and security of energy supply; b) To harness the potential of the Estuary for the sustainable development of renewable energy sources to assist in meeting renewable energy targets. 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. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives. 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	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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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.														
CDP 12.9 Promoting Tourism, Recreation and Leisure around the Shannon Estuary It is an objective of the development plan: 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.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 12.10 Cruise Ship Industry It is an objective of Clare County Council: 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	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional wording To support and facilitate the sustainable use of the Estuary by the cruise ship industry by

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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</i> , <i>Water Framework Directive</i> , <i>Invasive Alien Species Regulations</i> and <i>Shellfish Waters Directive</i> , <i>Floods Directive</i> and <i>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 the status of the Shannon Estuary 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	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XIII: A County Clare which maximises and manages the economic, social and recreational														

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Chapter 13 Marine and Coastal Zone Management	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
potential of the Atlantic Coastline and Shannon 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	CC	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.														
CDP 13.2 Management Structures It is an objective of Clare County Council: a) To support and implement the Marine Planning and Development Management (MPDM) Act. b) To support the Maritime Area Regulatory Authority (MARA) in the consenting and licensing of the maritime area.														
CDP 13.3 Marine Spatial Planning It is an objective of the Development Plan: 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;														

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Chapter 13 Marine and Coastal Zone Management	CC	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	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
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</i> (ORED), the ORE Planning policies as outlined in the <i>National Marine Planning Framework</i> (NMPF) and <i>SIFP</i> SEA Environmental Reports and the Natura Impact Reports; and														
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.														
CDP 13.5 Off-Shore Renewable Energy Development														Suggest amendment:
It is an objective of the development plan:														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
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		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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

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Chapter 13 Marine and Coastal Zone Management	CC	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	CC	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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Chapter 13 Marine and Coastal Zone Management	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
														to support coastal and island communities. SEA Recommendation Incorporated
CDP 13.7 Aquaculture It is an objective of the development plan: It is an objective of the Development Plan: 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.		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 13.8 Shellfish Waters It is an objective of the development plan:		+	+	+	+	0	0	0	0	0	0	0	+	

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Chapter 13 Marine and Coastal Zone Management	CC	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.														
CDP 13.9 Ports, Jetties, Harbours, Quays and Piers It is an objective of the Development Plan: 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. 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; 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;		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional wording 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 SEA Recommendation Incorporated.

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Chapter 13 Marine and Coastal Zone Management	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<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	CC	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 3.3 of this plan.														
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</i> , the <i>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														
		+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-

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Chapter 13 Marine and Coastal Zone Management	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
development can be adequately defended over the lifetime of the development without the need to construct additional or new coastal defences; 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; 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; 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> .														
CDP 13.12 Coastal Squeeze It is an objective of the development plan:		+	0	+	+	0	0	0	0	0	0	0	0	

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Chapter 13 Marine and Coastal Zone Management	CC	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.														
CDP 13.13 Protection of Beaches and Sand Dunes It is an objective of Clare County Council: 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; 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; 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		+	+	+	+	0	0	0	0	0	0	0	+	

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Chapter 13 Marine and Coastal Zone Management	CC	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.														
CDP 13.14 EU Bathing Waters Directive It is an objective of Clare County Council: 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 b) To work to retain Blue Flag and Green Coast status on beaches currently awarded this status whilst seeking to increase the present number.														
		+	+	+	+	0	0	0	0	0	0	0	+	
CDP 13.15 Island Development It is an objective of Clare County Council: 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; b) To have regard to any environmental and/or heritage-related designation in the assessment														
		+	+	+	+	0	+	0	0	0	0	0	+	

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Chapter 13 Marine and Coastal Zone Management	CC	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 3.3 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 XIV: 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														
CDP 14.1 Landscape Character Assessment It is an objective of Clare County Council: 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. 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.	+	+	+	+	+	0	0	0	0	0	0	+	+	Suggested new sub-objective: 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

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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>
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:	+	+	+	+	+	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
CDP 14.3 Western Corridor Working Landscapes It is an objective of the Development Plan: 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; 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; 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: i. That the site has been selected to avoid visually prominent locations ii. That site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, public amenities and roads														Suggested addition: 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. SEA Recommendation not incorporated
	+	+	+	+	+	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.														
CDP 14.4 Shannon Estuary Working Landscapes It is an objective of Clare County Council: 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; 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	+	+	+	+	+	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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														<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
CDP 14.6 Seascape Character Areas It is an objective of the development plan: 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: <ul style="list-style-type: none"> • Views from land to sea; • Views from sea to land; • Views along the coastline b) To ensure that appropriate standards of location, siting, design, finishing and landscaping are achieved.	0	+	+	+	+	0	0	0	0	0	0	+	+	
CDP 14.7 Scenic Routes It is an objective of the development plan:	0	+	+	+	+	0	0	0	0	0	0	+	+	Suggest amendment to text: a) To protect sensitive areas from inappropriate

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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
Goal XV: 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.													
CDP 15.1 Biodiversity It is an objective of Clare County Council: a) To implement the National Biodiversity Action Plan 2023-2027, the All-Ireland Pollinator Plan 2021-2025, the EU A Farm to Fork Strategy 2020, 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; 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	+	+	+	+	+	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
Ireland 2030", upon the expiry of the existing adopted Plan; c) To support National Biodiversity Week and events such as Bioblitz in order to increase awareness of biodiversity and its benefits to the community; d) To ensure that features of importance to local biodiversity are retained as part of developments and projects being undertaken in the County; e) To identify ecological buffer zones, where appropriate, in the Plan area; and f) To support current and future projects with the aim of restoration/rehabilitation of natural habitats and species.													
CDP 15.2 Natural Heritage, Biodiversity and Built Heritage Assets It is an objective of the development plan: To support initiatives that enhance and protect County Clare's unique natural heritage, biodiversity and built heritage assets, recognising the contribution	+	+	+	+	+	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
which education and outreach can play in developing understanding of biodiversity and heritage in our communities. Such initiatives should secure funding to support projects in the region in line with the National Biodiversity Action Plan.													
CDP 15.3 European Sites It is an objective of the development plan: a) To afford the highest level of protection to all designated European sites in accordance with the relevant Directives and legislation on such matters; 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	+	+	+	+	+	0	0	0	0	0	0	+	Suggested additional wording: 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. SEA Recommendation Incorporated

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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
and the Planning and Development Act, 2000 (as amended); and 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.													
CDP 15.4 Requirement for Appropriate Assessment It is an objective of the development plan: 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 b) To have regard to Appropriate Assessment of Plans and Projects in	+	+	+	+	+	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
Ireland – Guidelines for Planning Authorities 2009 or any updated version.													
CDP 15.5 Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas. It is an objective of the Clare County Council: 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 b) To identify and afford appropriate protection to any new, proposed or modified NHA's identified during the lifetime of the Development Plan.	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 15.6 County Geological Sites	+	+	+	+	+	0	0	0	0	0	0	+	Suggested additions:

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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>It is an objective of the development plan:</p> <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>													<p>b) To promote and facilitate the development of geo-tourism in County Clare in accordance with CDP Objective 15.3 & 15.4.</p> <p>SEA Recommendation Incorporated</p>
<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</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</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
(Birds and Natural Habitats) Regulations 2011; 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 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.													accordance with CDP Objectives 15.3 & 15.4. SEA Recommendation Incorporated
CDP 15.8 Non-Designated Sites and Biodiversity It is an objective of the development plan: a) To ensure the protection and conservation of areas, sites, species and ecological networks/ corridors of biodiversity value outside of designated	+	+	+	+	+	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>sites throughout the County and to require an ecological assessment to 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>	+	+	+	+	+	+	+	+	+	+	+	+	

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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
To be responsive to environmental challenges and to ensure the protection 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.													
CDP 15.10 Environmental Impact Assessment It is an objective of the development plan: 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; b) To have regard to “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental													

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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
Impact Assessments (2018) when considering proposals for which an EIA is required; and 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).													
CDP 15.11 Brownfield Site Regeneration and Contaminated Land It is an objective of the development plan: a) To ensure that, prior to the redevelopment of a site previously	+	+	+	+	+	0	0	0	0	0	+	+	Suggested addition: 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

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<p>known to include an operation with the 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>coal yards or of a Operational or 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</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>heritage, flora and fauna of the County 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), Blue Infrastructure 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</p>													<p>c) To support the implementation of the All-Ireland Pollinator Plan 2121-2025, National Biodiversity Action Plan 2023-2027 and the National Raised Bog SAC Management Plan 2017-2022;</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
habitats, treelines and hedgerows within 2.5km of known roosts; e) To implement and monitor the actions as set out in the Clare County Biodiversity Plan; and f) To support and implement the All-Ireland Pollinator Plan, the National Biodiversity Action Plan and the National Raised Bog SAC Management Plan.													
CDP 15.13 Urban Ecology It is an objective of the development plan: 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;	+	+	+	+	+	0	0	0	0	0	+	+	

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<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 space corridors and other public open spaces in tandem with projected population growth to create green, healthy settlements throughout the County; and</p> <p>c) To ensure that plans for new public parks and associated facilities are informed by environmental assessment and green infrastructure objectives.</p>													
<p>CDP 15.14 Habitat Fragmentation and Green Infrastructure Corridors</p> <p>It is an objective of Clare County Council:</p> <p>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.</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
b) To ensure that the potential impacts upon the migratory routes of fauna including birds and bats and the movement of species between European Sites are fully considered within the relevant ecological assessment. These assessments shall fully consider flight collision risks, habitat fragmentation and barrier risk as required.													
CDP 15.15 Biodiversity on Local Authority Lands It is an objective of the development plan: a) To support the implementation of positive conservation management on lands which are owned or managed by Clare County Council; b) To protect and where possible enhance the biodiversity value of land owned and managed by Clare County Council;													Suggested additions: a) To support the implementation of positive conservation management on lands which are owned or managed by Clare County Council; b) To protect and where possible enhance the biodiversity value of land owned and managed by Clare County Council; c) To support national policy to create to create new woodlands

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<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;</p> <p>d) To create new native woodlands on public lands which will 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; and</p> <p>e) 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>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> <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>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
CDP 15.16 Inland Waterways and River Corridors It is an objective of the development plan: 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; b) To protect riparian areas, where appropriate, in the Plan area; c) To ensure that, where development occurs within a riparian zone, it does not have a negative impact on associated habitats and species; d) To work with all relevant stakeholders to protect and improve appropriate access to waterways and river corridors	+	+	+	+	+	0	0	0	0	0	+	+	Suggested amendments:

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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>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 sustainable development through the protection of water quality and facilitation of ancillary infrastructure at appropriate locations.</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>
CDP 15.17 Freshwater Pearl Mussel	+	+	+	+	+	0	0	0	0	0	+	+	Suggested amendment:

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<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 the Shannon – Woodford Freshwater Pearl Mussel sensitive areas; and</p> <p>d) To ensure full compliance with Objective CDP3.3 in relation to any future developments with close proximity to a freshwater pearl mussel catchment or sensitive area.</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 carefully consideration at a development management level.</p> <p>SEA Recommendation not incorporated</p>

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CDP 15.18 Peatlands It is an objective of the development plan: To protect and enhance the valuable peatland resource in County Clare whilst protecting the heritage and environmental value of these peatland areas.	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 15.19 Woodlands, Trees and Hedgerows It is an objective of Clare County Council: 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; 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;													

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<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> <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>													

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<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 proposals be replaced at a minimum ratio of 10 new native species per 1 tree felled.</p>													
<p>CDP 15.20 Natural Resources and Climate Change</p> <p>It is an objective of Clare County Council:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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<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>													
<p>CDP 15.21 Grasslands</p> <p>It is an objective of Clare County Council:</p> <p>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</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
protection is afforded to areas of importance.													
CDP 15.22 Wetlands It is an objective of Clare County Council: 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 any subsequent guidance documents.	+	+	+	+	+	0	0	0	0	0	+	+	Suggested additions: 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 any subsequent guidance documents. SEA Recommendation Incorporated.
CDP 15.23 The Burren National Park	+	+	+	+	+	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>It is an objective of the development plan:</p> <p>(a) To work with the National Parks and Wildlife Service and other key stakeholders 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 Clare County Development Plan 2023-2029 and shall consider the conservation objectives of all relevant European sites, ensuring compliance with appropriate environmental assessments.</p> <p>(b) To protect the amenity of the Burren National Park, to encourage the expansion and development of the national park as a world-class area for conservation and visitors and to support sustainable visitor management at the park.</p>													
<p>CDP 15.24 Limestone Habitats</p> <p>It is an objective of the development plan:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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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.													
CDP 15.25 Burren and Cliffs of Moher UNESCO Global Geopark It is an objective of the development plan: 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 b) To seek, on an on-going basis, new funding mechanisms for the work of the Geopark e.g. from national and EU sources.	+	+	+	+	+	0	0	0	0	0	+	+	

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CDP 15.26 World Heritage Site Status It is an objective of Clare County Council: a) To collaborate with landowners, local communities and other relevant stakeholders to identify sites of global significance in County Clare that may be added to Ireland's World Heritage Tentative List, and in due course achieve full world Heritage status by being inscribed onto the world Heritage List* b) To protect the attributes that convey the potential Outstanding Universal Value of sites that are included on Ireland's Tentative List c) To protect the attributes that convey the Outstanding Universal Value of World Heritage Properties inscribed on the World Heritage List, and d) To engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the County.													
	+	+	+	+	+	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>a) To ensure that proposals for development in Tentative List Sites and their proposed buffer will be assessed having regard to the contribution of the development to the preservation, conservation, management, and enhancement of the special qualities of these areas and their impact on the potential Outstanding Universal Value of the designated site.</p> <p>b) To ensure that proposals for development in World Heritage Properties and their buffer zones will be assessed having regard to the contribution of the development to the preservation, conservation, management, and enhancement of the special qualities of these areas and their impact on the Outstanding Universal Value of the designated property</p>													

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*The Tentative List is an inventory of those sites which a country considers having potential Outstanding Universal Value and intends to nominate for inscription onto the World Heritage List.													
CDP 15.28 Dark Sky Designations It is an objective of Clare County Council: 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 b) Subject to resources, to replace public lightings systems throughout the County with more energy efficient, money saving, dark-sky compliant lighting.													
CDP 15.29 Alien and Invasive Species It is an objective of Clare County Council:													

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<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 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</p>													

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prevent the spread of invasive to sensitive sites.													
CDP 15.30 Green Infrastructure and Climate Change It is an objective of Clare County Council: 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 management and a green setting for urban areas; 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,													

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<p>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> <p>f) To require new amenity and/or recreational developments under the heading of green infrastructure to have regard to the recommendations as contained within the EU Biodiversity Strategy in the development of Green Infrastructure.</p> <p>g) To require the preparation and assessment of all planning applications associated with amenity and/or recreational uses under the heading of</p>													

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<p>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>h) To require projects to be fully informed by ecological and environmental constraints at the earliest stage of project planning and that any necessary assessment be undertaken, including assessments of disturbance to species, where required; and</p> <p>i) To ensure compliance with all relevant legislation as outlined in Objective CDP 3.3.</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
Goal XVI: 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.													
CDP 16.1 Architectural Heritage It is an objective of Clare County Council: 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. b) To ensure that the architectural heritage of the county is not damaged either through direct destruction or by unsympathetic developments nearby.	+	+	+	+	+	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
c) To support and promote architectural vernacular skills training and facilities in the County.													
CDP 16.2 Protected Structures It is an objective of Clare County Council: 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 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.													
	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 16.3 Industrial Heritage It is an objective of the development plan:	+	+	+	+	+	0	0	0	0	0	+	+	Suggested amendment To protect and preserve buildings and features of industrial heritage such as mills, bridges, lighthouses,

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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
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 subject to a full architectural and archaeological assessment together with an ecological assessment with respect to the presence of protected species.													harbours, etc. Proposals for refurbishment works to, or redevelopment/conversion of, these sites will be subject to a full architectural and archaeological assessment together with an ecological assessment with respect to the presence of protected species. SEA Recommendation Incorporated
CDP 16.4 Vernacular Heritage It is an objective of the development plan: 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	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>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 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>													

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CDP 16.5 Architectural Conservation Areas It is an objective of the development plan: 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; 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; 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													
	+	+	+	+	+	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
d) To ensure that external colour schemes in ACAs enhance the character and amenities of the area and reflect traditional colour schemes.													
CDP 16.6 Proposed Works to Buildings-Protected Species and Environmental It is an objective of the Clare County Council: 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.	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 16.7 Maintenance and Improvement of Architectural Heritage It is an objective of Clare County Council: a) To advocate for greater financial assistance, including the Built Heritage Investment Scheme and the Historic Structures	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>Fund, for the maintenance and improvement of architectural heritage in County Clare;</p> <p>b) To support community initiatives and projects regarding preservation, presentation and access to archaeological heritage and underwater cultural heritage, provided such are compatible with appropriate conservation policies and standards, having regard to the guidance and advice of The Department of Housing, Local Government and Heritage</p> <p>c) To provide advice and guidance to community groups, owners and occupiers with 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</p> <p>d) 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</p>													

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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 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; 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 ;	+	+	+	+	+	0	0	0	0	0	+	+	

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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													
e) To advocate for greater financial assistance for the maintenance and improvement of features of archaeological interests in County Clare.													
CDP 16.9 Newly Discovered Archaeological Sites													
It is an objective of the Development Plan:	+	+	+	+	+	0	0	0	0	0	+	+	
To protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.													
CDP 16.10 Zones of Archaeological Protection													
It is an objective of the Development Plan:	+	+	+	+	+	0	0	0	0	0	+	+	
To protect the Zones of Archaeological Potential located within both urban and rural													

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areas as identified in the Record of Monuments and Places.													
CDP 16.11 Archaeology and Infrastructure Schemes It is an objective of Clare County Council: To ensure that decisions relating to development (including infrastructure associated with broadband, telecommunications, renewable energy, major road/ rail infrastructure, flood relief schemes and other services) which may have 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 and the case of flood relief schemes have regard to archaeological Guidelines for Flood Relief Schemes (DHLGH and OPW 2022).	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 16.12 Raising Archaeological Awareness	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>It is an objective of Clare County Council:</p> <p>To support the Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage 2019, as published by the Department of Culture, Heritage and the Gaeltacht and any subsequent guidance or plans for dealing with climate change and archaeological heritage. The Council shall seek to:</p> <ul style="list-style-type: none"> a) Promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change; b) Identify the built and archaeological heritage in Local Authority ownership and areas at risk from climate change including, but not necessarily restricted to, the Record of Monuments and Places, protected structures and architectural conservation areas designated in the Development Plan; c) Undertake climate change vulnerability assessments for the historic structures and sites in its area, subject to resources and funding; 													

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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>d) Develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage in its area;</p> <p>e) Develop resilience and adaptation strategies for the built and archaeological heritage in its area;</p> <p>Develop the skills capacity within the Local Authority to address adaptation/mitigation/emergency management issues affecting historic structures and sites in order to avoid inadvertent loss or damage in the course of climate change adaptation or mitigation works.</p>													
<p>CDP 16.13 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; and</p> <p>b) To promote the care and conservation of historic graveyards throughout the County. Within the lifetime of the Plan it is an objective to prepare conservation plans for a number of historical church and graveyard sites, with the</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
objective of identifying necessary works required to address the decay of the fabric of the sites.													
CDP 16.14 Underwater Archaeology It is an objective of the development plan: a) To protect, preserve and promote the archaeological value of underwater archaeological sites in rivers, lakes, coastal, marine, intertidal and sub tidal environments; 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.													
	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 16.15 Arts, Heritage, Cultural and Creative Sectors It is an objective of Clare County Council:													
	+	+	+	+	+	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 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> <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</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
2017-2022 and Action Plan for Rural Development.													
CDP 16.16 Museums and Heritage Centres It is an objective of the development plan: a) To facilitate further development of and extensions to museum, heritage centres and archives across the county; b) To ensure that the County Museum's collections and associated information are accessible to the public; c) To promote a wider appreciation and understanding of the unique natural, cultural and archaeological heritage of the county; d) To recognise and support the role of private and community facilities in making heritage artifacts and information available to the public. (e) To support the development of a network of community arts and cultural hubs.													
	+	+	+	+	+	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
CDP 16.17 Genealogy It is an objective of the development plan: 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.	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 16.18 Oidreacht Theanga/Linguistic Heritage Cuspóir de chuid Chomhairle Contae an Chláir is ea: It is an objective of Clare County Council: 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.	+	+	+	+	+	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) 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> <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>													

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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
CDP 16.19 Folklore and Oral Cultural Heritage It is an objective of the development plan: 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 Cuimhneamh an Chláir to realise their objectives.	+	+	+	+	+	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
Goal XVII: 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													
CDP 17.1 Town and Village Centre Vibrancy It is an objective of Clare County Council: 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. 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.	+	+	+	+	+	+	+	+	+	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
CDP 17.2 Town and Villages Improvement Strategies It is an objective of Clare County Council: 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 b) To support the preparation and implementation of Tidy Towns Environmental Improvement Strategies for towns and villages in County Clare.	+	+	+	+	+	0	0	0	0	0	+	+	
CDP 17.3 Shannon Town Centre It is an objective of Clare County Council: 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; b) To support the development of the Shannon Town Centre Masterplan; This Plan shall be	+	+	+	+	+	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 3.3; 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
CDP 17.5 Regeneration and Development Funding It is an objective of Clare County Council: 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. b) To seek expressions of interest annually for projects which may be eligible to apply for funding through the Town and Village Renewal Scheme.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 17.6 Opportunity Sites It is an objective of Clare County Council: a) To work with all relevant stakeholders on an on-going basis to secure the successful redevelopment of identified Opportunity Sites; and	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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.													
CDP 17.8 Addressing Depopulation It is an objective of Clare County Council: To work in coordination with local communities in towns and villages to address barriers to the revitalisation and growth in these areas.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 17.9 Lands Identified As Areas On Which the Vacant Site Levy can Apply It is an objective of the development plan:	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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.													
CDP 17.10 Derelict Sites It is an objective of Clare County Council: 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; 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; c) To prepare improvement plans and design briefs for larger derelict areas; and d) To seek to acquire properties which are appropriate to the Council's Capital Programme in order to carry out	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording C) To prepare improvement plans and design briefs for larger derelict areas incorporating an Invasive alien species management plan if deemed necessary. SEA Recommendation not incorporated.

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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.													
CDP 17.11 Town and Village Centre Infill Development It is an objective of the Development Plan: a) To encourage and support the redevelopment of infill sites in town and village centres for residential, commercial or a mixture of uses; and b) To provide guidance to potential developers to support the reuse of key town and village centre infill sites.													
CDP 17.12 Community Activity It is an objective of Clare County Council:													Suggested addition: To encourage and support the work of community groups in the maintenance, enhancement and

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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 3.3.													renewal of towns and villages across the County in line with CDP Objective 3.3. 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
CDP 18.3 Ten Minute Towns It is an objective of Clare County Council: 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; 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 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.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested addition: 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. SEA Recommendation Incorporated

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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
CDP 18.4 Universal Design It is an objective of Clare County Council: It is an objective of the Development Plan: 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	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 18.5 Sustainable Developments It is an objective of Clare County Council: 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 siting and design and promote the use of low carbon materials.													

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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 18.6 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> <p>d) To run a Design Awards Scheme to encourage excellence in the built environment.</p>													

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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
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 Shannon Town and Environs during the lifetime of this plan.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 19.2 Zoning of Lands It is an objective of Clare County Council: To ensure that sufficient lands are zoned at appropriate locations in the settlement plans and local area plans of the County, in	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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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
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.													
CDP 19.3 Compliance with Zoning It is an objective of Clare County Council: To require development proposals to comply with the zoning of the subject site in the settlement plans and local area plans	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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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
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.	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	0	0	0	0	0	0	+	0	0	0	0	0	0	

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other relevant variables, as specified within the Retail Planning Guidelines.														
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.	+	+	+	+	+	+	+	+	+	+	+	+	+	
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	+	+	+	+	+	+	+	+	+	+	+	-	+	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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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.														
Objective CCC08: To encourage and facilitate the preservation and enhancement of the retail role of smaller villages and centres around the County.	+	+	+	+	+	+	+	+	+	+	+	+	+	
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	+	+	+	+	+	+	+	+	+	+	+	+	+	
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	+	+	+	+	+	+	+	+	+	+	+	+	+	

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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.														
Objective CCC14: The Council shall require that applications for new supermarkets on Local Centre sites shall be accompanied by a Retail Impact Assessment.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	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
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.														
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														Develop a 'Shopfront Improvement Scheme' to improve the design, quality and coherence of shop signage for all town centres, through the

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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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ground floor used for commercial or retail purpose.														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
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.														
Ennis Retail Strategy														

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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.	+	+	+	+	+	+	+	+	+	+	+	+	+	
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.	+	+	+	+	+	+	+	+	+	+	+	+	+	
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.	+	+	+	+	+	+	+	+	+	+	+	+	+	
Objective EN04: Ensure that retail proposals will enhance the vitality and viability of Ennis. The sequential approach to retail development set out	+	+	+	+	+	+	+	+	+	+	+	+	+	

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

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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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throughout the town centre, through the provision of guidance and grant funding that enable owners to make improvements to their buildings/shopfronts.														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. The emergence of digital signage and the wider impacts this can have on the aesthetic of our town centres should also be considered. SEA Recommendation not incorporated
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.														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

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														the requirements of the associated SEA Environmental Report, the Appropriate Assessment Natura Impact Report together with the Strategic Flood Risk Assessment.
														SEA Recommendation not incorporated.
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.														
Objective EN15: Support the Ennis Niche Destination Plan.														
Objective EN16: Seek to implement the Strategic Objectives and Guiding														Seek to implement the Strategic Objectives and Guiding Principles set out in Ennis 2040 Economic and Spatial

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Principles set out in Ennis 2040 Economic and Spatial Plan														Plan supporting to the implementation of the mitigation measures as identified in the Ennis 2040 SEA, AA and SFRA. SEA Recommendation not incorporated.
Objective EN17: Support the work of the Ennis 2040 Designated Activity Company, tasked with the delivery of projects arising from the Ennis 2040 strategy.														
Shannon (MASP) area strategy														
Objective MASP01: Shannon — 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.														— 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"> — 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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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).														
Kilrush Retail Strategy														
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	+	+	+	+	+	+	+	+	+	+	+	+	+	
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	+	+	+	+	+	+	+	+	+	+	+	+	+	

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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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														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.
														SEA Recommendation not incorporated.
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.														
Objective EY05: Review and reduce wirescape within the town centre where possible, which currently serves to														

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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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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.													
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>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>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>
Scarriff Retail Strategy													

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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.													
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.													
Objective SF03: Scariff shall apply a sequential approach to all new retail developments in the town with a priority to town centre.													
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.													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

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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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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.													
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													

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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.

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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.														SEA Recommendation not incorporated
P09 - 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.														
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.														
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														

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

Assessment Matrix for settlements by Municipal District (Order of Assessments)

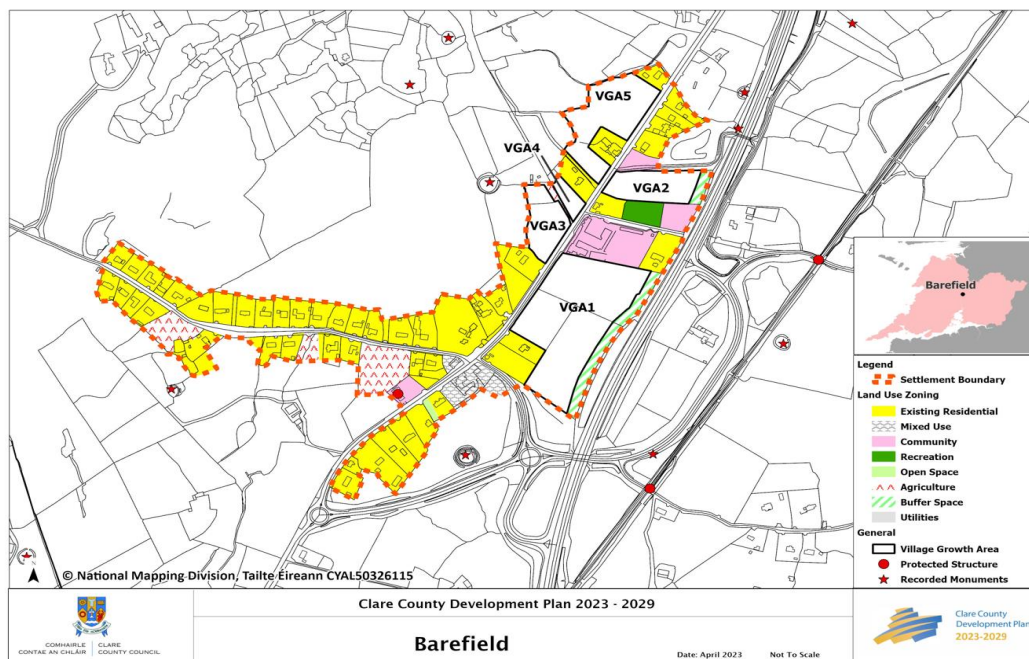
Ennis Municipal District
Barefield
Doora
Ennis (Including Clarecastle)
Kilnamona
Toonagh
Shannon Municipal District
Ardnacrusha
Athlunkard
Ballycannon North
Bunratty
Clonlara
Cratloe
Newmarket on Fergus
Parteen
Sixmilebridge
Killaloe Municipal District
Ballinruan
Bodyke
Broadford
Caher
Clooney
Crusheen
Feakle
Flagmount
Kilbane
Kilkishen
Killaloe
Killanena
Kilmurry
Mountshannon
O'Briensbridge and Bridgetown
O'Callaghan's Mills
Ogonnelloe
Quin
Scarriff/Tuamgraney

Tulla
Whitegate
West Clare Municipal District
Ballyea
Ballynacally
Ballyvaughan
Bellharbour
Boston
Carrigaholt
Carron
Connolly
Cooraclare
Corofin
Cranny
Creegh
Cross
Doolin (including Pier)
Doonaha
Doonbeg
Ennistymon/Lahinch
Fanore
Inagh
Inch
Kilbaha
Kilfenora
Kilkee
Killadysert
Killimer
Kilmaley
Kilmihil
Kilmurry McMahon
Kilnaboy
Kilrush (including Cappa Village & Pier)
Kilshanny
Knock
Knockerra
Labasheeda
Liscannor
Lisdoonvarna

Lissycasey
Miltown Malbay
Moy
Moyasta
Mullagh
Querrin
Quilty
Ruan
Spanish Point
Tubber

Municipal District - Ennis

Settlement - Barefield Map



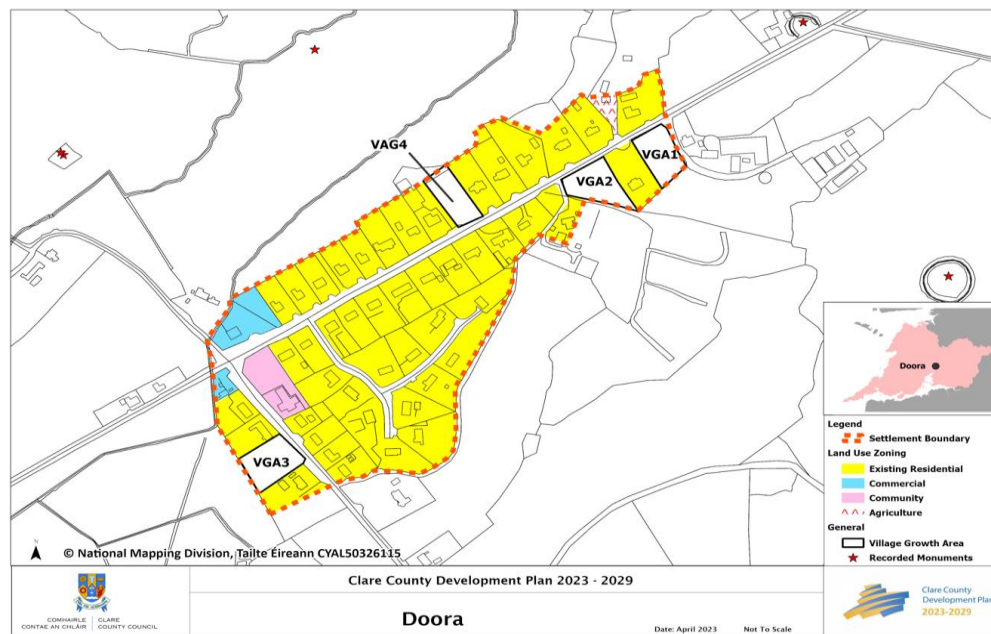
Detailed Assessment of Landuse Zonings

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>
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 accommodation of future community uses within the village which reflects positively on SEO P1 .
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas	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 accommodate 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 .
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	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.
	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.
	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.
All Zoning	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.



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)	
Village Growth Areas	Growth in the village will be carefully monitored and managed. The goal is to ensure that Doora maintains its existing population levels and services and that future growth is incremental and small scale in nature, relative and appropriate to its scale, size and character.
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Village Growth Areas	<p>The strategy for the sustainable growth of the village and its community is through consolidation and regeneration that promotes compact sequential growth and supports and strengthens a sustainable village community and its rural hinterland. This will be achieved by encouraging small scale growth in areas which make a positive contribution to the overall enhancement of the village and sustains it into the future. In line with this approach and to promote vibrant rural villages, village growth areas have been identified which provide opportunities and choice for development, including small scale commercial, enterprise and community services/facilities as well as small scale cluster housing, all of which offers a viable and attractive option for rural living within a village community and setting. The beauty of the surrounding countryside and proximity of Doora to Ennis makes it an attractive place to live. In order to ensure that Doora maintains existing population levels and services, a number of sites are identified to allow for village growth.</p> <p>The delivery of any new development in Doora will be encouraged by adopting a combined approach of sequential compact growth and the re-use and redevelopment of vacant or derelict sites and buildings within the village. The areas identified for village growth allow for the sustainable compact growth of settlements, providing opportunities for small scale cluster type housing, as well as for other uses appropriate to the function, size and scale of the settlement. Any development is highly dependent on the suitability of the land to accommodate on-site treatment plants.</p>
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	The hedgerow to the rear of BGA 2 & 3 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 given the entire settlement of Doora is located within the 2.5km foraging range of the Old Domestic Building (Keevagh) SAC Site Code: 002010).
	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. A portion to the rear of VGA 4 contain the habitat type GS4 wet grassland which should be assessed in terms of its local biodiversity importance prior to any future development.
	Any future development must ensure compliance with the EPA Code of Practice for On-Site Systems.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Doora should be strictly adhered to.

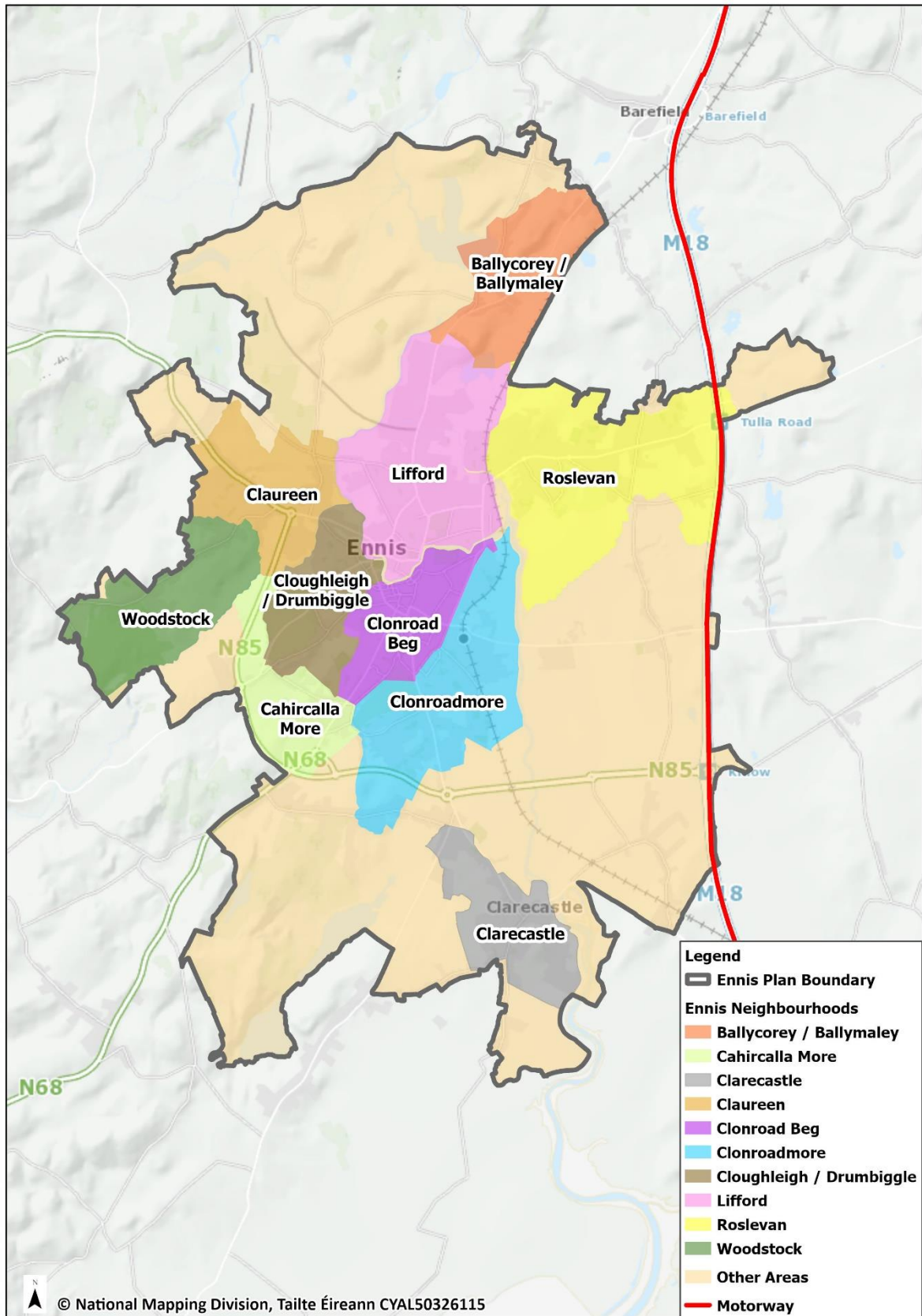
Ennis Municipal District – Ennis Settlement

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.

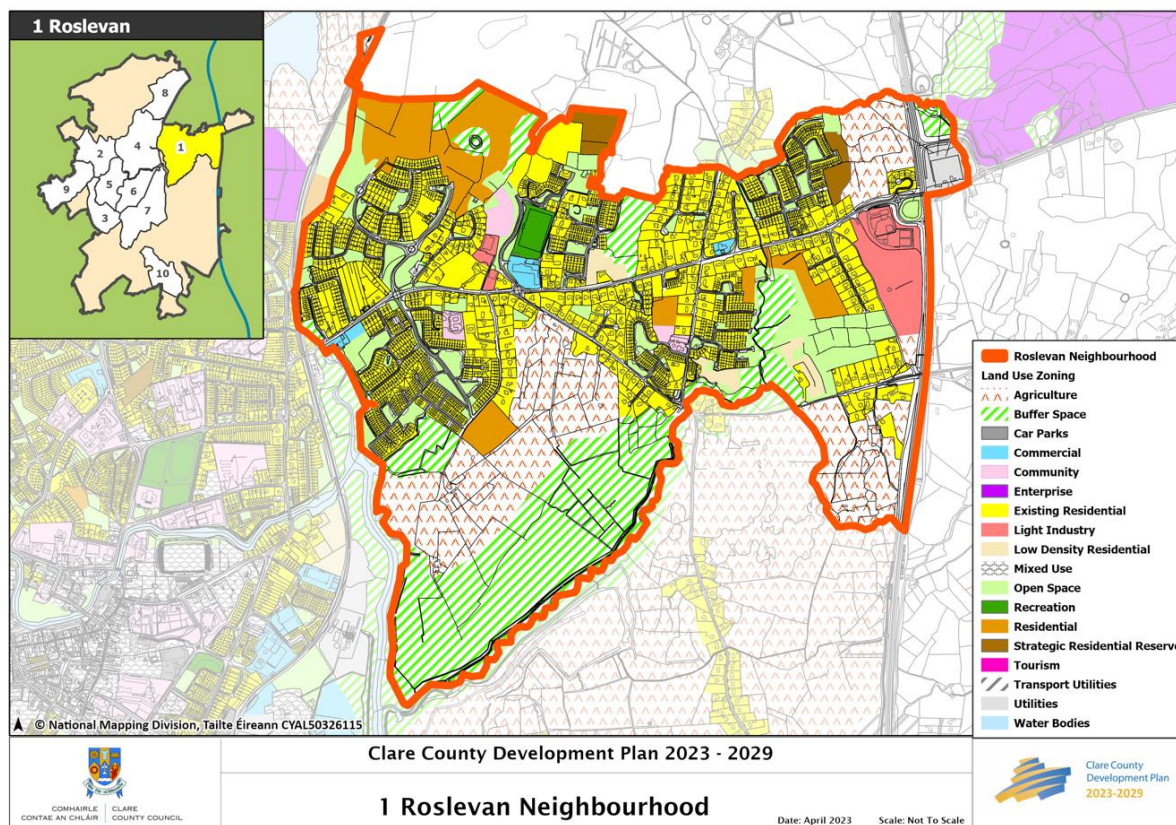
Critical to the achievement of the population targets for the Ennis and Environs Area is the promotion of economic growth. The creation of new employment opportunities will retain existing residents, attract new residents to the Town and enhance the vibrancy of the area in general. The zoning map identifies 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.

Zoning	Area in Hectares
Buffer Space	398
Commercial	61
Community	62
Existing Residential	577
Low Density Residential	34
Mixed Use	65
Open Space	190
Recreation	205
Residential	50
Strategic Reserve	28.5
Tourism	11
Utilities	14
Agriculture	449
Car Parks	3.2
Enterprise	23
Transport Utilities	6



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 Wet willow-alder-ash woodland (WN6), Other artificial lakes and ponds (FL8), Reed and large sedge swamp (FS1) together with areas of scrub with potential for 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 (which is zoned as Buffer Space together with Open Space in the County Development Plan), 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.

LDR12 Anstand Gaurus/Ballymacahill

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.

SEA Comment/Recommendation:

Any future development of this site should be accompanied by an Ecological Assessment together with Screening for Appropriate Assessment specifically addressing the habitats present on the site and their connectivity downstream to the Gaurus Floodplain and the Lower River Shannon cSAC through the River Fergus. Should these lands be brought forward in accordance with CDP19.2, this site will accommodate residential development of high-quality design and layout. No development shall occur unless a Surface Water Management Plan, including actions for its implementation, is submitted, and approved as part of the planning application. The Management Plan shall protect the adjoining open space and Buffer Space which contains Wet willow-alder-ash woodland (WN6), Other artificial lakes and ponds (FL8), Reed and large sedge swamp (FS1) together with areas of scrub. This site is largely within Flood Zone C but there is some minor encroachment onto Flood Zone B as flood water backs up from the southwest (see maps contained in Strategic Flood Risk Assessment in Volume 10(c) of this Plan). Residential development can take place in Flood Zone C provided finished floor levels are above 5mOD. CFRAM must also be consulted for climate change levels. The area of the site which lies within Flood Zone B should be excluded from development and utilised as Open Space within any proposed development. No development should take place within the area zoned as Buffer Space between SR4 and R8 given the connectivity between this area and the Lower River Shannon cSAC.

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 adaptation 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.

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.

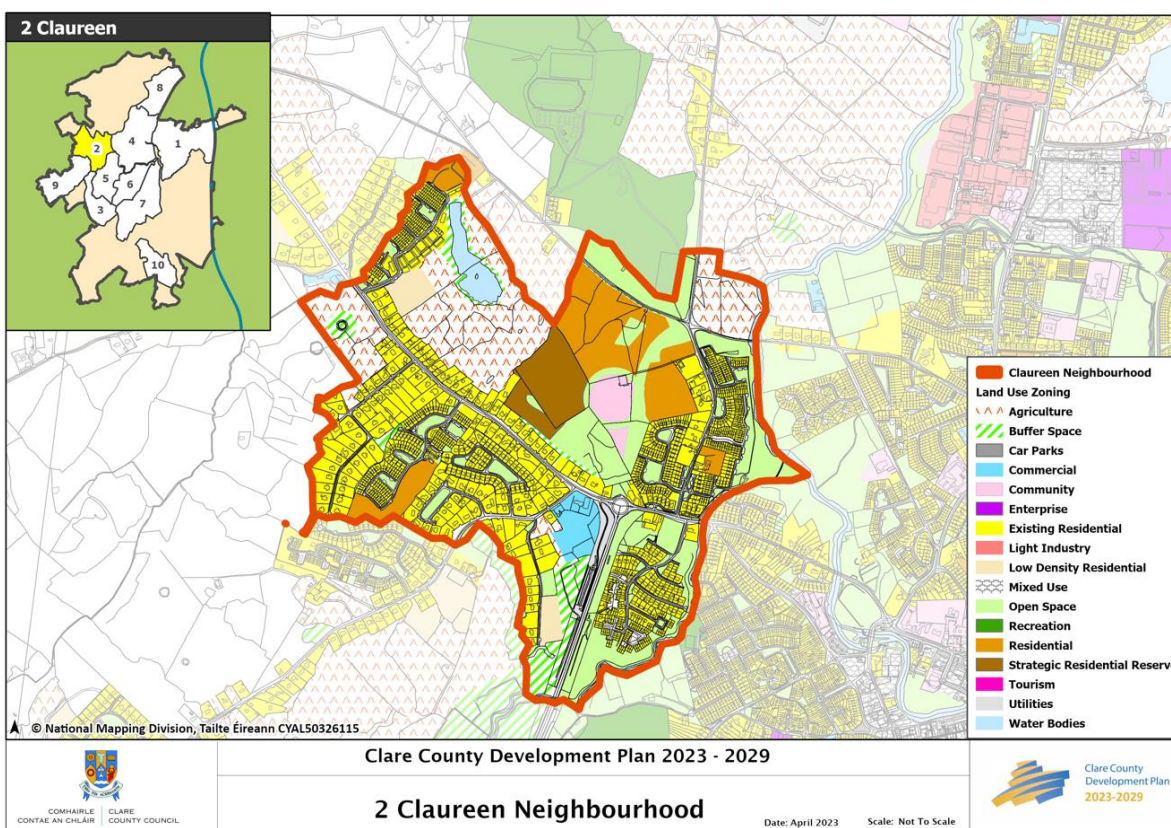
LDR8 – Low Density Residential Development

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 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 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. 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 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 \(dcenr.gov.ie\)](http://dcenr.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 Claireen

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 habitat and potentially as wildlife foraging and commuting corridor. Supplementary planting

¹ Ennis Habitats Survey 2003 – Hurley, Keegan

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 regarding 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.

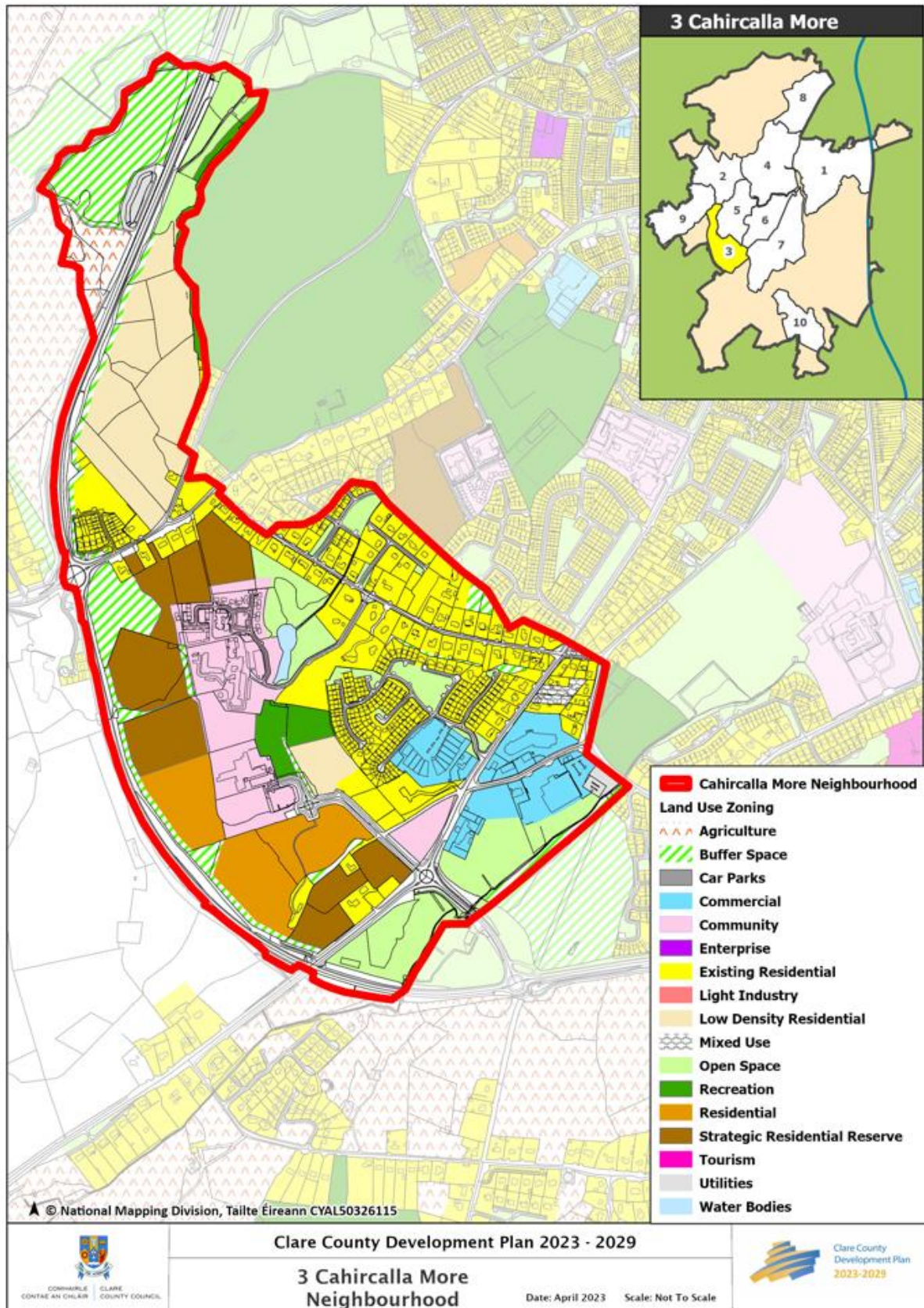
Cahircallamore Neighbourhood

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.

SR5 Ashline, Cahircallamore

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 given the disturbance which has taken place within the adjacent buffer together with the level of development on the opposite side of the R474 together with the residential development at Cuan An Chlair.
- 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 together with all other bat species which have been recorded through dedicated bat surveys on the site and adjacent to it in associated with development applications.

- 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.

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:

R23 & SR8 Adjacent to Pairc na Coile Nursing Home, Drumbiggle

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:

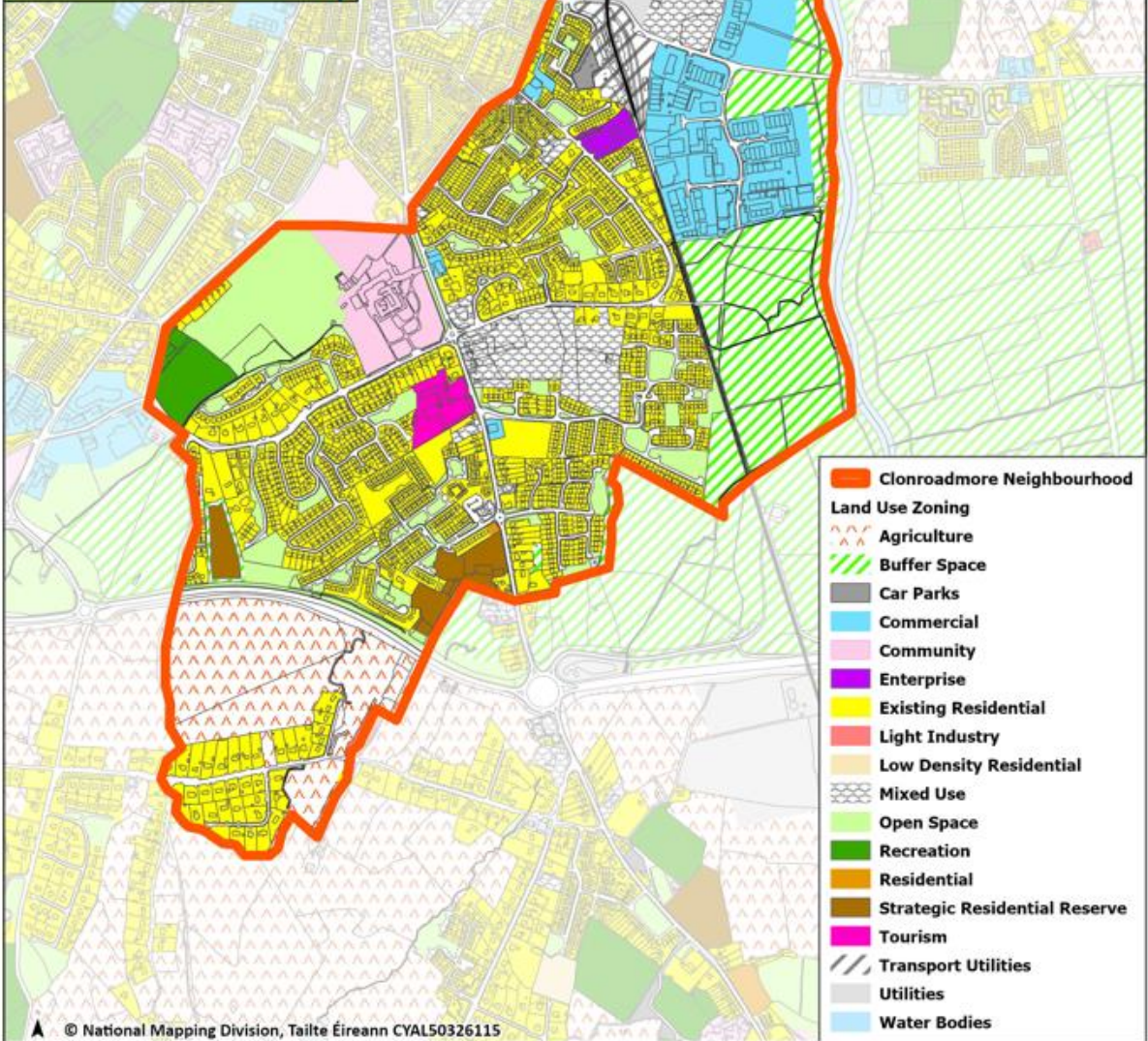
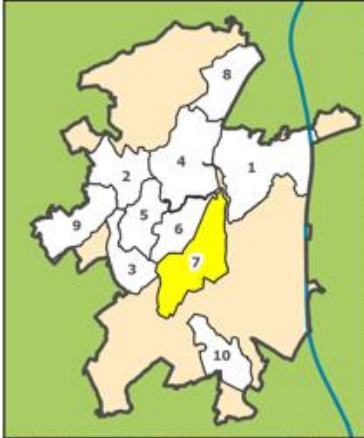
- This is an infill site located near the town centre and as such promotes sequential growth.
- An ecological assessment of the site will be required as the site includes woodland and scrub throughout, providing habitat for potential foraging/commuting habitat for bats and other wildlife. This should 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.
- Should SR8 be zoned residential in the future it will be a requirement that a Site-Specific Flood Risk Assessment is carried out as part of any application for development.

R14 Drumbiggle Road
<p>This site is near the town centre appropriate for high density residential development.</p> <p>SEA Comments/Recommendation</p> <p>Development of this site should take account of:</p> <ul style="list-style-type: none">• 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.

7 Clonroadmore



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Clare County Development Plan 2023 - 2029

7 Clonroadmore Neighbourhood

Date: April 2023 Scale: Not To Scale



Lands zoned for residential development and strategic reserves include:

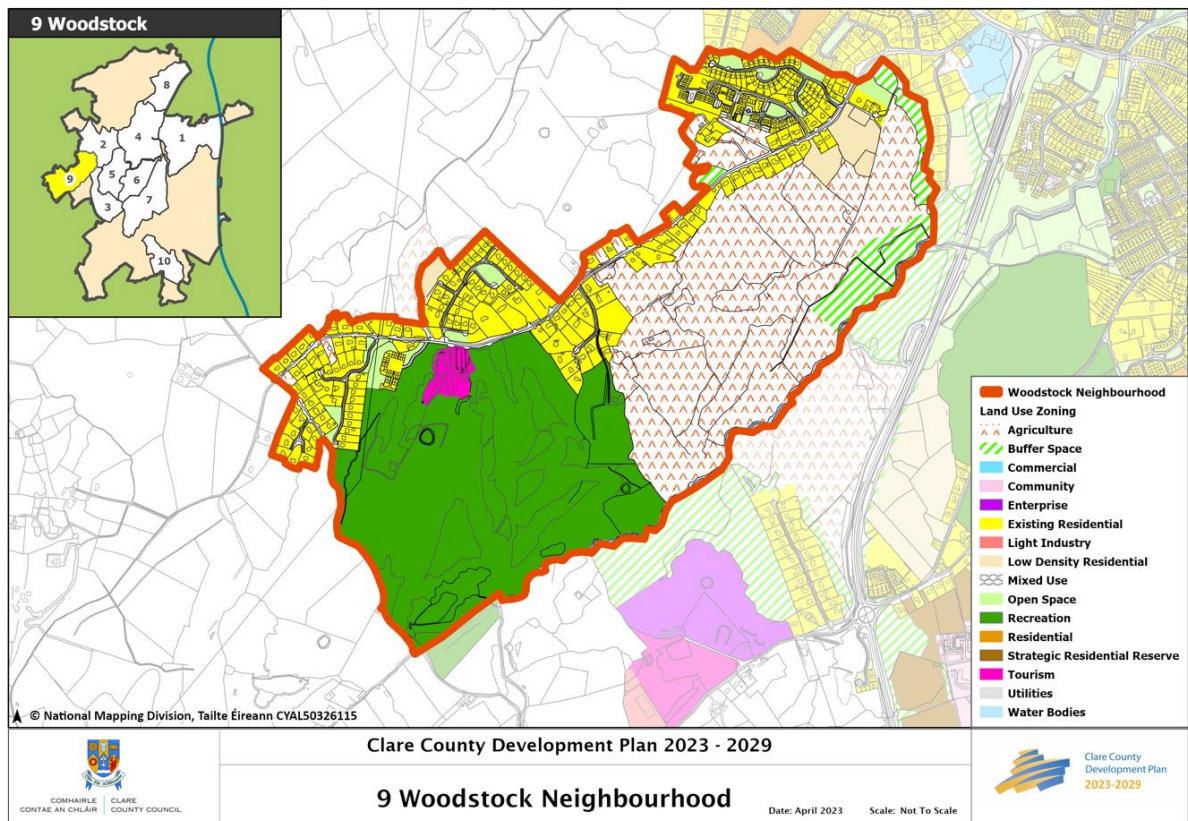
Site R17 Limerick Road
<p>This site is situated on Limerick Rd. Having regard to the pattern of development in the area, it is suitable for housing. The Strategic Flood Risk Assessment Volume 10 accompanying this plan advises that flood risk to the site is through an overland flow path from the north, 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.</p>
SR9 Limerick Road
<p>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.</p> <p>SEA Comments/Recommendation</p> <p>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.</p>
LDR2 Knox's Bridge, Clonroadmore
<p>This site is identified for residential development of low to very low density.</p> <p>SEA Comments/Recommendation</p> <p>Development of this site should take account of:</p> <ul style="list-style-type: none">• 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 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.

² Clare Wetland Survey 2008



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 Practice 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.

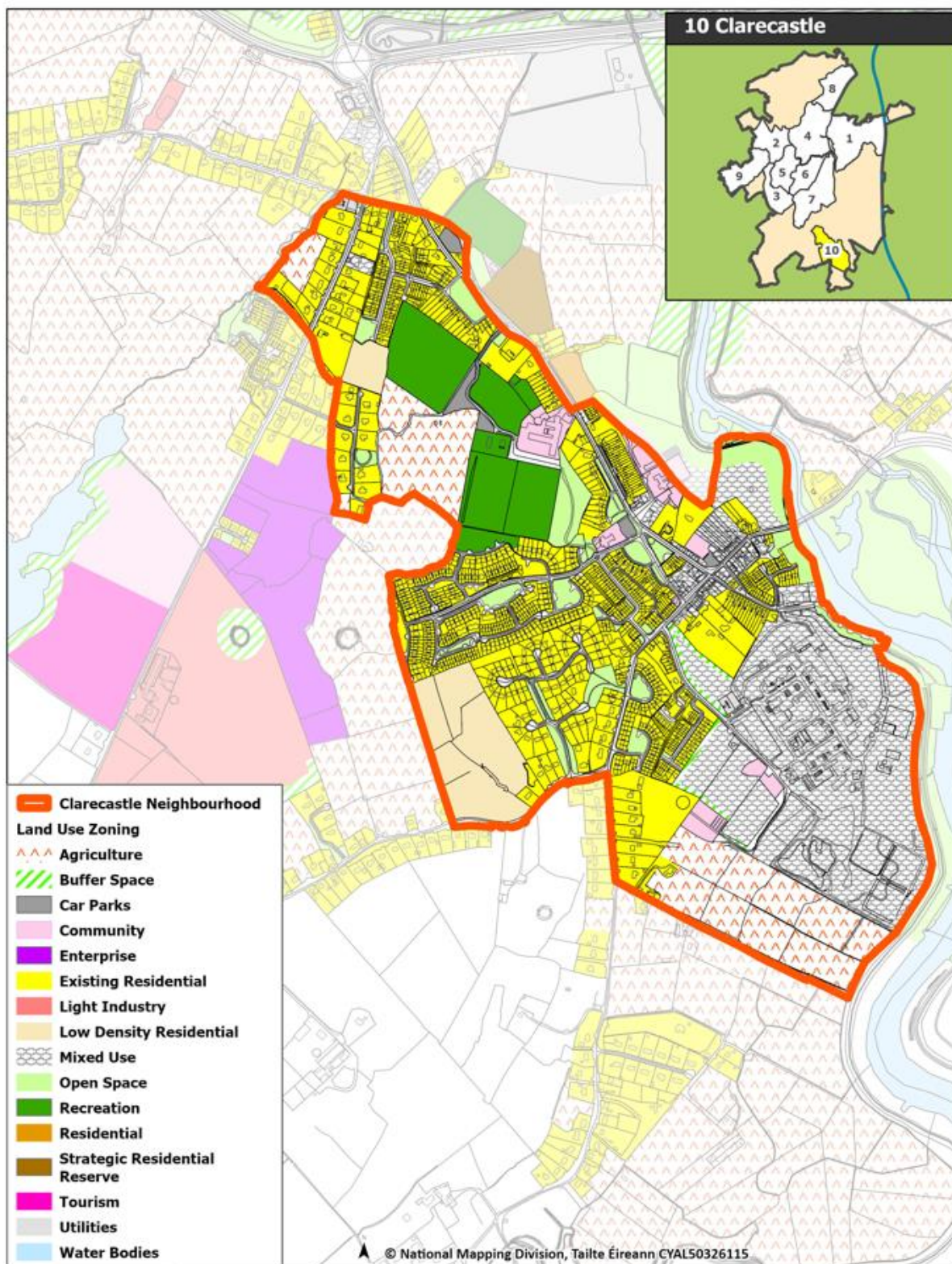
Mitigation: Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond 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

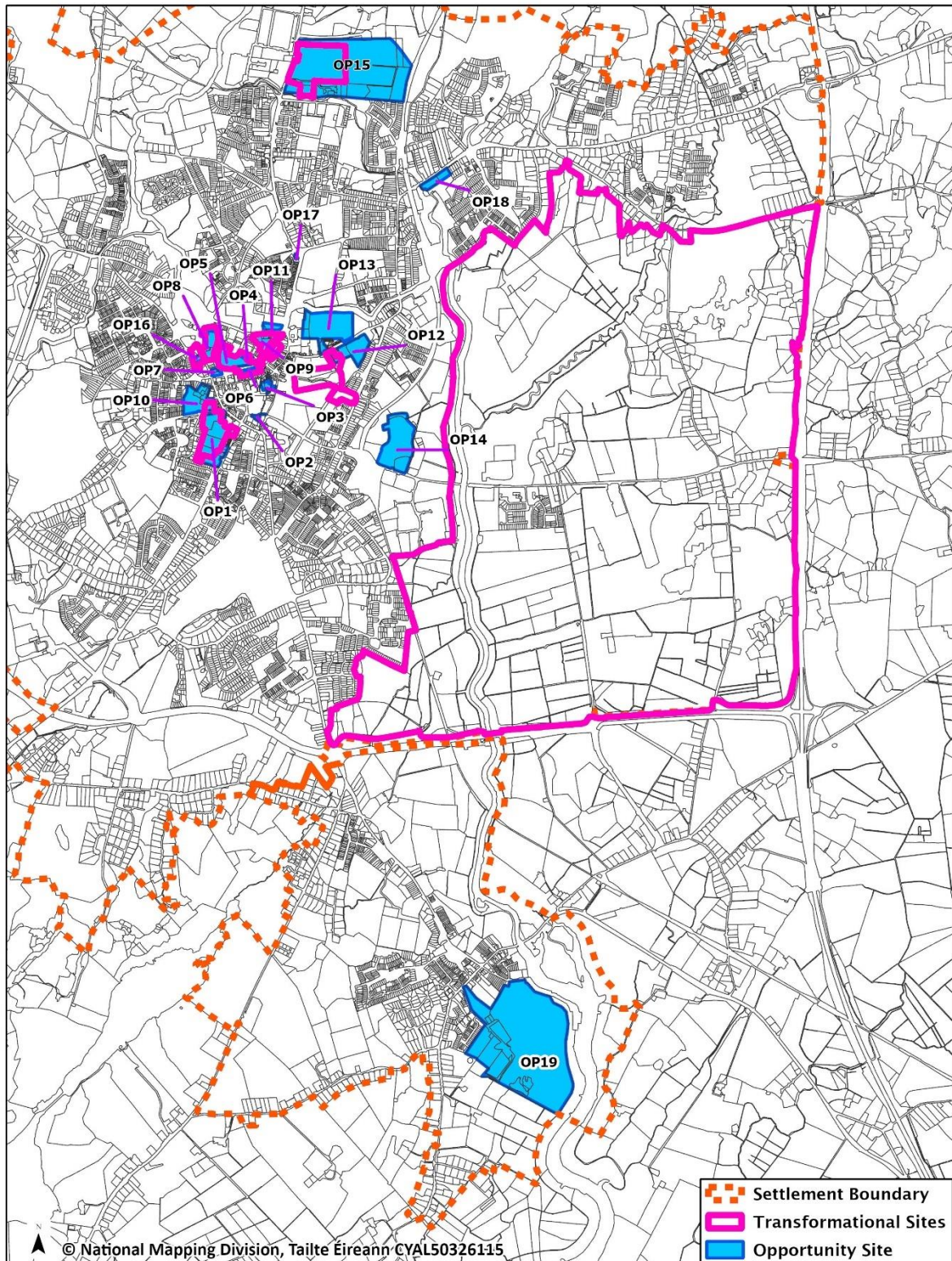
Development of this site should take account of:

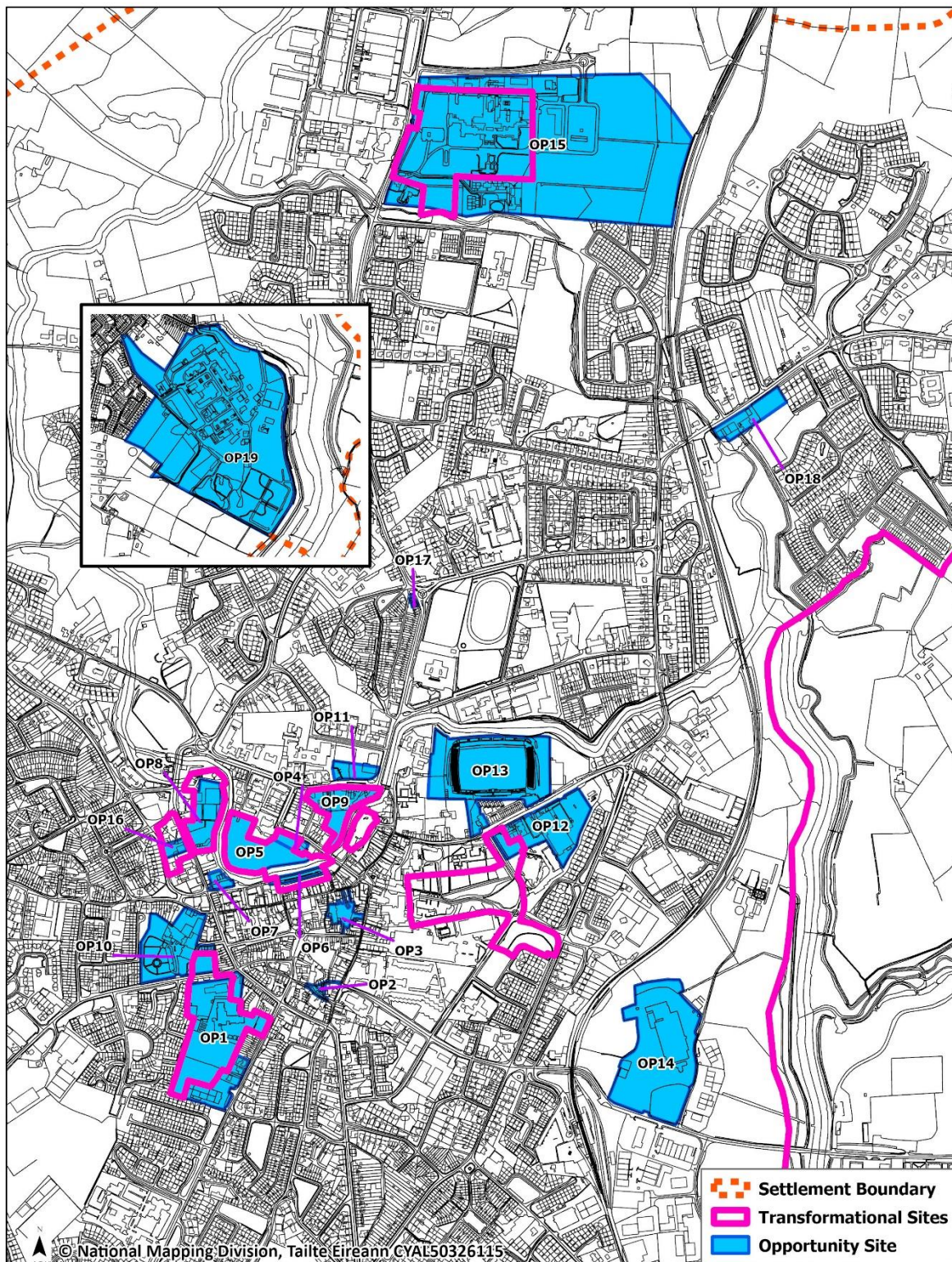
- The lands follow sequential growth from the village core. This will contribute to reinforcing the village core and provide for sequential and sustainable growth which contributes positively to quality of life.
- Safe pedestrian and cycle access should be incorporated into development in an integrated 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 are 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 car park, 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.

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

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

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 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 Street, 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:

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

- 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 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 a 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 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 the 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 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 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 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 reimagined 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.
- 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.

This buffer space links with the buffer space which runs parallel to the existing residential zoning at Beechpark roundabout and provides a vital wildlife corridor from ENT1 to the opposite side of Beechpark roundabout for bat and other protected species.

- Green agricultural field on the edge of the western part of the 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 use a number of sites have been identified, including the following three specific sites.

LI1 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 Claureen

This site has been identified to secure the re-redevelopment of this site for the provision of a neighbourhood centre to serve Claureen 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 Claureen, 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 serve 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 banded 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 neighboring 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 Tobarteascain

This site is proposed for a neighbourhood centre including the 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 Limerick Road. Except for 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 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 Ballaghafadda 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.

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.

- 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 in-corporating 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.
- 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 be concluded 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 Pouladatig 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 several 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)
<p>SEA Comment/Recommendation</p> <p>Development of this safeguard should take account of:</p> <ul style="list-style-type: none">• 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 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)
<p>SEA Comment/Recommendation</p> <p>Development of this safeguard should take account of:</p> <p>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.</p> <p>The lands are within the Drumcliff Inner Protection Zone.</p> <p>A Surface Water Management Plan should be required in the construction of the road.</p>

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 to 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.

Infrastructural Safeguard 11 Clarecastle Infrastructural Safeguard

SEA Comment/Recommendation

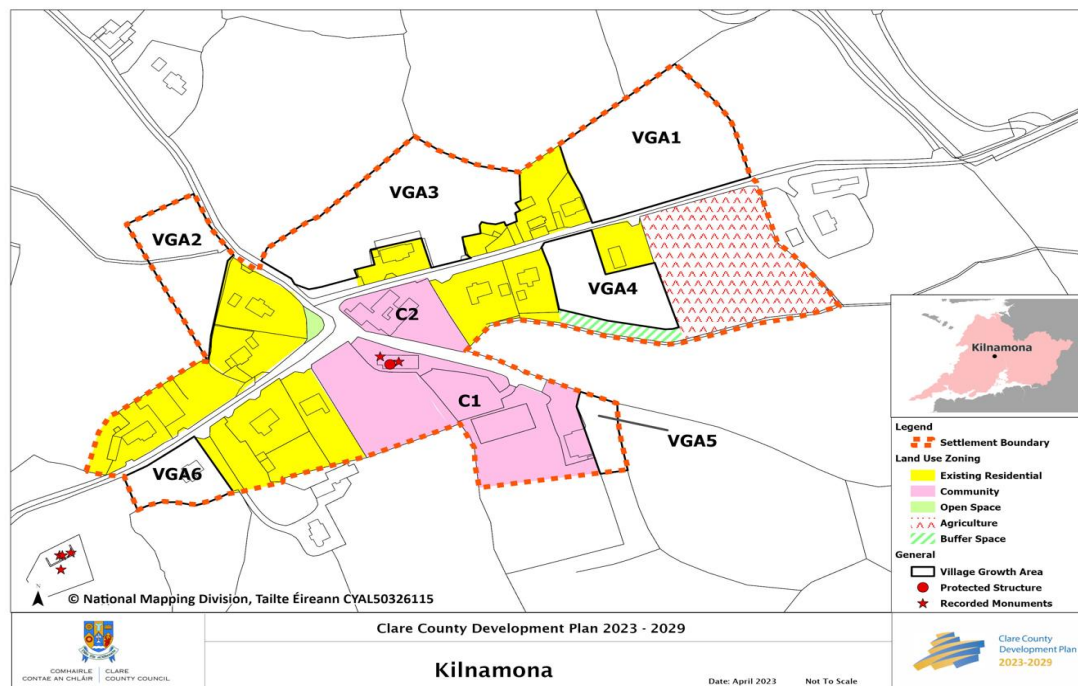
Development of this safeguard should take account of:

- Any new development proposals within the Open Space zoning associated with the development of an Infrastructural Safeguard at Clarecastle must include details of how surface water will be controlled during construction and operation to allow the Local Authority to screen the proposals under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the Lower River Shannon cSAC will be permitted.

- Ecological Assessment with respect to the disturbance/displacement of Qualifying Interest Features, Special Conservation Interests, and non-qualifying interest species.
- A site survey will be required to determine the use of this site as a potential roosting site for birds which are Special Conservation Interests of the River Shannon and River Fergus SPA
- A Site Survey to check the integrity of the existing flood protection berm on site must be carried out to verify any drainage paths to the river.
- Architectural Heritage Assessment with respect to the proximity to the ACA.
- Construction and operation impact in terms of water pollution of the river Fergus and in-direct impacts on water dependent Qualifying Interest Species will be required. These include but are not limited to: Lamprey sp., Atlantic Salmon, Otter and other fish species.
- Noise and vibration impact and the effects on human health should also be assessed.

Municipal District - Ennis

Settlement - Kilnamona



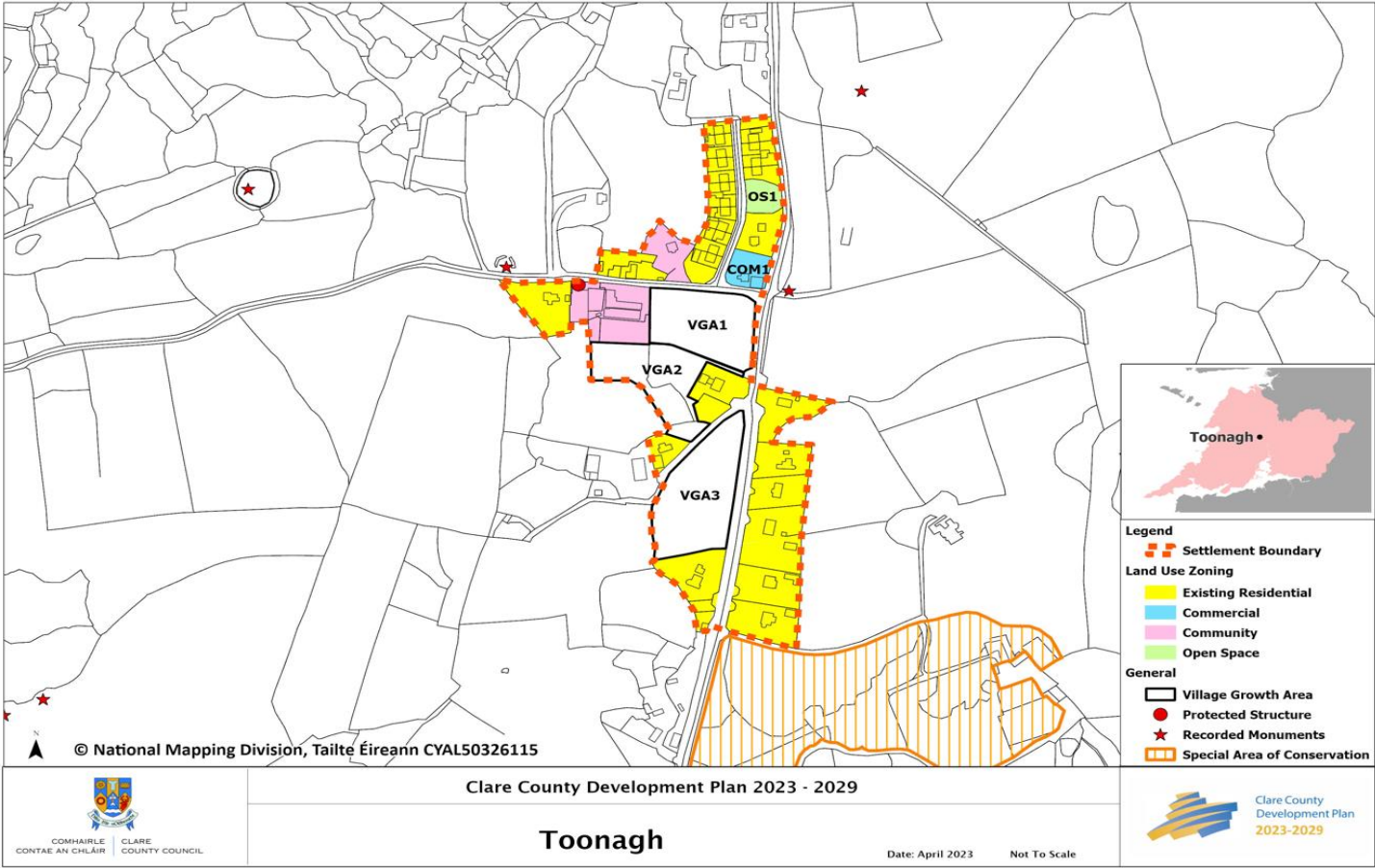
Detailed Assessment of Landuse Zonings

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

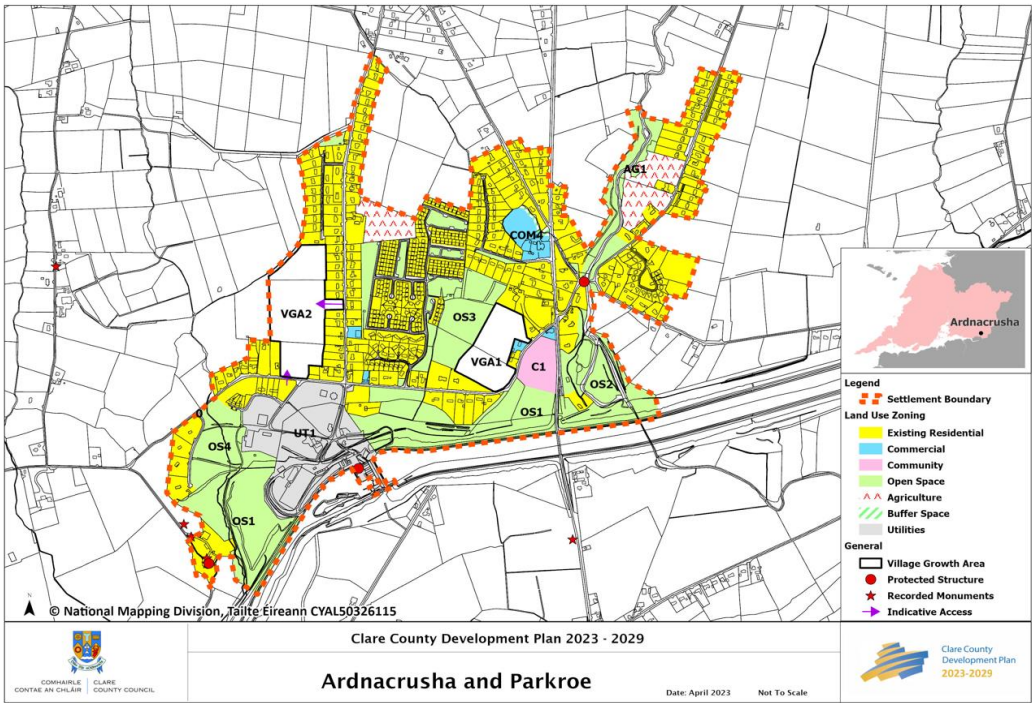
Impact

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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, commerical 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 Shalle 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 retored 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 outlinned 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)	
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	<p>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.</p> <p>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 roots for bats.</p>
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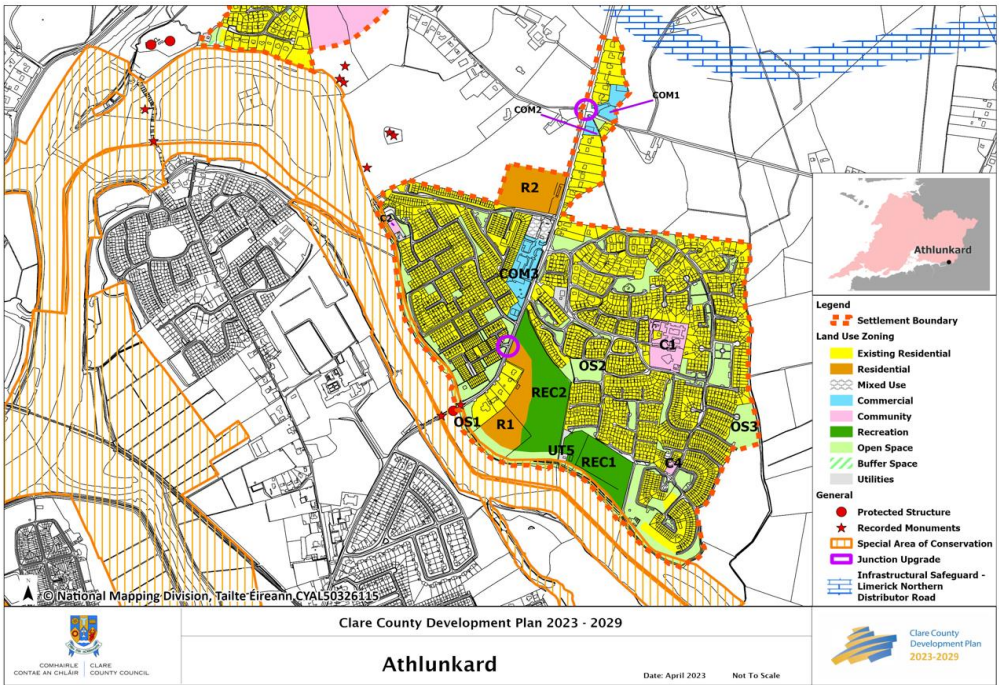
Detailed Assessment of Landuse Zonings			
Impact			
+	-	+/-	0
	P1, T1 & T2		P2 - P3, B1 - B6, S1 - S5, W1 - W7, C1 - C3, WA1, WS1, WS2, RE1, L1, L2

Municipal District - Shannon		Settlement - Ardnacrusha
Likely Significant Effects of Landuse Zoning and defintions (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Existing Residential Devleopment	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 develooment 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	<p>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.</p>

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	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.	
Village Growth Areas (VGAs)	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 preceeded by an ecological assessment of the site.	

Municipal District - Shannon		Settlement - Ardnacrusha
Open Space	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.	
	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.	
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ardnacrusha should be strictly adhered to.	
Agriculture	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.	
	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 bat species.	



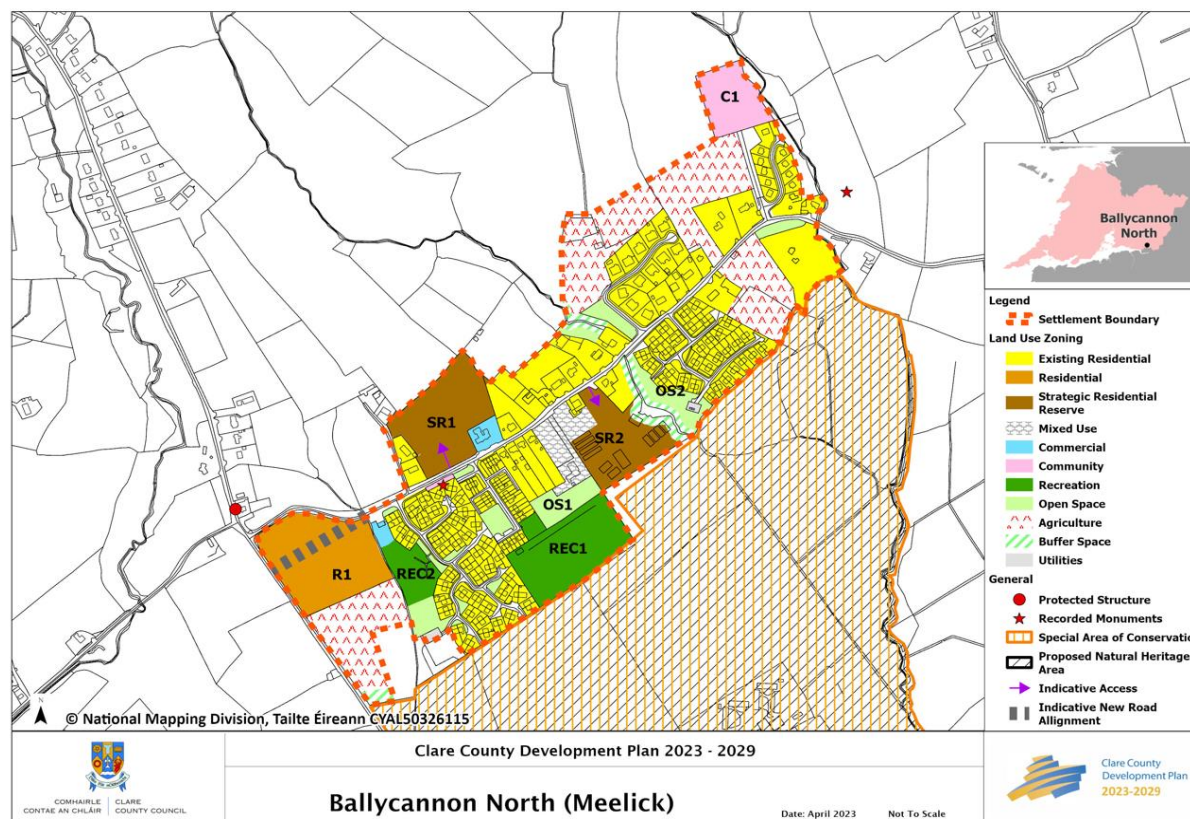
Detailed Assessment of Landuse Zonings			
Impact			
+	-	+/-	0
	P1, T1 & T2		P2 - P3, B1 - B6, S1 - S5, W1 - W7, C1 - C3, WA1, WS1, WS2, RE1, L1, L2

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</p> <p>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.	
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> <p>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</p> <p>b) require the provision of appropriate traffic calming measures either side of the proposed entrance location;</p> <p>As the site is surrounded by existing dwellings, development proposals shall ensure the preservation of all established amenities.</p>	

Municipal District - Shannon	Settlement - Athlunkard
	<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	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.
Open Space	OS1 is located within a flood zone and therefore only water compatible uses should be allowed here in line with the SFRA.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Athlunkard should be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

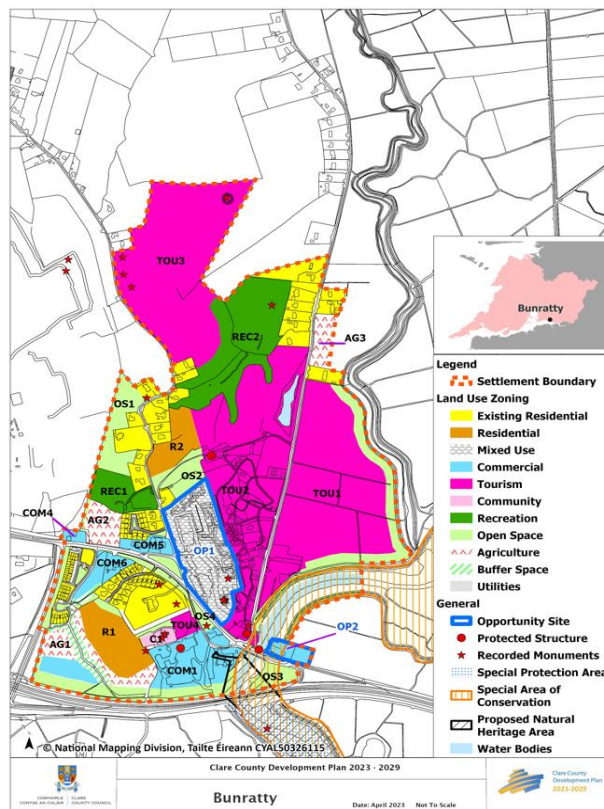
+	-	+/-	0
	B1, B2, B4, B5, B6, WW1, WW2		P1, P2, P3, B1, B2, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

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> <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>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</p> <p>Open space areas within established residential areas, the objective for which is to retain and enhance where necessary.</p>	
	<p>OS3 - Mature Roadside Trees</p> <p>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		
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>	

Municipal District - Shannon	Settlement - Ballycannon North
	<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 the Agricultural zoning adjacent to 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. This zoning has been incorporated to the adopted Plan.</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> <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 it's 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.

Municipal District - Shannon	Settlement - Ballycannon North
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
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

Municipal District - Shannon	Settlement - Bunratty
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 T0U2. 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>

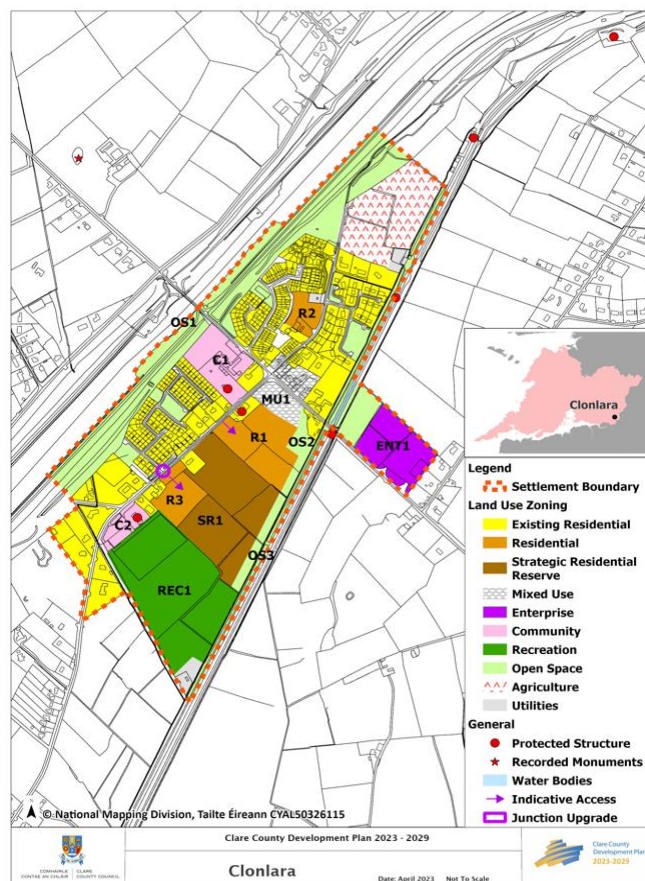
Municipal District - Shannon	Settlement - Bunratty
Community	The community zoning at C1 represents the cemetery which is adjacent to the village and will be retained as such in a sympathetic manner with surrounding future development so as not to impact on its architectural value and historical context.
Open Space	<p>OS1 – Scrubland at western boundary</p> <p>This area of land acts as a buffer zone between the village and the adjacent quarry operated by Roadstone</p> <p>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</p> <p>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.</p> <p>. This reflects positively on SEO B1, B2, B3 and B4.</p>
	<p>OS3 – Open Space Area East of River</p> <p>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</p> <p>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</p> <p>The current recreational use of this site shall be retained.</p> <p>REC2 – Lands to the North of the Folk Park</p> <p>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.</p> <p>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</p> <p>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	<p>TOU1 – Lands to the east of the Low Road</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Footpaths and public lighting, to connect to the existing network in the village must be constructed as part of any development on TOU1.</p> <p>The type of tourist related development which will be considered appropriate on this site shall seek to build on and</p> <p>TOU2 - Northern End of the Folk Park</p> <p>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.</p>

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>

Municipal District - Shannon		Settlement - Bunratty
	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.	
Opportunity Sites	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.	
Duration and determination on whether mitigation is required		
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 be in line with the SFRA with only water compatible uses permitted.	
	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 DoHLGH and NPWS in respect of future development proposals on this site.	
	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.	
	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.	
Open Space	OS4 - the mature trees located within this zoning should be protected and retained within this landuse zoning and in association with AG1 OS2 - Contains Native Woodland Habitat and Trees for preservation. Any future development of this site must ensure the protection of these trees and habitat.	

Municipal District - Shannon		Settlement - Bunratty
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		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.
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

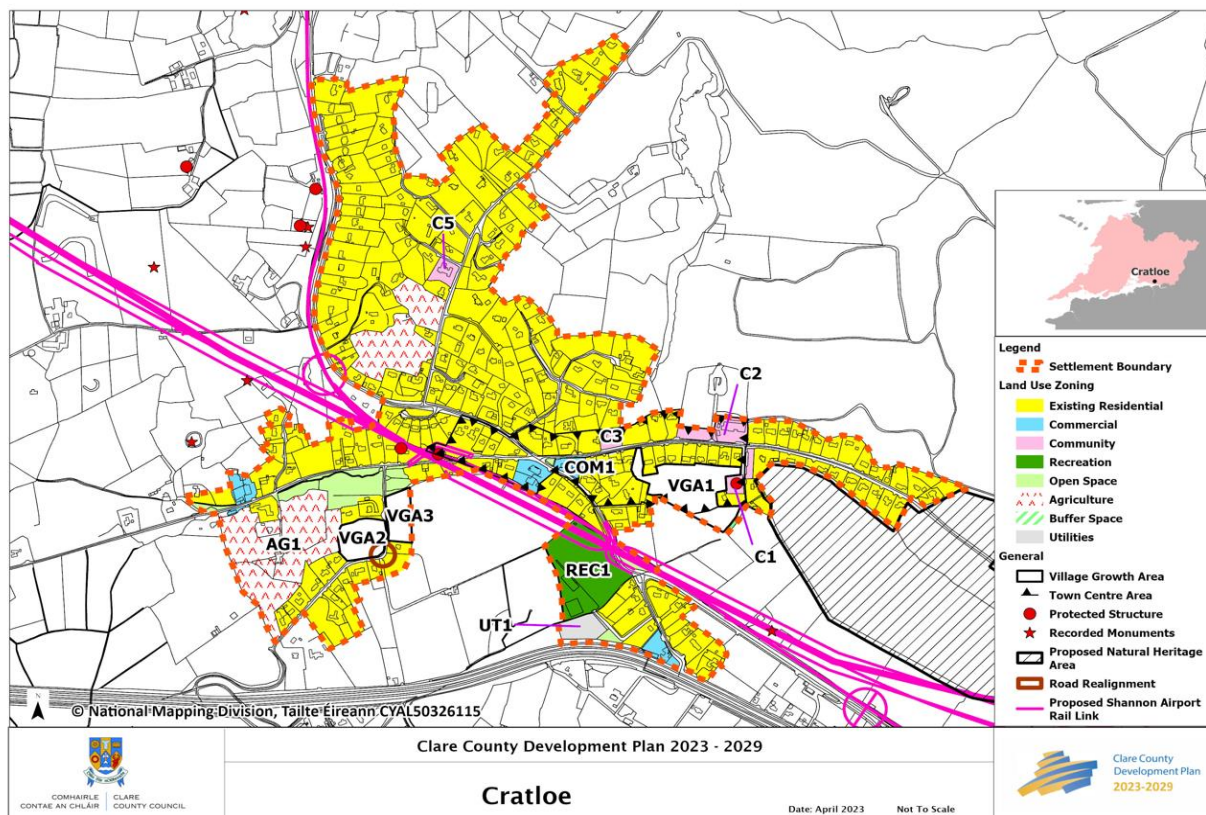
Impact

+	-	+/-	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		
Residential	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 porposed development to a very high standard at the planning application stage.	

Municipal District - Killaloe	Settlement - Clonlara
	<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>
All zoning	<p>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.</p>



Detailed Assessment of Landuse Zonings

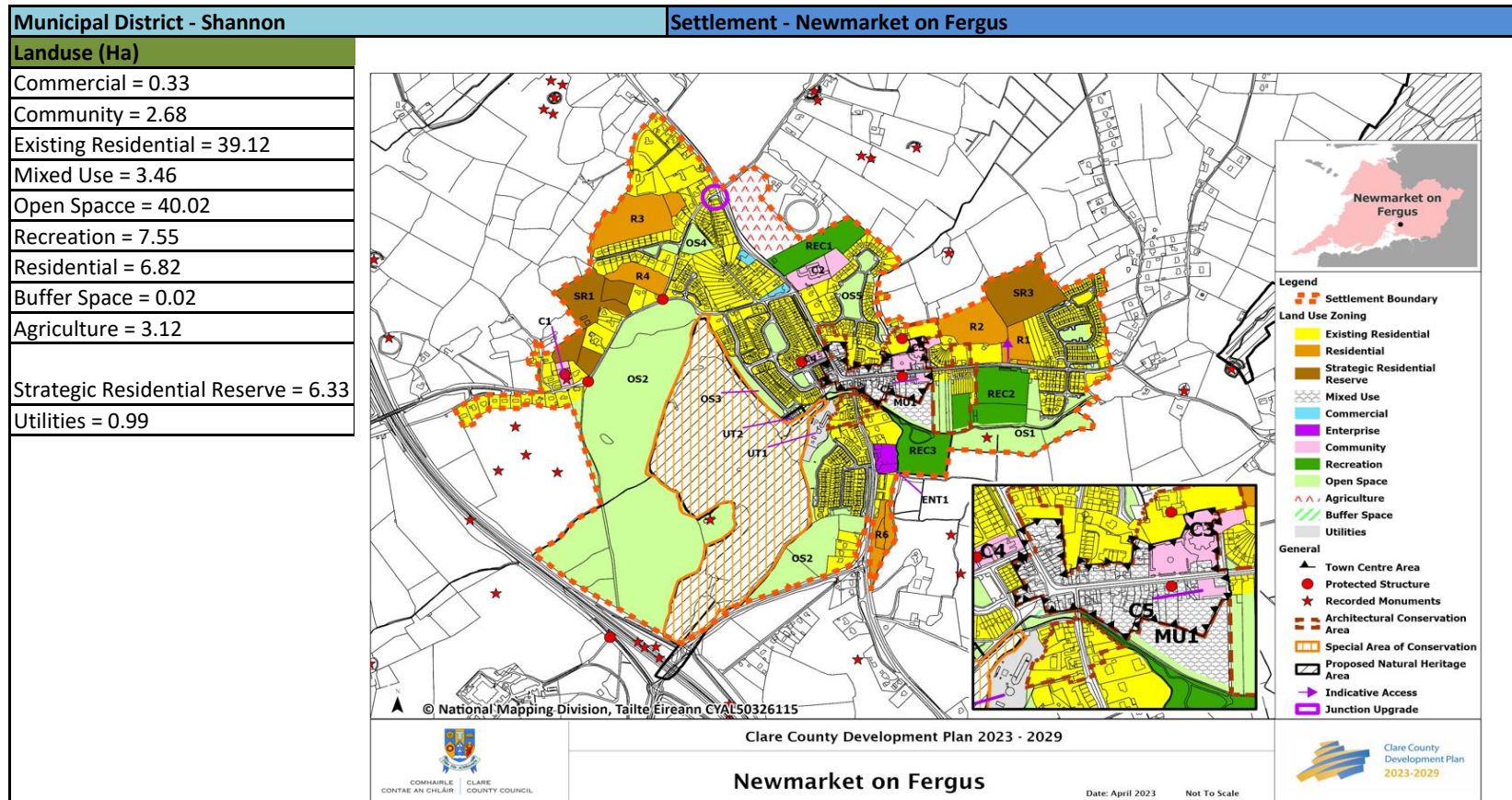
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+	-	+/-	0
WS1, B4, WW1 & WW2	P1 & P3	P2	B1 - B3, B5, B6, S1 - S5, W1 - W7, C1 - C3, T1 & T2, WA1, WS2, RE1, CH1 - CH3, L1 - L2

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	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 .		
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 - 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.		
	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 visable.		
Determination on whether mitigation is required			
Village Growth Areas (VGAs)	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.		

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.</p> <p>Development at this location will need to be sympathetic of the existing single dwellings bordering this site.</p> <p>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		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	

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
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

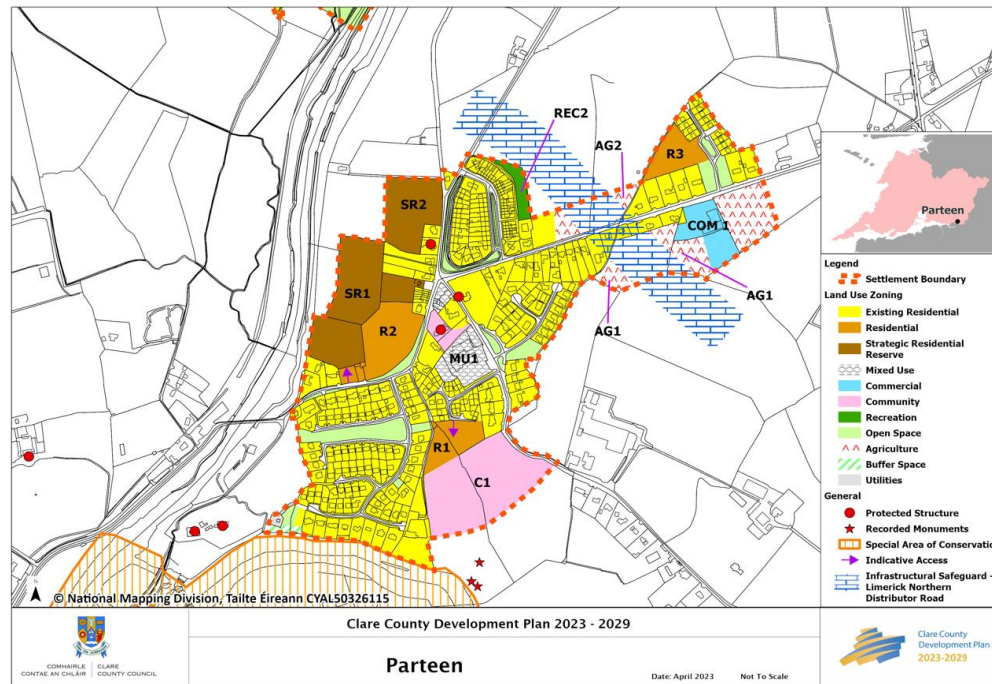
Municipal District - Shannon		Settlement - Newmarket on Fergus
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Existing Residential	The current residential development zoning does not change. The upgrade 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	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 .	
	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 .	
	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.	
	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.	

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 REC3 and 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 recreaton 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 - Parteen



Detailed Assessment of Landuse Zonings

Impact

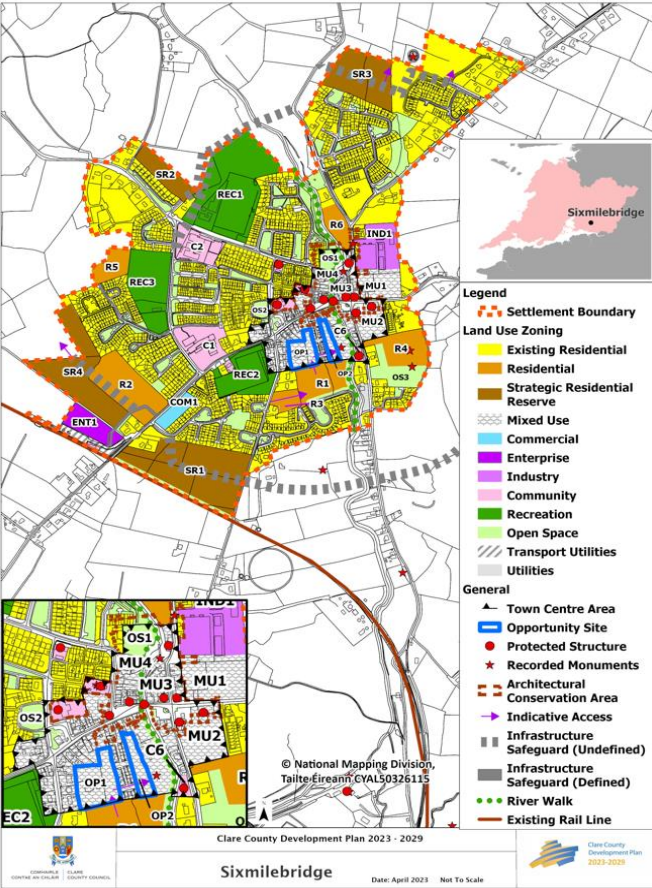
+	-	+/-	0
WW1 & WW2	P1, T1 & T2		P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

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	<p>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.</p>
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>R3- Fir Hill</p> <p>The site adjoins the existing Fir Hill housing development at the eastern side of the settlement and access shall be taken through Fir Hill. Development proposals shall include necessary mitigation to ensure that there will be no adverse effects upon water quality and downstream European sites. Any development application shall be accompanied by a hydrogeological/hydrological assessment and concludeto demonstrate that the development will not interfere with current and future modelled groundwater/surface movements and will not result in adverse effects upon European sites.</p>

Municipal District - Shannon	Settlement - Parteen
	<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>
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 approach road.</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>

Municipal District - Shannon		Settlement - Parteen
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>	
Recreation	<p>REC1 – Pitch n’ Putt grounds</p> <p>To be retained in recreational usage.</p> <p>REC2 – Play area</p> <p>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.</p>	

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.	
Residential	R3 - Ensure that any development application is accompanied by a full ecological assessment taking into consideration the presence of the mature trees and hedgerow bounding the site. Development Applications should look to incorporate where possible these mature trees into the design and layout of the site through the preparation of a landscape management plan together with the retention of the mature hedgerow on the perimeter of the site. NIR mitigation for water quality (construction & operation), birds and habitats stipulated (NIR mitigation 2, 3 & 4a)	
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 - Shannon		Settlement - Sixmilebridge	
<div>Landuse (Ha)</div> <div>Commercial = 0.60</div> <div>Community = 3.64</div> <div>Existing Residential = 45.38</div> <div>Industrial = 1.75</div> <div>Mixed Use = 7.87</div> <div>Open Space = 8.51</div> <div>Recreation = 10.75</div> <div>Residential = 8.05</div> <div>Strategic Residential reserve = 13.07</div> <div>Utilities = 0.22</div>		<div></div>	
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	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>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 ammenties 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</p> <p>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>	

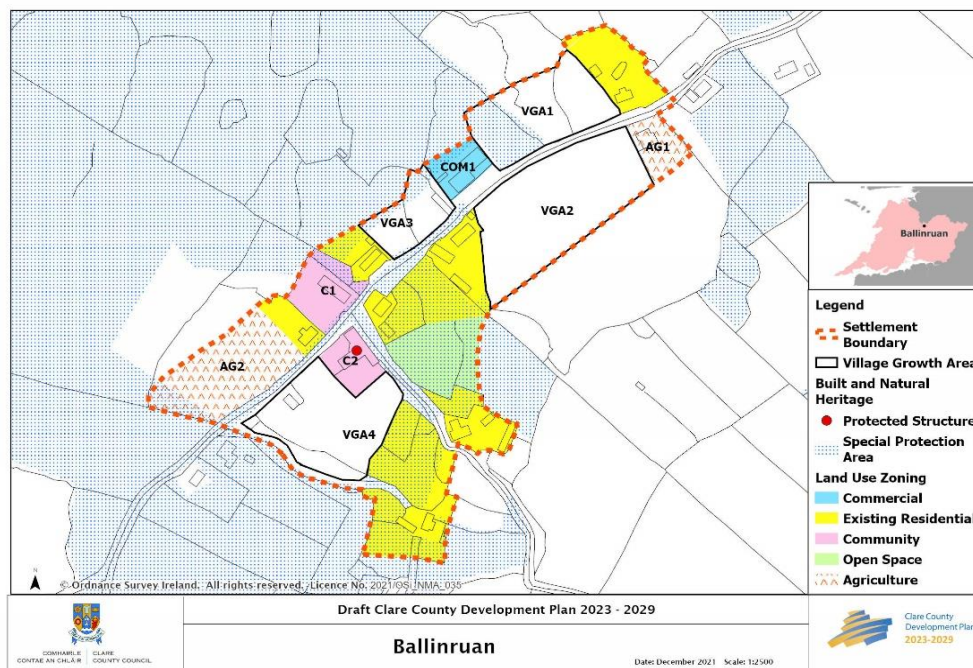
Municipal District - Shannon		Settlement - Sixmilebridge
Undefined Infrastructural Safeguard	The settlement of Sixmilebridge contains a number of sections identified as undefined infrastrucural safeguards	

Municipal District - Shannon		Settlement - Sixmilebridge
Duration and determination on whether mitigation is required		
Residential and Strategic Residential Reserves (SR)	<p>R1</p> <p>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	<p>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.</p>	
Mixed Use	<p>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.</p>	
Architectural Conservation Area	<p>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</p>	
River Walk	<p>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.</p>	

Municipal District - Shannon		Settlement - Sixmilebridge
Flood Risk	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, R6 and other lands in the vicinity of the river will be required to undertake a Site Specific 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.	
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>	

Municipal District - Killaloe

Settlement - Ballinruan

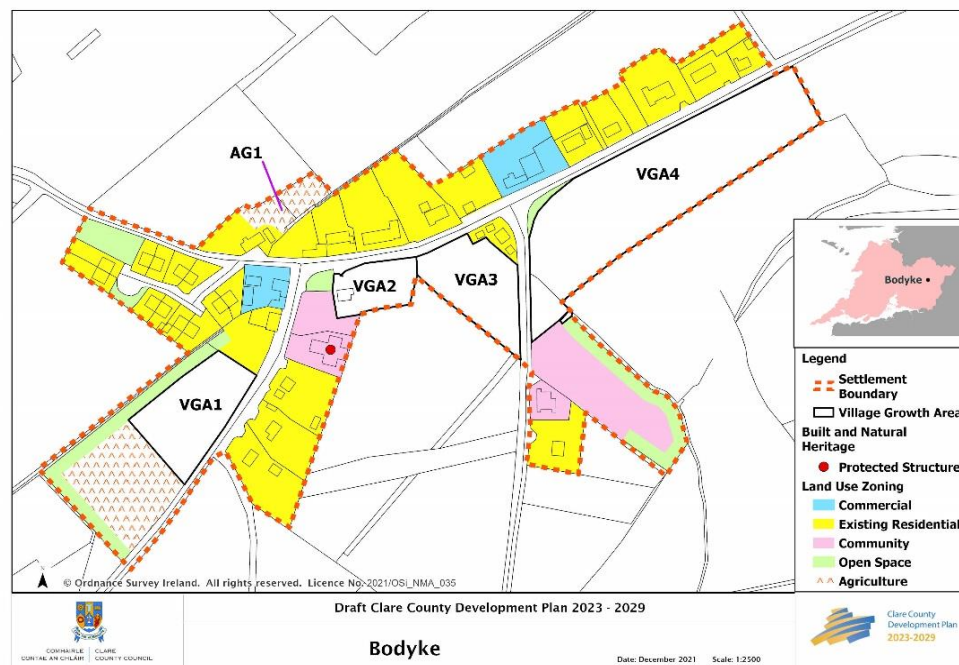


Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
CC9, P1, P2, P3,P4, P5, B3, B4, B5, S1, S2, S3, S4, S5, W1,W3, W5, W6, W7, C1, C2, T1, T2, WA1, WS1, WS2, WW1, WW2, CH1,CH2, CH3, L1, L2	B1,B2	W2, W4	CC1 - CC8

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	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.	
	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.	
All Zonings	All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Ballinruan should be strictly adhered to.	



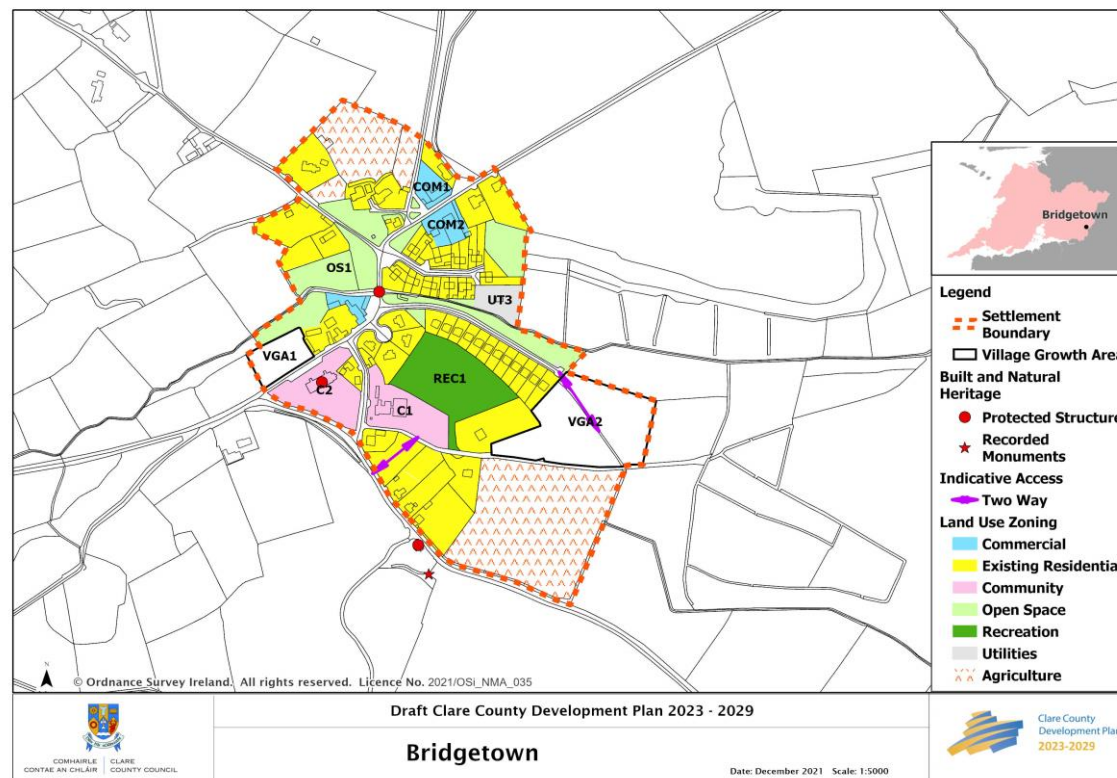
Detailed Assessment of Landuse Zonings

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	VGA2 Corner Site adjacent to the Church 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.	
Determination on whether mitigation is required		
Village Growth Areas (VGA 1-4)	Any future development at VGA 3 & 4 should ensure the protection of the mature trees associated with the trees for preservation designation within Bodyke.	
	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.	
	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.	

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.



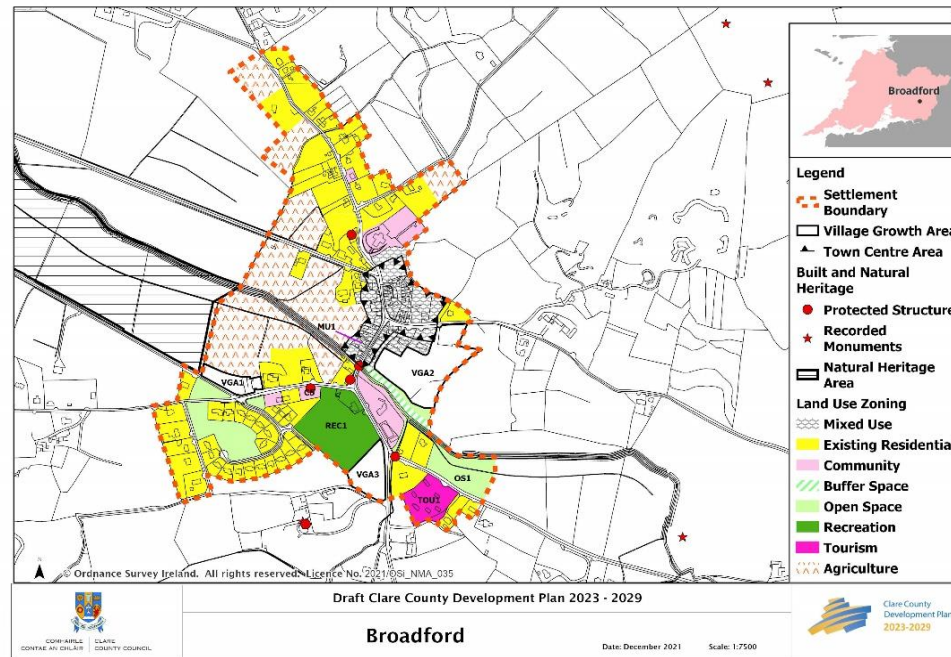
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	B1- B4, W1, W2, W4, WW2 & WW1.		P1 - P3, B5- B6, S1 - S4, W1 - W7, C1 - C3, T1 - T2, WA1, WS1,WS2, RE1, CH1 - CH3, L1 & L2

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. 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.
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.
Community	C1 & C2 reflect the current uses on these sites as the Bridgetown School and associated playground, together with the church and graveyard at C2. It is an objective to retain these lands as community to facilitate any future expansion of the existing school on the site, which serves Bridgetown, O'Briensbridge and the surrounding rural catchment.
Open Space	OS1 – Village Green, Bridgetown this is an attractive local amenity area at the centre of the settlement. This open space should be retained within the settlement at all times which will reflect positively on P3.
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</p> <p>This site is located on the western boundary of the village, opposite the church and cemetery and within easy walking distance of the school. Access shall be taken at a point midway between the existing junctions to the east and west. Design and layout shall ensure the creation of an appropriate entry definition on the western approach to the village. The mature tree line which bisects the site should be retained where possible, except where removal is required to facilitate vehicular access to the rear of the site.</p>
	<p>VGA 2 - This site is located at the south-eastern boundary of the settlement and is bisected by an existing ditch. Access shall be taken either from Riverdale or by upgrading the existing access lane beside the school and associated junction onto the public road (at developer expense), with the additional option of taking access onto the public road through LDR5. Design and layout shall ensure the creation of an appropriate entry definition on the southern approach to the village and shall protect established residential amenities to the west. Development proposals shall also be accompanied</p>
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 (VGAs)	<p>VGA 1 contains the habitat types GM1, GS4 and WD2 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.</p> <p>The mature trees at VGA 1 should be retained as part of any future development. The zoning at VGA 1 has been refined to exclude the extent of land adjacent to the river and provide a riparian buffer zone as OS9 based on the AA and SFRA results.</p>
Open Space	Given Bridgetown is a rural village offering linkages across the landscape and a "stepping stone" or ecological corridor between Bridgetown River and the River Shannon SAC to the east any future development 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.
Tree Quality Assessment	The Category B trees identified in the Bridgetown settlement within OS1, OS2 & OS8 should be assessed further in light of any future proposed development and retained where possible.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bridgetown should be strictly adhered to.



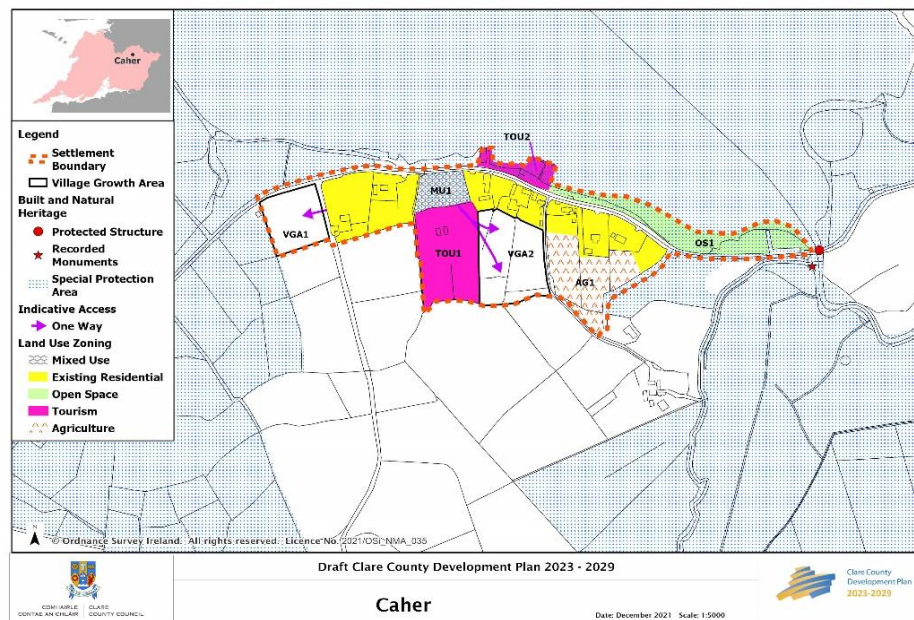
Detailed Assessment of Landuse Zonings

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 habitats. 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>

	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.
	Appropriate lands should be zoned within the village of Broadford to provide for the necessary community, recreational, amenity and employment opportunities to co inside with the provision of any residential accomadation which may be realised in this planning cycle. This is in keeping with SEO P1, P2 & P3.
	Given the significant number of VGAs which have been identified which could 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. In line with SEOs P1 - P5.
Open Space	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.
Community	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.
All zoning	All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Broadford should be strictly adhered to.



Detailed Assessment of Landuse Zonings

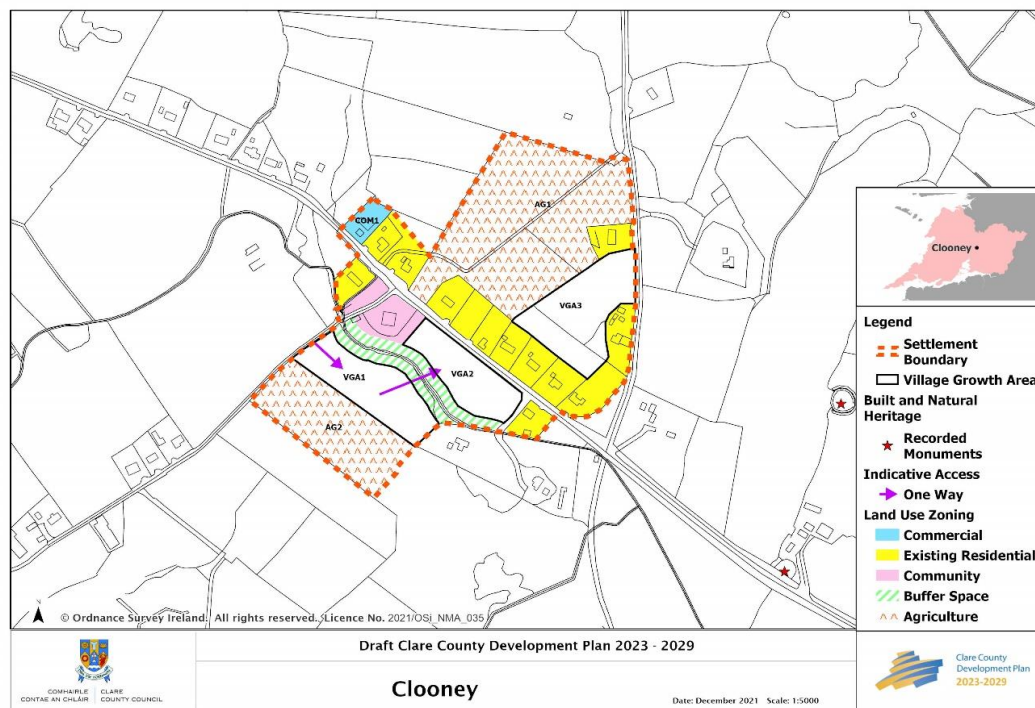
Impact

+	-	+/-	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 particularly 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
CC8 & CC9	WW1 & WW2		P1 - P3, B1 - B6,S1 - S5, W1 - W7, C1 - C3, T1 & T2, WA1, WS1, WS2,RE1, CH1 - CH3, L1 & L2. CC1 - CC4, CC5 - CC7

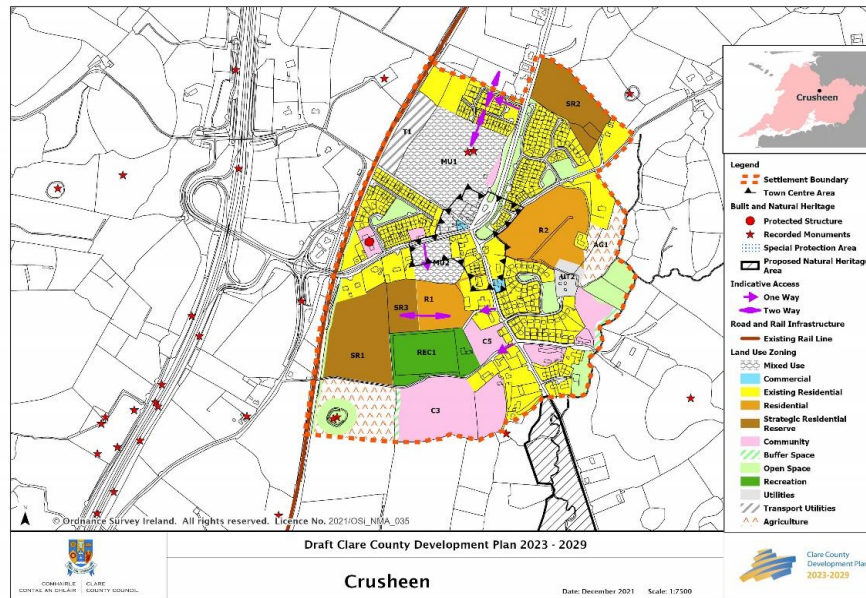
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands. Clooney is served by a public water supply but there is no public waste water treatment facility in the area. 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. This reflects negatively on SEO WW1 & WW2 .
Community	C1 represents 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)	

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

Village Growth Areas (VGAs)	<p>VGA1 - This site is located on the southern side of the village, to the rear of the church. The land is gently undulating. This site is suitable for the provision of serviced sites or infill development, reflective of the rural character of the area and proportionate to the size and scale of the existing village and its current population. The lands on the southern side of the site are slightly elevated and, dependent on layout and design, single storey dwellings may be required in this area.</p> <p>The above does not preclude the division of VGA1 into individual sites, allowing individuals to design and construct their own dwelling. However, access shall only be from the 3rd class road to the west and the site layout shall provide for in-depth development</p> <p>Access to VGA 1 , including the lands directly adjoining the R352, shall be from the minor road only. Upgrade of the junction of the minor road and the R352 may be required in order to achieve the required sight distance to ensure traffic safety at the junction.</p> <p>The stone boundary along the northeast boundary of the site (along the R352) shall be retained and incorporated into any future development on the land.</p> <p>Proposals for development on these lands must be accompanied by a flood risk assessment of the site.</p> <p>VGA 2</p> <p>Of particular importance on these lands, is the thicket of woodland and scrub lining the minor road. This small area of woodland contributes greatly to the rural character of the area and is a highly attractive addition to the village. The trees shall be preserved and this woodland area shall be integrated into the future development of the VGA 2 , whether the lands are developed as serviced sites, or as a series of individual sites.</p> <p>Any development associated with VGA 1 and VGA 2 should ensure the protection of the Hell River with the inclusion of a buffer zone of 10m along the riparian zone of the tributary that flows through the site and all necessary measures taken to ensure its current Water Framework Directive status of "moderate" is improved. Proposals for development on these lands must be accompanied by a Flood Risk Assessment of the site.</p> <p>VGA3- Access to the site shall be from the minor road only. Upgrade of the junction of the minor road and the R352 may be required in order to achieve the required sight distance to ensure traffic safety at the junction.</p> <p>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.</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 - 3	Any future development 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.
	Any development associated with VGA 1 should ensure the protection of the Hell River which should include for a buffer zone of 15m in order to protect the physical integrity of the stream ecosystem along the riparian zone together with all necessary measures to ensure its current Water Framework Directive status of "moderate" is restored to "good". The extent of the buffer zone at project level should be carefully aligned with considerations surrounding Climate Change including extreme weather events, including floods, percipitation and storms.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Clooney should be strictly adhered to.



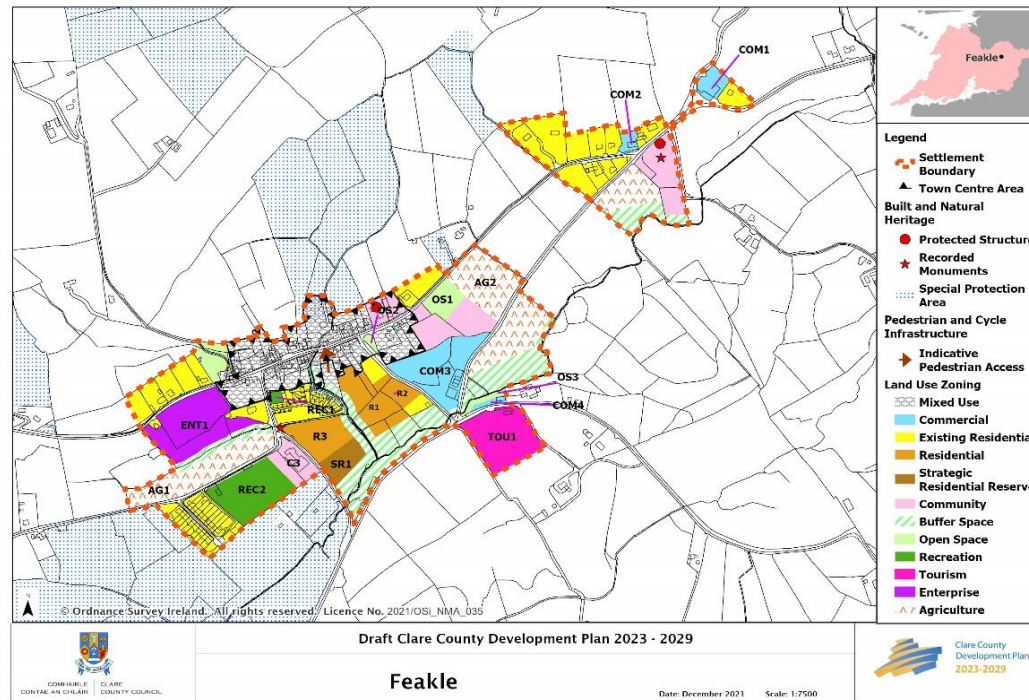
Detailed Assessment of Landuse Zonings

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	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.	
	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.	
	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.	
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, 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.	
	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.	



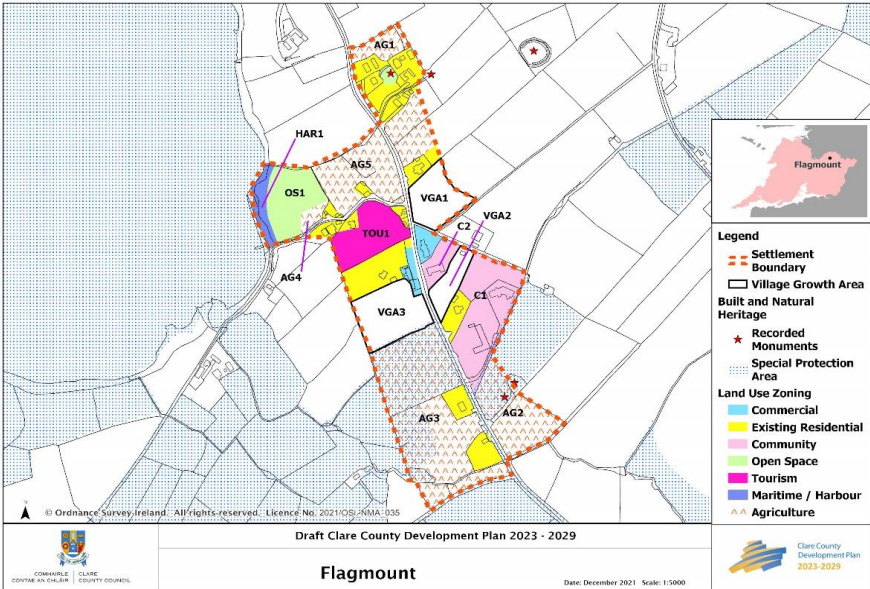
Detailed Assessment of Landuse Zonings

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		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.	
Enterprise		ENT1 must take full account to the integrity, the scale and character of the settlement and the streetscape.	
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>	
		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 Baurroe River or downstream on the Slieve Aughty Mountains SPA.	
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>	

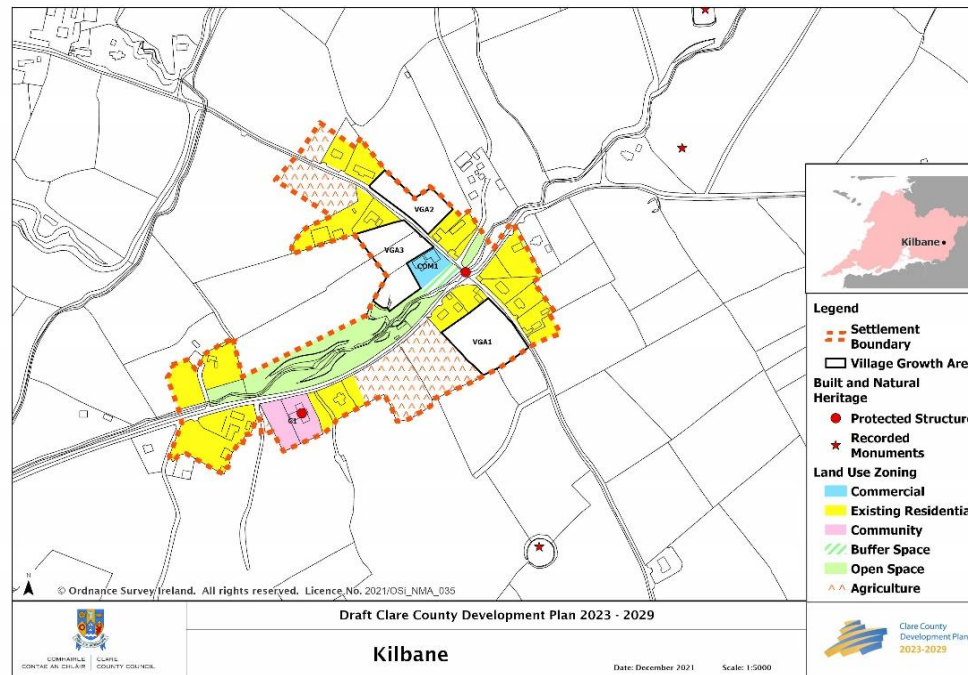
Municipal District - Killaloe		Settlement - Feakle	
Tourism		Careful site investigations should be carried out prior to any development of this site to ensure the absence of invasive species such as Himalayan balsam and Japanese knotweed which could prove detrimental to any future development. Remediation 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		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.	
		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. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Feakle should be strictly adhered to.	

Municipal District - Killaloe		Settlement - Flagmount	
<div></div>			
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.		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.	
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	
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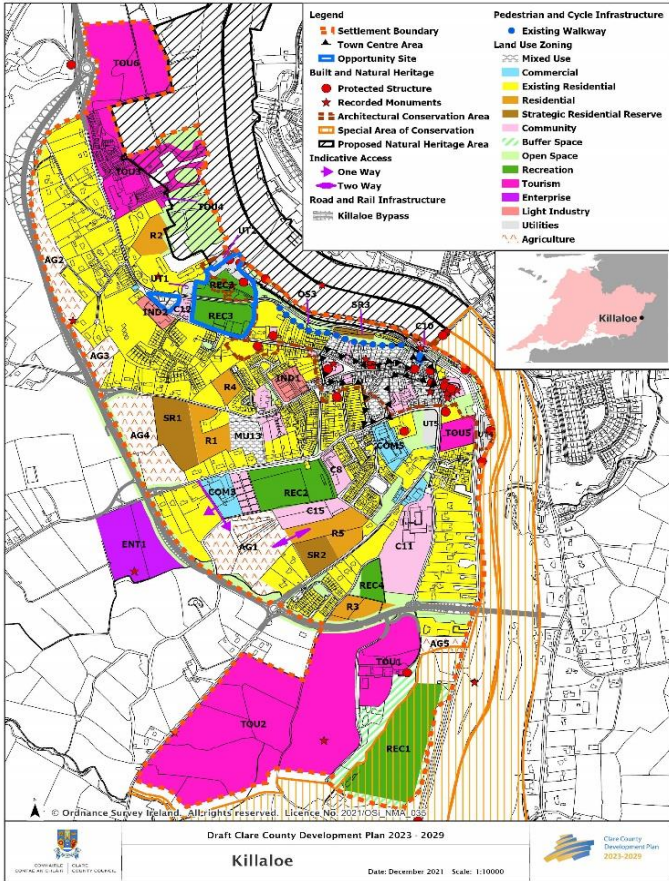
Detailed Assessment of Landuse Zonings

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)	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. Individual dwelling houses will be encouraged to locate on the remaining vacant sites within the village.		
Determination on whether mitigation is required			
Village Growth Areas (VGAs)	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 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.		

Municipal District - Killaloe		Settlement - Kilkishen	
<div><p>Draft Clare County Development Plan 2023 - 2029</p><p>Kilkishen</p><p>Date: December 2021 Scale: 1:7500</p></div>			
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.

Municipal District - Killaloe		Settlement - Killaloe	
		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			
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>		

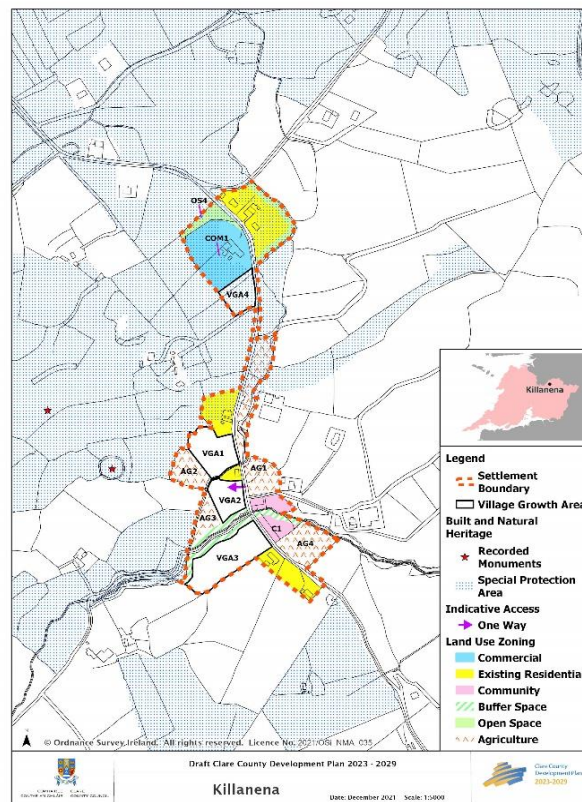
Municipal District - Killaloe		Settlement - Killaloe	
Mixed Use	<p>MU1 - MU14 are largely contained within the Architectural Conservation Area in the centre of the town of Killaloe. The aim is to retain the overall special historic or architectural character of an area or place as CDP XX of this plan (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		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. 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.	
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		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.	
		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.	
Residential Zoning and Strategic Reserve		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.	
		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.	

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>		



Detailed Assessment of Landuse Zonings

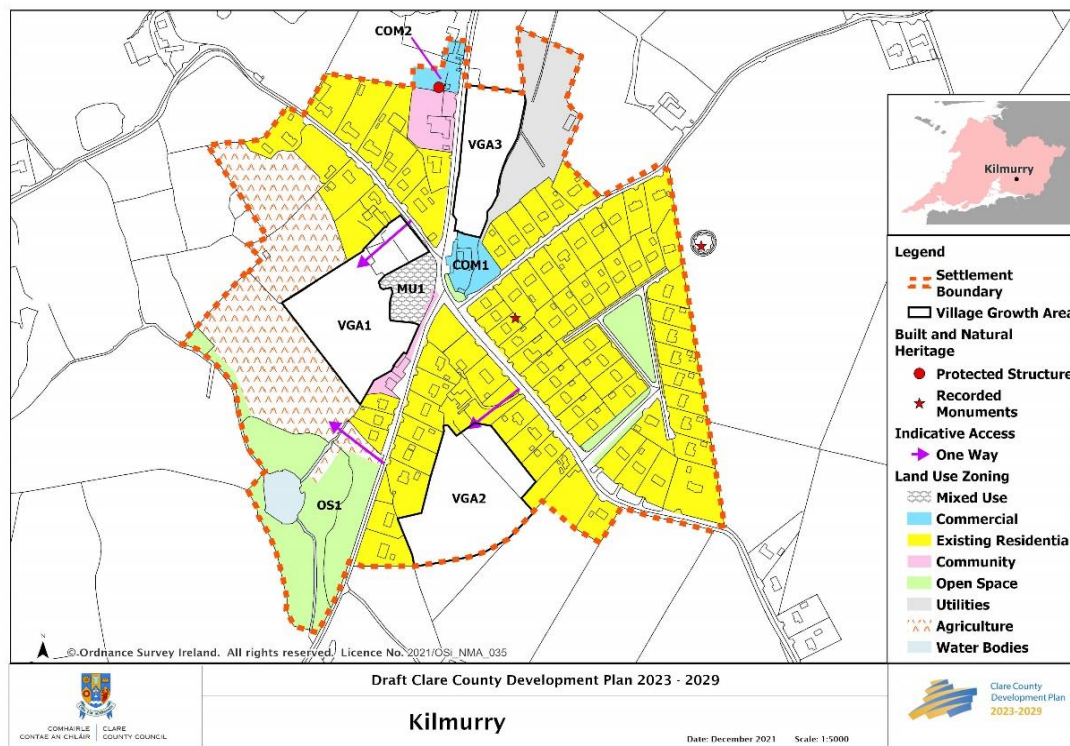
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Municipal District - Killaloe		Settlement - Killanena
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Existing Residential	Consistent with current use and does alter extent of current zoned lands. There is no public water supply or waste water treatment facility serving the village. All existing dwellings and businesses in the village are served by individual bored wells and on-site sewerage treatment systems. 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.	
Commercial	The zoning at COM1 ties in with the current use on the site as a petrol station and pub to the forefront of the site. To the rear is an area of scrub dominated by Gorse (<i>Ulex sp .</i>) and unimproved grassland. This portion of the site (outside of the existing use) lies within the Slieve Aughty Mountains SPA. Any plan or project within this zoning must consider any potential significant negative effects on the SPA. Any plan or project which is likely to to have a negative impact on this SPA must undergo a Habitats Directive Assessment as per CDP Objective 3.1 of the Clare County Development Plan 2023-2029.	
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 communting 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 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 surrounfing wet woodland haibtat. The riparian zone and woodland habitat should be incorporated into any future development ensuring the protection of the river water quality, the aqautic ecosystem and foraging/communting 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 of Village Growth Area Landuse Definition (Positive or negative taking into account the sensitivity or importance of the receiving environment)		

Municipal District - Killaloe		Settlement - Killanena
Village Growth Areas (VGA)	VGAs 1 - 4 have been identified as being suitable for the provision of serviced sites or for infill. Residential development shall be restricted to small clusters of dwellings houses. In line with indicative landuse zoning matrix, other uses appropriate to the scale, size and character of the village may also be accommodated on these lands. The identification of these sites as being suitable for the provision of serviced sites does not preclude their development for individual dwelling houses if so required. There is no public water supply or waste water treatment facility serving the village. All existing dwellings and businesses in the village are served by individual bored wells and on-site sewerage treatment systems. It is envisaged that this situation will continue for the foreseeable future. This reflects negatively on SEO WW1 & WW2 . It also reflects both positively and negatively on SEA CC9 as it fosters an adaptive management practice in the face of uncertainty, favouring flexible adaptation options and allowing for alterations of the Plan as monitoring and evaluation data become available during its implementation. Should solutions to the lack of waste water treatment be found during the lifetime of the plan then the VGA can be assessed and potentially zoned in the next planning cycle.	
Determination on whether mitigation is required		
Village Growth Areas (VGA)	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 Graney River. A buffer zone along the Graney River should be strictly adhered to as part of any future development at VGA3. A buffer zone has been incorporated on the Graney River at VGA3 to provide future protection to the Freshwater Pearl Mussel, its habitat and other ecological features of importance together with the protection of water quality.	
Commercial	Any plan or project within this zoning must consider any potential significant negative effects on the Slieve Aughty Mountains SPA. Any plan or project which is likely to have a negative effect on this SPA must undergo a Habitats Directive Assessment in line with CDP Objective 3.1 of the Clare County Development Plan 2022-2028.	
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 communting routes for bat species. A riparian buffer zone of 10m should also be maintained along the Graney River which is currently at good status under the Water Framework Directive. This recommendation was included as per the SEA Recommendation.	

Municipal District - Killaloe	Settlement - Killanena
All zoning	<p>The entire settlement of Kilanena 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.</p>



Detailed Assessment of Landuse Zonings

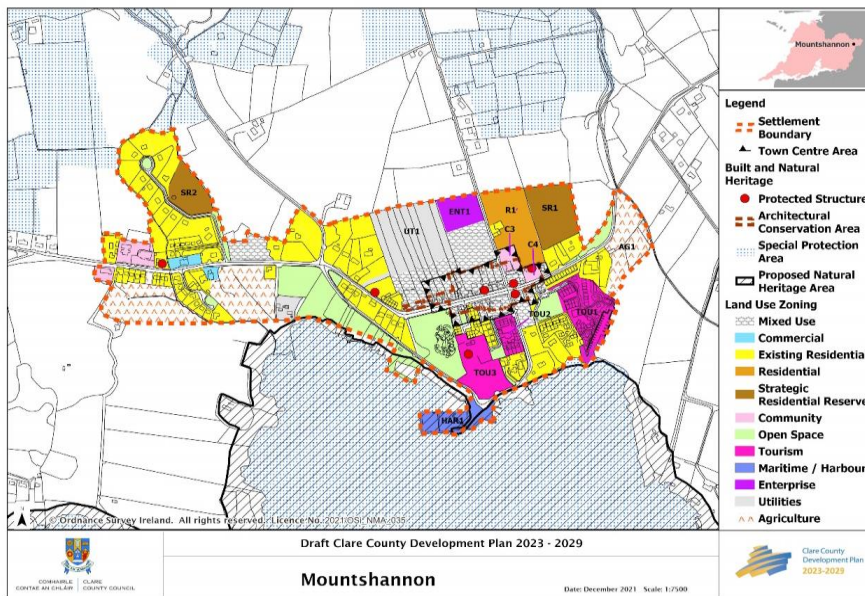
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B1, B2, B3, B4, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2			

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

Municipal District - Killaloe		Settlement - Kilmurry Map	
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Open Space	OS1 – Skeheen Lough. The lake and its surrounding wetlands form an attractive area of open space to the south of the church in the village. Access to this site shall be sensitively developed as part of the overall planning of the settlement to provide an amenity area for its residents.		
Community	C1 & C2 represent the current uses as the school and shop/pub within the village centre. Given the extent of lands designated as Village Growth Areas 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 Kilmurry expands in a sustainable manner which will allow those living in Kilmurry to lead an enhanced quality of life.		
Likely Significant Effects of Village Growth Area Landuse Definition (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
	Kilmurray is connected to the Shannon/Sixmilebridge regional Water Supply and as such is subject to the constraints of that scheme. This reflects negatively on SEO WS1 & WS2 . Wastewater The village has no public sewage system. 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. This reflects negatively on SEOs WW1 & WW2 .		
Village Growth Areas			
	VGA 1- This site allows for development to balance the growth of the settlement around a focal point at the crossroads. Careful treatment of the boundary of the development with the open countryside is required. Vehicular access must be taken from the minor road(s) but this feature should not dominate the layout and character of the development. Proposals for development on this site must allow for development in phases and a clear masterplan for the entirety of the site must be submitted as part of any initial planning application on these lands.		
Determination on whether mitigation is required			
Village Growth Areas	All VGAs within the Kilmurry settlement should ensure as part of any future development that all existing trees and hedgerows are 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. VGA 1 - Proposals for development on this site must allow for development in phases and a clear masterplan for the entirety of the site must be submitted as part of any initial planning application on these lands.		

Municipal District - Killaloe		Settlement - Kilmurry Map	
	In the absence of a village treatment system all existing and future development will need to ensure strict adherence to the EPA Code of Practise for Waste Water Treatment Systems in order to ensure no significant long term effects on the receiving environment.		
	VGA 3- Sufficient street lighting and footpaths emanating from the village centre to the entrance of VGA 3 should form part of the conditions of planning for this site.		
Open Space	<p>OS1 – Skeheen Lough.</p> <p>The lake and its surrounding wetlands form an attractive area of open space to the south of the church in the village. Access to this site shall be sensitively developed as part of the overall planning of the settlement to provide an amenity area for its residents. Parts OS1 contain the habitat type WS1 woodlands and hedgerows which has links with Annex I: Stands of juniper scrub correspond to the annexed habitat, 'Juniperus communis formations on heaths or calcareous grasslands (5130)'. OS1 also contains the annex habitat - 7210 *Calcareous fens with Cladium mariscus and species of the Caricion davallianae (Fossitt category PF1). The overall masterplan for VGA 1 needs to take into consideration the presence of these habitat types and associated species and undertake further surveys as necessary to demonstrate the presence or absence of these habitat types within VGA 1. Subsequently, measures should be put in place to protect these features as part of any future devleopment.</p>		
Community	Additional lands should be zoned for community use within the village settlement of Kilmurry to allow for an enhanced quality of life and the sustainable development of the village settlement. The designation at VGA 2 should be re-zoned as community to provide this.		
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilmurry should be strictly adhered to.		

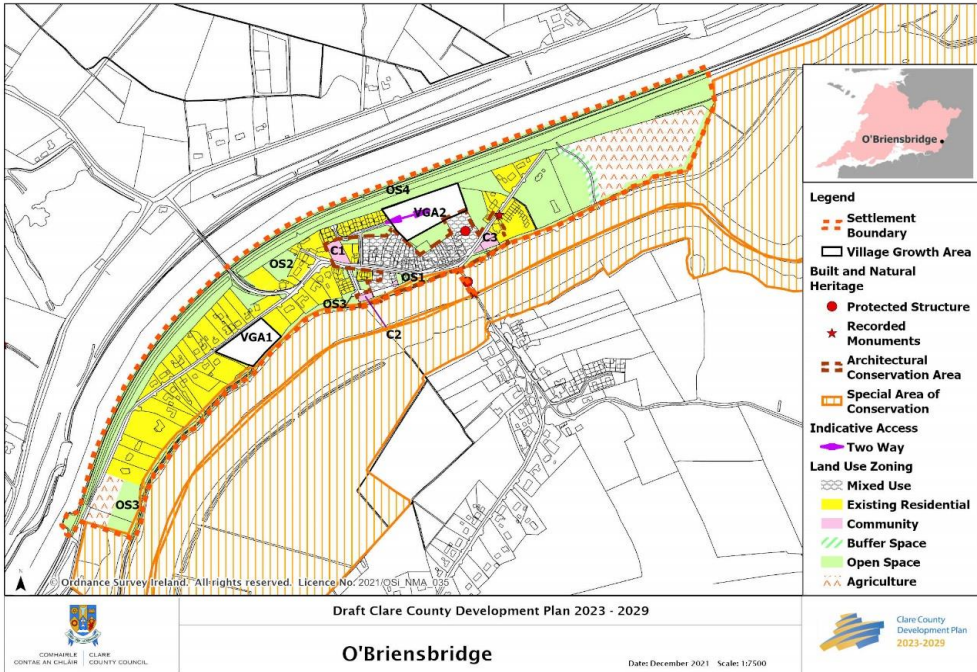


Detailed Assessment of Landuse Zonings			
Impact			
+	-	+/-	0
S5, W3, W7, WS1, , L1, P1, P2, P3	B1, B2, B3, B4, B5, B6, W2, WW1, WW2, W2, C3, C2, L2	S1, CH1, CH2, CH3, WS1 & WS2	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1

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 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 commerical use is in line with the sequential approach and may provide employment oppurtunities 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 toursim 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 porposed 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.	

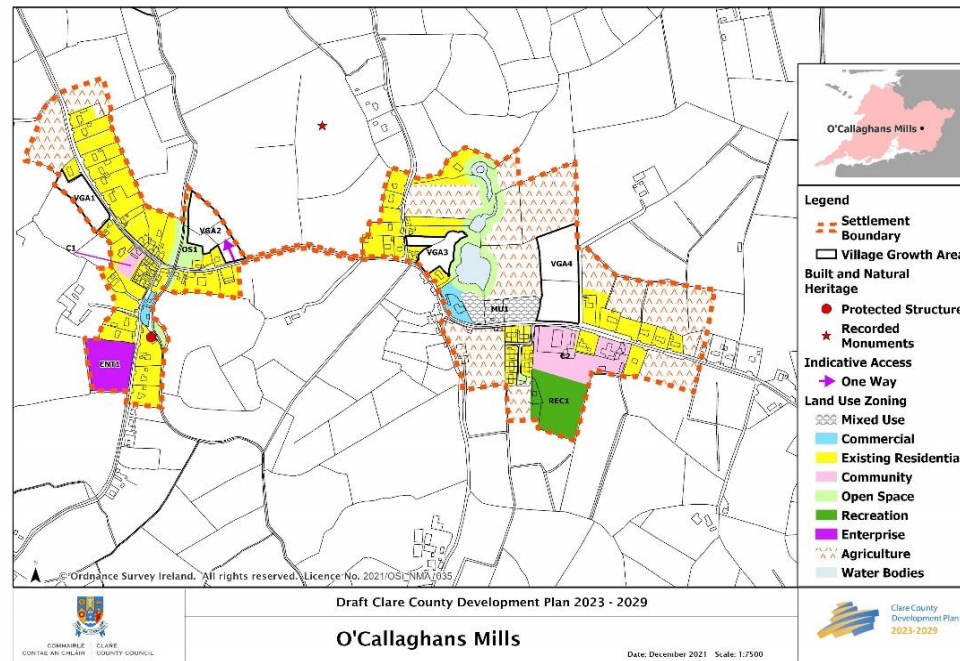
Municipal District - Killaloe	Settlement - Mountshannon
Agriculture	AG2 is located on the main road on the entrance to the village with direct access to the site. Adjacent to the site is the village sewage treatment works. Any future proposal for development on this site should take into consideration 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	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.
	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.
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>

Municipal District - Killaloe		Settlement - O'Briensbridge	
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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 sensivity 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).

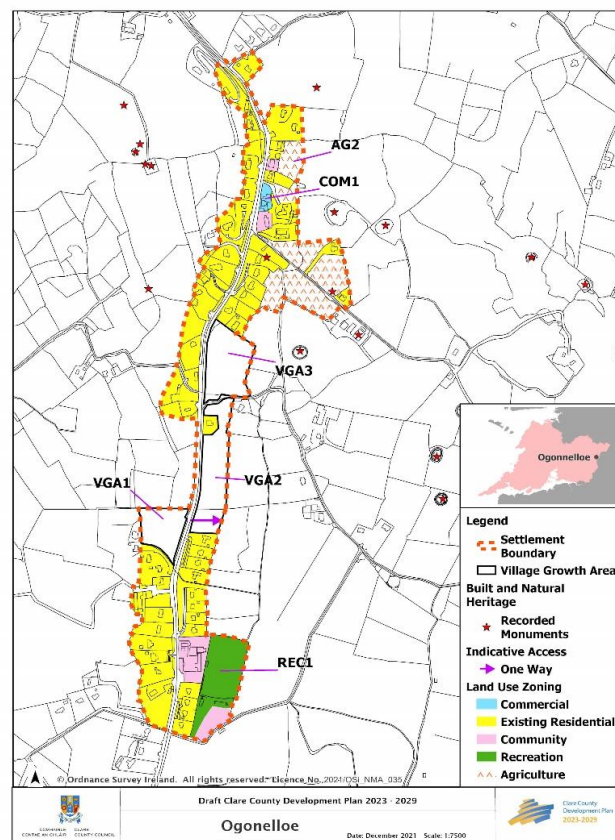
Municipal District - Killaloe		Settlement - O'Briensbridge	
	VGA 1 contain the habitat type GA4 Improved Agricultural Grassland which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. All applications for development should be accompanied 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.		
	The provision of Sustainable urban Drainage Systems (SuDS) is also recommended for all proposals within these Village Growth Areas given the landcover present.		
	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).		
	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.		
Open Space	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.		
Tree Quality Assessment	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.		
	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.		
All zonings	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.		



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0
P1, P2, P3, 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, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2	B2		CC1 - CC9

Municipal District - Killaloe		Settlement - O'Callaghan Mills	
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	This area of land, straddling the Mill 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 development of this area shall be incorporated into development proposals put forward for the adjoining Village Growth Area.The Mill River meets the Owenogarney River downstream. Any proposals for development at OS1 should 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.		
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Village Growth Areas	Any new development proposals for LD1 must meet the following standards: The design, layout and density of any proposed development must be reflective of the rural character of the area and must have regard to the size and scale of the existing village and its population and the available social and physical infrastructure. There are three ponds located to the west of the site. Development of LD1 must not infringe on the designated buffer surrounding the ponds and must incorporate the green area surrounding the water and views to the ponds into any development proposal for the lands. Development proposals shall be accompanied by a Flood Risk Assessment.		
Determination on whether mitigation is required			
Open Space	Any propopsal for development at OS1 or VGA2 should have due consideration of the current "Good" 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 cSAC.		
Village Growth Areas	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 Owenogarney River in relation to any future development of these VGAs.		

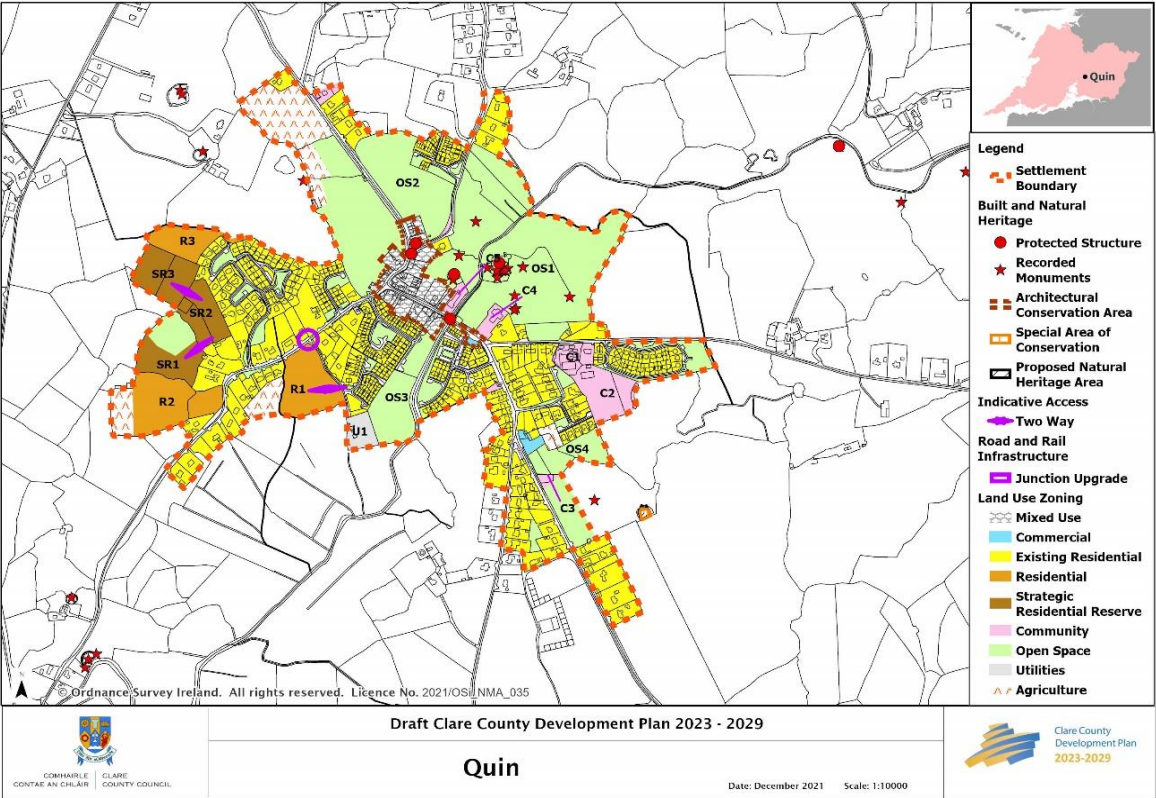


Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
CC9, P1, P2, P3,P4, P5, B3, B4, B5, S1, S2, S3, S4, S5, W1,W3, W5, W6, W7, C1, C2, T1, T2, WA1, WS1, WS2, WW1, WW2, CH1,CH2, CH3, L1, L2	B1,B2	W2, W4	CC1 - CC8

Municipal District - Killaloe		Settlement - Ogonnellloe
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	
Recreational	REC1 represents the current use as a sports ground and does not alter the extent of lands currently zoned.	
Agriculture	AG1 and AG2 represent the agrcultural use in the area and is in keeping with the surrounding character of the village.	
Community	C1 - C4 represent the existing community uses within the village including the church and school and supports the existing services in the area and the provision of new services to cater for the residents of the village and the surrounding area.	
Commercial	COM1 represents the existing use at this location as a bar/shop and does not alter the extent of lands zoned.	
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	There are no public wastewater treatment facilities in the village and therefore, all development in the village is served by individual on-site wastewater treatment systems. There is a group water scheme providing water to some parts of the village and the remainder of the houses are supplied via individual bored wells. It is envisaged that this situation will continue through the lifetime of this Plan.	
Determination on whether mitigation is required		
Village Growth Areas (VGA) 1 - 3	Any future development of this designation should 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 are strictly adhered to.	
Recreational Objectives	With respect to the settlement objectives to develop walking and cycling trails and to promote the sustainable deisgnation and delivery of Greenway and Blueway corridors (which will be subject to CDP Objective 3.1 of the CDP) any maintenance required of the curernt amenity path from Ogonnellloe to Killaloe should be in line with the Sutainable Use of Pesticides Directive.	
Tree Quality Assessment	The Category B trees identified in the Ogonnellloe settlement within C4, REC1 and VGAs 1-3 should be assessed further in light of any future proposed development/zoning and retained where possible.	



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	AG1 - This is an important gateway site on the northern approach to the village.
Strategic Reserve (SR)	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.
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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</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)

	<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>
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>
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>
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>

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 routes 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.

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 mouments CL028 -059, CL028-055 and the two protected structures present within or adjacent to this site this will ensure the zoning reflects positively 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 useage 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		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.
		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.
		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.

Municipal District - Killaloe		Settlement - Scarriff/Tuamgraney
Enterprise	<p>ENT1, 2 & 3. Existing industrial activity is centred on the Tuamgraney 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 postive 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	<p>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.</p>
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	<p>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.</p>

Municipal District - Killaloe

Settlement - Tulla

Landuse (Ha)

Buffer space = 1.22

Commercial = 0.74

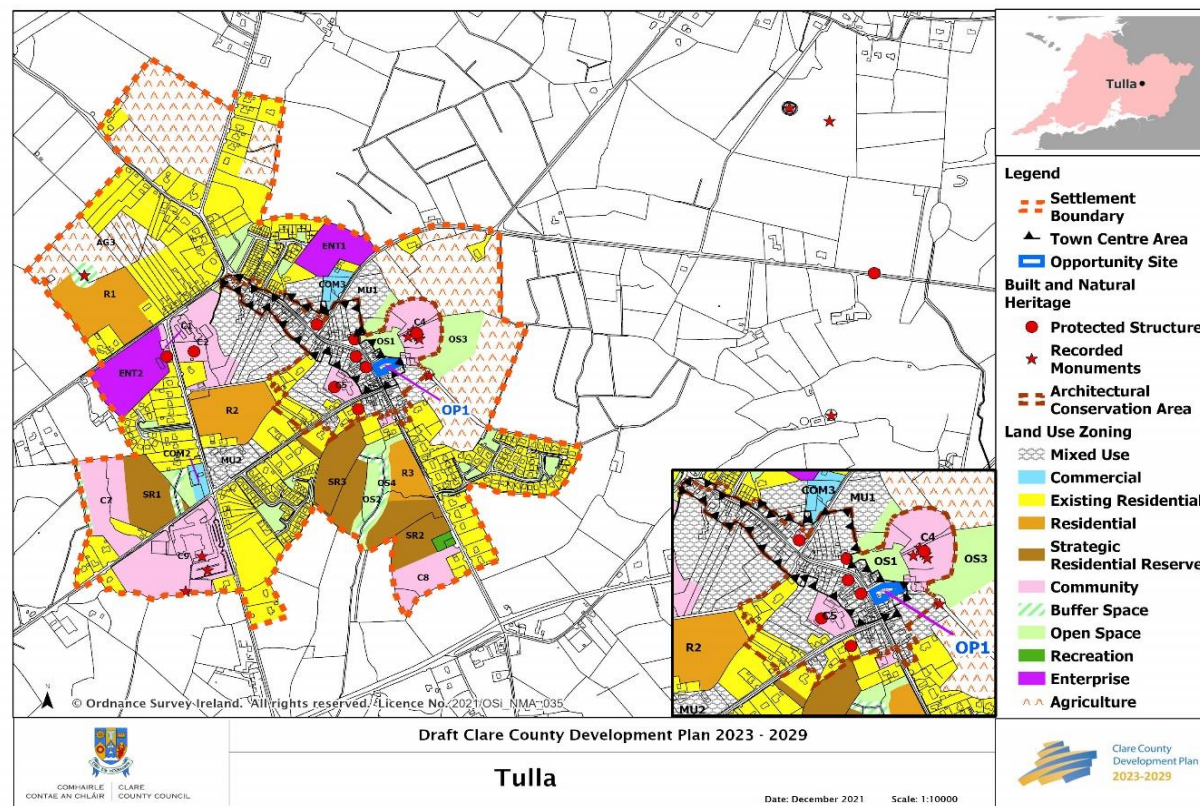
Existing Residential = 29.48

Mixed Use = 10.37

Open Space = 4.69

Recreation = 0.16

Strategic Residential Reserve = 6.17



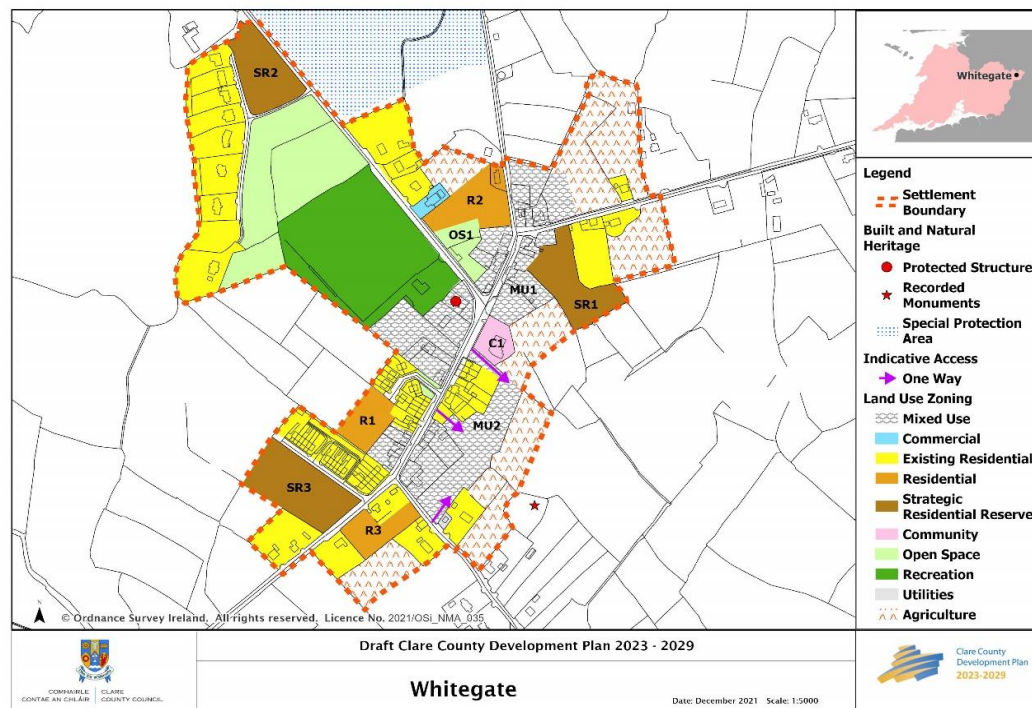
Detailed Assessment of Landuse Zonings

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>	

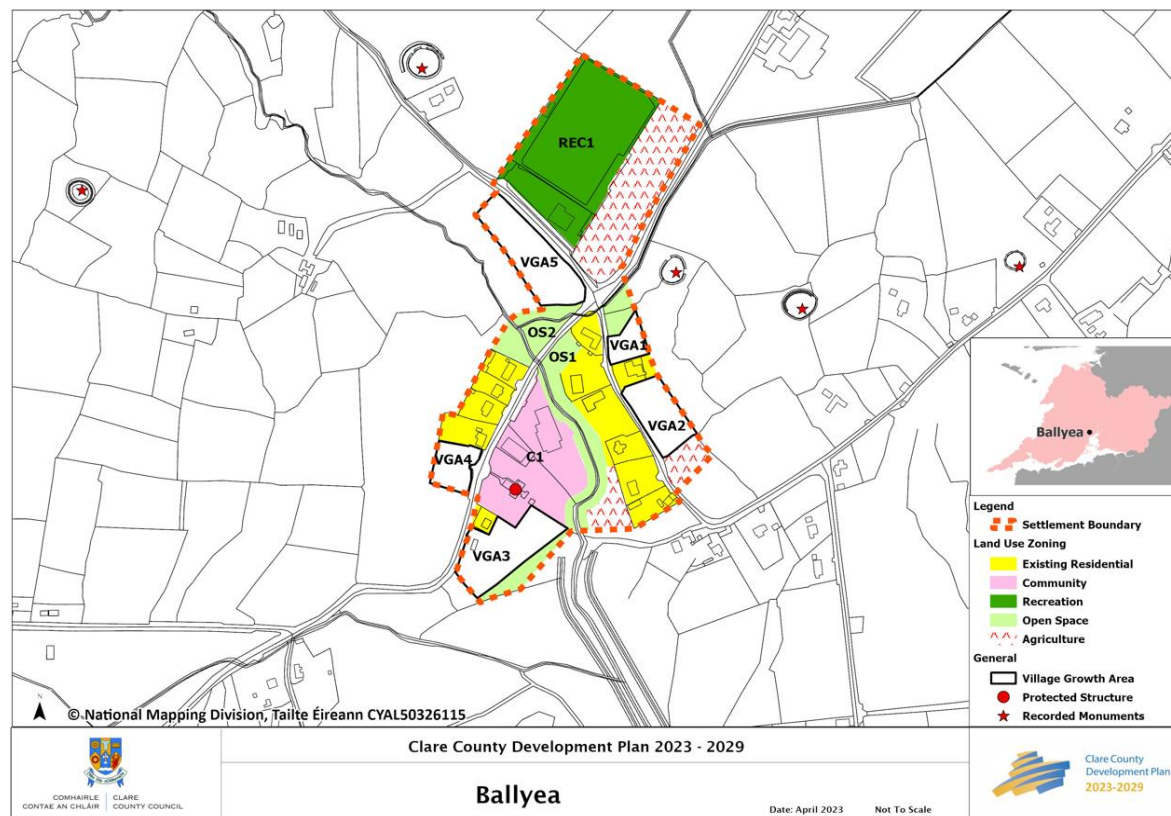


Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
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.	



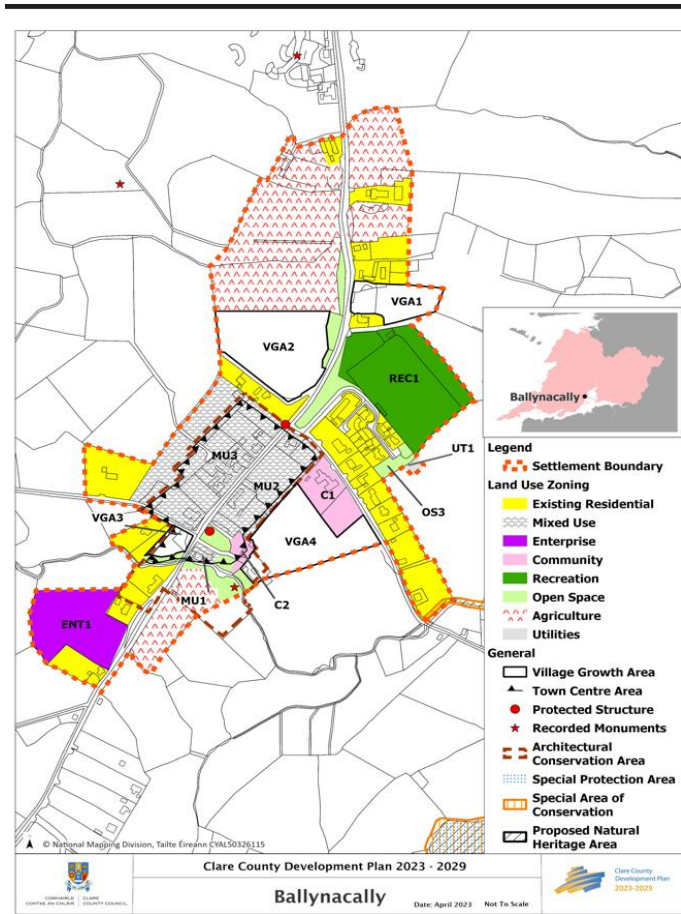
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	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> <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>	

Municipal District - West Clare		Settlement - Ballyea Map
Determination on whether mitigation is required		
Village Growth Areas (VGAs)	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.	
	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.	
Recreation	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).	
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.	
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ballyea should be strictly adhered to.	



Detailed Assessment of Landuse Zonings				
Impact				
+	-	+/-		0

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.		

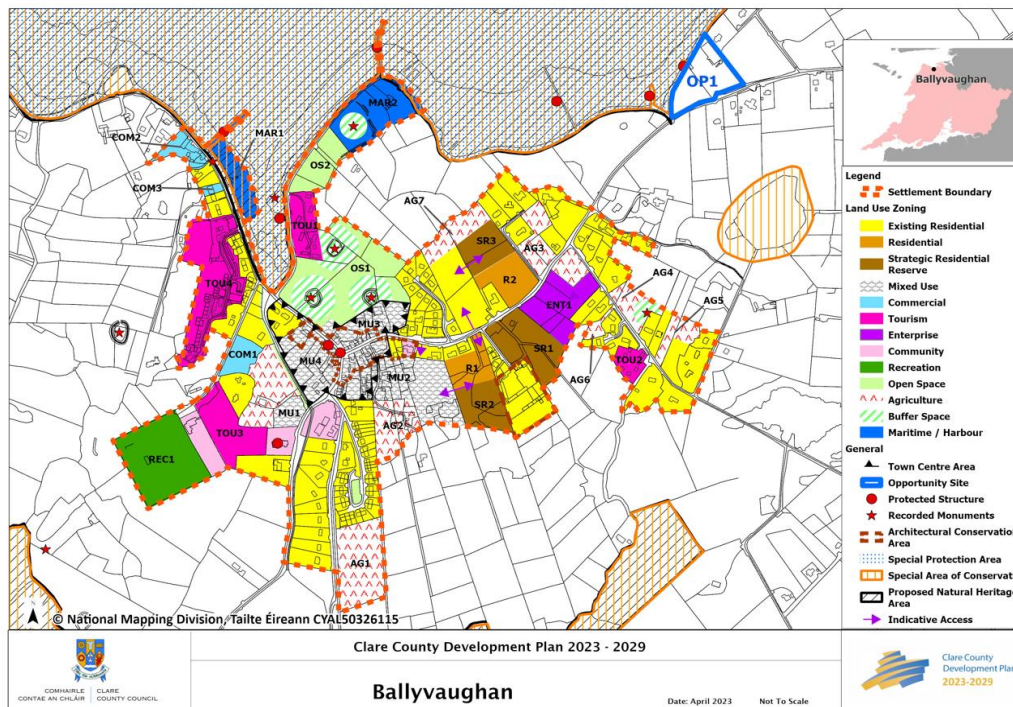
Municipal District - West Clare		Settlement - Ballynacally	
		<p>VGA2- These lands are located to the south of the main street in the village and directly adjoin the national school. They are, therefore, ideally located to provide for the expansion of the existing settlement.</p> <p>The lands adjacent 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>	
		<p>VGA4 Lands to the West of Village Centre</p> <p>The lands have the potential to impact on the Lower River Shannon cSAC and River Shannon & River Fergus Estuaries SPA. Any future development proposals shall be designed to ensure that a minimum 10m wide buffer is retained along the stream and shall include mitigation to protect water quality (construction and operation), otters, fish and Special Conservation Interest birds in line with NIR Mitigation 2, 3 and 4a set out in Volume 10a of the Plan.</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>	

Municipal District - West Clare		Settlement - Ballynacally	
	VGA1 - Development proposals on these lands must make provision to retain the trees and hedgerow that form the boundaries of the site.		
	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. 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.		
	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.		
	VGA4- The lands have the potential to impact on the Lower River Shannon cSAC and River Shannon & River Fergus Estuaries SPA. Any future development proposals shall be designed to ensure that a minimum 10m wide buffer is retained along the stream and shall include mitigation to protect water quality (construction and operation), otters, fish and Special Conservation Interest birds in line with NIR Mitigation 2, 3 and 4a set out in Volume 10a of the Plan. This change from Agriculture to Village Growth Area was added at the Proposed Amendment Stage.		
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 		

Municipal District - West Clare		Settlement - Ballynacally	
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.</p> <p>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>		

Municipal District - West Clare

Settlement - Ballyvaughan



Detailed Assessment of Landuse Zonings

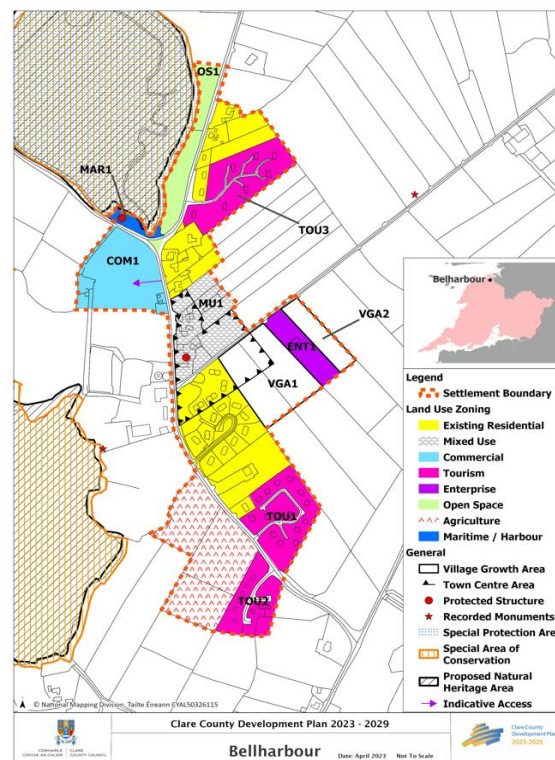
Impact

+	-	+/-	0
	P1, 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

Municipal District - West Clare	Settlement - Ballyvaughan
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 supplied to Ballyvaughan is from the Ennistymon Regional Water Supply and is subject to the constraints of that supply. The existing public wastewater infrastructure in the village consists of a collection system and tidal holding tank located in the foreshore area. A new wastewater treatment plant, pumping station including pipework extensions are proposed in Ballyvaughan it is expected that the project would be completed in 2023 and will have capacity to cater for the target population over the lifetime ffo the plan. At present, there is limited capacity in the local wastewater treatment facilities. A 'Regionally Important Aquifer' is located in the region and has groundwater vulnerability ratings identified as 'extreme' and 'high'. Protection of groundwater is therefore an important issue in the area. This reflects negatively on SEO P1, WW1 & WW2.</p> <p>Ballyvaughan Bay area is designated as a Special Area of Conservation (SAC) and a Special Protection Area (SPA) which is identified as Inner Galway Bay. It is therefore vulnerable to groundwater contamination in the absence of an adequate wastewater treatment plan. Any plan or project located within, adjacent to or which has the potential to impact on the integrity of an SAC or SPA, must be the subject to Screening for Appropriate Assessment. Accordingly, CDP Objective 3.1 of Vol 1 will apply to any future development proposals in this area.</p>
Residential and Strategic Reserve	<p>R1 & SR2 - Land to the west of the auxiliary workhouse ACA.</p> <p>This land comprises an area of backland bounded to the east by the ACA and to the west by an area of backlands located off the N67. The site is accessed by an existing entrance from the N67 and development of the site will require that this entrance be upgraded to provide vehicular access whilst also providing for footpaths and lighting within the scheme.</p> <p>The site has the capacity to accommodate low density development providing dwellings for permanent occupation. Any future residential development proposals will be required to provide high quality design of dwellings and layout. The adjacent backlands to the west of the site offer the potential to provide an integrated housing development in conjunction with R1 & SR2, thereby potentially providing for a well laid out and designed residential scheme. Access to these lands is constrained by the restricted entrance between the community hall and a dwelling. Access to this parcel of land will be safeguarded through the identification of an 'indicative future access' on the accompanying map that shall be included as part of any future planning application on the R1 & SR2 lands. This objective representing permanent occupation will have a positive effect on the settlement and will will reflect positively on SEO P1.</p>

Municipal District - West Clare		Settlement - Ballyvaughan
Mixed Use	MU1 - MU4 confirms the existing village centre uses and will not significantly affect the receiving environment.	
Commercial	COM2 & COM3 confirms the existing commercial use for these locations. These sites lie adjacent to the Galway Bay SPA (004031), Galway Bay Complex (000268) and the Galway Bay Complex NHA (000268). In addition historical records exist for Otter at this location from the Otter Survey of Ireland 1982.	
Agriculture	AG1 & AG9 are consistant with the current use on these sites	
Open Space	OS1 - OS5 are consistant with current use and identify areas of open space associated with existing residential areas primarily	
Entreprise	ENT1 identifies a greenfield site witin the settlement with some limited mature tress and hedgerows.	
Marine and Tourism	MAR1 & MAR2 together with TOU1 and TOU4 lie directly adjacent to the Galway Bay SPA (004031), Galway Bay Complex (000268) and the Galway Bay Complex NHA (000268).	
Economic Development	This includes an objective to facilitate a nursing home development in the Ballyvaughan area. A nursing home development will have a positive long term effect on human quality of life and uncertainty on the remaining SEOs as it is not site specific.	
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.	
	Any future development to the existing residential development north of the N67 on the north eastern side of the settlement should ensure the trees for preservation are retained on site.	
	SR1 contains a stand of mature broadleaved tress in the north western corner of the zoning this stand should be retained as part of any future residential development at this location.	
Commercial	Given the location of these zonings directly adjacent to the Inner Galway Bay SPA (004031), Galway Bay Complex (000268) and the Galway Bay Complex NHA (000268) any future development, expansion or alteration at these locations will need to ensure screening for Appropriate Assessment is undertaken. Ecological surveys to cover Otter species should also be undertaken and inform any future development application.	

Municipal District - West Clare		Settlement - Ballyvaughan
Recreation	Risk is limited to existing development. Given the history of flooding and known incidents of wave exacerbated storm damage, it is recommended that redevelopment of sites along the coastline is limited to less vulnerable uses, and sufficient measures are included in the design to ensure flood resilience. If this is not possible, then consideration should be given to relocating properties as they need to be redeveloped.	
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 CDP AA.	
Community	Risk is limited to existing development. Given the history of flooding and known incidents of wave exacerbated storm damage, it is recommended that redevelopment of sites along the coastline is limited to less vulnerable uses, and sufficient measures are included in the design to ensure flood resilience. If this is not possible, then consideration should be given to relocating properties as they need to be redeveloped.	
Marine and Tourism	Risk is limited to existing development. Given the history of flooding and known incidents of wave exacerbated storm damage, it is recommended that redevelopment of sites along the coastline is limited to less vulnerable uses, and sufficient measures are included in the design to ensure flood resilience. If this is not possible, then consideration should be given to relocating properties as they need to be redeveloped.	
	Any plan or project located within, adjacent to or which has the potential to impact on the integrity of an SAC or SPA, must be the subject to Screening for Appropriate Assessment. Accordingly, CDP 3.1 of Vol 1 will apply to any future development proposals in this area.	
Recorded Monuments	<p>The Recorded Monuments CL002-053 associated with MAR2, CL002-050, CL002-052, CL002-054 associated with OS1 and CL002-056, CL002-053 associated with OS3 together with Protected Structure 417 associated with MAR1, 156 associated with C2, 14 & 319 associated with MU1 should be afforded full protected and a suitable buffer put in place to protect these structures in association with any future development.</p> <p>A buffer was included around CL002-053.</p>	



Detailed Assessment of Landuse Zonings

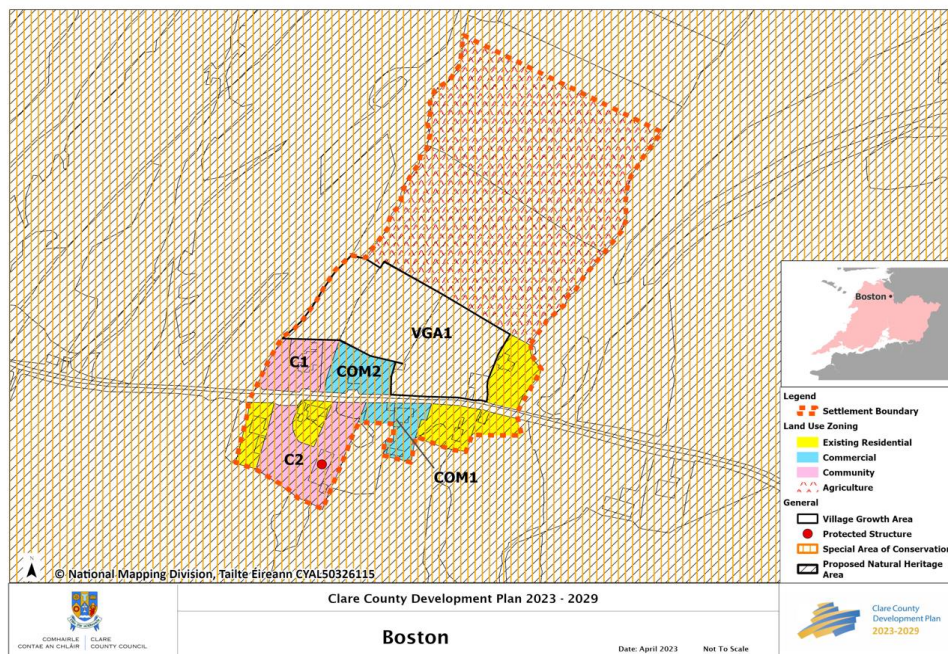
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	B1, B2, B3, B4, W1, W2, W4, WW2 & WW1, WS1, WS2		P1 - P3, B5 & B6, S1 - S5, W3, C1 - C3, T1 & T2, WA1, RE1, CH1, CH2, CH3, L1, L2, CC1 - CC9.

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 consistant 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, 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. All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Bellharbour should be strictly adhered to.	
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 - West Clare

Settlement - Boston



Detailed Assessment of Landuse Zonings

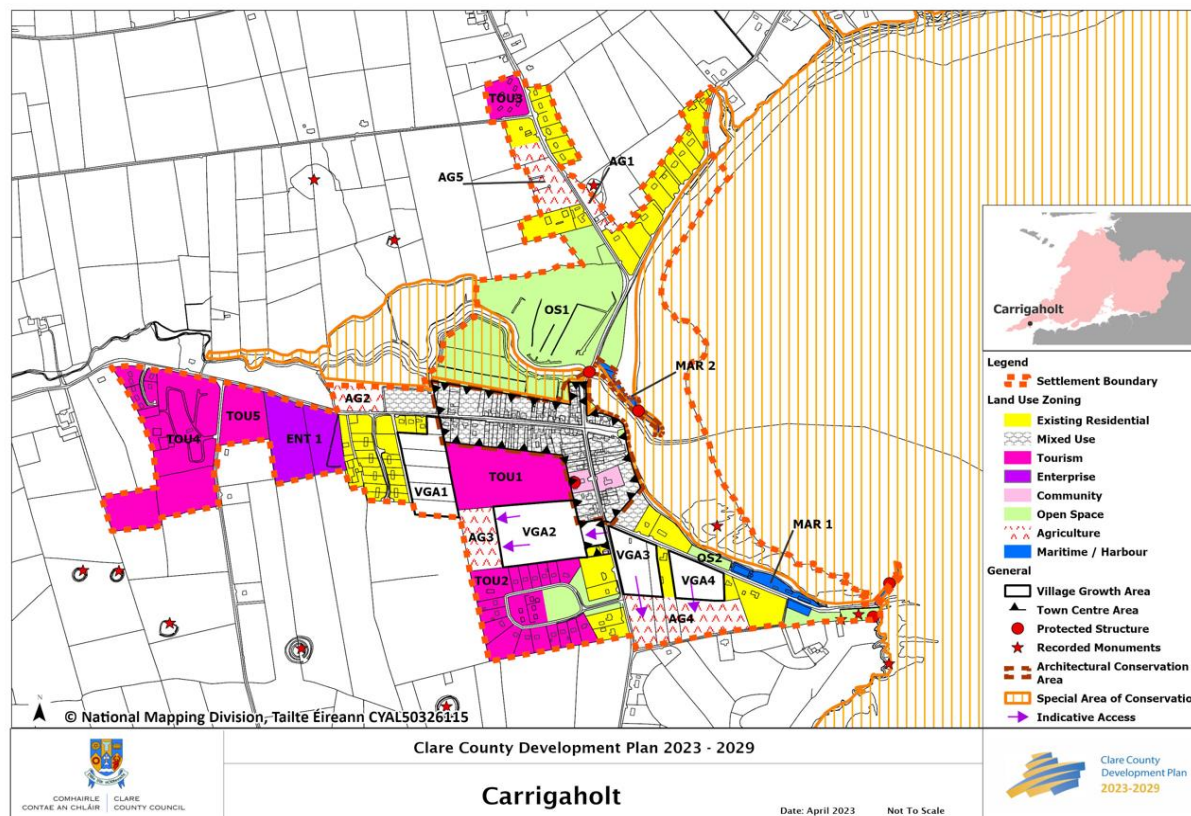
Impact

+	-	+/-	0
P1, P2, P3, 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	B1 - B5, WW2, W2, W4, W6		CC1 - CC9

Municipal District - West Clare		Settlement - Boston
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. Boston 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 is having a negative effect on both the groundwater and the surface water in this area. (The Lough Mannagh Groundwater Body status is currently at good status as per the 2013 - 2018 WFD status)	
Community	C1 & C2 are consistent with current zoning which relates to the school and other community features. No expansion is anticipated.	
Commercial	COM1 & COM2 confirms the existing village centre uses and will not significantly affect the receiving environment.	
Determination on whether mitigation is required		
Village Growth Area 1	Any future development within this VGA, 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.	
	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.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.	
All zoning	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 Boston settlement within both an SAC (001926 East Burren Complex) and an NHA (001926) East Burren Complex any future proposals within this settlement will be required to undertake a Habitats Directive Assessment and/or an EIA in order to prepare an EIS of the significant effects on the NHA or SAC. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Boston should be strictly adhered to.	

Municipal District - West Clare

Settlement - Carrigaholt



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 - Carrigaholt
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>Water The town is connected to the West Clare Regional Water Supply (New) and while there is existing capacity to population targets this capacity may need to be upgraded in the future.</p> <p>Wastewater Carrigaholt is not currently served by a public sewage system operated by Irish Water. The provision of such a system would be subject to the constraints of Irish Water's capital investment programme and New Connections Policy.</p>
Maritime	<p>MAR1: Existing quay, adjacent to Carrigaholt Castle This quay is currently the main commercial focus outside of the village centre. The commercial activity focuses around fishing enterprise and the Dolphin watch boat, which operates during the tourist season. Maritime related commercial activity will be the focus of this pier, whilst the pier in the Bay will be the focus of development for tourism and leisure use. The Council will facilitate proposals for the extension / upgrade of the facilities currently in place at MAR1 in Carrigaholt. Future developments must not impact on the favourable conservation status of the annex habitats for which the Special Area of Conservation, in which the pier is located, is designated.</p> <p>MAR2: Old Quay, near Carrigaholt Bridge This area is reserved for the future development of the pier and land-based facilities for tourism and leisure uses. "The Marine and Leisure Development Strategy 2007-2013" produced by the Marine Institute promotes the development of existing pier and harbour areas as a tourism and leisure facility. It identifies infrastructure works, subject to funding, to improve land/sea access and associated infrastructure works that could complement the natural amenity around the river and bridge area. Future developments must not impact on the favourable conservation status of the annex habitats for which the Special Area of Conservation, in which the pier is located, is designated.</p>
Agriculture	The Agricultural zoning is consistent with the current use on these sites

Municipal District - West Clare		Settlement - Carrigaholt
Tourism	<p>TOU1 - Land to rear of West Street</p> <p>This site is situated to the rear of West Street to the south-west of the village centre. Its central location lends itself to tourism-related development, situated close to the village services and to the harbour and quay areas. The zoning of this site for Tourism purposes makes provision for tourism-related development, in order to bring people and revenue to the area in a sustainable manner. For the period of this plan the provision of accommodation in the form of holiday homes will not, in general, be considered favourably.</p>	
Enterprise	<p>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>Other specific objectives for economic development are:</p> <ul style="list-style-type: none">• To encourage further retail and commercial development. This development shall be located in the centre of the village and the redevelopment of existing unused structures for retail or commercial purposes will be particularly encouraged (see also section on Architectural Conservation Area below)• To encourage developments that will provide services for both visitors to the area and the local population in order to generate year-round activity and employment in the area.	
Mixed Use	<p>The centre of the village of Carrigaholt 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.</p>	
Open Space	<p>OS1: Area on the northern bank of the Moyarta River</p> <p>This is a low-lying area which has historically been a flood plain during the winter months, at the place where the river meets the sea at Carrigaholt Bay. Given its naturally low level vis a vis sea level, the proximity of the sea itself, the expected rise in sea levels associated with global warming and the implementation of the Planning System and Management – Guidelines for Planning Authorities (2009). it is necessary that the area remain available as flood plain. In addition it is a wildlife habitat and an attractive amenity in the village for both the local community and visitors to the area.</p>	
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)		

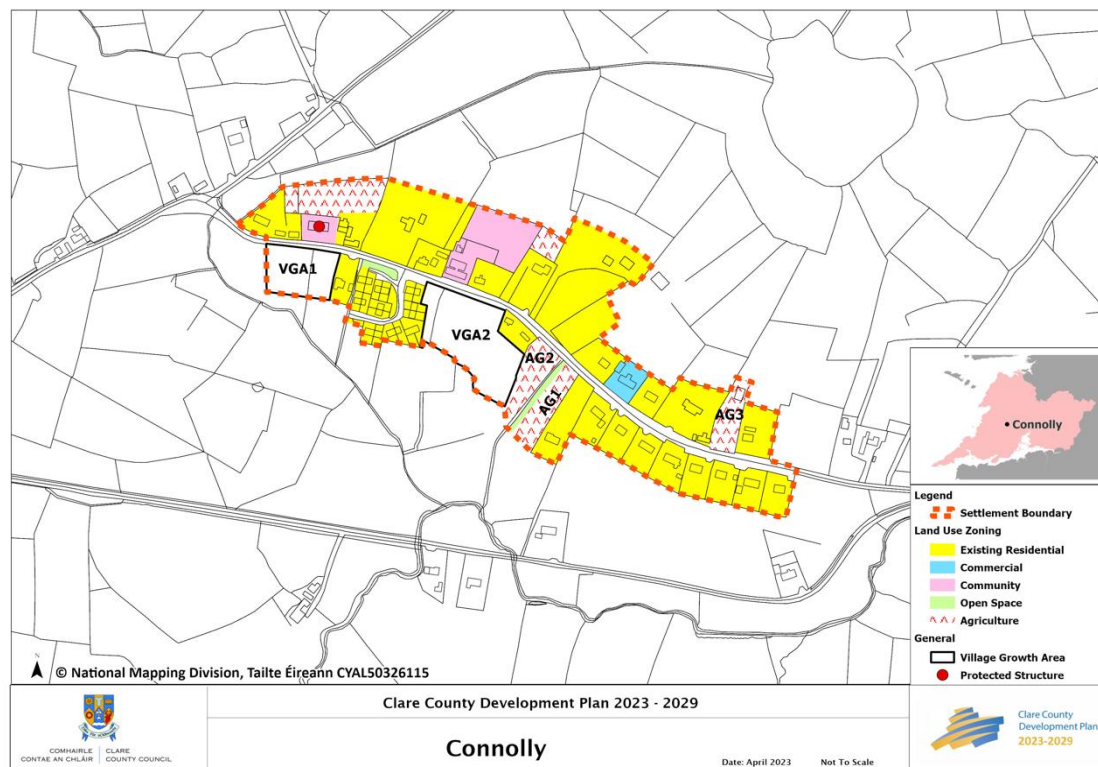
Municipal District - West Clare		Settlement - Carrigaholt
Village Growth Areas (VGAs) 1 - 4	VGA 2— Lands to the rear of Community Hall. This site is located in close proximity to the centre of the village and its associated amenities and has been identified as being suitable for residential development to meet the needs of the local community in the future. Dwellings constructed on this site shall be for permanent occupancy only.	
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.	
Village Growth Areas	The EPA Code of Practice 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 Lower River Shannon cSAC.	
Tourism	TOU1 - Land to rear of West Street (3.77ha) The provision of accommodation in the form of holiday homes will not, in general, be considered favourably.	
Enterprise	ENT1 - Any proposed development within ENT1 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.	
Maritime	Any future development associated with MAR1 and MAR2 must ensure the requirement of the Habitats Directive, the Water Framework Directive and the Marine Strategy Framework Directive are strictly adhered to.	
Open Space	OS1 This is a low lying area, which has historically been a flood plain during the winter months, at the place where the river meets the sea at Carrigaholt Bay. Given it's naturally low level vis a vis sea level, the proximity of the sea itself, the expected rise in sea levels associated with global warming, the land to the north of OS1 was also zoned as Open Space. Both the SEA and Appropriate Assessment did not consider this land to be suitable for development.	
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Carrigaholt should be strictly adhered to.	

Municipal District - Killaloe		Settlement - Carron	
<div><p>Legend</p><ul style="list-style-type: none">Settlement BoundaryVillage Growth AreaBuilt and Natural Heritage<ul style="list-style-type: none">Protected StructureRecorded MonumentsSpecial Area of ConservationProposed Natural Heritage AreaLand Use Zoning<ul style="list-style-type: none">CommercialExisting ResidentialCommunityTourismAgriculture<p><small>© Ordnance Survey Ireland. All rights reserved. Licence No. 0011056100010001</small></p><p>Carron</p><p><small>Draft Clare County Development Plan 2023 - 2029</small></p><p><small>Date: December 2021 Scale: 1:5000</small></p></div>			
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.		
	VGA 3 - This site is directly adjacent to Moneen Mountain SAC and pNHA. Any development on this site could potentially in-directly affect the Qualifying Interests of the adjacent European site through the loss of foraging areas for the Lesser horseshoe bat. The European site contains Annex 1 Habitat of Limestone pavement with any development in the adjacent site potentially leading to groundwater impacts. It is also designated for Turloughs where maintenance of the appropriate natural hydrological regime is necessary to support the natural structure and functioning of the habitat, this in addition to calcium carbonate deposition rates require careful targets to ensure the status of these habtiats are maintained. A large portion of the proposed site is covered in hazel scrub and potentially limestone pavement with potential connectivity to the adjacent European site. Site is within the Burren Landscape Character Area which is deemed High and sensitivity to future development.		
Duration and determination on whether mitigation is required			

Municipal District - Killaloe		Settlement - Carron	
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, 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 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 outlined in the AA for each of the zonings in Carron should be strictly adhered to.</p>		
	<p>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 surrounding European sites.</p>		
Tourism	<p>Carron Polje and Turlough 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. https://www.npws.ie/sites/default/files/protected-sites/conservation_objectives/CO001926.pdf (Accessed 23.05.21)</p>		

Municipal District - Killaloe		Settlement - Carron	
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> <p>VGA 3 - Any development application should include an assessment of the site by a suitably qualified ecologist. The application must be accompanied by an Ecological Impact Assessment and Screening for Appropriate Assessment and/or a Natura Impact Statement, whichever is deemed relevant. The assessments should be informed by detailed ecological surveys and should address but not be limited to the following; habitat survey which specifically addresses the presence of the Annex 1 habitat Limestone pavement across the site, hydrogeological assessment specifically addressing the connectivity with the Turloughs in the surrounding hinterland, bat survey in terms of loss of potential foraging areas and roosts.</p> <p>The lands have the potential to impact on the Moneen Mountains SAC & East Burren Complex SAC and the lesser horseshoe bat. There is a narrow parcel of mixed woodland within site which has potential to support bats. Any future development proposals shall be designed to ensure that no development occurs within 25m of the SAC and that linkages to the SAC are not only maintained but enhanced. In addition, mitigation in line with NIR Mitigation 2, 3 and 4a set out in Volume 10a of the Plan shall apply.</p>	



Detailed Assessment of Landuse Zonings

Impact

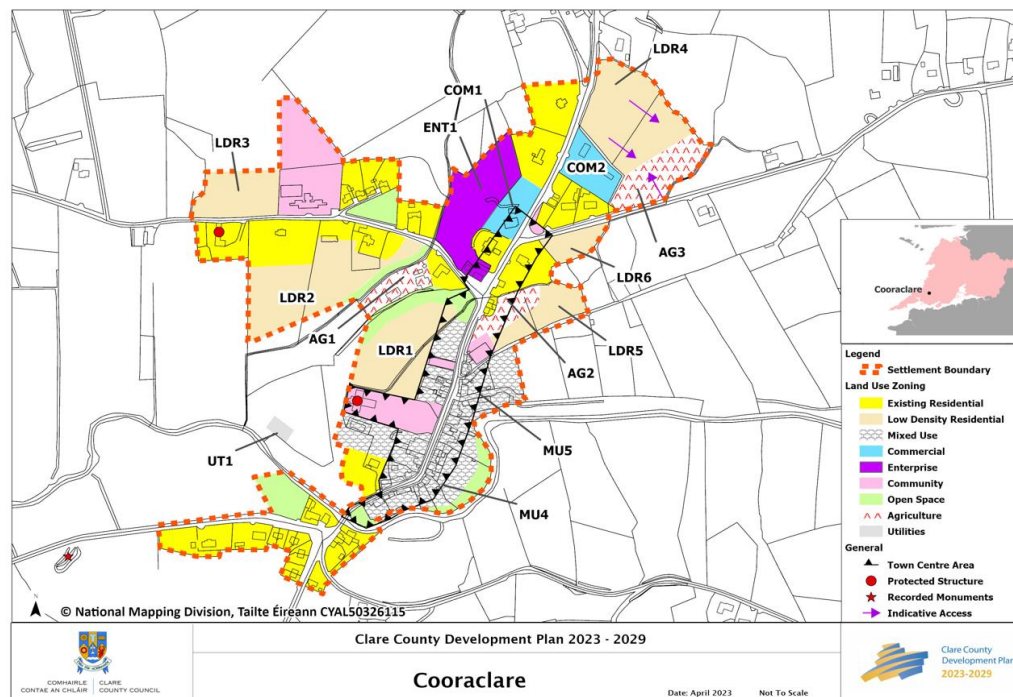
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			P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

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.	

Municipal District - West Clare		Settlement - Connolly
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.	
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Connolly should be strictly adhered to.	

Municipal District - West Clare

Settlement - Cooraclare



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

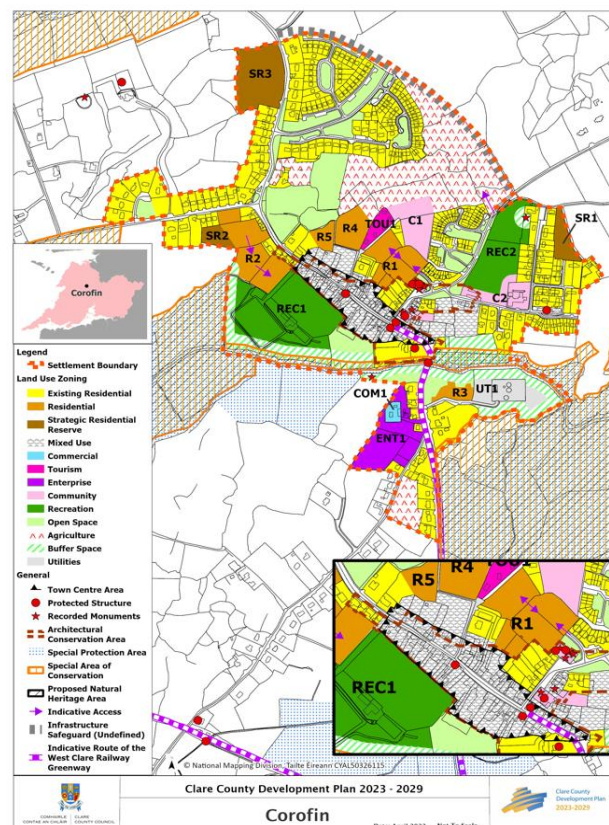
Municipal District - West Clare		Settlement - Cooraclare	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Residential		Currently, there is no sewage treatment system serving the village. Cooraclare is connected to the public water supply. Cooraclare is traversed by the Doonbeg River to the south which forms part of the Doonbeg Freshwater Pearl Mussel Sensitive Area. Parts of the village of Cooraclare are located within a moderate to high risk area as per the EPA Domestic Waste Water Risk Register which may be related to the lack of a sewage treatment system.	
Village Growth Areas (VGAs)		A number of sites within the village have been identified as Village Growth Areas with a view to supporting further development in the village, increase the local population and support existing services in the village. Development on these sites must reflect the scale and traditional character of the existing settlement and the population targets for the area.	
		VGA 2- These lands are located in close proximity to the village centre and have been identified as being suitable for village growth due to their location in close proximity to many of the existing services in the area. Due to the location of the lands, close to a small tributary of the Doonbeg River, a Site Specific Flood Risk Assessment must accompany any proposals for development on these lands.	
Entreprise		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.	
Mixed Use		MU1 – Village Centre These lands are located at the centre of the village and comprise the existing buildings in the village core and a number of small backland areas. These buildings / lands can accommodate a mixture of uses to allow for the development of the village centre and the expansion of the existing services in the area.	
Community		C1 - C5 include for the identification of lands for community purposes at the existing school (C2) with a view to allowing future expansion of the school, church (C4), community hall (C3), playground (C5), shrine (C1) consistant with the existing zoning of these lands.	
Commercial		COM1 & COM2 confirms the existing commercial uses for these locations.	
Agriculture		AG1 & AG2 are consistant with the current use on these sites	
Open Space		OS1 - OS6 are consistant with current use and identify areas of open space associated with the Doonbeg River and adjacent to the school. There is a distinct lack of open space designation within the village of Doonbeg.	
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)			

Municipal District - West Clare	Settlement - Cooraclare
Village Growth Areas (VGAs)	A number of sites within the village have been identified as Village Growth Areas with a view to supporting further development in the village, increase the local population and support existing services in the village. Development on these sites must reflect the scale and traditional character of the existing settlement and the population targets for the area.
	VGA 2- These lands are located in close proximity to the village centre and have been identified as being suitable for village growth due to their location in close proximity to many of the existing services in the area. Due to the location of the lands, close to a small tributary of the Doonbeg River, a Site Specific Flood Risk Assessment must accompany any proposals for development on these lands.

Municipal District - West Clare		Settlement - Cooraclare
Determination on whether mitigation is required		
Village Growth Areas (VGAs)	VGA 2 - The Open Space zoning OS3 must be strictly adhered to in relation to any future development in relation to VGA 2. The mature trees located within OS3 should be retained as part of any future development. Due to the location of the lands, close to a small tributary of the Doonbeg River, a Site Specific Flood Risk Assessment must accompany any proposals for development on these lands.	
	VGA 2, 3 & 4 - The mature trees and hedgerows associated with VGA 2,3 & 4 should be retained as part of any future residential development as foraging and commuting routes for bats but also as ecological corridors for wider biodiversity issues.	
	The EPA Code of Practice for Waste Water Treatment Systems in VGA 1 - 4 must be strictly adhered to in order to ensure no significant long term effects on the Doonbeg River.	
Mixed Use	The centre of the village of Cooraclare 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 X.X of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3	
Open space	Further open space should be zoned within the village of Cooraclare in association with ENT1	

Municipal District - West Clare

Settlement - Corrofin



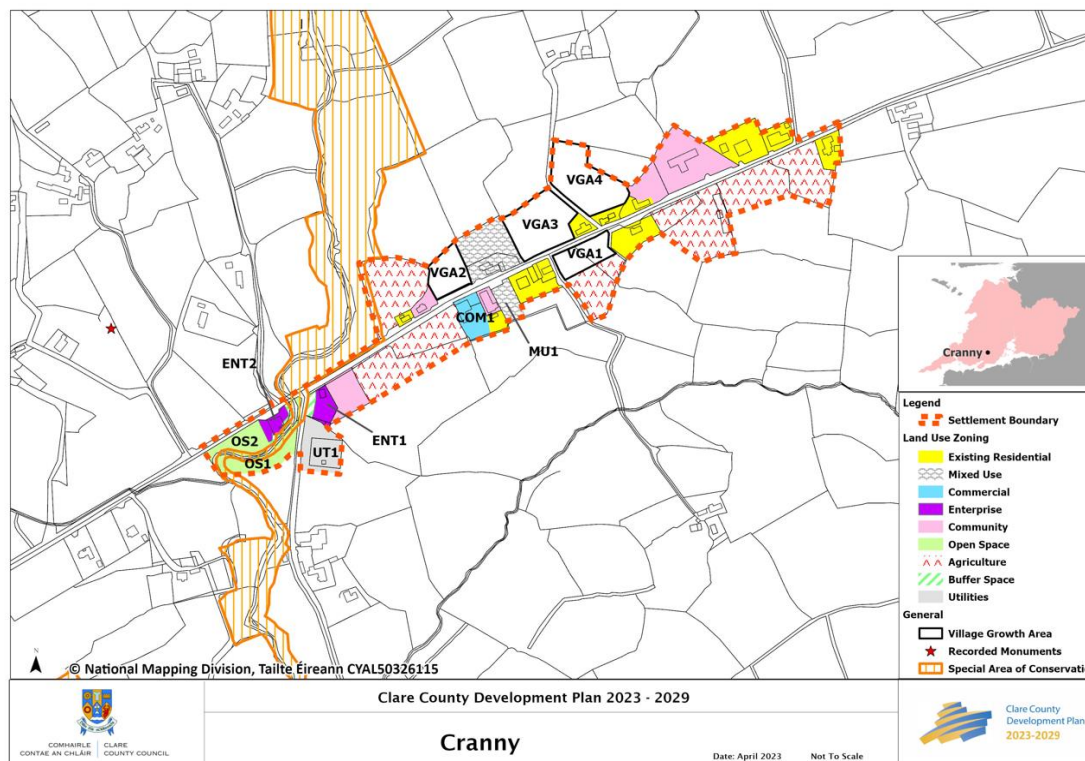
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare		Settlement - Corrofin
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	Consistent with current use and does alter extent of current zoned lands. Water supply is sourced through the Local Authority Water Scheme. A new wastewater treatment plant has been built recently in Corofin with sufficient capacity to accommodate the future planned development in this large village.	
Residential & Strategic Reserve	SR5 & SR6 lie relatively close to Loughaun which is a Limestone Marl Lake (FL3) and to an area of Dry Calcareous habitat (GS1). This lake type corresponds to the annexed habitat 'hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. (3140). As these lakes are poor to moderately rich in nutrients any future development immediately surrounding this area needs to ensure no increase in nutrient pressure and no impacts to the lake habitat. The field boundaries which make up this site also contain mature trees which are of benefit to all bat species as commuting and foraging routes and as this area is located within a high bat landscape area it is imperative that these mature trees and hedgerows are maintained as part of any future development.	
	R2 - A portion of this site lies adjacent to the SAC at this location. In addition, a portion of this section of zoned land sits behind the Architectural Conservation Area in the centre of the village of Corofin. The aim is to retain the overall special historic or architectural character of an area or place as per CDP 16.8 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. The site also forms a boundary with the development and the existing playing fields and recreational areas within the village which reflects positively on SEOs P1, P3	
Duration and determination on whether mitigation is required		

Municipal District - West Clare		Settlement - Corrofin
All zoning	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 Corofin settlement any future residential development, commercial or employment generating development should be subject to screening for EIA and/or a Screening for Appropriate Assessment in relation to potential significant effects on the surrounding and adjacent European Sites. This should also include for an assessment of in-combination and cumulative effects on the Fergus River downstream in particular associated with the Ennis settlement.	
Utilities	UT1 - 25m buffer zone included following the recommendations of the SEA and AA.	
Residential and Strategic Reserve	The mature trees and hedgerows associated with SR2, R3 and R4 should be retained as part of any future development of the site. Development should be sympathetic to the surrounding landscape and uses on the edge of the settlement within the Corofin and Crusheen Loughlands and the Low Burren Landscape Character Area.	
Recreation	REC 1 & 2 - Corofin is located within an area identified as having high landscape suitability for bat species. All bat species are 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). -Any proposals to install flood lighting at this GAA pitch must adhere to the Bat Conservation Ireland Guidance Notes for: Planners, engineers, architects and developers with respect to lighting.	
Recorded Monuments	A buffer should be placed around the recorded monument CL017-117 in REC2 Buffer included in Draft Plan	
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Corrofin should be strictly adhered to.	



Detailed Assessment of Landuse Zonings

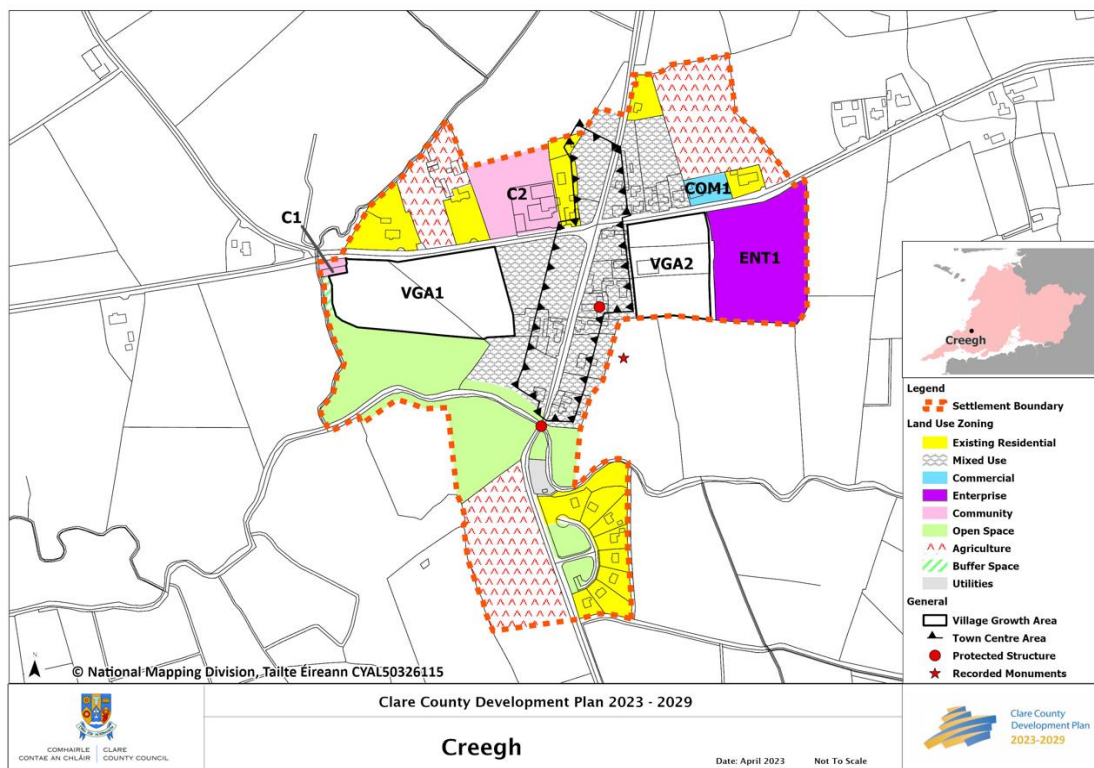
Impact

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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.	
Enterprise	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	Water Supply Water in the area is provided by Coolmeen Group Water Scheme. Wastewater Existing buildings in Cranny are served by private wastewater treatment systems and currently there is no public sewer in the village	

Municipal District - West Clare	Settlement - Cranny Map
	<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 hydrology and as such, any planning applications for development The land intensification and particularly any upgraded sheds or housing for animals and the subsequent slurry spreading would have a high level of pressure , and forestry activities of course. Individual housing would also be a 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 together with hydrology.</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>
Enterprise	<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>



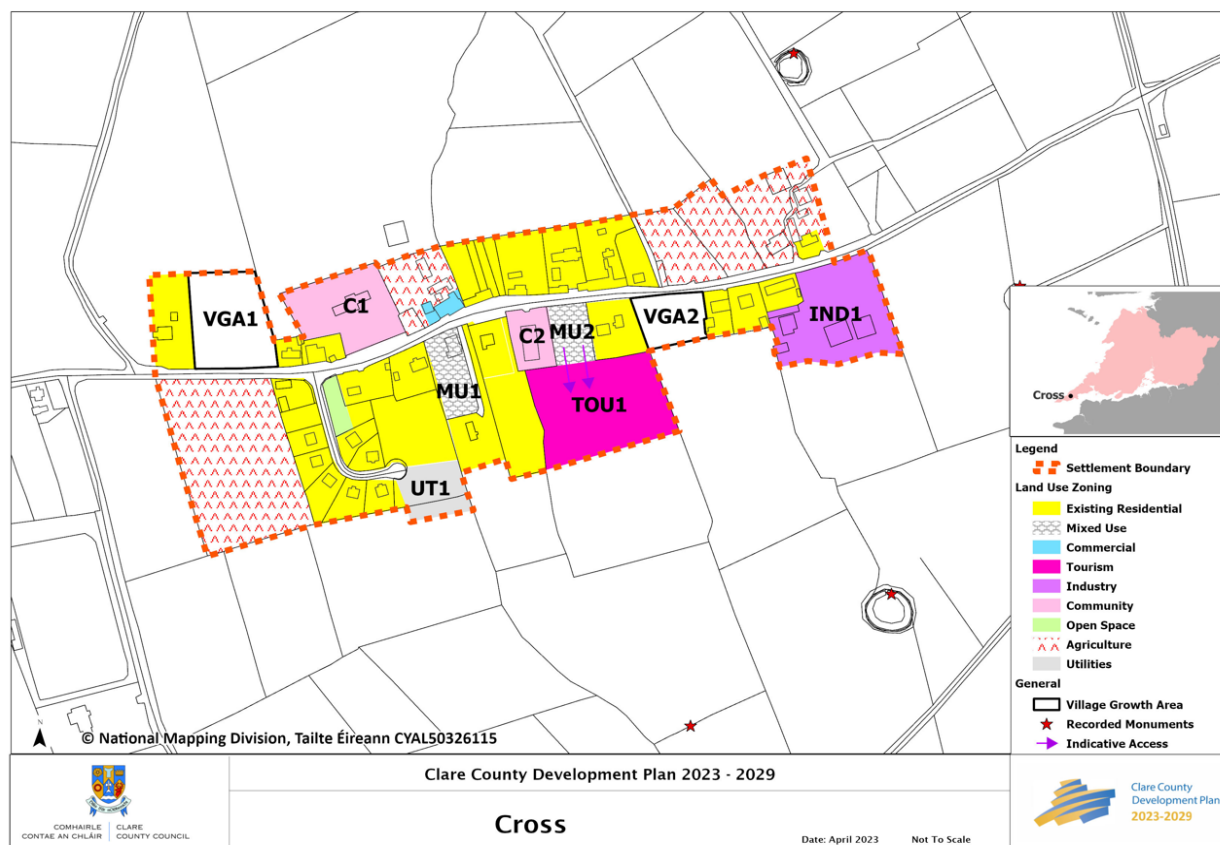
Detailed Assessment of Landuse Zonings

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 consistant 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	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.	
	VGA 2 - These lands are located to the east of the existing settlement and are accessed off 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 a wastewater treatment system.	
All Village Growth Areas	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 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

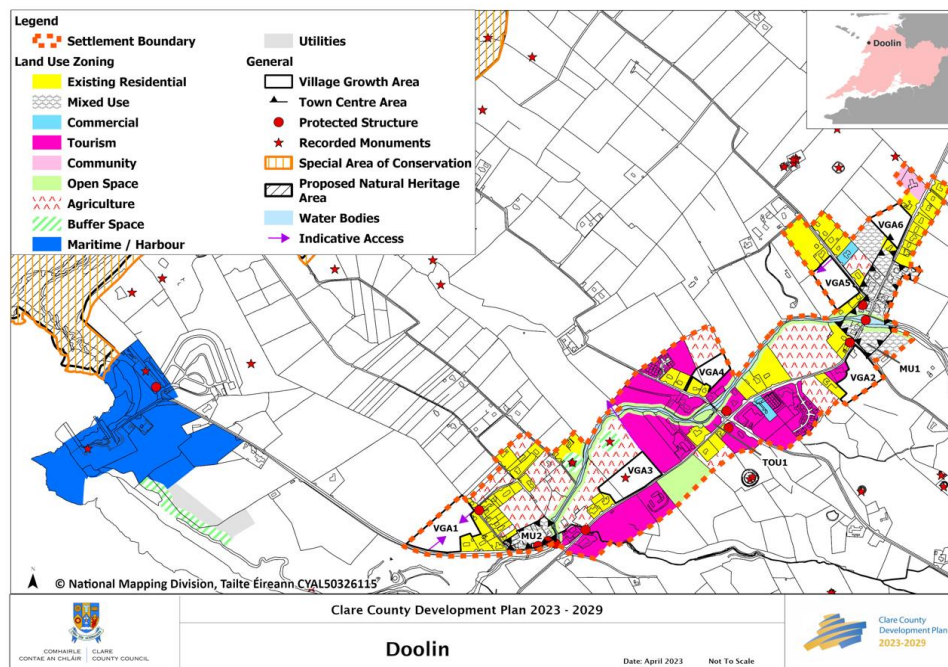
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B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	P1, WW1, WW2	P1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1, CC1 - CC9

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 consistant with the current use on these sites	
	TOU1 – Lands to the south of the Main Street	
Tourism	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.	
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.	

Municipal District - West Clare

Settlement - Doolin



Detailed Assessment of Landuse Zonings

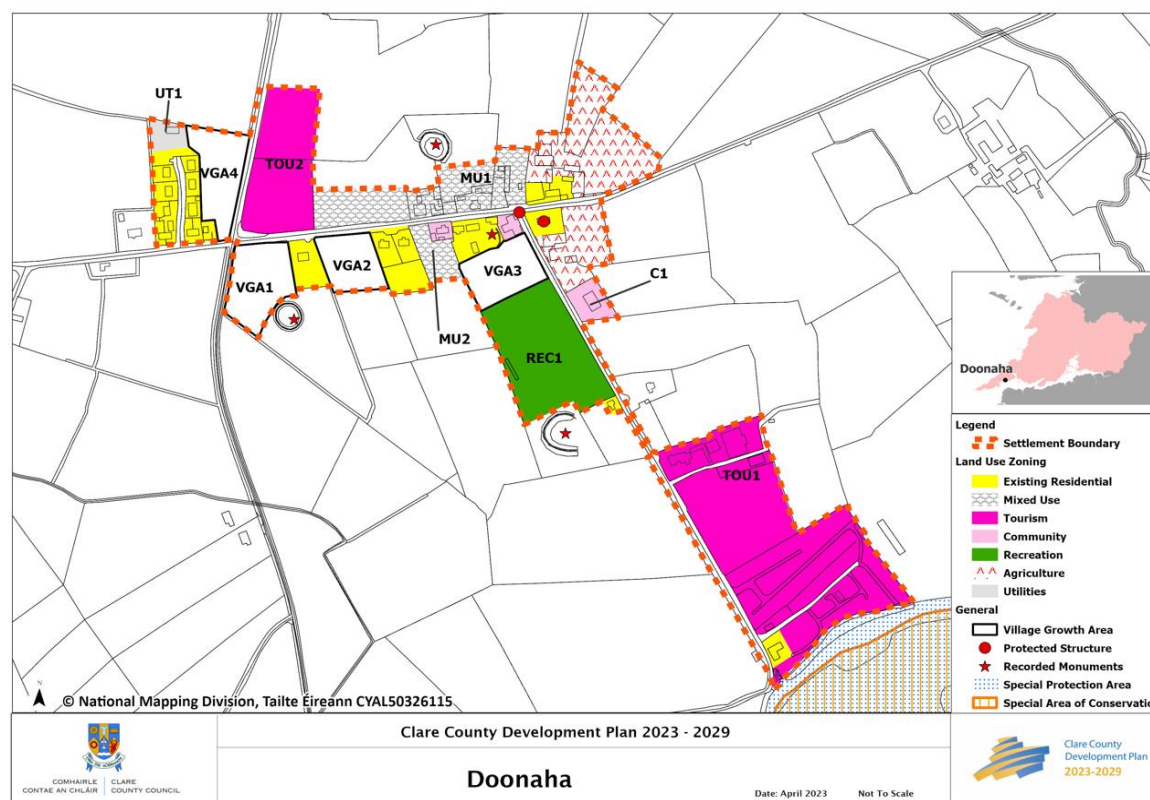
Impact

+	-	+/-	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 - Doolin
Likely Significant Effects of Landuse Zoning and Village Growth Areas (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Village Growth Areas (VGAs)	Doolin has an adequate water supply however there is no public waste water treatment plant at present in Doolin and existing development is currently serviced by individual wastewater treatment units. Given the majority of Doolin is located within a Karstic Grounwater body it is highly liklely that this is having a negative effect on groundwater within the area and subsequently to the surface water through groundwater surface water interaction.	
Mixed Use	MU1 - MU5 confirms the existing village centre uses and will not significantly affect the receiving environment.	
Commercial	COM1 & COM2 confirms the existing commercial use for these locations.	
Agriculture	AG1 - AG11 are consistant with the current use on these sites and should be retained in order to maintain the Landscape Charater of the area as the Miltown Malbay Coastal Farmlands.	
Open Space	OS1 - OS10 are consistant with current use and identify areas of open space associated with the riparian zone of the Aille River primarily.	
Tourism	TOU1, a portion of TOU2, TOU6, TOU11 & TOU12 represent existing tourism within Doolin. A ‘Tourism Growth Centre’ is identified in the centre of the village. This includes the area around Fitz’s Cross. The streetscape and character of Fitz’s Cross has evolved around the tourism market. This area has seen the development of two hotels and two holiday home developments which have defined the centre of Fitz’s Cross.TOU3 forms a boundary with the Cronagort Stream or Aille River which is currently at "Poor Status" under the Water Framework directive. Any future development at this site should ensure the ahievement of at least good status and should not interfere with the achievement of the objective for this waterbody. TOU7 is located on a mature island in the centre of the Aille River. This is an important feature of the river ecosystem and has been morphologically shaped by the river supporting macroptes and providing refuge for macroinverterates and other species.	
Determination on whether mitigation is required		

Municipal District - West Clare	Settlement - Doolin
All Zonings, Village Growth Areas and changes to current land use.	Any changes to existing residential development or any new residential development together with any alterations to existing land uses 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. This must take into consideration the cumulative and in-combination effects arising upstream from Lisdoonvarna which also discharges to the Aille River. Climate Change with respect to low flows must also form part of any assessment given the Aille River suffers from drought conditions at certain times in the year. The Aille has also been identified and prioritised under the Water Framework Directive River Basin Management Plan by Clare County Council as an Area for Action and therefore the targetted measures to achieve the WFD objectives will also need to be taken into consideration.
Tourism	The lands north of the Aille River zoned for 'Tourism' have been identified as an area as potentially within a wider area of flood risk. TOU6 - forms a boundary with the Cronagort Stream or Aille River which is currently at "Poor Status" under the Water Framework Directive. Any future development at this site should ensure the achievement of at least good status and should not interfere with the achievement of the objective for this waterbody. The encroachment of Flood Zone A on lands is limited to the riverside margins. Planning applications can address flood risk by limiting buildings to Flood Zone C. Where access may be prevented during a flood event, an emergency plan should be put in place.
Recorded Monuments	The Recorded Monument CL008-059002 associated with OS3 and CL008-060 associated with OS4 should be afforded full protected and a suitable buffer put in place to protect these structures in association with any future development.
Agriculture	AG1 - AG11 are consistent with the current use on these sites and should be retained in order to maintain the Landscape Character of the area as the Miltown Malbay Coastal Farmlands.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Doolin should be strictly adhered to.

Municipal District - West Clare	Settlement - Doolin
Mixed Use	<p>MU6</p> <p>Mitigation: In circumstances where certain measures proposed to mitigate or manage the risk of flooding associated with new developments within MU6 are likely to result in significant effects to the environment or European sites, the new developments and any such measures will undergo environmental assessment and Appropriate Assessment, as appropriate and in accordance with County Development Plan Objective 3.1.</p> <p>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 onsite treatment system that will ensure no impact to water quality in the area.</p>



Detailed Assessment of Landuse Zonings

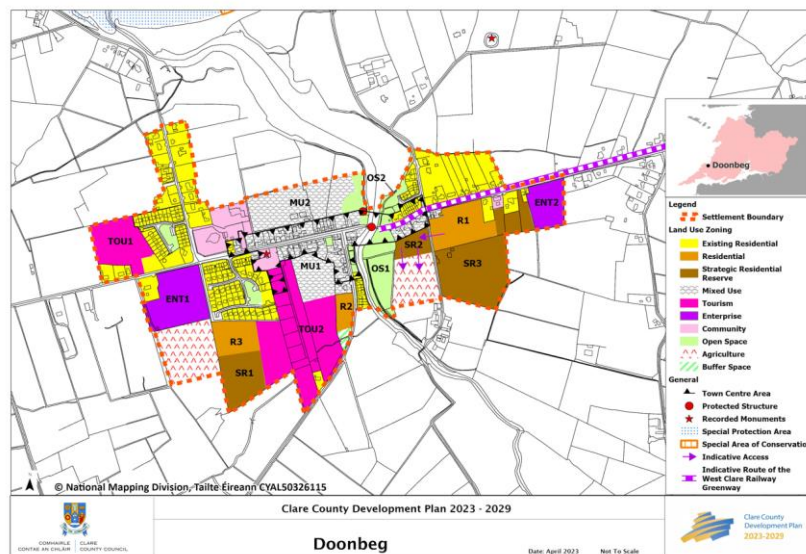
Impact

+	-	+/-	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	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. Water is supplied via connection to the public group water scheme, which also serves the neighbouring village of Querrin.	
Tourism	TOU1 – Tourism Lands adjoining the Quayside 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.	
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 3.3.



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

Municipal District - West Clare		Settlement - Doonbeg
Likely Significant Effects of Landuse Zoning and Strategic Residential Reserve (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Residential	<p>Water Supply Doonbeg is connected to the West Clare Regional Water Supply (New) and there is sufficient capacity to cater for population targets.</p> <p>Wastewater The village is served by an existing public waste water treatment plant which has sufficient treatment capacity to cater for the target population. Therefore the current residential development should not be reflecting negatively on the SEOs and will overall be reflecting positively on SEO WS1 & WS2, WW1 and WW2.</p>	
Residential and Strategic Reserve	<p>R2 & SR1 - These sites are centrally located within the village, south of the Main Street. This site can be accessed either directly from the Main Street or from the local road that runs to the east of the site. It is considered that this site could provide for some appropriate in-fill development whilst also helping to define the streetscape along Main Street. Adequate pedestrian, cycling and vehicular access shall be required as part of any development proposals for this site.</p>	
	<p>R1, SR2 & SR3 conforms with existing low density housing present in the village and is either adjacent to existing residential and/or close to the village centre. Development on these sites must reflect the scale and traditional character of the existing settlement and the population targets for the area. R1 - Development on this site must be proportionate to the size and scale of the existing settlement.</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. It is important that all development that takes place around the pier head area is sympathetic to its sensitive location around Doonmore Castle and Doonmore House, and is in accordance with the proper planning and development of the area. It is important that development proposals for water-based commercial activity are compatible with the tourism and leisure potential of the pier and harbour.</p> <p>Doonmore pier is zoned as 'Maritime' and is located adjacent to the Mid-Clare Coast SPA. It is an objective of the Council to require all planning applications for development within, adjacent to, or affecting any European sites, to carry out Screening for Appropriate Assessment in accordance with CDP Objective 3.3.</p>	

Municipal District - West Clare		Settlement - Doonbeg
Mixed Use	MU1 - MU6 confirms the existing village centre uses and will not significantly affect the receiving environment.	
Community	C1 - C3 represent the existing community uses in the village associated with the church, graveyard and community hall.	
Tourism	TOU2 represents the existing use as a caravan site and provides for expansion adjacent to it in the future.	
Open Space	OS1 & OS2 identify areas of open space primarily associated with the Doonbeg River.	
Enterprise	ENT 1 and ENT2 are 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. ENT1 – If possible, access to the site shall be taken from a location within the 50kph speed limit in the village. ENT2 – The access to any development taking place on these lands shall be located within the 50kph speed limit in the village.	
Determination on whether mitigation is required		
Low Density Residential	It is recommended that any future development proposals associated with SR2 is conditional on the adherence of the OS1 zoning and the inclusion of a buffer zone of 5m around the mature trees within OS1 and along the Doonbeg River in order to provide protection to the water quality of the Doonbeg River. The EPA Code of Practice for Waste Water Treatment Systems in R1 & R2 and any future development proposals for SR1 & SR2 must be strictly adhered to in order to ensure no significant long term effects on the Doonbeg River.	
Open Space	The zoning of OS1 & OS2 as open space must be strictly adhered to in order to provide sufficient buffering from the village development to the river.	
Tourism	Any future development at TOU2 should be mindful of the current residential use adjacent to this site and should be sympathetic to the permanent nature of this use. It should avoid development which may lead to anti-social behaviour in the adjoining estate or which is incompatible in nature.	
Marine	Doonbeg pier is in close proximity to an SAC where otter activity has been recorded and is within an SPA which is home to the tree sparrow a rare species associated with the SPA although not annexed. Future development proposals must not impact on the favourable conservation status of the SAC and SPA. Any plan or project with the potential to impact on the SAC and/or SPA will be subject to screening for Appropriate Assessment and associated ecological assessments.	

Municipal District - West Clare	Settlement - Doonbeg
All zonings	<p>The entire settlement of Doonbeg is located within the Doonbeg Margaritifera margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is indicated as extant by the NPWS recent studies have provided additional records which indicate that this population has in excess of 8,000 individual mussels placing it as a very important catchment in County Clare for this species. Therefore any proposed development in terms of Residential, Commerical, Tourism, Enterprise, Agriculture, Community, Open Space, Marine, 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 Doonbeg should be strictly adhered to.</p>

Municipal District - West Clare

Settlement - Ennistymon

Landuse Zonings (Ha)

Buffer Space = 2.39

Commerical = 7.01

Community = 16.29

Existing Residential = 23.38

Industry = 9.68

Mixed Use = 4.69

Open Space = 13.99

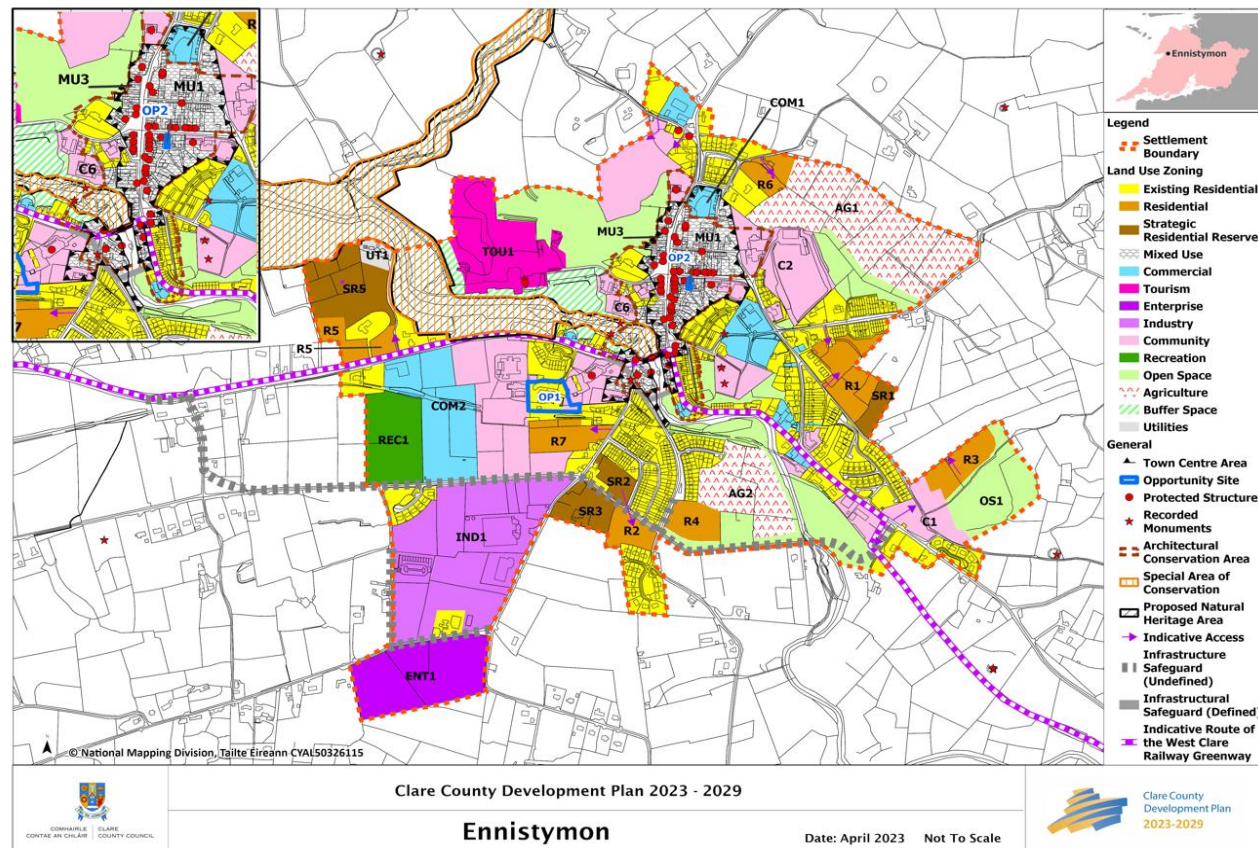
Recreation = 2.65

Residential = 7.51

Strategic Residential Reserve = 4.77

Tourism = 4.46

Utilities = 0.39



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1-P3, WW1, WW2, S1 - S4, CH1-CH3, L1 & L2			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 - Ennistymon	
Likely Significant Effects of Landuse Zoning and Strategic Reserves (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Residential zoning and Strategic Reserve		R1 Area of land Deerpark Lower This site is located to the north east of Ard Donagh estate. It is bounded to the south west by an existing laneway. Proposals for the future development of this site must take into consideration the undulating nature of the site, providing for a mix of high quality designed dwellings. The existing laneway adjacent to the site shall be upgraded in terms of widening, footpath provision, resurfacing and public lighting as part of any development proposal. This reflects positively on SEO L1 & L2 together with P1 through the provision and upgrading of the existing pedestrian access. SR5 As part of any development proposals for the future development of this site, the proposed relief road for Ennistymon, the route of which is identified by the infrastructure safeguard, shall be provided as part of any future planning application. (planning authority expects to retain this zoning)	
Recreational		The zoning at REC1 represents the current use at this location for the sports grounds with the surrounding zoning for open space. This zoning reflects positively on SEO P1 - P3 .	
Industry		IND1 - This zoning reflects positively on the town of Ennistymon through the provision of future potential jobs within the immediate vicinity of residential areas. This reflects positively on SEOs P1, T1 & T2 but potentially negatively on SEOs C1 - C3 together with P2 & P3 should an industry which requires the emissions of fumes, gas, smoke or odours come forward for this site.	
Community		C1 - C11 reflect the community uses within the town such as the church, graveyard, fire station etc.	
Mixed Use		MU1 - MU7 are largely contained within the Architectural Conservation Area in the centre of the town of Lahinch. The aim is to retain the overall special historic or architectural character of an area or place as CDP Objective 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.	
Tourism		TOU1 represents the existing tourism use at this location as the Falls Hotel which is a key facility in the town of Ennistymon providing employment and lesiure facilities.	
Determination on whether mitigation is required			

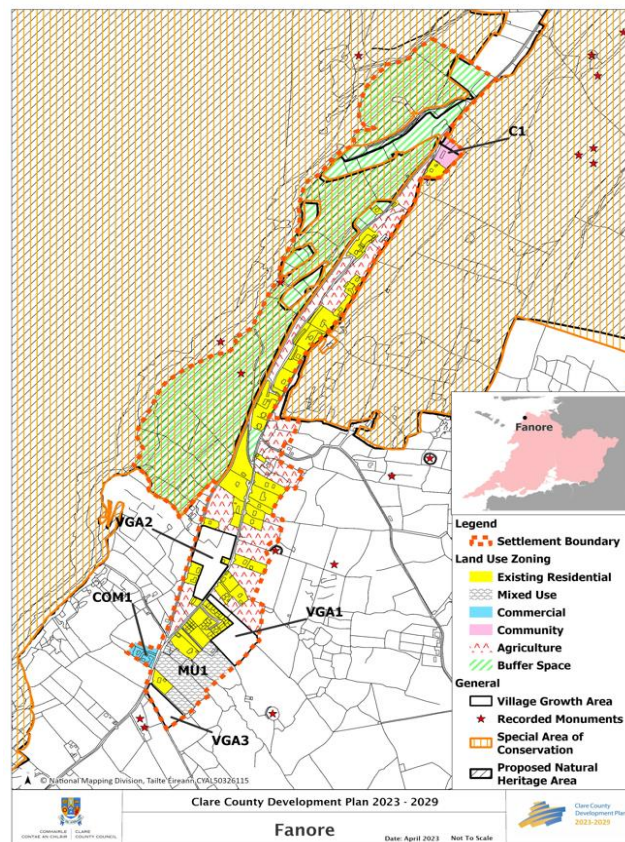
Municipal District - West Clare	Settlement - Ennistymon
Residential zoning and Strategic Reserve	<p>R5, SR3 & SR5 - Development at this location should be for permanent residential housing allowing convenience of access to the services and facilities within the town. While the existing plant at Ennistymon currently complies with its Waste Water Discharge Licence it is marginally overloaded and therefore all future residential development within the settlement should 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> <p>SR5 - A 10m buffer zone should be included between SR5 and the SAC to protect the aquatic environment from encroachment, sediment and nutrient loss to the channel and provide for Otter commuting and foraging routes.</p>
Commercial	<p>COM1 - Japanese Knotweed has been recorded to the south of the site.</p> <p>Potential for spread of Japanese Knotweed which may be on the COM1 site to European sites via surface waters and/or transport of vector materials.</p> <p>Mitigation: Any development application should include an assessment of the site by a suitably qualified Ecologist as to the presence of Japanese Knotweed. Rhizomes of the species can be present in soil up to 7m wide and 3m deep from the over ground parent plant. If present a suitable course of action should be outlined by an Invasive Species specialist to prevent the spread of the species e.g. do not strim, cut, flail or chip the plants as tiny fragments can regenerate new plants and spread on land and downstream through watercourses and attention should also be directed to the proper disposal of 'vector' materials i.e. soil, to a licenced waste facility.</p>
Community	<p>C6 - Japanese Knotweed has been recorded to the north of the site. Potential for spread of Japanese Knotweed which may be on the C6 site to European sites via surface waters and/or transport of vector materials.</p> <p>Mitigation: Any development application should include an assessment of the site by a suitably qualified Ecologist as to the presence of Japanese Knotweed. Rhizomes of the species can be present in soil up to 7m wide and 3m deep from the over ground parent plant. If present a suitable course of action should be outlined by an Invasive Species specialist to prevent the spread of the species e.g. do not strim, cut, flail or chip the plants as tiny fragments can regenerate new plants and spread on land and downstream through watercourses and attention should also be directed to the proper disposal of 'vector' materials i.e. soil, to a licenced waste facility.</p>

Municipal District - West Clare		Settlement - Ennistymon
Recreation	The portion of open space at OS2 on the eastern boundary of the REC1 zoning should be changed to REC to provide additional capacity for expansion or diversification of the exsisting sports grounds. This will reflect positively on SEO P1 - P2.	
Industry	Any proposed development for IND1 should ensure compliance with all relevant EC Directives including the Air Quality Directive and CAFE Directive.	
Tourism	<p>TOU1 - The mature trees surrounding the existing hotel within this zoning must be retained as part of any future development within TOU1 as they provide key foraging, commuting and resting areas for all bat species but in particular <i>Nyctalus Leisleri</i> and <i>Plecotus auritus</i> .</p> <p>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.</p> <p>Mitigation: Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any planning application for further 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 appropraite SuDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.</p>	
Architectural Conservation Area	The centre of the town of Ennistymon 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 CDP Objective 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.	
Undefined Infrastructural Safeguard	The mitigation measures identified in the AA should be strictly adhered for in the planning, design and site selection for this currently undefined infrastructural safeguard.	
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ennistymon should be strictly adhered to.	
Opportunity Sites	<p>OP2 Parliment Street</p> <p>The re-use of this building is recommeded by the SEA. Its proximity to the town centre allows for its integration with good pedestrian and cycle provision to minimise vehiicular traffic movements. Traffic congestion is an existing problem within Ennistymon for which measures should be incorporated to avoid further exacerbating this issue through the redevelopment of the site.</p>	

Municipal District - West Clare	Settlement - Ennistymon
	<p data-bbox="577 193 880 220">OP1 Former Convent Site</p> <p data-bbox="577 228 2024 379">The site represents a significant land-mark in the town and its future re-use should reflect this. The convent is a protected structure, situated within an Architectural Conservation Area (ACA) reinforcing the importance of retaining its character and setting. The Mixed Use zoning must ensure any development is sympathetic in its design and layout to allow for the integrity and setting of the convent to be retained.</p>

Municipal District - West Clare	Settlement - Ennistymon
Infrastructural Safeguard	<p>Inclusion of Infrastructural Safeguard</p> <p>Mitigation: A Flood Risk Assessment should be undertaken at project design stage given the location within Flood Zone A</p> <p>Mitigation:</p> <p>A full bat detector survey of the infrastructural safeguard in line with National Roads Authority Best Practise Guidelines for Bats in the Planning of National Road Schemes should be undertaken in accordance with Appendix III 'appropriate survey timetable'. In addition, the buildings which may be demolished as part of the proposed development should be surveyed for the potential use as hibernation and/or maternity roosts.</p> <p>A hydromorphology assessment should be undertaken in relation to the proposed bridge structure in terms of suitability, channel morphology such as form, flow depths and velocity together with bank structure.</p> <p>A Construction Method Statement shall form part of the overall project design together with the development of an Environmental Construction Management Plan (ECMP) which together shall be subject to Appropriate Assessment as part of the overall project assessment.</p> <p>The project specific assessment should include for all relevant survey and modelling work to demonstrate that the specific design, construction and operation will not impact on the Water Framework Directive or the Marine Strategy Framework Directive. The objectives and requirements of the MSFD and the WFD (Shannon River Basin Management Plan or any subsequent plan) should be considered when assessing proposals for development. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD and MSFD water quality objectives. Operational activities should be designed and carried out so as to not impact on water body status.</p> <p>Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any design stage detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction;</p> <p>Mitigation: The design of any in-stream structure shall not lead to any alteration of the channel morphology, flow regime, depositional patterns or interfere with habitat continuity.</p> <p>Mitigation: All permits and consents required as part of the project shall be addressed at project design stage and incorporated as part of the overall Appropriate Assessment.</p>

Municipal District - West Clare	Settlement - Ennistymon
	<p>Mitigation: Ensure that surface water run-off during operation is treated via a combination of appropriate SuDS prior to discharge to any surface water features. River crossing to be a clear span structure with maintenance of natural banks and provision of 10m of otter habitats along the bankside.</p> <p>Mitigation: Given the location of the proposed crossing in Ennistymon on the Inagh River upstream of a European Site on-going monitoring to assess the real time environmental impact of all site preparation, construction and post construction works shall take place, by suitably qualified ecologists.</p> <p>Mitigation: At project level any mitigation measures proposed to avoid or offset the potential for significant effects must also be subject to Appropriate Assessment in order to provide an analysis and the scientific assessment as to the likely efficacy of the mitigation.</p>



Detailed Assessment of Landuse Zonings

Impact

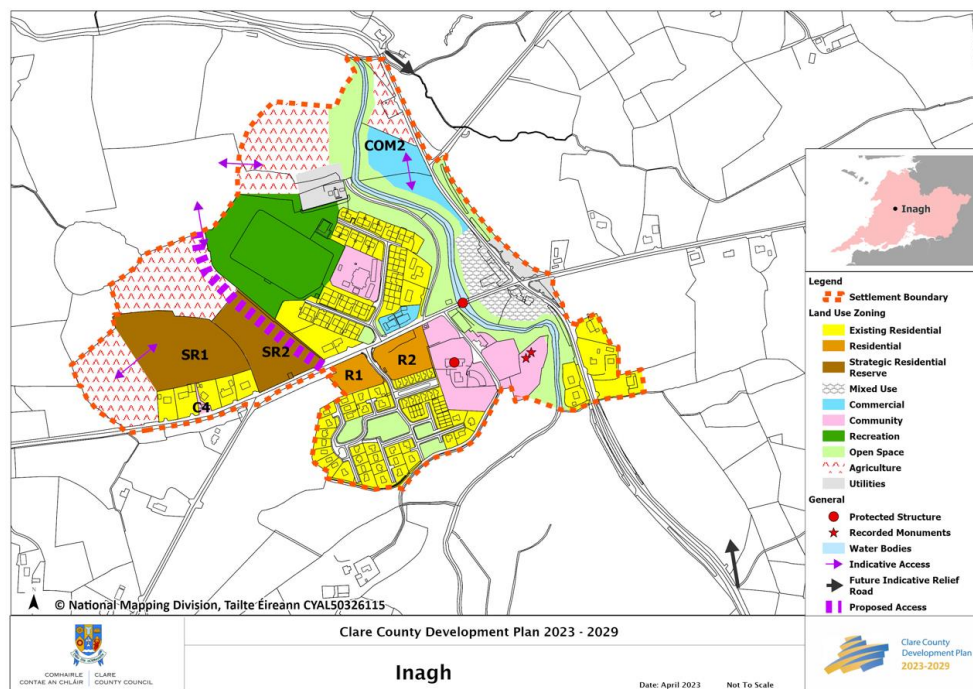
+	-	+/-	0
P1	P1, WW1, WW2		P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

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		

Municipal District - West Clare		Settlement - Fanore
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 separate buffer be placed around the Recorded Monument at (CL001-019) to protect it from recreational uses in this area.	
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.	

Municipal District - West Clare

Settlement - Inagh



Detailed Assessment of Landuse Zonings

Impact

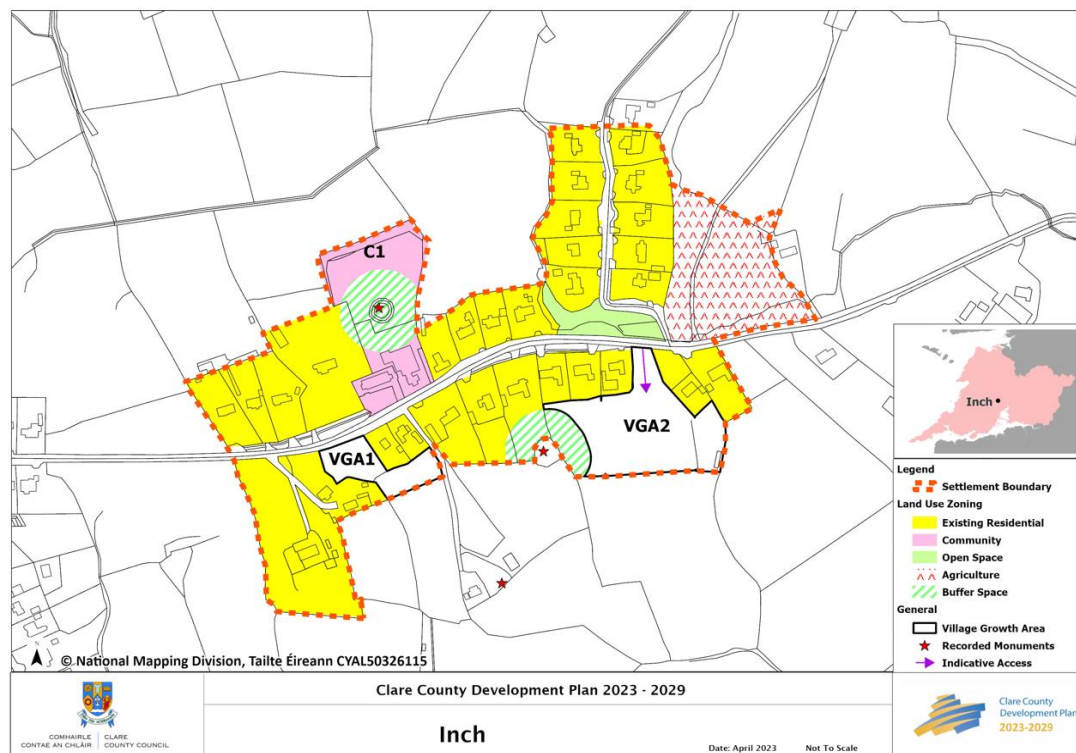
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P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B1, B3, B4, B5, B6, W2, WW1, WW2	S1	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

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	Water Supply Water supply is sourced through the Inagh-Kilmaley Group Water Scheme. Wastewater Inagh has a public sewage system with sufficient treatment capacity to serve the target population.	
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	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.	
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Inagh should be strictly adhered to.	

Municipal District - West Clare

Settlement - Inch

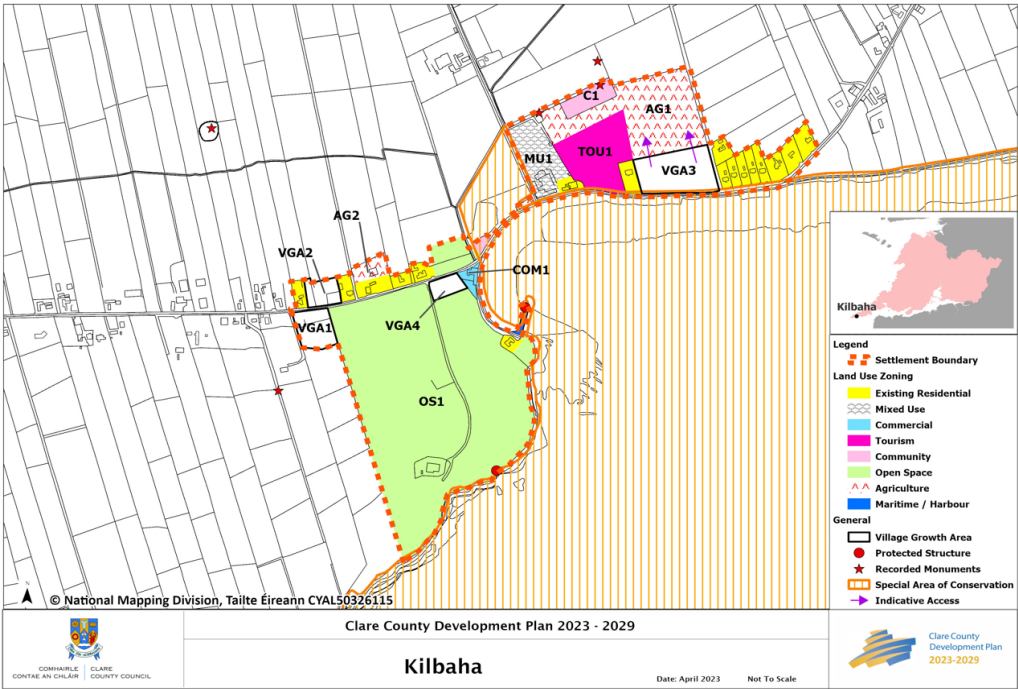


Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	WW1 & WW2, P1 - 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 - Inch
Likely Significant Effects of Landuse Zoning and Defintions (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Existing Residential Development	There is no public waste water treatment facilities in Inch and therefore all developments are served by individual on-site treatment systems.	
Village Growth Areas	There are no public wastewater treatment facilities in Inch and therefore all developments are served by individual on-site treatment systems. Water is supplied by the Inagh-Kilmaley Group Water Scheme.	
	VGA1 & VGA2 - Both of these sites can accommodate small-scale in-depth development. They are located in close proximity to the core of the village and are within walking distance of the existing services in Inch. Therefore any future 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 and character of the existing village. In relation to the lands at R1, whether the site is being developed as a whole (for a small-scale in-depth development) or being developed by different, access to the lands from the public road shall be restricted to a single access point.	
Community	C1 represents the current use within Inch as the school and does not add to the zoning.	
Duration and determination on whether mitigation is required		
Village Growth Areas	The EPA Code of Practise for Waste Water Treatment Systems in VGA1 & VGA2 must be strictly adhered to in order to ensure no significant long term effects on the Inch (Clare) River which is currently at moderate status.	
	VGA1 - There is a stream running along the southern boundary of this site and development taking place on these lands must have due cognisance of this feature and ensure that steps are taken to mitigate any potential negative imapcts on the watercourse should they arise. There is an attractive area of mature trees to the east of the lands zoned as VGA1. These trees serve to screen the houses to the north from view from the public road. They also provide a protection area to the stream that flows through the centre of the thicket and also create an important riparian habitat. This SEA recommends that there is an objective in the Plan to protect these trees from development in the future.	
Community	A protection 10m buffer should be placed around the recorded monument CL033-106 within C1 to ensure its long term protection should any future expansion occurr related to the school.	



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

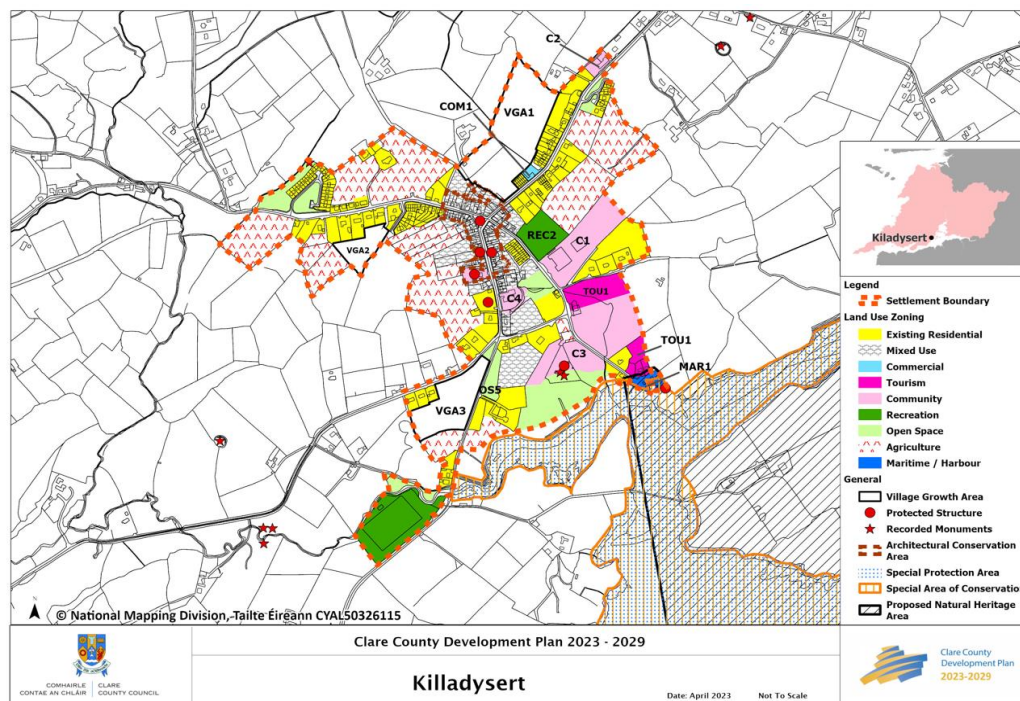
Municipal District - West Clare		Settlement - Kilbaha Map
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Agriculture	AG1 & AG2 are consistant with the current use on these sites	
Tourism	<p>TOU1 – Tourism 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	OS1: Area around the ruins of Doondalhen House 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.	
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Village Growth Areas (VGAs)	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.	
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)	VGA 3 – Lands adjoining the R487 Any proposed residential development associated with VGA 1 shall be for permanent occupancy only.	
	VGA4 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.	
Tourism	See "All Zonings". The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably.	

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 3.3</p>

Municipal District - West Clare

Settlement - Kildysert



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,

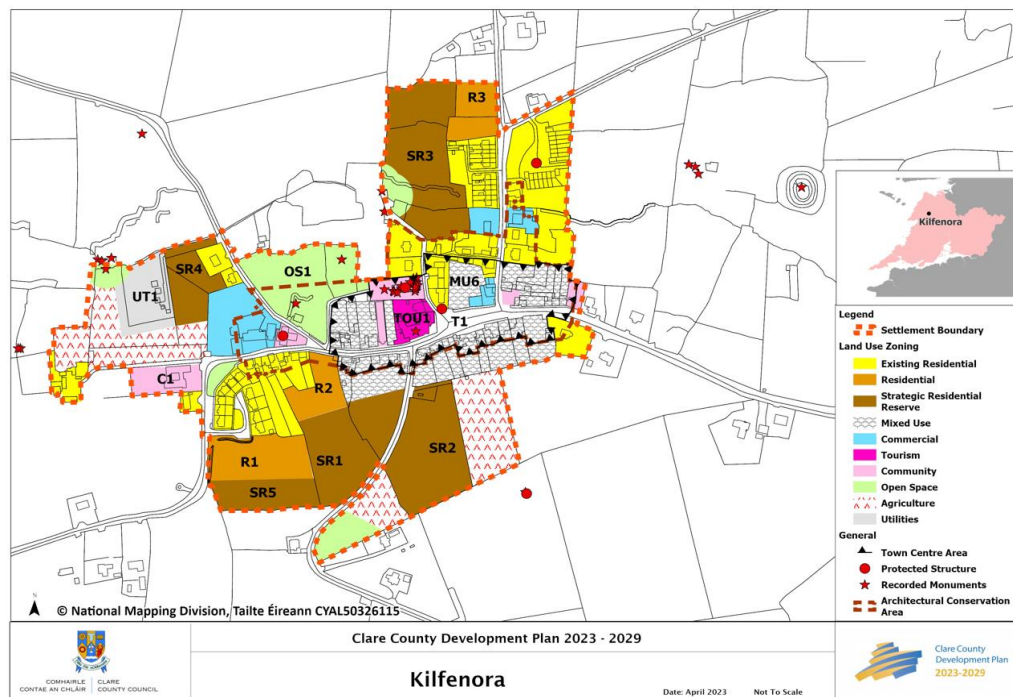
Municipal District - West Clare		Settlement - Kildysert
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Residential	The town has grown quite significantly over recent years but has managed to retain a '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.	
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 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.	

Municipal District - West Clare	Settlement - Kildysert
Open Space	The trees for preservation should be retained in association with any future development at OS5

Municipal District - West Clare

Settlement - Kilfenora



Detailed Assessment of Landuse Zonings

Impact

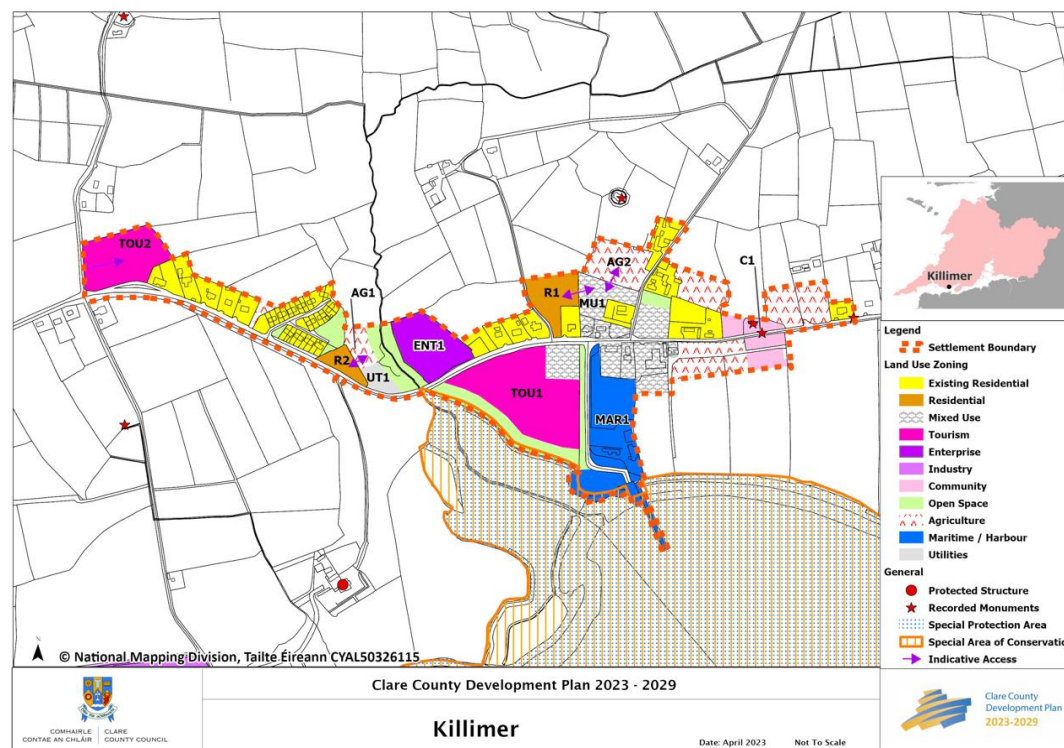
+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	P1, WW1, WW2	P1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

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	Water Supply Kilfenora is connected to the Ennistymon Regional Water Supply and as such is subject to the constraints of that scheme. 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.	
Residential & Strategic Reserve	R1-3 & SR 1 - 5 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.	
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 consistant 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 protected 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.	

Municipal District - West Clare

Settlement - Kilimer



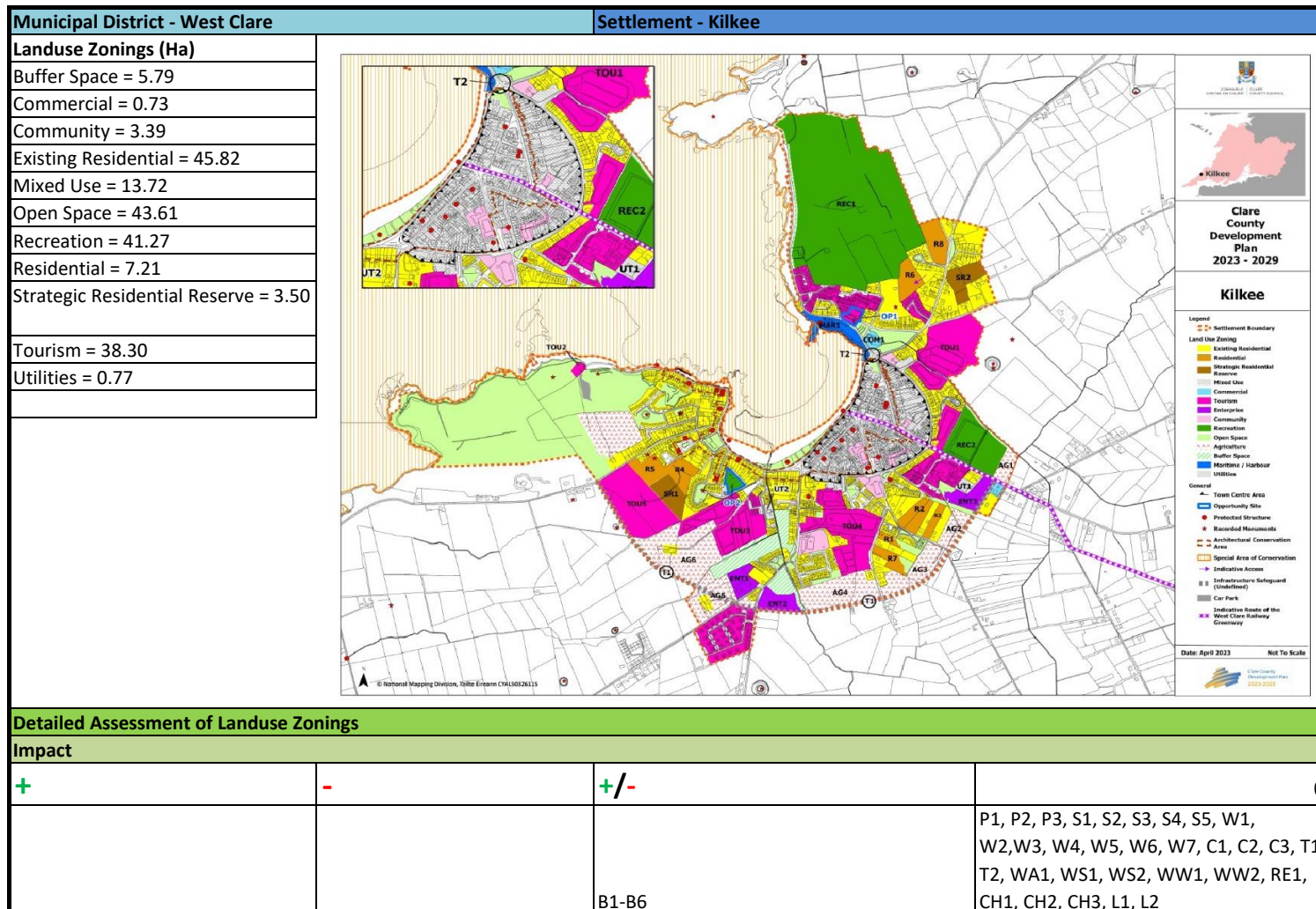
Detailed Assessment of Landuse Zonings

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	R1 & R2 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.	
Maritime	MAR1 – Lands to the north of the Ferry Terminal 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.	
Tourism	TOU1 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. 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.	
	TOU2 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.	
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 a site within or close to the centre of the settlement which is suitable for enterprise use.	
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 3.3.	



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

Municipal District - West Clare		Settlement - Kilkee
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Residential	<p>Water Supply Drinking water is supplied via the West Clare Regional (New) (Doolough Lake) water supply and also from Kilkee's own source at Lisluinaghan, which has its own treatment plant. The West Clare RWS also supplies a significant number of settlements in the area. There is currently spare capacity in the system to cater for population targets but the treatment plant may need to be upgraded in the future.</p> <p>Waterwater There is currently limited wastewater treatment in Kilkee, however, a new wastewater treatment plant, pumping station and rising main are planned for the town. This is due to commence in late 2023 with completion in early 2025 which will cater for the population targets for the town. All future development in Kilkee will be contingent upon the provision of adequate wastewater treatment. Kilkee experiences seasonal traffic problems and the construction of a proposed lower ring road which would link the N67 at the Kilkee Bay Hotel, running west to the Carrigaholt Road and continuing to link up with the coast road, would help to alleviate this problem. Therefore the current residential development reflects negatively on SEOs WW1 and WW2.</p>	
Residential & Strategic Reserve	<p>R2 & R3: South Eastern Development Area This is an area of flat, low-lying land located to the south of the town centre area in Kilkee. This site provides an opportunity for in-depth development that will help to consolidate the development of this area, which is relatively degraded. The site is bounded to the north by the line of the former West Clare Railway. The site covers a large area. If development proposals come forward that do not utilise the entirety of the lands, a masterplan must be prepared showing connectivity to future development areas and an outline of the type of development that is proposed for the remainder of the site.</p>	
	<p>R5 & SR3: Land to the Northwest of the Carrigaholt Road This site lies southwest of the town centre and on the northwest side of the Carrigaholt road. Access to this site will be primarily through the existing housing estate and the zoning allows for an extension to same. Any development must reserve a 15 metre margin from the Victoria stream that runs along the boundary of the site.</p>	
Marine	<p>MAR1: Existing jetty and Boat House at the east end of Moore Bay 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. Identified within the "Development Strategy for Marine and Leisure Infrastructure 2007-2013" by the Marine Institute, as a potential location for the development of land/sea access and associated infrastructure, there is a major opportunity to develop this area of Kilkee. It is important that development proposals for water-based commercial activities are not detrimental to the tourism and leisure potential of the area. The lands that have been zoned are both within and adjoining a Special Area of Conservation. The area forms part of the Kilkee Reefs. Future development proposals must not impact on the favourable conservation status of the annex habitats for which this SAC is designated.</p>	

Municipal District - West Clare		Settlement - Kilkee
Mixed Use	MU1 - MU8 confirms the existing village centre uses and will not significantly affect the receiving environment.	
Community	C1 - C3 represent the existing community uses in the town associated with the church, graveyard, school, community hall etc.	
Tourism	<p>TOU1: Lands to the East of the N67</p> <p>These lands adjoin one of the existing mobile home parks in Kilkee and have been identified for the development of future tourist facilities in the area. More specifically, the lands at TOU1 have been zoned to accommodate the development of a camping and motorhome site in the area. There is an identified need for motorhome / camping facilities in Kilkee and TOU1, being both scenic and close to the town centre and with excellent links to one of the main transport routes in the area (N67) is considered to be suitable for the development of such facilities. It is envisaged that development of the site will be for the provision of temporary / short-stay tourist accommodation and the development of long-term mobile home parking facilities on these lands will not be permitted.</p> <p>Development proposals must provide for the retention of the stone wall on the northern boundary of the site and must also provide footpaths linking the development to the existing footpath network in Kilkee. Furthermore, developments located on the northern side of the site may be visible from the wider area and therefore development proposals for this area must be designed having due regard to the visual amenities of the wider area.</p> <p>Surface water drainage associated with future development on this site shall be designed to ensure the protection of water quality and associated biodiversity in the area.</p> <p>The zoning of this site for the development of a camping and campervan site does not prohibit a development of the same nature from locating at an alternative suitable site in the town.</p>	
	<p>TOU2: Diamond Rocks</p> <p>This small commercial outlet provides a service to visitors during the tourist season on the south side of the bay, at the start of the cliff walk. Having regard to the sensitive location of the site it is considered that a limited form of expansion may be permitted in order to further enhance the potential of the site and an area of land surrounding the existing business has been zoned to accommodate this expansion.</p>	
	<p>TOU3: Infill site south of the Well Road</p> <p>The land is zoned to allow for the expansion of existing holiday home accommodation, situated between a caravan park and an existing area of holiday homes and has the capacity for in depth development close to the town centre. Any development must reserve a 10 metre margin from the Victoria stream that runs along the southern boundary of the site.</p>	
Open Space	OS1 & OS2 identify areas of open space primarily associated with the Doonbeg River.	

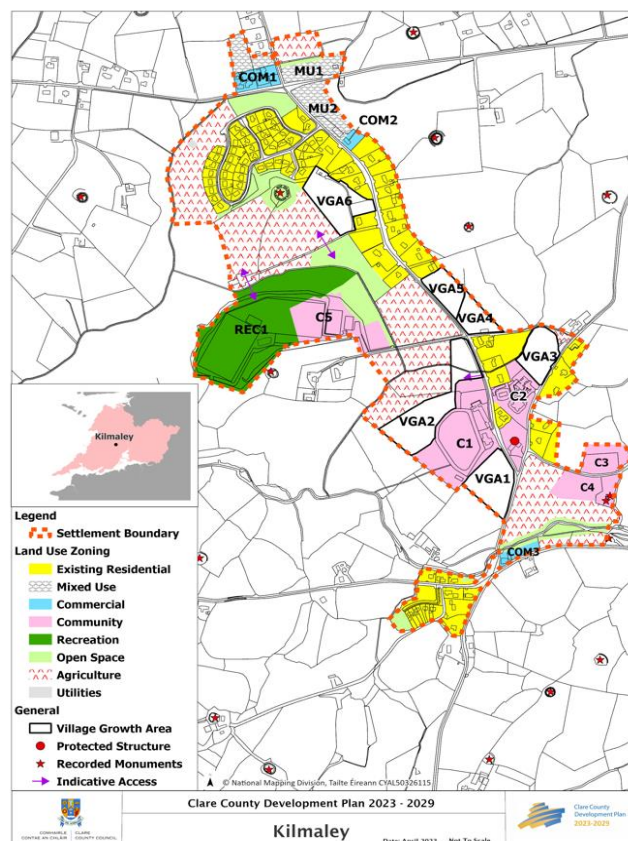
Municipal District - West Clare		Settlement - Kilkee
Enterprise	ENT1 & ENT2: Enterprise Lands Existing enterprise activity in Kilkee is small and is concentrated in the Shannon Development enterprise units just off the Carrigaholt Road. These two sites have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for the local community. Proposals for the expansion of existing facilities will also be considered. Any development must reserve a 10 metre margin from the streams that run along the northwest boundary of ENT1 and the eastern boundary of ENT2.	
Determination on whether mitigation is required		
Residential & Strategic Reserve	R5 & SR3: Land to the Northwest of the Carrigaholt Road Any development must reserve a 15 metre margin from the Victoria stream that runs along the boundary of the site. All residential development should 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.	
Mixed Use	The centre of the town of Kilkee 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 CDP 16.15 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 . Any future development within MU1-MU8 must ensure the protection and maintenance of the County Protected Structures 573,401,398,399,406,408,571,574,308,576.	
Enterprise	Following the recommendations of the SEA and AA the zoning boundary at ENT1 & ENT2 was changed along the Kilkee Lower Stream to allow for a 15m wide riparian buffer zone between the zoning boundary and the stream. This was zoned as Buffer Space.	
Open Space	The zoning of OS1 & OS2 as open space must be strictly adhered to in order to provide sufficient buffering from the village development to the river.	

Municipal District - West Clare	Settlement - Kilkee
Tourism	<p>Any development proposals within tourism zonings should be accompanied by an Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed necessary. The proposal should clearly identify the spatial extent of any tourism activities and should address the potential for increased recreational disturbance (both in isolation and in combination with other tourism activities) to any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.</p> <p>Following the recommendations of the SEA and AA the zoning boundary at TOU3 a 15m wide riparian buffer zone has been included along the Kilkee Upper Stream between the zoning boundary and the stream. This has been zoned as Buffer Space.</p> <p>TOU12 Mitigation: Development should be contingent on demonstrating the need for any such tourism related industry at this location. Development at Dough should be strictly contingent on the provision of appropriate wastewater treatment 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> <p>TOU2 Mitigation: In order to ensure such a zoning reflects positively on the Strategic Environmental Objectives from the County Development Plan 2023-2029 any future planning application will be required to carry out all necessary environmental assessments to ensure compliance with County Development Plan Objective 2.1. In relation to the visual impact on the receiving environment any future planning application related to this zoning will be required to submit a "Landscape Assessment" which is cognisant of both the Clare "Landscape Character Assessment" and the "National Landscape Strategy for Ireland 2015-2025". Mitigation: Any future planning application within this zoning will be required to install a Class 1 interceptor at the discharge point from the car parking area. A Surface Water Management Plan will also be required as part of any future planning application to ensure the integrity of the Kilkee Reefs SAC is retained.</p>
Marine	<p>Future development proposals must not impact on the favourable conservation status of the SAC and SPA. Any plan or project with the potential to impact on the SAC and/or SPA will be subject to screening for Appropriate Assessment and associated ecological assessments. All applications must strictly adhere to the findings of the CDP AA 2023-2029.</p>
Recreation	<p>REC1 - A 10m wide riparian buffer zone between the zoning boundary and the stream have been included based on the findings and recommendations of the SEA and AA and zoned as a buffer space.</p> <p>REC1 contains Kilkee Golf Club which is of key economic, social and recreational importance to the town of Kilkee and the surrounding hinterland. Future development should be in keeping with this use and support the future development and expansion of the facility with compatible uses.</p> <p>REC2 - A 10m wide riparian buffer zone has been included at the back of REC1 which contains the GAA grounds and included as Buffer Space to provide protection to the Dough Stream/River as per the findings and recommendations of the SEA and AA.</p>

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

Municipal District - West Clare

Settlement - Kilmaley



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>
Determination on whether mitigation is required	

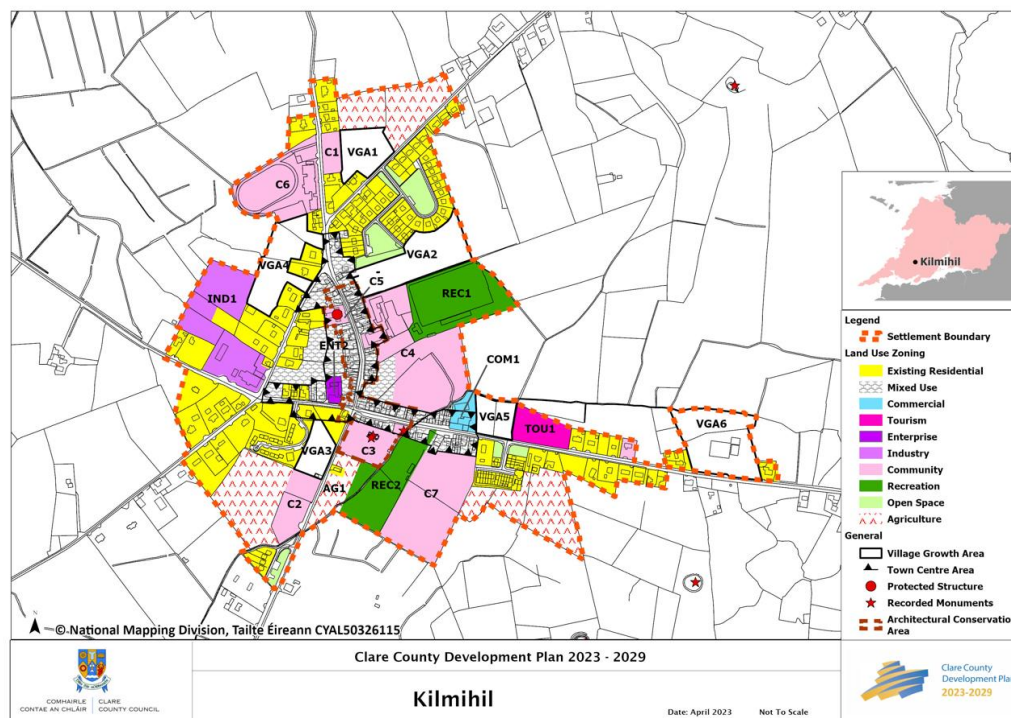
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Village Growth Areas 1-6	<p>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.</p> <p>VGA 2 Land south of the school</p> <p>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>
Open space (OS6)	<p>It is recommended that OS6 is removed and changed to recreational as part of REC1 and lined 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.</p>

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.

Municipal District - West Clare

Settlement - Kilmihil



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,

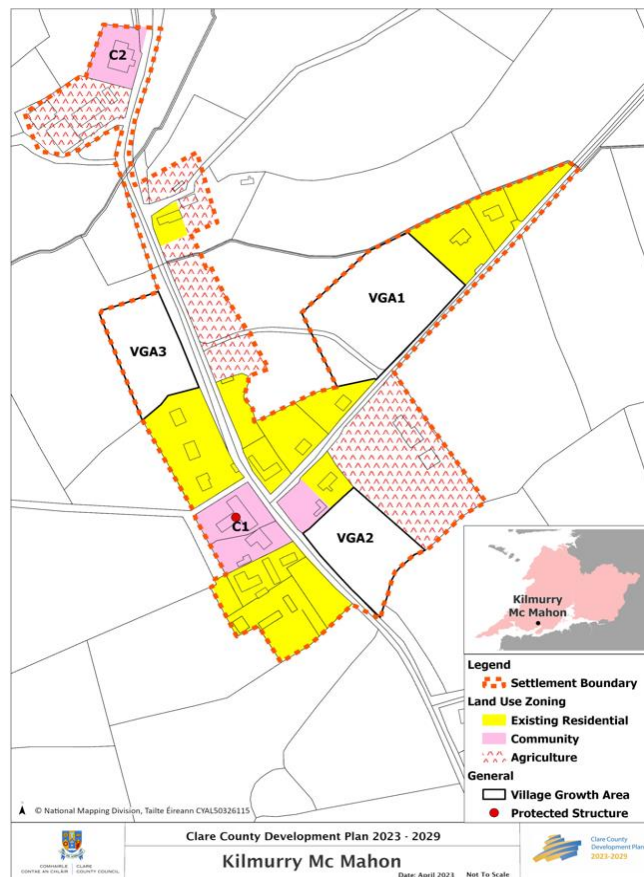
Municipal District - West Clare		Settlement - Kilmihil
Likely Significant Effects of Landuse Zoning and Village Growth Areas (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Village Growth Areas (VGA 1 - 6)	While VGA 1 - 6 are on undeveloped, greenfield lands, adjacent to existing residential development at Croí na mBaile and St. Michael's Place and are sequential in that they develop from the village centre at VGA 2 and 4, and at VGA 1 & 3 subsequently and therefore will support the core strategy and sequential approach, the Wastewater Treatment Plant in Kilmihil does not have capacity to accomodate future housing at present should these Village Growth Areas come forward for development in the future.	
	The Kilmihil stream is currently at "bad status" and feeds into the Doonbeg River which contains a significant Freshwater Pearl Mussel Population. The freshwater pearl mussel is protected under Annex II and V of the European Community Council Directive on Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC). Therefore, any future development within this settlement must ensure it does not further alleviate the issues currently evident in the Kilmihil Stream or the Doonbeg River and should seek to improve the surface water status in line with the requirements and objectives of the Water Framework Directive.	
Industry	IND1 is in line with and confirms existing use at this location however an area of improved grassland with hedgerows is also zoned adjacent to the exsisting industrial use. This area has been identified as having a 30.44% suitability index for all bat species in terms of the landscape suitability and in particular a 48% suitability for Brown Long eared bats therefore careful consideration should be given to the maintenance of hedgerows surrounding this site and adherence to appropriate development management controls particularly in relation to Biodiversity & Natural Heritage.	
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 consistant 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 accomodate approved planning permission for recrerational area to include all weather playing pitch, new recreational area etc.	
Commercial	COM1 confirms the existing commercial use for this location	

Municipal District - West Clare		Settlement - Kilmihil
Agriculture	AG1 & AG2 are consistant with the current use on these sites	
Open Space	OS1 - OS5 are consistant with current use and identify areas of open space associated with existing residential areas primarily	
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.	
Determination on whether mitigation is required		
Village Growth Areas (VGA 1 - 6)/Utilities	The Kilmihil stream is currently at "bad status" and feeds into the Doonbeg River which contains a significant Freshwater Pearl Mussel Population. The freshwater pearl mussel is protected under Annex II and V of the European Community Council Directive on Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC). Therefore, any future development within this settlement must ensure it does not further alleviate the issues currently evident in the Kilmihil Stream or the Doonbeg River and should seek to improve the surface water status in line with the requirements and objectives of the Water Framework Directive. Given the current Q values on the Kilmihil Stream it is highly likely that the current residential developments are having a negative impact on the stream water quality with results of downstream monitoring from the WWTP indicated the river is also at "bad Status".	

Municipal District - West Clare	Settlement - Kilmihil
	<p>Water bodies identified as being At Risk of not achieving their environmental objectives need to have targeted measures implemented to achieve objectives under this Plan. The manner and the timeframe in which these targeted measures are implemented need to be prioritised to take account of the finite resources available and of the time and resources needed to develop appropriate measures. During the development of the second cycle RBMP, a prioritisation exercise was undertaken by the local authorities, the EPA and other stakeholders to identify those water bodies that require immediate action within this plan (RBDP) cycle to 2021 with the Doonbeg System being identified as an Area for Action (AFA). In order to address the current water quality issues and to provide for future growth within the settlement in accordance with RPO 213 of the RSES for the Southern Region the SEA recommends the zoning or identification of lands surrounding the existing WWTP in Kilmihil to serve as a location for a reedbed or polishing filter which can be developer led, designed and built by Irish Water as a sustainable development solution to the waste water treatment issues currently experienced and reflected in the water quality monitoring results.</p>

Municipal District - West Clare

Settlement - Kilmurry McMahon



Detailed Assessment of Landuse Zonings

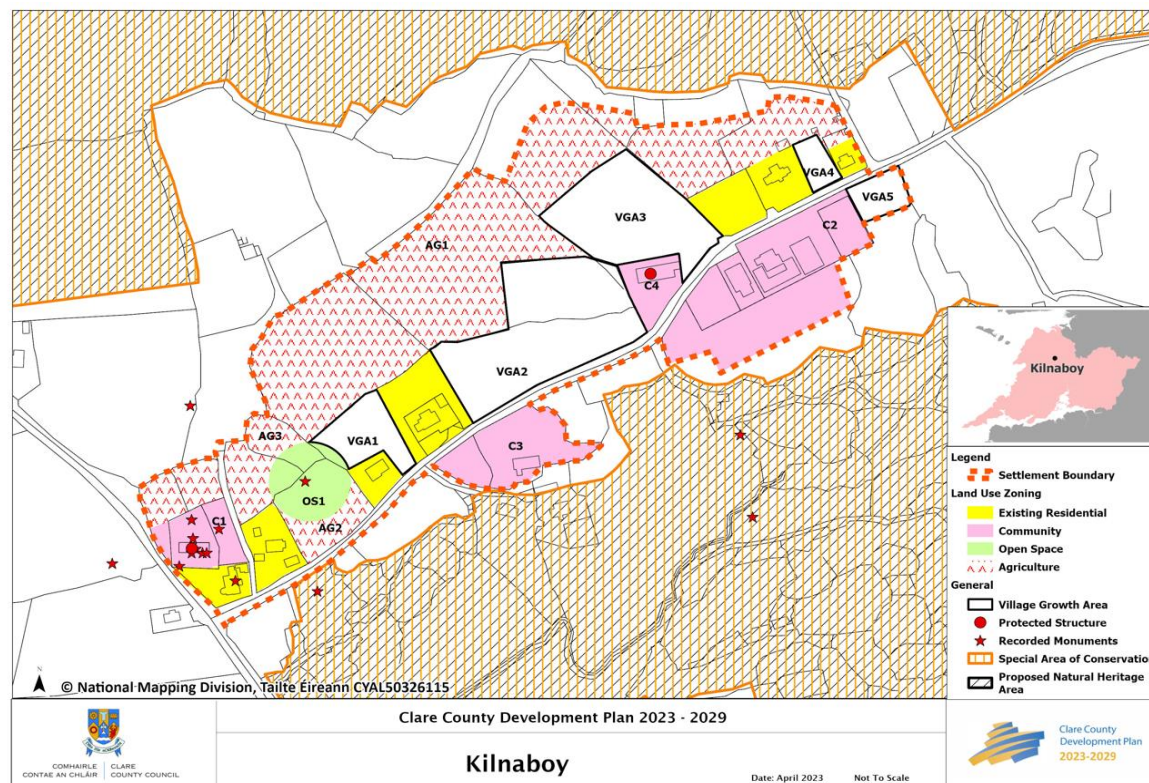
Impact

+	-	+/-	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 addtional infrastructure in the form of footpaths and public lighting.	
All Zonings	All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Kilmurry should be strictly adhered to.	

Municipal District - West Clare

Settlement - Kilnaboy



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	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.	
	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.	
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.	

Municipal District - West Clare		Settlement - Kilrush	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
All development	<p>The proper management of water and wastewater is a critical issue in the future growth and development of the settlement of Kilrush and Cappa.</p> <p>Water Supply At present, Kilrush town's daily water demand is in excess of 1200 cubic metres and is supplied from the West Clare Regional Water Supply – (new) Doolough Treatment Plant. This treatment plant also provides water to a significant number of towns and villages in the surrounding area, many which have a large seasonal holiday population. The capacity of the water supply and treatment are sufficient to meet the town's projected population increase. This reflects positively on SEO WS1 & WS2.</p> <p>Wastewater Treatment Kilrush town's wastewater is collected via gravity sewers and four pumps (located at Merchants Quay, Leadmore, Moyne Court Ballynote and Cappa) and a rising mains network and is held at the Kilrush Sewerage Pumping Station (Tidal HoldingTank). Currently the wastewater is discharged from this tank to the sea without treatment. The provision of a Wastewater Treatment Plant for Kilrush is critical to the future planned development of the area. A new wastewater treatment plant, rising main and upgrade of the existing Frances St pumping station is due to commence in late 2021 with completion in early 2023. This reflects negatively on SEO WW1 & WW2.</p>		
Residential and Strategic Reserve	<p>R1 Shanakyle Road The Council envisages that appropriate residential development at this location will help to infill the existing buildings terraced on the Merchants Quay Road. Any proposed development at this location shall take account of the elevated nature of the site, the view of the site from the Marina and Shannon Estuary. This site can be accessed from Merchants Quay Road and/or the Shanakyle Road. Future development must take into account the future indicative access to lands west of the subject site. This reflects positively on SEO S4, but negatively on L1 & L2.</p>		

Municipal District - West Clare	Settlement - Kilrush	
	<p>R8 Pella Road</p> <p>This site is accessible from Pella Road. The development of these lands should incorporate a public open space to facilitate both the proposed development and the existing terraces on Pella Road and should be readily accessible to both developments. It must also protect the existing residential amenity of the Pella Road Terrace. Future development must take into account access to R4 lands to the east of the subject site.</p> <p>In order to protect water quality in the area, future developments on this site must be connected to a wastewater treatment plant with adequate capacity for foul water during the operation of the proposed development.</p> <p>A Construction Environmental Management Plan (CEMP) will be required as part of any planning application for further development detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction. Surface water run-off generated by development on this site must be treated via a combination of appropriate SUDS (e.g. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.</p> <p>Any development application must include an assessment by a suitably qualified ecologist as to the potential for the adjoining/adjacent grasslands to support SPA Special Conservation Interest bird species. If the site is deemed suitable, detailed bird surveys must be undertaken on the site and accompany the development application. These assessments and/or surveys should inform a screening for appropriate assessment and/or Natura Impact Statement, dependent on the outcome of the site survey.</p> <p>R4 Pound Street</p> <p>This site may be accessible from the Dooneen Park spur road. The development of these lands should incorporate a public open space to facilitate both the proposed development and the existing Pound Street Terraces and should be readily accessible to both developments. Residential amenity of the existing Pound Street Terraces should be protected.</p> <p>SR1 Fahy's Road</p> <p>Development on this site on Fahy's Road must take account of the elevated and undulating nature of the lands. Future development must take into account the future indicative access to lands to the south-west of the subject site.</p> <p>R6 Ennis Road.</p> <p>Proposals regarding the subject site shall have regard, with specific reference to design proposals, to the prominence of the subject site which fronts a National Road.</p>	

Municipal District - West Clare	Settlement - Kilrush
	<p>SR3 Wilsons Road The development of these lands will be required to have regard to the adjoining Protected Structure (RPS Ref. K32-Estate Cottage). Any proposed development must provide for future indicative access to lands to the west of the subject site.</p>
	<p>R2 Fort Road, Cappa The Council will favour the development of village-appropriate executive-style housing on the subject site. There are 3 no. entrances to the plot identified, 2no.from Fort Road and 1no. from the spur road into the Cappa Drive estate.</p>
	<p>R7 Wilsons Road The development of this site should have regard to the need for the proposed scale and form to reflect the existing pattern of development adjoining the site.</p>
	<p>R6 Ennis Road Development proposals on this site shall have regard, with specific reference to design proposals, to the prominence of the subject site which fronts a national road.</p>
	<p>R3 Soldiers Hill The development of this site should have regard to its proximity to and visibility from the harbour, estuary and from lands on the other side of the harbour. Any proposed development must be sensitive to its landscape and consider its visual impression when approaching Kilrush from the water, as well as from land. As the site slopes up from the Cappa Road any development on the higher rise to the top of the hill should be single storey to minimise visual impact. Safe pedestrian connectivity between Kilrush and Cappa must be integrated into any proposal.</p>
Commercial	COM1 - COM18 represents the commercial uses within the settlement ranging from the Tesco store to the mart.
Mixed Use	MU1 - MU11 confirms the existing town centre uses and will not significantly affect the receiving environment.

Municipal District - West Clare		Settlement - Kilrush	
Community	C1 - C18 represent the existing community uses in the town associated with the school, community hall, carp parking space at C10, nursing home at C14 and church at C1 to mention a few. Any re-developed of any of these sites will be subject to the conditions of proper planning and environmental assessment.		
Tourism	<p>TOU1 Greenfield site, south of Woodroad.</p> <p>This site is located on the eastern periphery of the town, south of Wood Road and east of the Vandeleur Estate. The site is bounded to the south by the Wood River and in its secluded location, is nestled in away from the road. The site is zoned to facilitate a high quality spa/eco type hotel development that is sympathetic to its surrounding environment and that in its design would be sensitive, complementary and integrated into its surroundings whilst allowing for connectivity with the neighbouring Vandeleur Estate and the many attractions of the town itself, including the harbour. Such a development shall contribute to the overall tourism offer of the town at a location which, although not within the town centre, is still within walking distance from it. Any hotel development in this location should have a strong experiential theme relating to its natural environment.</p> <p>Proposed development shall be required to adopt a sustainable approach to design, energy efficiency of buildings and to incorporate alternative renewable methods of energy provision in the overall design of the development in an integrated manner. During construction, operation and maintenance operations, as well as any other associated related development, for example provision of access roads associated with the development of this site, provisions shall be made to ensure that any disturbance to habitats and species is minimised.</p> <p>The site is bounded along Wood Road by a high stone wall, which is also tree lined and both must be retained. In order to ensure the retention of trees, access to the site shall be gained through the entrance to the Vandeleur Estate on the Killimer Road, providing an attractive approach to a development of this kind and ensuring existing landscape features and seclusion of the site are retained. The permitting of a hotel on site TOU1 does not preclude the location and/or need for an additional hotel in the Kilrush area.</p>		
	<p>TOU2 Vandeleur Walled Garden.</p> <p>There are opportunities to develop the remainder of the Walled Garden complex, to promote the facilities and recreational amenities the area offers, and for the use of the facilities for public events and civic receptions. The zoning facilitates a wide range of uses for the development of tourist and recreational facilities to serve both visitors and locals. There is scope to link the town to the Walled Gardens via Turret Lane (Public Right of Way), to enable more pedestrian-friendly and scenic access to this natural heritage and wildlife resource.</p>		

Municipal District - West Clare		Settlement - Kilrush	
	<p>TOU3 Gate Lodge, Turret Lane</p>	<p>The Gate Lodge (RPS 877) at the edge of the Vandeleur Demesne provides an excellent opportunity for the development of a pedestrian access to the Vandeleur Demesne from the town centre. Having received funding under the Historic Towns Initiative 2019, a collaboration between Kilrush and District Historical Society, Clare County Council and the Heritage Council has seen the successful redevelopment of the Gate Lodge as a community-run heritage and genealogy centre, which opened in late 2020. The Council recognises the importance of the resources available to the Demesne which can deliver historical, social and tourism benefits to the community and will actively promote opportunities for pedestrian linkages between the Demesne and the town centre. Taken in conjunction with the proposed walkway alongside the Wood River from Cappa Road to Stewart Street, which is proposed to link with an existing walkway from Turret Lane, proposals to create pedestrian walkways from Turret Lane to the Demesne would enhance permeability from the town to this unique resource at Vandeleur Demesne.</p>	

Municipal District - West Clare	Settlement - Kilrush	
Industry	IND1 - is a greenfield site on the R483 Cooraclare Road and represents a positive effect on SEOs P1, T1 & T2 but potentially negatively on SEOs C1 - C3 together with P2 & P3 should an industry which requires the emissions of fumes, gas, smoke or odours come forward for this site.	
Light Industry	LI1, LI2, & LI3 - is a greenfield site on the R483 Cooraclare Road and represents a positive effect on SEOs P1, T1 & T2 but potentially negatively on SEOs C1 - C3 together with P2 & P3 should an industry which requires the emissions of fumes, gas, smoke or odours come forward for these site.	
Agriculture	AG1 - AG6 represents the current use of lands within the settlement boundary for agricultural purposes and does not alter their current use. It safe guards their functions and reflects positively on SEO B1 & B6 & S5 .	
Buffer Space	BS1 and BS2 represent the buffer space srrounding the marina and along the Wood River within the settlement of Kilrush. No developed will take place within these buffer spaces.	
Entreprise	ENT3 & ENT4 Represent eixsting ues at these sites as an old factory and Billpost within Kilrush. ENT1,2, 5,6 & 7 will be subject to proper planning and all relevant EC Directives and implementing regulations.	
Harbour Area	Two acid oligotrophic lakes (FL2) are found adjacent to Kilrush Marina, one within the SAC boundary and outside of the settlement boundary and one inside the settlement boundary and outside the SAC boundary. This category has links with Annex I Acid oligotrophic lakes correspond to two annexed habitats, 'oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) (3110)' and 'oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoeto-Nanojuncetea (3130).	
Determination on whether mitigation is required		
All future development	All future development within the settlement should 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.	
	All residential development should 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 and Strategic Reserve	R2 North Fort Road, Cappa SEA recommended that any development on this site should take account of: <ul style="list-style-type: none">- A village scale and form that will enhance the village character of Cappa in line with the strategic aims of the Plan for Cappa village to retain and enhance its maritime and village character and encourage sustainable development sympathetic with the environment.- Consideration of the views both from any proposed development and also views of any development from the sea side and designated scenic route, along which tourism traffic from the ferry will be encouraged to travel.- Providing safe integrated pedestrian and cycle access ensuring its connectivity with the village of Cappa and also to the town centre of Kilrush.- Additional traffic volume generated by any future development, albeit proposed low density, to be considered in terms of its impact on the village environment.- Groundwater vulnerability is high- Heritage landscape	

Municipal District - West Clare	Settlement - Kilrush	
	<p>R1</p> <ul style="list-style-type: none"> - It is recommended that development on this site should take into account: - Poorly protective bedrock. - Seascape location – views to and from the estuary are important considerations when designing any proposed development. - Heritage landscape. - Protect hedgerow boundaries - Protect line of the West Clare Railway that passes through the site along the southern part of the main area of zoned land. This is an important amenity to the town. - Indicative arrows into adjacent agricultural land - ensure safe and integrated access for pedestrian and cyclists to and within the development. <p>R3 Soldiers Hill</p> <p>The development of this site should have regard to its proximity to and visibility from the harbour, estuary and from lands on the other side of the harbour. Any proposed development must be sensitive to its landscape and consider its visual impression when approaching Kilrush from the water, as well as from land. As the site slopes up from the Cappa Road any development on the higher rise to the top of the hill should be single storey to minimise visual impact. Safe pedestrian connectivity between Kilrush and Cappa must be integrated into any proposal.</p> <p>R8</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Protecting what remains of tree and hedgerow boundaries. - Groundwater vulnerability is high. - Heritage landscape. - Safe pedestrian and cycle access to and within the development and incorporate with open space area and inter-linkages with existing developments where possible, and provide for future connectivity with future potential development, illustrated by the indicative access points. <p>R4</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Appropriate landscaping of development to contribute not only to any new development but provide integration and enhancement of residential amenity of the existing terraces on Pound Street. - Groundwater Vulnerability is high. - Heritage landscape. - Safe pedestrian and cycle access to and within the development and incorporate with open space area and inter-linkages with existing developments where possible, and provide for future connectivity with future potential development, illustrated by the indicative access points. <p>SR1</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - As more elevated site, consider visuals from both within the site and to it. - Groundwater vulnerability is high. - Indicative access into adjacent agricultural land needs to be considered in the context of integrated pedestrian and cycling access, should development be considered appropriate on these lands in the future. - Retain any existing tress and existing boundary hedgerows. - Inclusion of landscaping buffer at south-east boundary with light industrial zoning. 	

Municipal District - West Clare		Settlement - Kilrush	
	<p>R6 & SR2</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Groundwater vulnerability is extreme. - Providing a buffer between development and light industrial zoning to rear of the site. - Landscaping and open space must be incorporated in any development and retention of existing trees and hedgerows. 	<p>R6 Ennis Road</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Its location as a gateway site to the town requiring development that reflects this. - Ensuring a buffer between residential development and the existing commercial zoning to the west of the site. - Retain any existing trees and hedgerows. - Have regard to the Protected Structure located on adjoining land to the south east corner of the site. - Groundwater vulnerability is extreme. - Providing safe integrated access to future development on the site and its connectivity with adjacent and nearby development and facilities and with the town centre. 	<p>R7 Wilsons Road</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Have regard to the Protected Structure located on adjoining land to the south east corner of the site. - Groundwater vulnerability is extreme. - Retaining existing hedgerows and where these remain.
Mixed Use		<p>The centre of the town of Kilrush 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 16.35 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3. Any proposed development at MU1 must take into consideration the receiving environment of Kilrush Marina which feeds into the Lower River Shannon cSAC and therefore the potential for in-direct effects on the conservation objectives and integrity of this site. Screening for Appropriate Assessment will be required to accompany any proposed planning application for this site. Prior to the development of any large-scale new builds on lands zoned Mixed Use (MU1) in the marina, a masterplan for the overall Marina area shall be prepared by the owners/applicants and submitted with, or in advance of, the planning application.</p>	
Industry		<p>Any proposed development for IND1, LI1, LI2 or LI3 should ensure compliance with all relevant EC Directives including the Air Quality Directive and CAFE Directive. The current air quality in the Rural West AQIH Region is 3 - Good. The index is based on information from monitoring instruments at representative locations in the region and may not reflect local incidents of air pollution.</p> <p>(Air Quality Index for Health)</p> <p>The index was calculated at 12:05, Tue 15-September-2015.</p> <p>Any future development should not lead to a deterioration in air quality from this.</p>	

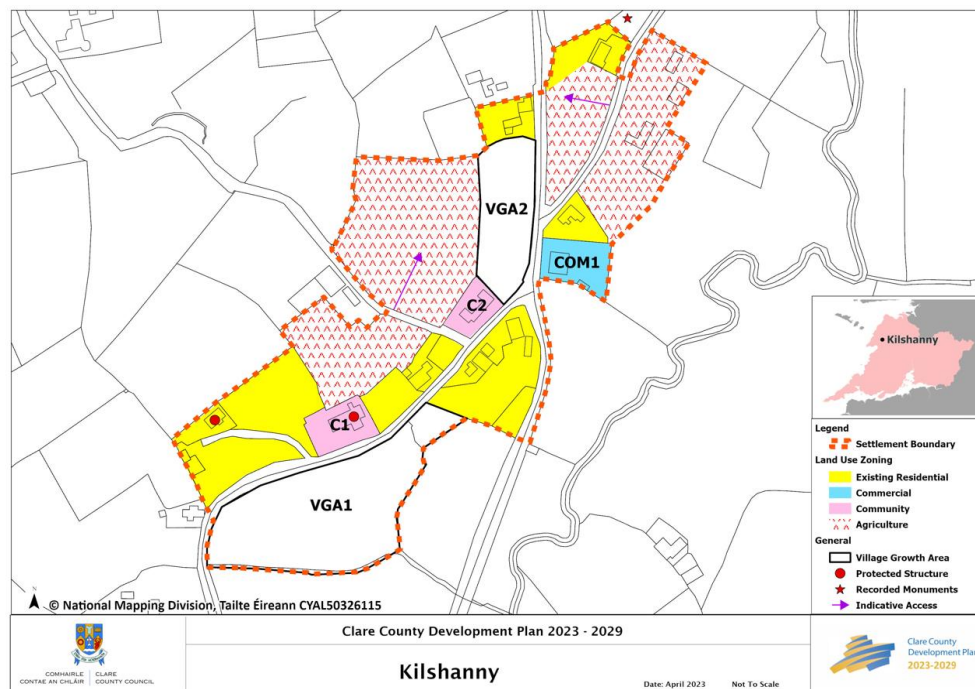
Municipal District - West Clare	Settlement - Kilrush	
Tourism	TOU1 - While the zoning at TOU1 has already been set back approximately 10m from the trees for preservation the SEA recommends that a further 15m buffer is included along the boundary of TOU1 and the trees to ensure adequate protection of this important ecological feature both during construction and post construction.	
Tourism	Any development proposal within TOU1, TOU2, TOU3, TOU4 should be accompanied by an Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed necessary. The proposal should clearly identify the spatial extent of any tourism activities and should address the potential for increased recreational disturbance (both in isolation and in combination with other tourism activities) to any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.	
	Following the recommendations of the SEA the zoning boundary at TOU1 was altered to include a 25m wide riparian buffer zone in order to protect the surrounding native woodland both during construction and post construction.	
Marine	Future development proposals must not impact on the favourable conservation status of the SAC and SPA. Any plan or project with the potential to impact on the SAC and/or SPA will be subject to Screening for Appropriate Assessment and associated ecological assessments. All applications must strictly adhere to the findings of the CDP AA 2022-2028.	
Mixed Use	MU1 & MU11 - zoning boundary was ammended on waterside to include a 10m buffer.	
Town Centre	TC5- A 10m wide riparian buffer zone between the zoning boundary and the wood river has been included based on the findings and recommendations of the SEA and AA and zoned as a buffer space.	
Harbour area	As part of any future proposal for works related to the lock gates or the adjacent marina the lakes at the entrance to the marine should be surveyed and assessed as part of an overall ecological assessment to ensure no long term effects on this habitat or the features and species it supports.	
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilrush should be strictly adhered to.	
Opportunity Sites	OP1 Former Tile/Bathroom Showroom, Place de Plouzane SEA recommeded that redevelopment of this building would positively contribute to the Place de Plouzane area, which has the potential to become revitalised by appropriate redevelopment and enhancement. Integrated pedestrian and cycle access is important to create linkages with the town centre in addition to vehicle access and parking provision. The opportunity to create a public amenity areas on an adjacent area of open space will reinforce the importance for accessibility.	
	OP2 Former Convent Building The building represents a significant land-mark in the town and its future re-use should reflect this. The convent is a protected structure, situated within an Architectural Conservation Area (ACA) reinforcing the importance of retaining its character and setting. Development on the adjacent site (SR1 & OS1) must be sympathetic in its design and layout to allow for the integrity and setting of the convent to be retained.	
	OP3 Former Mace Shop (Junction of Moore St. Stewarts St.) The building lies within an Architectural Conservation Area (ACA) requiring any redevelopment to be complimentary to the built heritage and character.	

Municipal District - West Clare		Settlement - Kilrush	
	<p>OP4 Former Distillery & Quay</p> <p>The building is a protected structure and lies within an Architectural Conservation Area (ACA) requiring proposals to comply with the requirements of these designations. The building lies on the marina quay within heritage landscape and coastal seascape and with a designated scenic route to the north of the site. Groundwater vulnerability is categorised as 'high', requiring any development proposal to implement SuDS to ensure groundwater quality is protected. Development proposals should be complimentary to the adjacent marina site and seek to create a connection/integrated accessway to it and the town centre.</p>		
	<p>OP5 & OP12 Former Harbour Restaurant at Creek Lodge and Existing Boatyard</p> <p>The site is adjacent to the marine and within heritage and seascape landscapes. The area is categorised as "high" vulnerability. Should any additional development of either opportunity site take place it must be integral to the marina or have a marine related use. Any re-development of OP5 should be sympathetic to the origins of the West Clare Railway line adjacent to Creek Lodge and seek to intergrate it's historical value. The entrance to OP12 where the boatyard is located requires a planned approach with respect to public realm and place making. Both OP5 and OP12 mark the entry point to Kilrush on approach from Cappa and as such should set the tone for the town and act as a <u>flagship entrance to it.</u></p>		
	<p>OP6 Cappa Shop</p> <p>The visual enhancement of this local shop would assist in adding to a seaside village feeling at the entrance to Cappa Village and would highlight to visitors the shop facility. It is situated in a proposed Architectural Conservation Area which requires it to respect the built heritage and maritime village character of the village. It lies within a heritage landscape and seascape requiring sympathetic consideration in any future proposals.</p>		
	<p>OP7 Cappa Corner</p> <p>The entrance to Cappa from Aylevaroo would benefit from an appropriate landmark development. The Council will encourage development which marks the entrance to the village in an appropriate form and design. The Mixed Use zoning offers a variety of options in relation to possible land uses. The Council will encourage appropriately scaled, village-style development at this location, which would enhance the seaside village character of the area and increase the range of services/amenities available to residents and visitors.</p>		
	<p>OP8 Inis Cathaigh</p> <p>SEA recommended the re-development of existing sites and this one lies within an Architectural Conservation Area within the town centre. Any increase of vehicular traffic generated by a proposal must be considered in terms of the town traffic management.</p>		
	<p>OP9 Former Creamery Site</p> <p>The re-use of this building is recommended by the SEA. Its proximity to the town centre allows for its integration with good pedestrian and cycle provision to minimise vehiicular traffic movements.</p>		

Municipal District - West Clare		Settlement - Kilrush	
	<p>OP10 O'Dea's Field, Back Road</p> <p>A greenfield site in such a central location within a town is rare. Development of derelict and brownfield sites are promoted by SEA as the preferred option opposed to greenfield sites. Its environmental value of the site should not be underestimated. Any development on the site should take account of its location within an Architectural Conservation Area and any proposal should reflect the existing built heritage and character. The site's groundwater is categorised as being of "high" vulnerability and any development should implement SuDS to ensure its protection. Any proposal must ensure good pedestrian accessibility with the rest of the town centre and parking must be considered in relation to increased traffic generation caused by a proposal.</p>		
	<p>OP11 Former Cinema, Frances Street</p> <p>The building is located within an Architectural Conservation Area so its redevelopment must be integrated with the existing built heritage and character. Any increase of vehicular traffic generated by a proposal must be considered in terms of the town's traffic management.</p>		

Municipal District - West Clare

Settlement - Kilshanny Map



Detailed Assessment of Landuse Zonings

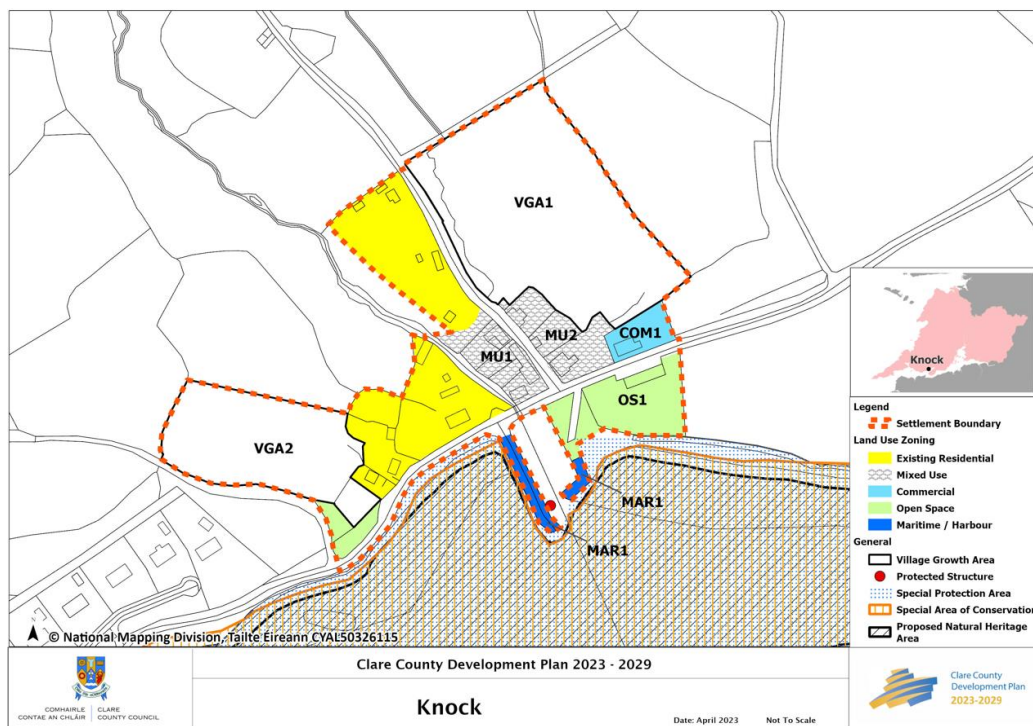
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+	-	+/-	0
CC3	WW1 & WW2		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2,W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2, CC1, CC2, CC4 - CC9.

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.	

Municipal District - West Clare

Settlement - Knock



Detailed Assessment of Landuse Zonings

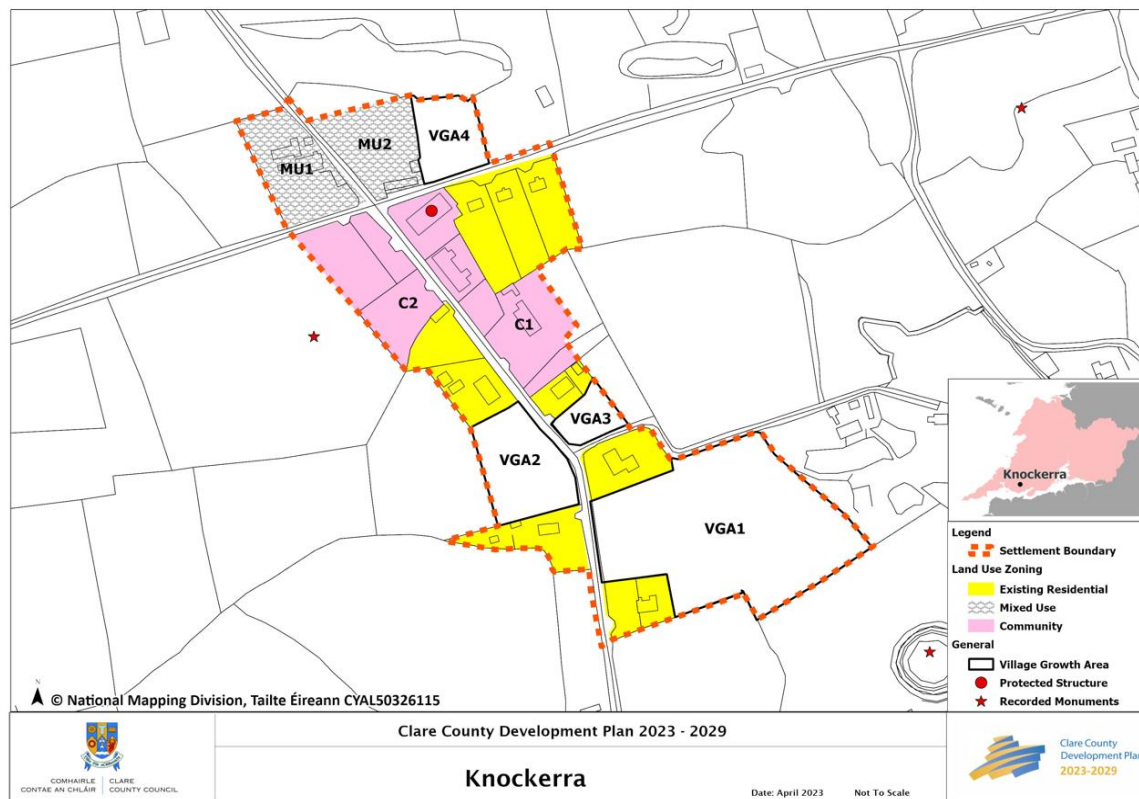
Impact

+	-	+/-	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 proritise 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 propocesses 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 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 (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 3.3 of the County Development Plan.	



Detailed Assessment of Landuse Zonings

Impact

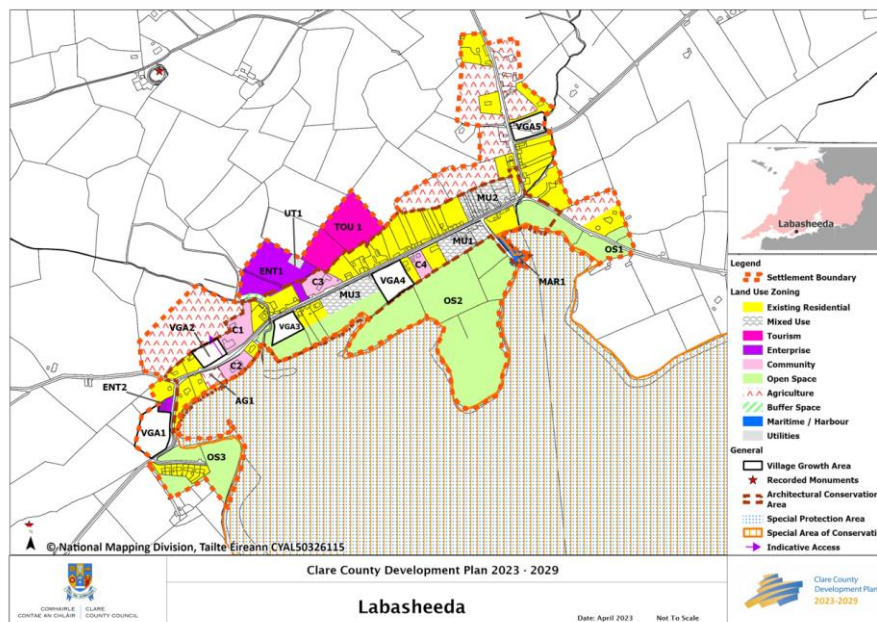
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CC3, W3			P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2, CC1, CC2, CC4 - CC9.

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	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 The village is connected 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.	
Village Growth Area 1	VGA 1 – Lands to the Southeast of the Village 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. 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.	

Municipal District - West Clare

Settlement - Labasheeda



Detailed Assessment of Landuse Zonings

Impact

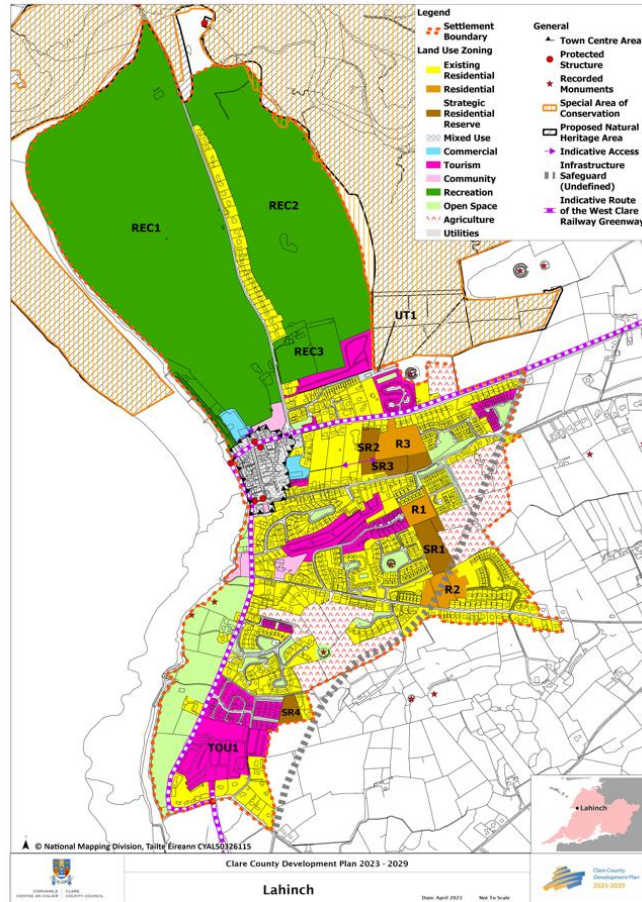
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B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

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)		

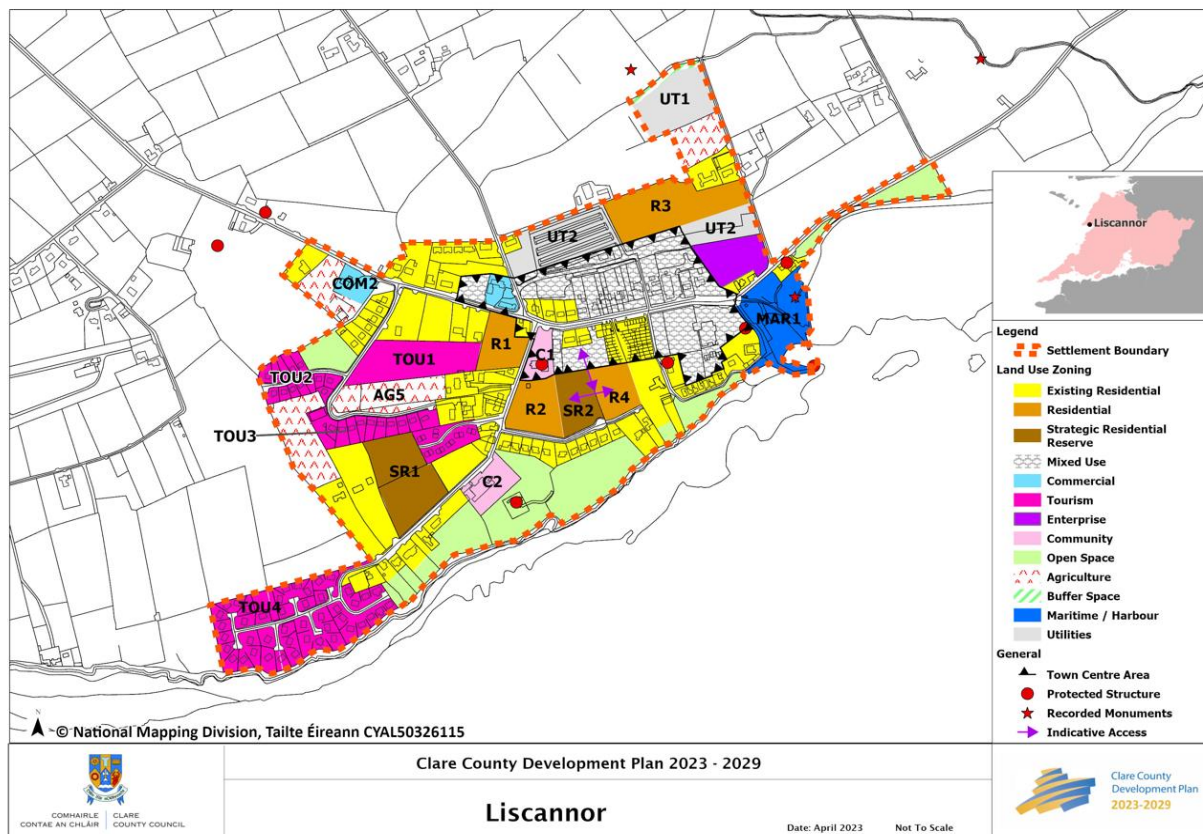
Municipal District - West Clare		Settlement - Labasheeda
Village Growth Areas (1-5)	<p>Water Supply Labasheeda is connected to the West Clare Regional Water Supply and there is sufficient capacity to cater for the population target.</p> <p>Wastewater Labasheeda has no public wastewater treatment apart 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		
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 - Lahinch	
Landuse Zonings (Ha)			
Buffer Space = 0			
Commercial = 1.25			
Community = 1.81			
Existing Residential = 51.59			
Mixed Use = 3.89			
Open Space = 14.04			
Recreation = 97.32			
Residential = 4.24			
Strategic Residential Reserve = 4.23			
Tourism = 16.51			
Utilities = 0.35			
Detailed Assessment of Landuse Zonings			
Impact			
+	-	+/-	0

Municipal District - West Clare		Settlement - Lahinch	
P1-P3, WW1, WW2, S1 - S4, CH1- CH3, L1 & L2			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
Likely Significant Effects of Landuse Zoning and Strategic Reserves(Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Residential	Lahinch has seen significant growth over the last 10 years, primarily in tourism-related developments in the form of holiday homes, apartments, hotel and serviced accommodation and tourism-related leisure facilities. As with all coastal tourist towns and villages, there is an influx in population during the main holiday periods. It is therefore important to ensure that future development is balanced and contributes to a thriving village community which can support a range of services which are viable year-round, whilst retaining its distinctive village character. Lahinch wastewater treatment plant (WWTP) has sufficient capacity (8400 p.e. design capacity) to meet the needs of the target population.		
Residential and Strategic Reserve	R3 and SR2 are located in the heart of the town behind the main retail centre to the rear of the existing houses. Given its prime location within the centre of the town the potential to result in negative impacts on the environment exists through the use of these residents as holiday homes, weekend lets etc. This will result in a negative effect on SEOs P1 . This should be avoided through the adherence to the objectives for Lahinch for R2 which is for developed for permanent occupancy only.		
Recreational	The zoning and change of use at REC4 from a proposal site to recreation represents the current planning permission which has been approved subject to conditions for the change of use from the army barracks to a Golf Short Game Practice Area consisting of Greens, Bunkers, Pitching areas and re-profiling of the ground at this address. This change of use reflects positively on SEO P1 - P3, S1 - S4 through the reuse of the demolition materials on site 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.		

Municipal District - West Clare		Settlement - Lahinch
Mixed Use	MU1 - MU7 are largely contained within the Architectural Conservation Area in the centre of the town of Lahinch. The aim is to retain the overall special historic or architectural character of an area or place as 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.	
Tourism	TOU1 - TOU8 represent the existing tourism use at these locations in the form of holiday homes and caravan parks.	
Duration and determination on whether mitigation is required		
Residential and Strategic Reserve	R3 & SR2 - Development at this location should be for permanent residential housing allowing convenience of access to the services and facilities within the town.	
Architectural Conservation Area	The centre of the town of Lahinch 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 CDP Objective 16.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.	
Undefined Infrastructural Safeguard	All relevant mitigation measures and recommendations outlined in the AA for this undefined infrastructural safeguard in Lahinch should be strictly adhered to.	
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Lahinch should be strictly adhered to.	



Detailed Assessment of Landuse Zonings

Impact

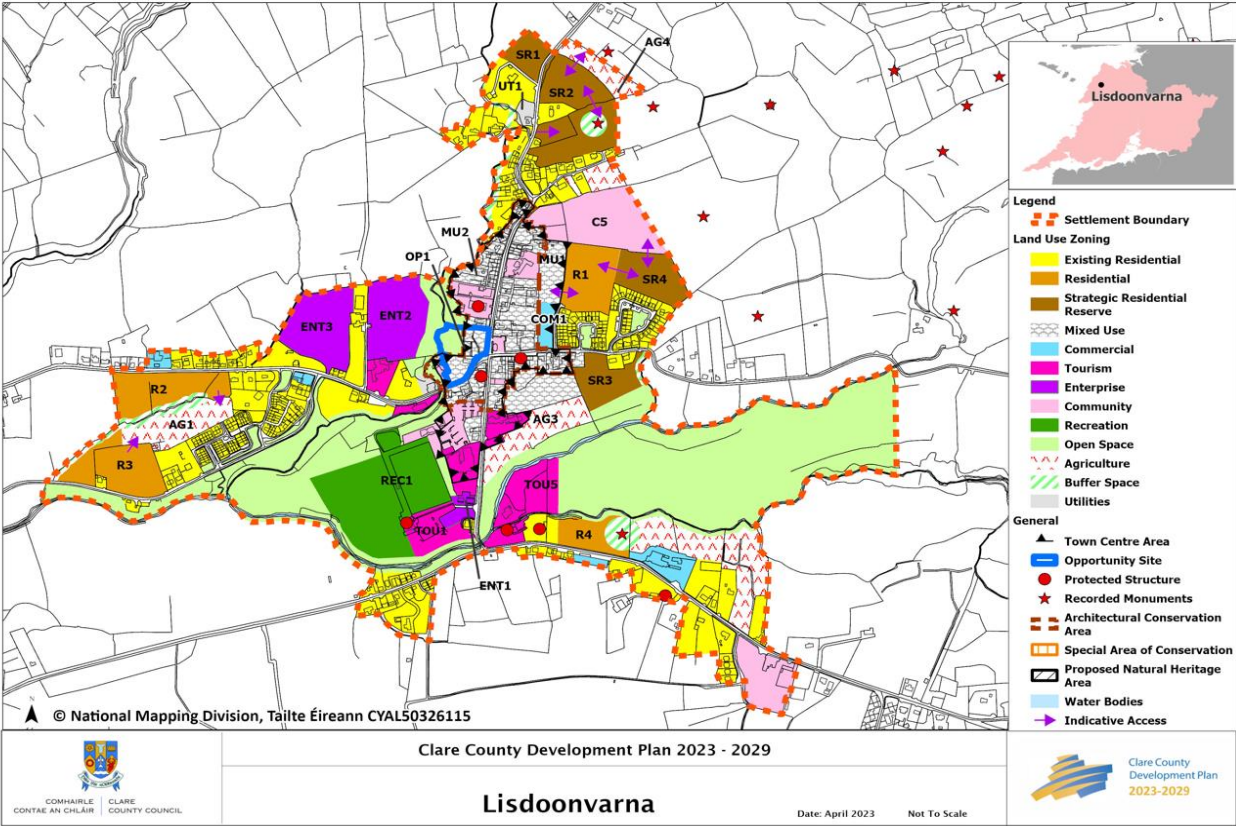
+	-	+/-	0
S1			P1, P2, P3, B1 - B6, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

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>
Maritime	<p>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.</p>

Municipal District - West Clare		Settlement - Liscannor
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.	

Municipal District - West Clare	Settlement - Lisdoonvarna
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Landuse (Ha)
Buffer Space = 1.54
Commercial = 1.61
Existing Residential = 19.30
Mixed Use = 7.86
Open space = 29.30
Recreation = 5.45
Residential = 6.28
Strategic Residential Reserve = 6.65
Tourism = 4.99
Utilities = 0.37



Detailed Assessment of Landuse Zonings			
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Impact			
+	-	+/-	0
P1-P3, 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, T1, T2, WA1, WS1, WS2,WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

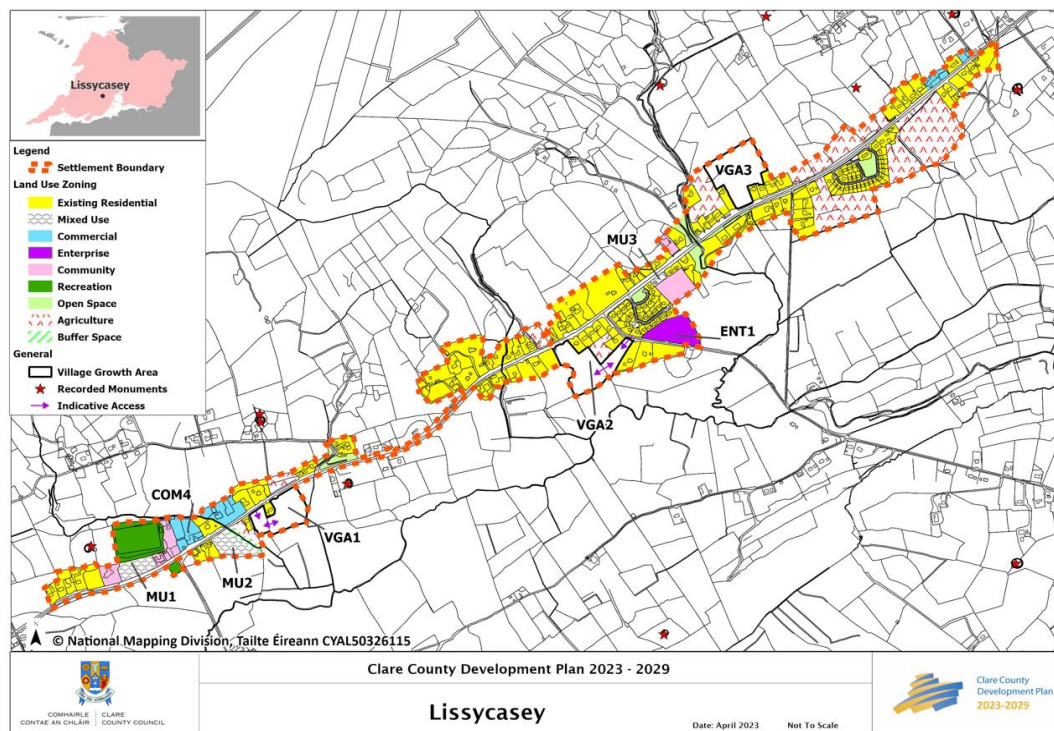
Municipal District - West Clare	Settlement - Lisdoonvarna
Likely Significant Effects of Landuse Zoning and Strategic Reserve (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential Development and Strategic Reserve	<p>R1 & SR5 Lands to the rear of Dún Brendan and Glean Brendan with access off St. Brendan's Road</p> <p>This site has the capacity to provide for low density to low-medium density residential development. Vehicular access to the site shall be via the existing road off St. Brendan's Road. Future access to the community zoned lands north of R1 & SR5 shall be provided. R1 & SR5 are identified to provide for a mix of residential units for permanent occupation. This reflects positively on SEO P1 - P3 together with T1 & T2 as it provides residential accomadation in conjunction with community facilities which will reduce car journeys, benefit health and provide facilities and amenities in the immediate environs. The Aille (Clare) River which flows through Lisdoonvarna is currently at "Poor" Status under the Water Framework Directive and therefore requires measures to ensure it achieves at least "Good" status.</p>
	<p>R2 - This site is owned by the local authority and exits adjacent to Rooska housing estate. It is intended that this site will only be partly developed residential over the life time of this plan. Other uses may be appropriate such as community facilities, crèches, recreation facilities, and will be permitted to serve the local community. The Aille River runs along the boundary of this site and the overall settlement.</p>
	<p>R4 - This large site is located directly adjacent to the Aille River which is currently at poor status. Serviced sites at this location could put significant pressure on the adjacent water quality.</p>
	<p>SR2- Land on the northern edge of the town, east of the N67</p> <p>This site is located in the north of the town. The topography of the site is undulating and elevated in nature, rising from the road. Residential development proposals will be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site.</p> <p>Development of SR2 is contingent upon access being provided from the existing agricultural entrance adjoining the N67 situated on the southern side of the 100kmp speed limit sign heading north for Ballyvaughan, as indicated by the 'Indicative Access' on the Lisdoonvarna land use zoning map.</p> <p>The road shall be upgraded to a standard that will facilitate vehicular access, footpaths and lighting. SR2 is identified to provide for a mix of residential units for permanent occupation.</p>

Municipal District - West Clare		Settlement - Lisdoonvarna
Commercial	COM1. This site is located in the town centre and provides an opportunity to accommodate a mix of retail or other uses. Access to serve this site shall be off the existing access road. This site is located within the Architectural Conservation Area in the centre of the town. 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 (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.	
Mixed Use	MU1 - MU6 are largely contained within the Architectural Conservation Area in the centre of the town. 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 (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.	
Open Space	The "Trees for Preservation" associated with OS1, OS2 & OS12 should be retained as a key component of the river riparian zone providing foraging and commuting routes for all bat species but in particular for Lesser Horseshore Bats. This feature forms a ket "stepping stone" and provides an ecological corridor as outlined in Article 10 of the Habitats Directive.	
Agriculture	AG1 - AG7 has been zoned for agricultural purposesand should be retained as such. This reflects a positive impact in particular on SEO P1, P2 & P3 .	
Community	C1 should be retained as part of the "Open Space" zoning OS13 in order to allow for ease of access around the sports grounds and continued use of this site as a recreational facility. This section of open space also provides a viewing area for the sports ground.	
Duration and determination on whether mitigation is required		
All zonings	Any future residential development, commerical or employment generating development should be subject to the provision of a public sewerage scheme and the requirements of the EPA Codes of Practise for waste water treatment given the Aille (Clare) River is currently at "Poor" status in order to meet the requirements of the Water Framework Directive.	
	R4 - In addition to the Open Space zoning at OS3 of 10m, the mature trees contiguous to OS3 and along the perimeter of the site should also be retained as part of any future development of the site and incorporated into the overall landscaping as buffer space. NIR mitigation for water quality (construction and operation), invasives, habitat and IFI guidance on urban development will be stipulated as mitigation i.e. >10m left along stream side, 15-30m middle zone and >8m outer zone (minimum of 33m before hardcore development) (NIR mitigation 2, 3, 4a & 4b)	

Municipal District - West Clare	Settlement - Lisdoonvarna
Strategic Reserve	<p>SR2 - 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.</p>
	<p>SR3 In order to ensure the requirements of the Water Framework Directive are adhered to a 10m buffer should be applied to the small stream which crosses through this residential zoning in order to provide protection to the Aille River.</p>
	<p>SR4 - An appropriate riparian buffer of 15m or more should be maintained as a habitat corridor for aquatic and fluvial species e.g. Otter and also to maintain a buffer between proposed development and river corridors. This will also benefit the current "poor" water quality status in the Aille River.</p>
	<p>The SEA recommends a buffer around the archaeological sites CL008-117 (Barrow-Mound Barrow). This recommendation was taken on board.</p>
Architectural Conservation Area	<p>The centre of Lisdoonvarna 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 16.1 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
Open Space	<p>The "Trees for Preservation" associated with OS1, OS2 & OS12 should be retained as a key component of the river riparian zone within the settlement.</p>
Community	<p>C1 should be retained as part of the "Open Space" zoning OS13.</p>

Municipal District - West Clare

Settlement - Lissycasey



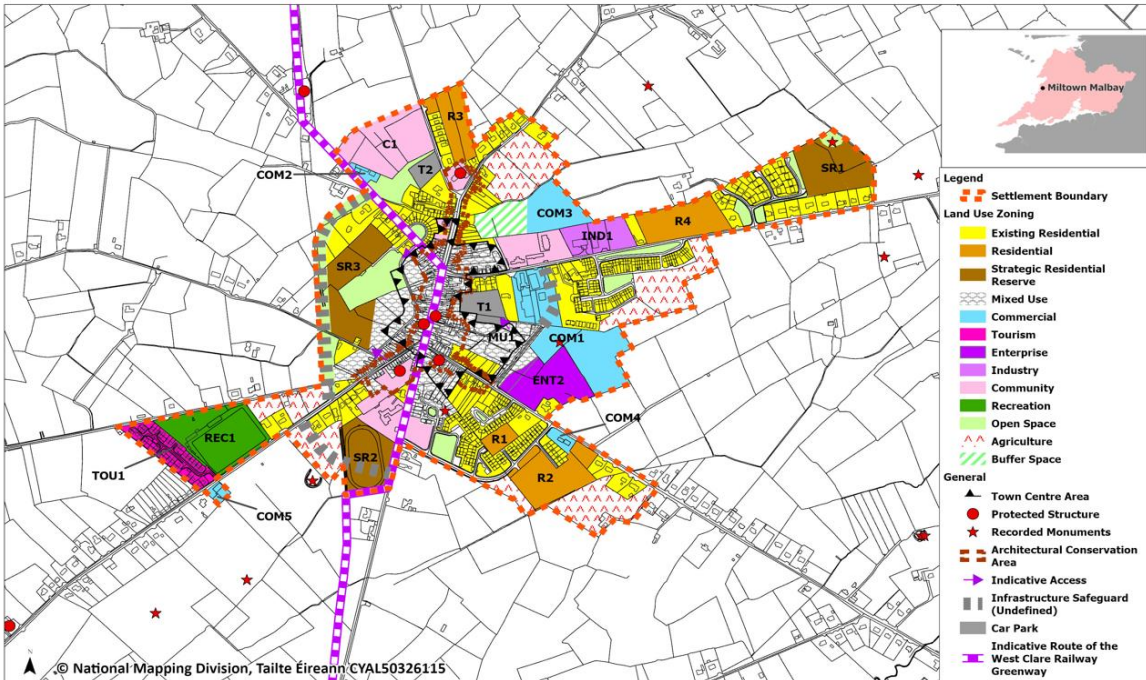
Detailed Assessment of Landuse Zonings

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 situtation in Lissycasey with an absence of a waste water treatment system it is highly likely that the existing situtation 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)	Water Supply Lissycasey has its own private group water scheme, 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.	
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	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. 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.	
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.	

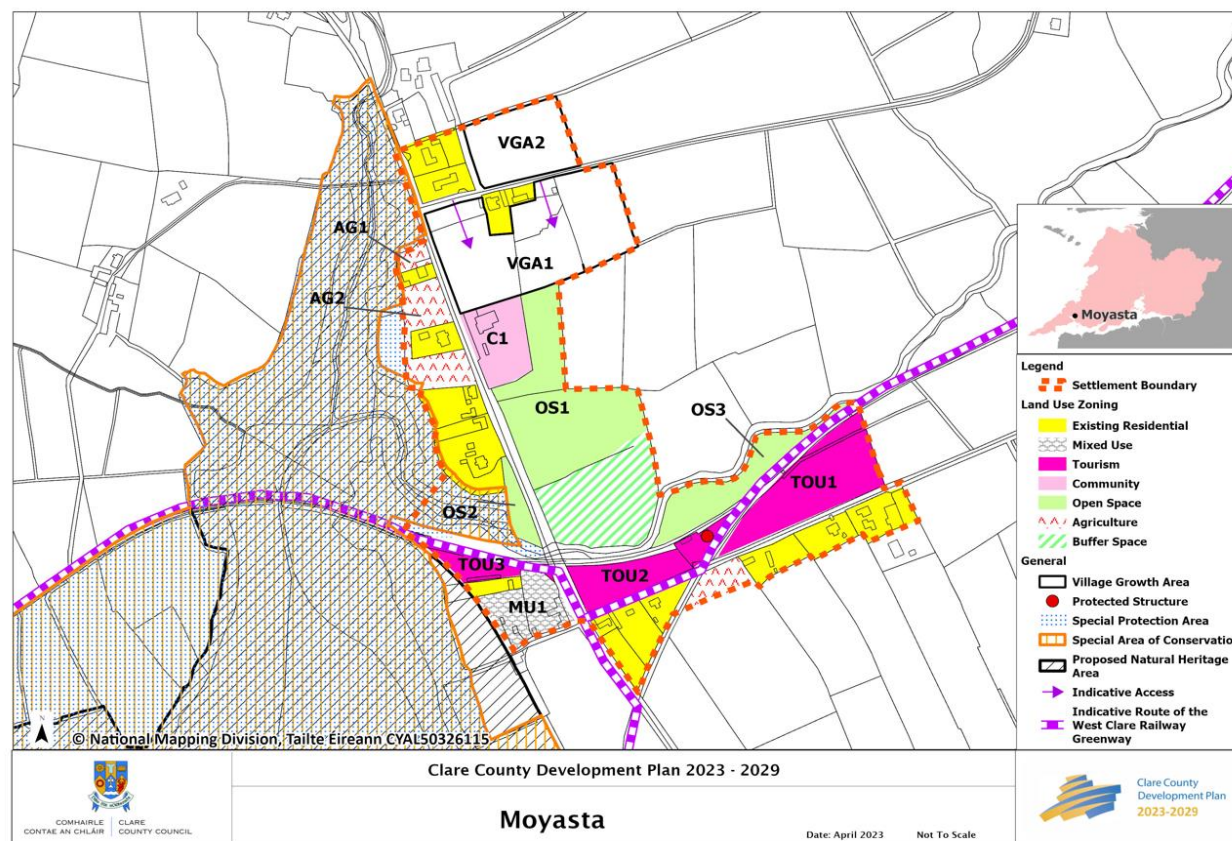
Municipal District - West Clare		Settlement - Miltown Malbay	
Landuse (Ha)			
Commercial = 5.73			
Community = 6.09			
Existing Residential = 18.04			
Industry = 1.26			
Mixed Use = 9.37			
Open Space = 5.14			
Recreation = 2.89			
Residential = 5.23			
Strategic Residential Reserve = 6.32			
Tourism = 1.42			
			
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 - Miltown Malbay
Likely Significant Effects of Landuse Zoning and Strategic Reserve (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Residential	Miltown Malbay is served by water from the West Clare Regional Water Supply and Miltown Malbay Wastewater Treatment Plant. There is sufficient capacity in both to meet the needs of the target population. This reflects positively on SEOs WW1 & WW2 .	
Residential and Strategic Reserve	R1 - R2. In order to ensure that Miltown Malbay's role as a small town is maintained and strengthened sufficient land is zoned for residential development at various locations. This zoning should incorporate areas of zoned open space in particular at R1 and SR4 which is a significant area of residential zoning located directly behind the main mixed use town centre. An area of open space zoning at this location would provide amenity areas and green space for those residents located in this area.	
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 - MU10 are largely contained within the Architectural Conservation Area in the centre of the town of Miltown Malbay. The aim is to retain the overall special historic or architectural character of an area or place as 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.	

Municipal District - West Clare		Settlement - Miltown Malbay
	<p>MU1 - This site bounds the town centre to the south east. Vehicular access to the site shall be from the R474 Ennis road, with provision for a connection to the north from the Ballard Road.</p> <p>As part of any future application on this site, the developer will be required to provide vehicular access to the site identified as T1 which is an objective to serve as a car park for the town centre if necessary.</p> <p>A mix of retail, commercial, office and residential are encouraged on the site identified as 'mixed use'.</p> <p>The development of this site is contingent upon the provision of pedestrian access to the site from the town centre, which shall be provided through an upgrade of the existing laneway running from the Main Street to the northern corner of the site which is bounded to the north west by T1. Any application for development must provide a pedestrian link from the subject site to the town centre by way of the existing laneway connecting the site with the town centre. The existing laneway shall be upgraded to the satisfaction of the planning authority, as part of any application on the lands. Provision of access serving the lands to the east of the site and the site identified as T1 shall also be provided for, as identified by the indicative future access arrows.</p> <p>Any future development proposals on these lands shall be accessed via the inner relief road that is identified as an 'infrastructure safeguard'. The provision of car parking, pedestrian access and links to the town centre reflect positively on the SEOs for the town. They represent a sustainable development in the town centre which will facilitate the local residents and benefit their overall well being.</p>	
Utilities	This site is located to the rear of the Main Street and provides the potential to be developed as a carpark to serve the town centre if necessary. Access to the site can be gained from the proposed relief road via the site adjacent to the south identified as 'mixed use' on the accompanying settlement plan.	
Open Space	There is a distinct lack of open space in the settlement as a whole which reflects negatively on SEO P1 and P3 . Additional open space land should be zoned within the settlement to improve people's quality of life and to provide green spaces for amenity and recreational uses.	
Determination on whether mitigation is required		
Residential and Strategic Reserve	<p>R1 - R3 & SR1 - SR4. In order to ensure that Miltown Malbay's role as a small town is maintained and strengthened sufficient land is zoned for residential development at various locations together with the identification of Strategic Reserves. This zoning should incorporate areas of zoned open space in particular at R1 which is a significant area of residential zoning located directly behind the main mixed use town centre. An area of open space zoning at this location would provide amenity areas and green space for those residents located in this area.</p>	
	<p>The provision of Sustainable urban Drainage Systems (SuDS) is also recommended for all proposals on lands zoned for residential development.</p>	

Municipal District - West Clare		Settlement - Miltown Malbay
Architectural Conservation Area	The centre of the town of Miltown Malbay 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	
Undefined Infrastructural Safeguard	The mitigation measures identified in the AA should be strictly adhered for in the planning, design and site selection for this currently undefined infrastructural safeguard.	
Open Space	Additional open space land should be zoned within the settlement to improve people's quality of life and to provide green spaces for amenity and recreational uses.	
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Miltown Malbay should be strictly adhered to.	
Community	C1 There is a record of Japanese Knotweed located directly south-west of this zoning parcel. Any future development must not lead to the further spread of invasive species (Japanese Knotweed) into site. All development at this location will need to ensure it is inline with County Development Plan Objective 15.29 Alien and Invasive Species together with the Invasive Alien Species Regulations 2014.	

Municipal District - West Clare		Settlement - Moy	
<div><p>Legend</p><p>Settlement Boundary</p><p>Land Use Zoning</p><p>Existing Residential</p><p>Enterprise</p><p>Community</p><p>Agriculture</p><p>General</p><p>Village Growth Area</p><p>Recorded Monuments</p></div> <p>Clare County Development Plan 2023 - 2029</p> <p>Moy</p> <p>Date: April 2023 Not To Scale</p>			
Detailed Assessment of Landuse Zonings			
Impact			
+	-	+/-	
	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 sensivity 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 Practise 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 outlinned in the AA for each of the zonings in Moy should be strictly adhered to.		



Detailed Assessment of Landuse Zonings

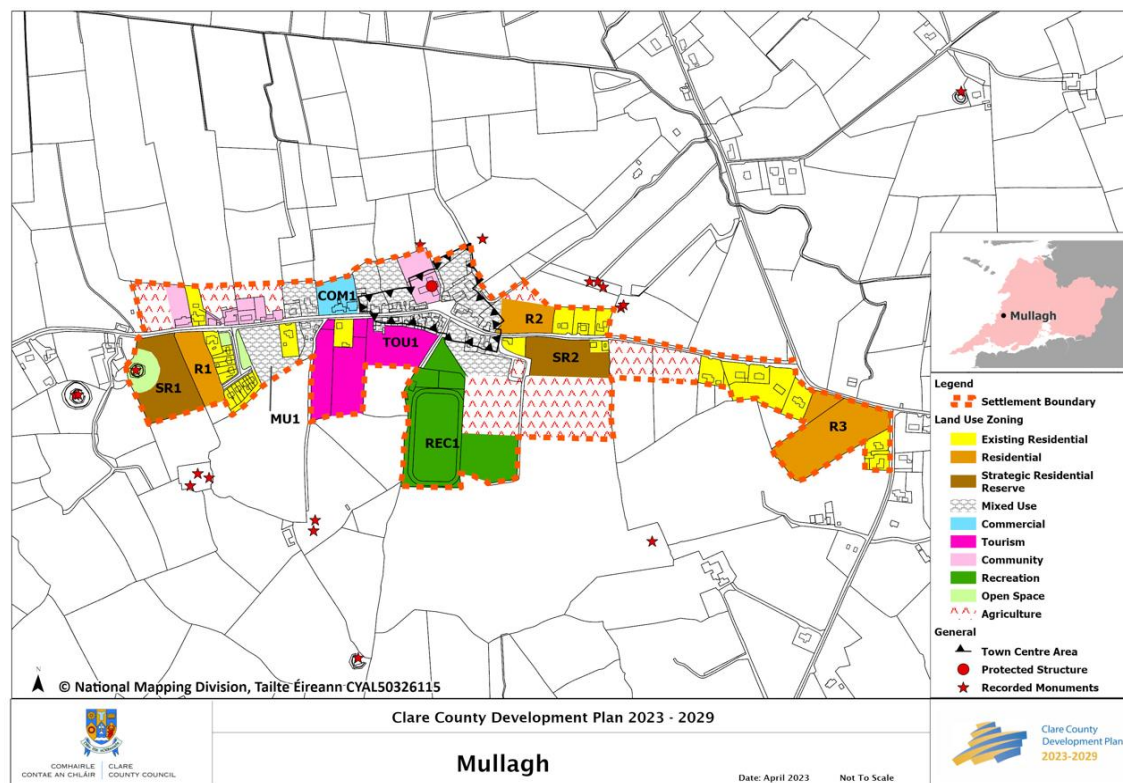
Impact

+	-	+/-	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	TOU1, TOU 2 & TOU 3- West Clare Railway and Station 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. 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)	
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)	VGA1 & VGA2 - Lands to the north of the Settlement 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.	
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 respext 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 adherance to the requirements of the CDP 2022-2028 with respext 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 outlinned in the AA for each of the zonings in Moyasta settlement should be strictly adhered to.	



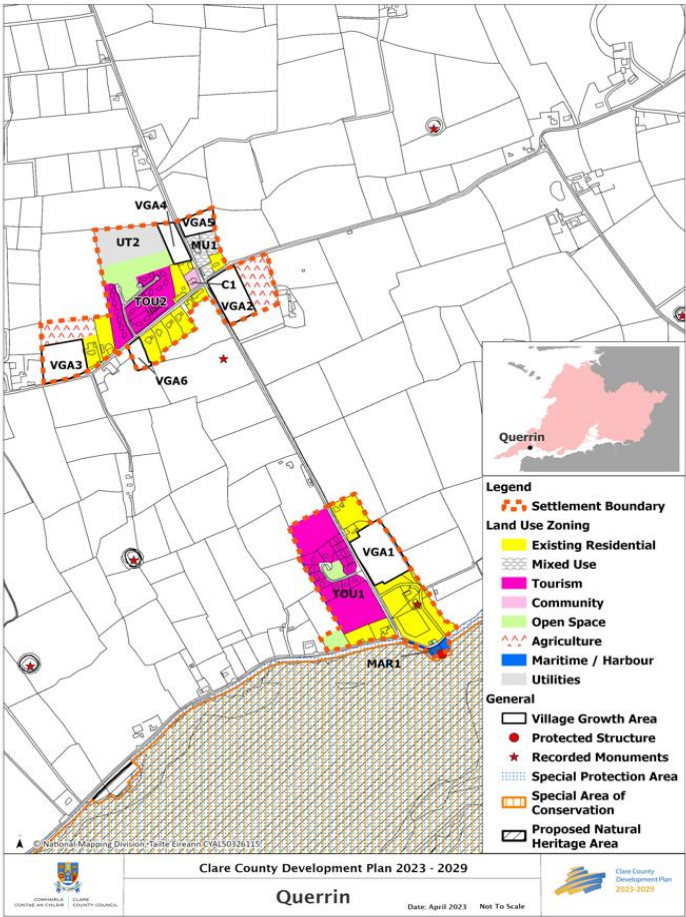
Detailed Assessment of Landuse Zonings

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 - 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	Water Supply	Water is provided by the West Clare Regional Water Supply and there is sufficient capacity to cater for the population target.
	Wastewater	Mullagh is currently connected to the Quilty wastewater treatment system, which will facilitate the target population.
	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.
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		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. 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.
Determination on whether mitigation is required		

Municipal District - West Clare		Settlement - Mullagh
Residential and Strategic Reserve	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.	
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.	



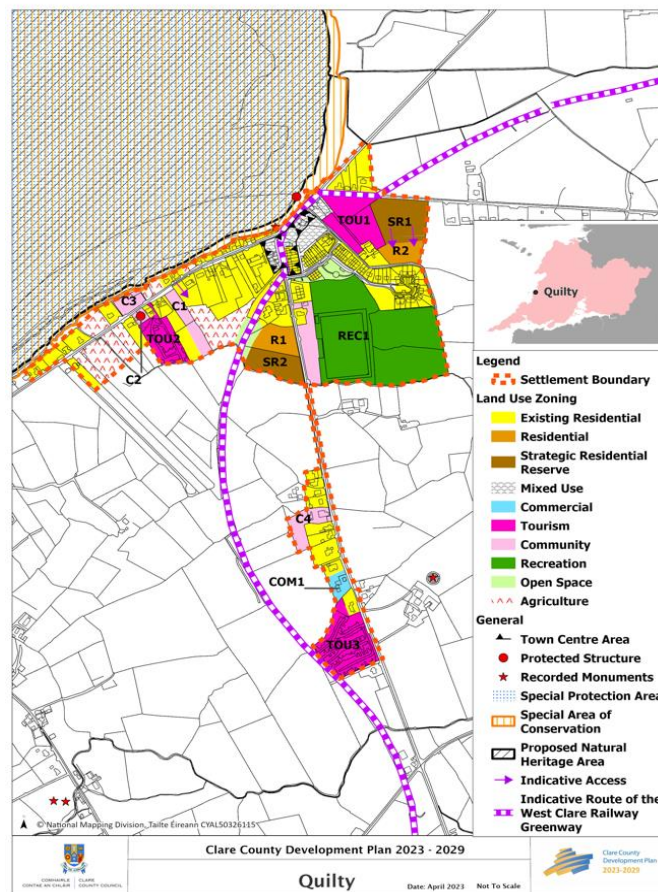
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
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Municipal District - West Clare		Settlement - Querrin	
	P1, 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, 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)			
Existing Residential Development	Individual properties are served by individual wastewater treatment systems. The housing scheme constructed to the north of the main road in the village is served by a shared wetlands treatment system and the holiday homes that have been constructed to the north of the quay are also serviced by a shared treatment plant. There are no public wastewater treatment facilities in the village. Water is supplied via a group water scheme.		
Tourism	TOU1: Near the Querrin quayside 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. The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably.		
Mixed Use	The centre of the village of Querrin contains mixed use zoning (MU1) and reflects the current uses within this location.		
Likely Significant Effects on definitions (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Village Growth Areas (VGAs)	Querrin hosts two holiday home developments. It is therefore important to ensure future development is balanced and contributes to a thriving village community which can support a range of services which are viable year-round, whilst retaining its distinctive village character. The general objective which relates to Village Growth Areas 1 - 6 recommends future growth in Querrin is incremental and small scale in nature, relative and appropriate to the scale, size and character of the population and services in the village this reflects positively on SEOs P1 - P3 & L1 - L2 given the picturesque location of the village with propects from both the landward looking out and the estuarine side looking in.		
Duration and determination on whether mitigation is required			

Municipal District - West Clare	Settlement - Querrin
All Residential development 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	TOU1 - Any development proposal should be accompanied by an Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed necessary. The proposal should clearly identify the spatial extent of any tourism activities and should address the potential for increased recreational disturbance (both in isolation and in combination with other tourism activities) to any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.
All Zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Querrin should be strictly adhered to.</p> <p>Any changes to existing uses with any zoning which may lead to significant effects on the receiving environment 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>



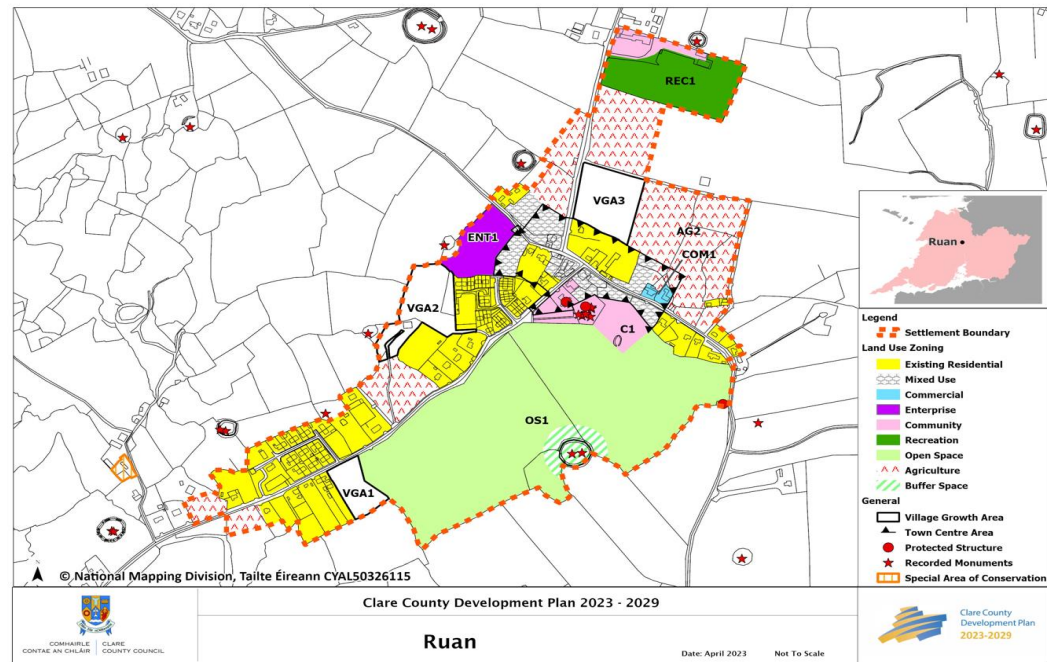
Detailed Assessment of Landuse Zonings

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	<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>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.</p>	

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
P1, P2, P3, 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, CH2, CH3, L1, L2	B1, W2, W4	CH1	

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

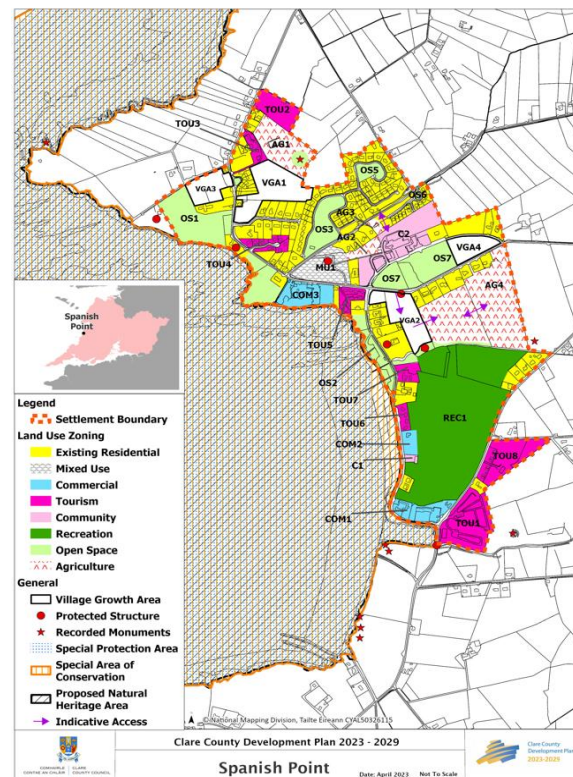
Existing Residential	Consistent with current use and does alter extent of current zoned lands
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Municipal District - West Clare		Settlement - Ruan Map	
Village Growth Areas	Ruan has a public water supply which is in need of upgrading. It is not served by a public sewerage system which will limit development to small-scale proposals until such a time as connection to a public sewerage system is undertaken.		
Community	C1 & C2 are consistent with current use and zoning as the national school and church (old and new). In order to accommodate the needs of the village, additional land at C2 has been identified to the south east of the existing church (in ruins) and adjoining cemetery.		
Agriculture	AG1 - AG2 confirms the existing agricultural uses within the village settlement and will not significantly affect the receiving environment.		
Enterprise	ENT1 is adjacent to MU1- MU5 and is in keeping with the village settlement and the sequential approach to development of the village. The identification of this site provides the potential for employment opportunities locally therefore assisting in the achievement of SEOs T1, T2, C1, C2 & C3 by reducing the need to drive and cutting out journeys to nearing towns for employment such as Ennis and Corofin thereby reducing Green House Gas emissions.		
Mixed Use	Part of the village core has been designated as an area of Mixed Use (MU1 - MU5). This land use zoning will facilitate a range of uses that can provide services for the village. It will also enable the enhancement and further development of a streetscape within the area. the zoning is line with SEO P1, L1 & L2 .		
Open Space	A significant area has been identified for Open Space (c.19 hectares) within the Ruan settlement. While not directly located within any protected area it does lie in close proximity to the Dromore Woods and Loughs SAC & NHA and therefore OS1 is in a very high landscape area for bats. As such the field boundary should be retained as foraging and commuting routes for all bat species in this area. In addition OS1 contains two recorded monuments CL025-069001 & CL025-069002 (Ringfort) and one protected structure RPS 230. A buffer zone should be maintained around these structures as part of any future development.		
Determination on whether mitigation is required			
Village Growth Areas	Any future residential development, commerical or employment generating development should be subject to the provision of a public sewerage scheme.		
	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 or groundwater.		

Municipal District - West Clare		Settlement - Ruan Map	
		Any development associated with Village Growth Areas 1-3 must ensure the bounding hedgerows are retained and that a lighting plan is submitted with any planning application for the development of these sites ensuring that there is no increase in the illumination beyond the footprint of the site. This is to ensure there is no significant effects on the Qualifying Features of Dromore Woods with specific reference to the bat species for which the site is designated.	
Open Space		The hedgerow along OS1 should be maintained as a foraging and commuting area for bats in this area. A buffer zone to protect the two recorded monuments CL025-069001 & CL025-069002 (Ringfort) and one protected structure (RPS 230) should be maintained around these structures as part of any future development.	
All Zoning		All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ruan should be strictly adhered to.	

Municipal District - West Clare

Settlement - Spanishpoint



Detailed Assessment of Landuse Zonings

Impact

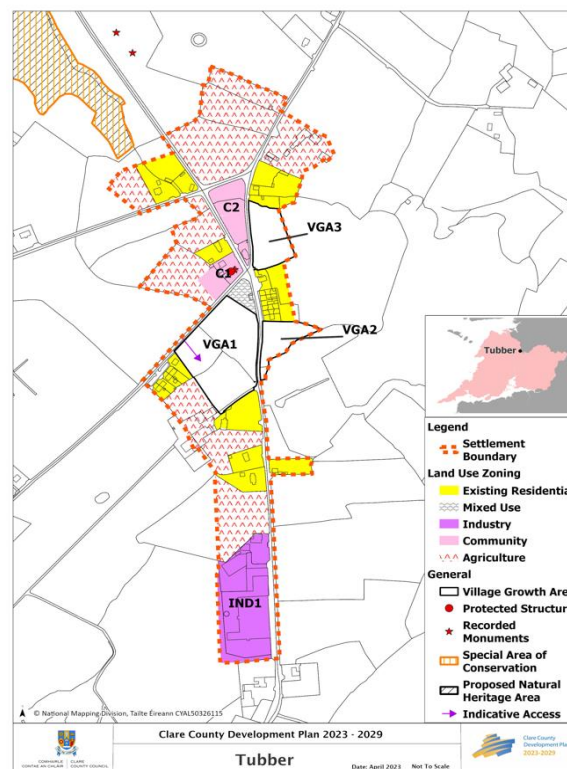
+	-	+/-	0
S5, W3, W7, WS1, , L1, P1, P2, P3	B1, B2, B3, B4, B5, B6, W2, WW1, WW2, W2, C3, C2, L2	S1, CH1, CH2, CH3, WS1 & WS2	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1

Municipal District - West Clare		Settlement - Spanishpoint
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensnitivity 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.	

Municipal District - West Clare	Settlement - Spanishpoint
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.

Municipal District - Killaloe

Settlement - Tubber



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	CC1 - CC9

Municipal District - Killaloe		Settlement - Tubber	
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 are consistent with current use and zoning as the national school, church and parochial house.		
Industry	IND1 identifies existing use for this site and does not expand on the zoning at this location.		
Agriculture	AG1 - AG11 confirms the existing agricultural uses within the village settlement and will not significantly affect the receiving environment.		
Mixed Use	Reflects the centre of the village and its current uses.		
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) 1-3	VGA 2 contains Reed and large sedge swamps (FS1), Wet grassland (GS4) and Marsh (GM1) habitats. 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.		
Determination on whether mitigation is required			
Village Growth Areas 1-3	Any future development associated with this Village Growth Area for residential, 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.		
	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 for any on-site systems.		
Community	The hedgerow along C2 should be maintained as a foraging area for bats.		

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 at 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. 	<p>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:</p> <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. –

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 adaption.

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 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.

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.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

EU Integrated Pollution Prevention Control Directive (2008/1/EC)	<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 	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 Plant Protection (products) Directive 2009/127/EC	<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. 	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 Renewables Directive (2009/28/EC)	<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. 	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.
Indirect Land Use Change Directive (2012/0288 (COD))	<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. 	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.
Alternative Fuels Infrastructure Directive (2014/94/EU)	<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. 	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 Energy Efficiency Directive (2012/27/EU)	<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 	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

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

UN (1992) Framework Convention on Climate Change	It is aimed at stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system.	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.	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
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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
			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 Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)	<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. 	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 2020 Climate and Energy Package	<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. 	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 2030 Framework for Climate and Energy	<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. 	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 Clean Air for Europe Directive (2008/50/EC) (EU Air Framework Directive) Fourth Daughter Directive (2004/107/EC)	<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. 	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

Noise Directive (2002/49/EC)	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>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>	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.
Floods Directive (2007/60/EC)	<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 	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.

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
	cultural heritage and economic activity associated with floods in the Community	<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. 	
Water Framework Directive (2000/60/EC)	<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>

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Groundwater Directive (2006/118/EC)	<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. 	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.
Drinking Water Directive (98/83/EC)	<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. 	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.
Urban Waste Water Treatment Directive (91/271/EEC)	<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. 	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.
Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC and	<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 	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.

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

2013/30/EU		<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. 	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 Convention on the Protection of the Archaeological Heritage (Valletta 1992)	<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. 	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.	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.
Convention of the Protection of the Architectural Heritage of Europe (Granada 1995)	<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. 	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.
ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')	<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. 	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

Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro 2005)	<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. 	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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Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
European Landscape Convention 2000	<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. 	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 Seventh Environmental Action Programme (EAP) of the European Community (2013-2020)	<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. 	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.
Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats)	<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 Caucas. • 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. 	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.
Bali Road Map (2007)	<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 	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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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. 	<p>The aims are achieved by applying REACH, namely:</p> <ul style="list-style-type: none"> • Registration, • Evaluation, • Authorisation; and • Restriction of chemicals. <p>REACH also aims to enhance innovation and competitiveness of the EU chemicals industry.</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.

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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.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

EU (2020) Biodiversity Strategy	A long-term plan for protecting nature and reversing the degradation of ecosystems across the European Union.	The Strategy contains specific commitments and actions to be delivered by 2030, including: <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. 	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 (2018) Clean Air Policy Package	Aims to substantially reduce air pollution across the EU.	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.	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.
Leaders Pledge for Nature 2020	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.	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: <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. 	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 Level			
Ireland 2040 - Our Plan, the National Planning Framework and the National Development Plan (2021-2030)	<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. 	National Strategic Outcomes as follows: <ol style="list-style-type: none"> Compact Growth Enhanced Regional Accessibility Strengthened Rural Economies and Communities Sustainable Mobility A Strong Economy, supported by Enterprise, Innovation and Skills High-Quality International Connectivity Enhanced Amenities and Heritage Transition to a Low-Carbon and Climate-Resilient Society Sustainable Management of Water and other Environmental Resources Access to Quality Childcare, Education and Health Services 	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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Planning, Land Use and Transport Outlook 2040 [in preparation]	<p>The PLUTO will take account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies and will:</p> <ul style="list-style-type: none"> 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. 	In preparation	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
			the achievement of the objectives of the regulatory framework for environmental protection and management.
Planning and Development Act 2000 (as amended)	<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. 	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 Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), as amended by S.I. 200 of 2011	<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). 	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 Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011, as amended)	<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. 	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.
Waste Management Act 1996, as amended	<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. 	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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European Communities Environmental Objectives Regulations 2009 (S.I. 296 of 2009)	<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. 	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 Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. 9 of 2010), as amended (S.I. No. 366 of 2016)	<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) / 	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

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
		<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. 	with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2014 (S.I. No. 31 of 2014)	<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. 	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 Act 2015	<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. 	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.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

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 Development Goals (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

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
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.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

European Union (Birds and Natural Habitats) (Sea-Fisheries) Regulations 2013 (S.I. 290 of 2013)	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).	<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. 	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.
Ireland's National Renewable Energy Action Plan 2010 (Irish Government submission to the European Commission)	<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. 	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 Renewable Energy (2012-2020)	<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. 	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.
Governments White Paper 'Ireland's Transition to a Low Carbon Energy Future' (2015 – 2030)	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>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>	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 Policy Position on Climate Action and Low Carbon Development (2014)	<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 	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

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.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

National Water Resources Plan [in preparation]	<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 	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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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"> Assess the water resources available at a national level including lakes, rivers and groundwater 	
National Strategic Plan for Aquaculture Development (2014-2020)	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>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 	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.
Construction 2020, A Strategy for a Renewed Construction Sector	<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. 	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.
Sustainable Development: A Strategy for Ireland (1997)	<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. 	Yes, both this paper and the Clare CDP could lead to development which could have in-combination effects on the European 2000 network.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

National Landscape Strategy for Ireland 2015-2025 and National Landscape Character Assessment (pending preparation)	<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. 	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.
Ireland's National Waste Policy 2020 – 2025	The Policy sets out new targets to tackle waste and move towards a circular economy.	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.	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 Hazardous Waste Management Plan (EPA) 2014-2020	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>The revised Plan makes 27 recommendations under the following topics:</p> <ul style="list-style-type: none"> Prevention Collection Self-sufficiency Regulation Legacy issues 	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

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
	<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 	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.
Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines	<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. 	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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HSE Healthy Ireland Framework for Improved Health and Wellbeing 2013-2025	<ul style="list-style-type: none"> The vision is: <i>"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."</i> 	<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 	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.
Our Sustainable Future: A framework for Sustainable Development for Ireland 2012	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.	<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. 	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.
Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009 – 2020 (2009)	<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 	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.
Investing in our Future: A Strategic Framework for Investment in Land Transport (SFILT) – Department of Transport, Tourism and Sport	<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. 	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.
Delivering a Sustainable Energy	<ul style="list-style-type: none"> White paper setting out a framework for delivering a sustainable energy 	The underpinning Strategic Goals are:	Where new land use developments or activities occur

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Summary of lower level objectives, actions etc.	Relevance to the Plan
Future for Ireland – The Energy Policy Framework 2007 – 2020 (2007)	<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 	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

National Adaptation Framework (NAF) 2018 and associated regional, local and sectoral adaptation plans	<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 	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.
2030 Climate and Energy Framework	Adopted October 2014, includes EU-wide targets and policy objectives for the period from 2021 to 2030.	Key targets for 2030: <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. 	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 Renewable Energy Action Plan (2010)	<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. 	Including Ireland's 16% target of gross final consumption to come from renewables 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.
National Energy Efficiency Action Plan for Ireland (2009 – 2020)	<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. 	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 Energy & Climate Plan (NECP) 2021 – 2030	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.	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.	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
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Wildlife Act of 1976 Wildlife (Amendment) Act, 2000	<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>
Actions for Biodiversity (2017-2021) Ireland's National Biodiversity Plan	<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>
National Broadband Plan (2012)	<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>
European Communities (Water Policy) Regulations of 2003 (SI 722 of 2003) European Communities (Water Policy) Regulations of 2003 (SI 350 of 2014) European Communities Environmental Objectives (Surface waters) Regulations of 2009 (SI 272 of 2009)	<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>
European Communities Environmental Objectives (Groundwater) Regulations of 2010 (SI 9 of 2010)	<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>

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Water Pollution Acts 1977 to 1990	<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; 	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
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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. 	framework for environmental protection and management.
Water Services Act 2007 Water Services (Amendment) Act 2012 Water Services Act (No. 2) 2013	<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. 	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.
Irish Water's Water Services Strategic Plan 2015 and associated Proposed Capital Investment Plan (2014-2016)	<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. 	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.
Raised Bog SAC Management Plan and Review of Raised Bog Natural Heritage Areas	<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. 	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.
Food Harvest 2020	<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. 	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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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. –

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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	<p>At a more detailed level, the programme also:</p> <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.	<p>The Plan contains 276 actions across five key pillars. The five pillars are:</p> <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. 	<p>Measures include the following:</p> <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. –

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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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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National Alternative Fuels Infrastructure for the Transport Sector (DTTAS) 2017- 2030	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.	Targets for alternative fuel infrastructure include the following: <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 	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.
Food Wise 2025 (DAFM)	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.	Food Wise 2025 identifies ambitious and challenging growth projections for the industry over the next ten years including: <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. 	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 Cycle Network Scoping Study 2010	<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 	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 Policy Framework for Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030	<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>	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
Tourism Action Plan 2019-2021	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>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 	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

Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025	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.	The Tourism Policy Statement sets three headline targets to be achieved by 2025: <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. 	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	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. 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.	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 Alternative Fuels Infrastructure for the Transport Sector 2017- 2030	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.	Targets for alternative fuel infrastructure include the following: <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	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.
People Place and Policy - Growing Tourism to 2025	Growing Tourism to 2025 is a policy framework for the development of tourism within the Country.	The framework establishes the overall tourism goal of Government; <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. The Government's ambition is that overseas tourism revenue will reach €5 billion in real terms by 2025.	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.
Waterways Ireland Heritage Plan 2016-2020	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> .	Four objectives of the Plan include the following: <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. 	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 management.

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Tourism Development and Innovation – A Strategy for Investment 2016-2022	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.	The objectives of the Tourism Development and Innovation Strategy are: <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. 	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 Ireland Pollinator Plan 2015-2020 and 2021-2025 [in preparation]	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: <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. 	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.
Regional/ County/Local Level			
Southern Regional Economic and Spatial Strategy 2020-2032	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.	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.	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.
Integrated Implementation Plan 2019-2024	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.	The Implementation Plan identifies investment proposals for a number of areas including: <ul style="list-style-type: none"> Bus Light Rail; Heavy Rai; Integration Measures and Sustainable Transport Investment; Integrated Service Plan; and Integration and Accessibility. 	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.
NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs	Management planning for nature conservation sites has a number of aims. These include: <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. 	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

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
			the achievement of the objectives of the regulatory framework for environmental protection and management.
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. 	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
			the achievement of the objectives of the regulatory framework for environmental protection and management.
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

Clare Renewable Energy Strategy 2017-2023 and forthcoming update as part of the new CDP 2023-2023	The Strategy sets out the framework for the delivery of sustainable and renewable energies throughout the County.	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.	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
Cloon Freshwater Pearl Mussel Sub-Basin Management Plan	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.	Yes, potential impacts may arise due to developments which could affect Natura 2000 sites.	Yes, both this plan and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.

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.



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