



Draft Clare County Development Plan 2023–2029

Volume 10a&b Addendum to Environmental Assessments

Proposed Amendments

28th November 2022



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL



Proposed Amendments of the Draft Clare County Development Plan 2023-2029

Addendum to the Environmental Assessments and Report (Volume 10 (a) Natura Impact Report, 10 (b) Strategic Environmental Assessment Environmental Report (CDP)) and (Volume 5 Strategic Environmental Assessment Environmental Report (RES))

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1.0 Introduction

1.1 Process to Date

The Draft Clare County Development Plan 2023-2029 was prepared in accordance with Sections 11 and 12 of the Planning and Development Act (as amended). As part of the Draft Development Plan, a Strategic Environmental Assessment (SEA), an Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) were undertaken. The SEA was undertaken in order to comply with the SEA Directive and transposing Regulations together with the SEA Guidelines for Regional Assemblies and Planning Authorities, and the Environmental Report which accompanied the Draft Plan contained the findings of this assessment. An Appropriate Assessment was also undertaken on the Draft Plan in order to comply with the Habitats Directive and transposing Regulations and a Strategic Flood Risk Assessment to comply with the Flood Risk Management Guidelines.

The Draft Clare County Development Plan 2023-2029 with associated Environmental Report and Natura Impact Report were placed on public display from the 10th December 2021 to the 28th of March 2022, and submissions were invited. In total, 1,015 submissions/observations were received (inclusive of 16 in relation to the Record of Protected Structures and 408 in relation to Public Rights of Way). Each submission was fully considered and has been summarised in the Chief Executives Report (July 2022).

Following consideration of the Draft Plan, the Chief Executive's Report on submissions and the Chief Executives Report on Members Resolutions (November 2022), it was resolved by the Elected Members at a Special Council Meeting on the 20th October 2022 to amend the Draft Development Plan. As a number of these amendments constitute a Material Alteration to the Draft Development Plan, the Council resolved to place the Material Amendments back on public display for a period of not less than 4 weeks, in accordance with Section 12(7)(b) of the Planning and Development Act 2000 (as amended).

1.2 Next step

The proposed amendments will go back on public display for a period of not less than four weeks.

Written observations or submissions regarding the proposed amendments to the Draft Plan and the report on the likely significant and environmental effects on the environment of implementing the proposed amendments are invited from members of the public and other interested parties. Written submissions or observations on the proposed amendments only, must be received within the four week consultation period.

This is then followed by the preparation of a Chief Executive Report for Members on any submissions/observations received. Members may then make the Development Plan with or without the proposed amendments, or with modifications to the proposed amendments, as they consider appropriate.

1.3 Addendum Report

This is the addendum to Volume 10a and 10b together with Volume 5 RES SEA of the Draft Clare County Development Plan 2023-2029. This addendum supplements and should be read in conjunction with the respective Environmental Report contained in Volume 10b and the Natura Impact Report contained in Volume 10a together with the RES Environmental Report contained in Volume 5 as per the Draft Plan 10th of December 2021 - [Stage 2 - Public Display of Draft Plan | Stage 2 - Draft | Clare County Council \(clarecoco.ie\)](#).

Section 2.0 assesses the new and/or revised objectives of the Draft Clare County Development Plan against the set of Strategic Environmental Objectives (SEOs) as previously identified in Chapter 10 (Table 10.1) of the SEA Environmental Report. The Chief Executives Report indicated a change would be made to Strategic Environmental Objective CC4 with respect to the inclusion of a specific reference to “*Peatland and Wetlands*”. Upon the assessment of the proposed material amendment, it was considered that the most effective approach would be to recognise the role of wetlands/peatlands by way of an update to the baseline context in the respective CDP/RES Strategic Environmental Assessments and by including them as part of an SEA *monitoring* objective which would better reflect the requirement to protect these habitat types.

It also includes an assessment of the likely significant effects in accordance with the Habitats Directive.

Section 3.0-6.0 This section includes an assessment of the proposed amendments to the land use zonings within the Draft Clare County Development Plan. As part of this assessment both the likely environmental effects in accordance with the Strategic Environmental Directive and the likely significant effects in accordance with the Habitats Directive are addressed. Where it is not possible to screen the proposed amendment out the changes are assessed further as per the requirements of Article 6(3) of the Habitats Directive.

1.4 Scope of Proposed Amendments Considered

Only Proposed Amendments which comprise or affect Plan Provisions (e.g. Policies, Objectives, Land Use Zoning) come under the scope of this assessment. Changes to other parts of the Plan (e.g. text which sets out the context for policies and objectives but does not interact with these provisions) have been screened out from the scope of this assessment due to the following reasons;

- To update the draft CDP where immaterial changes have been raised through the public consultation process and documented in the CE Report on the Draft Plan.
- No additional significant impacts (either positive or negative) would be expected to result from the revised text
- The proposed amendment would not change the assessment provided in the Environmental Report or the Natura Impact Report (December 2021)
- The proposed amendment will strengthen the robustness of the supporting text with the inclusion of references to national policy documents.
- The proposed amendment recognises the importance of a particular sector or practice within the Plan area.

- The proposed amendment relates to providing general support which is likely to have a positive effect on the environment and does not alter the environmental assessment in the Environmental Report or the Natura Impact Report.
- Reduces the density of zoning from Residential to Low Density Residential.
- Within Volumes 3(a-d) a number of textual amendments have been made in relation to particular sites which have been zoned. This additional text or alteration to the existing text does not change the environmental assessment.
- The inclusion of cross referencing to sections to ensure relevant mitigation measures and/or objectives is included.

The Environmental Sensitivity mapping which was prepared as part of the SEA Environmental Report has also been used to inform the assessment of the proposed amendments.

The proposed amendments which are considered include:

- Proposed changes (additions & deletions) to Draft Objectives
- Proposed addition of any new Draft Plan Policies and Objectives
- Proposed changes (edits, additions, removal) of Land Use Zonings to the Draft Plan Maps

1.5 How to Read this Document

Within **Table 2.0 County Development Plan Objectives Matrix** contained in **Section 2.0** text from the proposed Draft Clare County Development Plan that is shown in black is not proposed to be changed.

The text shown in ~~red~~ strikethrough is the text that is contained in the draft Plan which is now proposed to be deleted.

Proposed additions to the draft Plan are shown in green

The SEA and AA assessment text and required mitigation or recommendations are shown in blue

While the zoning change based on the Proposed Amendment has been included as an image in this addendum please refer to the relevant volume for a full planning map in relation to the relevant settlement.

The following report assesses all of the Proposed amendments (Screened in) and made by resolution of the Elected Members. Each objective was evaluated against the criteria in **Table 1.0**. The criterion considers whether or not the objectives were likely to improve conflict or have a neutral interaction with the provisions of the Plan.

Table 1.0 Criteria for Appraising the Effect of the Plan Objectives on the SEOs

Parameter	Compatibility Criteria	
Biodiversity		
Population (incl. Human Health and Quality of Life)	+ Reflects a potential positive effect	- Reflects a potential negative effect
Soil & Geology		
Water		
Air Quality and Climatic Factors	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
Material Assets		
Waste		
Water Supply		
Waste Supply		
Renewable Energy		
Cultural Heritage		
Landscape		

The explanation of the codes for the Strategic Environmental Objectives used in the assessment are outlined in **Table 1.1**

Table 1.1 Strategic Environmental Objectives

Strategic Environmental Objective ¹
CC1 - Reduce the need to travel/increase use of public transportation and achieve modal shift in transport across the county.
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.
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
CC4 - Maintain and protect our natural carbon sinks (bogs/marshes/forests/fens) as decarbonising areas which can serve a dual purpose in terms of enhancement of biodiversity and mitigation against Climate Change.
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.
CC6 – Encourage the retrofitting of buildings with a particular focus on the existing council housing stock ensuring a Just Transition for all.

¹ Strategic Environmental Objectives (SEAs) 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 Draft Plan can be tested. The SEAs are used as standards against which the development strategies, policies and objectives of the Draft Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.

CC7 – Avoid situations that limit adaptation to climate change such as zoning lands in close proximity to a known flood risk area.
CC8 – 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.
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.
P2 - To protect human health.
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.
B2 – To achieve the conservation objectives of European Sites (SACs and SPAs) and other sites of nature conservation.
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.
B4 - Meet the requirements of the Water Framework Directive and the National River Basin Management Plan
B5 – To minimise and, where possible, eliminate threats to bio-diversity including invasive species.
B6 - Promote green infrastructure networks, including riparian zones and wildlife corridors.
B7 – No net loss of biodiversity
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>
S2 – Minimise the excavation and movement of soils within site works
S3 – Minimise the consumption of non-renewable deposits on site.
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)
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.
C1 – Minimise all forms of air pollution and maintain/improve ambient air quality.
C2 – Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.
T1 – Maximise sustainable modes of transport and encourage use of walkways/cycle paths as alternative routes to school, work, and shops.

T2 - Provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety.
WA1 – Implement the waste pyramid and encourage reuse/recycling of material wherever possible.
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.
WW1 - To ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater which meet 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.
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.
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.
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).
L1 – Conserve, protect and enhance valued natural, cultural and built landscapes, views of local value and features including those of geological and aesthetic value.
L2 - Maintain and enhance landscape quality within the plan area by minimising visual impacts through appropriate design, assessment and siting.

2.0 Assessment of Proposed Amendments to County Development Plan Objectives

Table 2.0 assesses the proposed amendments to the County Development Plan objectives against the Strategic Environmental Objectives outlined in **Table 1.1** and utilising the compatibility criteria outlined in **Table 1.0** in accordance with the Strategic Environmental Directive.

In addition, all of the proposed amendments are screened for Appropriate Assessment in accordance with the Habitats Directive.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
To insert new Objective in Chapter 3 in relation to the Core Strategy 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.	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To insert new Objective in Chapter 3 in relation to the Core Strategy 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.	0	0	0	0	0	0	0	0	0	0	0	0	0	Taking into account the measures which have already been integrated into the Draft Plan which provide for and contribute towards environmental management and sustainable development, it is determined that any potential significant effects on the environment from this proposed

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
To update CDP Objective 3.3 Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment It is an objective of the Clare County Council: a) To require compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation; 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 together with the preparation of both statutory and non-Statutory Ecological Impact Assessments (EciA); c) To protect, manage and enhance ecological connectivity and improve the coherence of the Natura 2000 Network; d) To require all proposals to ensure there is 'no net loss' of biodiversity within developments	+	+	+	+	+	+	+	+	+	+	+			amendment will be prevented. AA: No significant potential impact on European Sites. This change reflects positively on the Strategic Environmental Objectives and arose from an SEA Recommendation at the Chief Executive Report stage. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
d) To ensure that European sites and Natural Heritage Areas (designated proposed NHIAs) are appropriately protected; e) To require the preparation and assessment of all planning applications Plans and Projects 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; and f) to require compliance with the objectives of the Water Framework Directive and support the implementation of the 3rd Cycle River Basin Management Plan (and any other iteration during the lifetime of the CDP).														
To amend CDP Objective 4.1 as follows: 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 as well as its role as a centre of employment and economic activity; 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;	+	+	+	+	+	+	+	+	+	+	0	+	+	This change reflects positively on the Strategic Environmental Objectives bearing in mind the measures which have already been integrated into the Draft Plan which provide for and contribute towards environmental management and

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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; 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; de) 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; e) To prepare a Mobility Plan for Ennis; f) To develop Ennis into a centre for lifelong learning and to support the further development of higher education facilities in the Town; g) To support initiatives which seek to strengthen and develop niche retail and mixed-use services in Ennis town centre; 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; 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;														sustainable development, it is determined that any potential significant effects on the environment from this proposed amendment will be prevented. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
j) To support increased levels of town-centre living and to assess the potential of the development of a modern family town-centre living pilot project during the lifetime of the Plan; 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; k) To promote and encourage sustainable transport, and in particular to make it convenient and attractive to walk, cycle or use public transport. kl) 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; km) 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; n) To support Ennis in realising its full potential in grey, green, and blue infrastructure. ##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;														

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
p) To support the Purple Flag accreditation, and any subsequent initiative for the promotion/development of Ennis as a quality town; 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;.														
To update CDP Objective 4.2 as follows: It is an objective of Clare County Council: a) To strengthen the role of the Limerick Shannon Metropolitan Area as an international location of scale, a complement to Dublin and a primary driver of sustainable economic and population growth in the Southern Region; b) To promote and to seek investment to sustainably develop the Limerick Shannon Metropolitan Area as a cohesive metropolitan area with: i) Compact and sustainable growth and regeneration of Shannon; ii) Active land management initiatives to deliver housing and employment locations in a sustainable, infrastructure-led manner. c) To seek co-ordinated investment and delivery of holistic infrastructure packages across State Departments and infrastructure delivery agencies as they apply to the Limerick Shannon Metropolitan Area and seek further investments to deliver on the Metropolitan Area Goals set out in the Regional	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
Spatial and Economic Strategy for the Southern Region and the National Development Plan; d) To protect, manage and improve the coherence of the Natura 2000 Network through enhanced ecological connectivity; 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; (f) To cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS; (g) 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; (h) 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; (i) To carry out a site selection process which considers all environmental issues and which identifies suitable sites for regeneration and development; (j) 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.	0	0	0	0	0	0	0	0	0	0	0	0	0	
To amend CDP Objective 4.4 as follows:	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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 high-quality connectivity and it's employment base, international airport, and other competitive advantages; 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 drive public sector led recovery, and to sustainably influence and support the Metropolitan Area and the wider County/Region; 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; d) To have regard to the Shannon Town Centre Masterplan, which provides the basis for a new Urban Regeneration and Development Fund application, in the preparation of the local area plan; e) To support and promote placemaking in Shannon which would include public realm regeneration and urban renewal														neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
initiatives and public private partnership approaches to town centre regeneration; (f) To cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS; (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 (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.														
To insert new Objective in Chapter 5 'Housing' as CDP 5.9 Ancillary Living Accommodation: It is an objective of the Development Plan: a) To secure the development of a mix of house types and sizes throughout the County to meet the needs of the likely future 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;	-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	O	O	O	Taking into account the measures which have already been integrated into the Draft Plan which provide for and contribute towards environmental management and sustainable development, it is determined that any potential significant effects on the environment from this proposed

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
b) The existing property or ALA is to remain the primary residence of the site folio owner; 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.														amendment will be prevented. AA: No significant potential impact on European Sites.
To amend CDP Objective 6.2 relating to the Mid-West Regional Enterprise Plan as follows: 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</i> (or any updated/superseding plan). 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 Regional Enterprise Plan to 2024 for the Mid-West (or any updated/superseding plan).	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
To amend CDP Objective 6.5 as follows: It is an objective of Clare County Council: a) To protect and promote Shannon as a significant regional asset and an employment centre in the Limerick-Shannon MASP and as a primary location for industrial, manufacturing, warehousing, distribution, and transport operating centres, and to facilitate, where required, the adaptation of industrial areas to new employment generators; b) To facilitate the continued development of the International Aviation Services Centre (IASC) cluster at Shannon as recognised in Ireland's <i>National Aviation Policy</i>; 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; 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; 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; 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 g) To ensure compliance with the environmental requirements of Objective CDP3.3.	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
To amend CDP Objective 6.6 as follows: 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 Shannon International Airport, Limerick City Centre, the Technological University of the Shannon: Midlands Midwest, the South Clare/UL Economic SDZ and the National Technology Park at Limerick; d) To support the development of initiatives that harness the potential of the Airport including, but not limited to, a residential flight school, unmanned aerospace systems (UAS) and a centre for space collaboration and research cooperation; and e) To support and facilitate the development of renewable energy infrastructure within the airport and its confines, thereby enhancing energy security, including development of	+	+	0	0	0	0	0	0	0	0	+	0	0	This change represents a neutral effect on the Strategic Environmental Objectives in line of the continued inclusion of sub-objective (f) relating to CDP Objective 3.3. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
facilities in support of the aviation sector's transition to Sustainable/Renewable Aviation Fuel and energy; e) f) To ensure compliance with all relevant legislation as outlined in Objective CDP3.3														
To remove CDP Objective 6.7 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; It is an objective of Clare County Council:	0	0	0	0	0	0	0	0	0	0	0	0	0	This change reflects positively on the Strategic Environmental Objectives bearing in mind the measures which have already been integrated into the Draft Plan which provide for and contribute towards environmental management and sustainable development, it is determined that any potential significant effects on the environment from this proposed amendment will be prevented.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
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.														AA: No significant potential impact on European Sites.
Volume 1 Written Statement, Chapter 6 Economic Development and Enterprise, CDP 6.27 Data Centres – include an addition to the objective as follows: “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.	+	+	+	+	+	+	+	+	+	+	0	0	0	This proposed amendment arose through a recommendation from the Strategic Environmental Assessment process.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
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 which is to achieve a reduction of 51% in GHG emissions by 2030".														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 a number of 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

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
														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 system. From a climate

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
														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.
														This represents a positive to neutral effect on the Strategic Environmental Objectives through the addition of this objective.
														AA: No significant potential impact on European Sites.
To amend CDP Objective 6.8 as follows: It is an objective of Clare County Council:	+	+/-	+	+/-	0	0	+/-	0	0	0	0	0	0	This change represents a neutral to

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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; 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; 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; d) To improve sustainable mobility to the SDZ and UL campus from County Clare and Limerick City centre; d) To ensure that the SDZ Planning Scheme optimises movement by sustainable transport modes through: - 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 networks in Limerick and Clare and is designed in accordance with the National Cycle Manual;														positive/negative effect on the Strategic Environmental Objectives however overall, it does not change the environmental assessment. Adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
- 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 including the NTA. 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; ef) 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;														

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
f) To support the future attainment of a strategic rail link including but not limited to the prospect of unmanned light electric rail from the Clare Campus of UL to the Ennis – Limerick rail line; and g) To implement innovative decarbonisation and green infrastructure measures in the SDZ in accordance with the European Green Deal and national policy and legislation.														
To amend CDP Objective 7.17 as follows: It is an objective of Clare County Council 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</i> (2012) 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 such 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, and subject to normal planning requirements, <u>including the requirement to be served by public transport and to be accessible to their catchment by walking and cycling.</u>	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 7.18 as follows: It is an objective of Clare County Council	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
a) To encourage and facilitate an improved bulky comparison retail offer in Ennis where it can be achieved through a qualitative improvement of existing retail floorspace; and b) To permit new retail warehouse development in the Shannon Town and Environs area subject to the application of the sequential test and the preparation of a Retail Impact Assessment to ensure that there will be no negative impacts on the vitality and viability of the town centre area. 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.														the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 7.19 as follows: It is an objective of Clare County Council To encourage and facilitate the delivery of sustainable tourism-related retail developments and initiatives, of appropriate scale, located in Settlements and in the vicinity of established tourism attractions including within nearby settlements.	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
To amend CDP Objective 7.21 as follows: It is an objective of Clare County Council To consider development proposals for petrol filling stations, and associated shops with a floor space no greater than up to 100m² (net), on their individual merits, subject to normal planning and environmental considerations traffic impact considerations and the location, health and scale of existing retail services in the area. Where permission is sought for associated shops with a floorspace in excess of 100m² (net), the sequential approach shall also be applied. To amend the wording of CDP Objective 8.3 It is an objective of Clare County Council: To assist the sustainable development of the rural economy through the facilitation and encouragement of: i) Alternative farm enterprises, agri-tourism projects and 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, environmental and services requirements and the appropriate maintenance and protection of Clare's natural	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
landscapes and built heritage which are vital to rural tourism and ensure development is in compliance with the environmental requirements of Objective CDP3.3; and iii) Farm-based renewable energy technologies such as bio-energy and anaerobic digestion, in compliance with relevant environmental legislation.														
To amend the wording of CDP Objective 8.8 as follows: 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.	0	0	0	0	0	0	0	0	0	0	0	+	0	This change represents a neutral to positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 8.14 as follows: 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	+	+/-	+	+/-	+/-	+/-	+/-	0	0	0	0	0	+	This change represents a neutral to positive/negative effect on the Strategic Environmental Objectives however overall, it does not change

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
compliance with all national regulations and guidelines applicable to quarrying and mining activities. b) 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.														the environmental assessment. Adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation. AA: No significant potential impact on European Sites.
To amend CDP Objective 9.3 as follows: 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;	o	o	o	o	o	o	+	o	o	o	o	+	o	This change represents a neutral to positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
d) To improve connectivity to those areas that are difficult to access through the sustainable development of the road network and public transport services, and facilities for improved visitor access and longer dwell times; and e) To support sustainable travel in the tourism sector by the promotion of public transport use and by undertaking enhancements to overall accessibility.														
To insert an additional point under objective CDP 9.5 'Visitor Accommodation' as part (d) to read: 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; (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'.	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral to effect on the Strategic Environmental Objectives. v
To amend CDP Objective 9.6 as follows: It is an objective of Clare County Council: a) To work with all relevant stakeholders to ensure the sustainable improvement and expansion of tourist services,														Suggested addition to CDP Objective 9.6 (d)

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
infrastructure, visitor management and interpretative information and transport networks and amenities for Ireland's Hidden Heartlands, the Shannon Estuary Way, at the identified Wild Atlantic Way Signature Points and Discovery Points 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 to required appraisal, planning and environmental assessment processes; b) To provide coordinated signage, navigational aids (including digital apps) 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; 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; 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. e) To work with Fáilte Ireland and other key stakeholders to ensure the sustainable delivery of the <i>Tourism Masterplan for the River Shannon 2020 - 2030</i>;														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. The other changes to this objective do not alter the environmental assessment in the Environmental Report given to adherence to CDP Objective 3.3

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
f) e) 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; g) f) To support and facilitate the preparation and delivery of the <i>Doolin Pier Masterplan</i> and a visitor services centre at Doolin Pier during the lifetime of this Plan; and h) g) To implement the mitigation measures and recommendations as they apply to the County, in particular for the Cliffs of Moher and Loop Head arising from the Wild Atlantic Way Operational Monitoring Programmes. i) To work with Fáilte Ireland and other tourism stakeholders to support the successful implementation and delivery of Wild Atlantic Way Tourism Plans. 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.														will ensure proposed amendments will have compliance with the various relevant environmental legislation. AA: No significant potential impact on European Sites.
To amend CDP Objective 9.8 as follows: 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	+	+	0	+	+	0	0	0	0	0	0	0	+	This change represents a neutral to positive effect on the Strategic Environmental Objectives. Given the positive effect of the proposed amendment in terms of ensuring

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
analysis of their potential environmental impact and in order to expand the tourist season; 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; 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 the marine environment by sustainable modes and to achieve maximum benefit and connectivity at the local, regional and national levels; e) To promote activity tourism subject to appropriate site selection and environmental assessment processes; and 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. f) To ensure the siting of Blue and Green Infrastructure is carefully considered in the context of climate change resilience and flood protection.	+	+	0	+	+	0	0	0	0	0	0		1	the appropriate environmental and flood risk assessments are carried out for tourism infrastructure and facilities developed in the future it does not alter the environmental assessment. AA: No significant potential impact on European Sites.
To amend CDP Objective 9.13 as follows: It is an objective of Clare County Council: a) To support the development of tourism activities in lakeland areas and along waterways subject to normal	+	+	0	+	+	0	0	0	0	0	0	0	+	This change represents a neutral to positive effect on the

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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. 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.														Strategic Environmental Objectives given the ethos of providing shared services/facilities in locations where Europeans sites are identified for water dependent habitats and species. In addition, adherence to CDP Objective 3.3 as well as Objective 9.4c which relates specifically to tourism infrastructure and facilities will ensure proposed amendments will have compliance with the various relevant environmental legislation. Additional environmental

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
														and tourism objectives within the CDP (e.g., 9.4, 15.3 & 15.4) bolster requirements to protect European Sites.
To amend CDP Objective 9.16 as follows: 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	0	0	0	0	0	0	0	0	0	0	0	0	This change reflects a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 9.23 as follows: It is an objective of Clare County Council: 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 Inis Cealtra (Holy Island) Visitor Management and Sustainable Tourism Development Plan including the development of an associated visitor centre in Mountshannon;	+	+/-	+	+/-	+/-	+/-	+/-	0	0	0	0	0	+	This change represents a neutral to positive/negative effect on the Strategic Environmental Objectives however overall, it does not change the environmental

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
c) To promote the Lough Derg (on the Shannon) Heritage and Nature Trail, the work of the Lough Derg Marketing Strategy Group and other future initiatives that enhance established attractions and work to promote Lough Derg and the surrounding area as a tourism destination; d) To facilitate sustainable marina developments and associated amenities at appropriate locations inside and outside of settlements along Lough Derg and other lake areas; e) To develop and enhance tourism products, in particular sustainable and eco-tourism; 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; 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; h) To promote wellness and self-development facilities; spa and health complexes and agri-tourism enterprises; i) To support the upgrade of the amenity facilities in the Ballycuggaran area; j) To facilitate the investigation of historical sites in East Clare containing the remains of a complex of blast furnaces and iron foundries; k) To support the development of a footpath/walking route around Lough Derg, linking Killaloe to Tuamgraney and Mountshannon;														assessment. Adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation. Additional environmental and tourism objectives within the CDP (e.g., 9.4 15.3 & 15.4) bolster requirements to protect European Sites. In addition, potential for adverse effects are removed provided compliance with the mitigation set out in Volume 3 where zoning for such

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
l) To promote the implementation of the Tourism Masterplan for the Shannon 2020–2030. 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.														development has already been identified and assessed. AA: No significant potential impact on European Sites.
To amend CDP Objective 9.24 as follows: 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; b) To support Park and Ride sites at appropriate locations which provide for visitor parking associated with the Cliffs of Moher; 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;	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	+/-	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; Objective 9.24 ensures implementation of the Cliffs of Moher Strategy

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
ef) To develop a year-round sustainable tourism product by ensuring linkages to other tourist products in the area; fg) To support and promote, with the co-operation of private landowners, public access and interpretive signage at heritage sites and areas of geological interest and features where appropriate; gh) 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 products such as surfing, rock climbing and water-sports activities; hi) 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; and 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-; j) To work with the National Parks and Wildlife Service to promote and develop sustainable visitor management initiatives to service the Burren National Park; 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 l) To recognise tourism as a regeneration tool for our towns and villages within the Burren and Cliffs of Moher UNESCO Global Geopark. The implementation of the Clare Tourism Strategy and investment in our towns and villages will be key to their regeneration.														2040 in accordance with the recommendations and mitigation measures outlined in the accompanying SEA, Environmental Report and NIR. Adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation. Additional environmental and tourism objectives (e.g., 9.4, 15.3, 15.4) bolster level of protection for European Sites. In addition, potential for

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
														adverse effects are removed provided compliance with the mitigation set out in Volume 3 where zoning for such development has already been identified and assessed. AA: No significant potential impact on European Sites.
To amend CDP Objective 9.25 as follows: 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	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	This change represents a positive/negative effect on the Strategic Environmental Objectives however overall, it does not change the environmental assessment. Adherence to CDP Objective 3.3 will

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
including upgraded visitor experience facilities at the Loop Head 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 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 water sports activities; j) To promote and further develop the Shannon Estuary Way and the Wild Atlantic Way; k) To work with Fáilte Ireland in the preparation and implementation of the Cliff Coast Destination Experience Development Plan.														ensure proposed amendments will have compliance with the various relevant environmental legislation. Additional environmental and tourism objectives within the CDP (e.g.,9.4, 15.3 & 15.4) bolster requirements to protect European Sites. In addition, for potential adverse effects are removed provided compliance with the mitigation set out in Volume 3 where zoning for such development has already been

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
														identified and assessed. AA: No significant potential impact on European Sites.
To amend CDP Objective 10.9 as follows: 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. ed) 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 de) 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 that can enable formal and informal community engagement.	+/-	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	0	Overall, this proposed amendment reflects a positive effect on the Strategic Environmental Assessment in particular with respect to population and human health. The development of new spaces through the adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation.	

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
To amend CDP Objective 10.10 as follows: It is an objective of Clare County Council: a) To support the implementation of the <i>National Sports Policy 2018-2027</i> (both the vision and objectives), the National Sports Capital Programme, the Healthy Ireland initiative, the <i>National Physical Activity Plan</i> and the <i>Healthy Clare Strategic Plan 2019-2021</i> 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; 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;	+/ -	+/ -	+	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	0	0	+/ -	0	AA: No significant potential impact on European Sites. Overall, this proposed amendment reflects a positive effect on the Strategic Environmental Assessment in particular with respect to population and human health. The development of new facilities through the adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
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 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 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.	+	+/-	+	+/-	+/-	+	+/-	0	0	0	0	+/-	1	AA: No significant potential impact on European Sites.
To amend CDP Objective 10.11 as follows: It is an objective of Clare County Council: 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 Greenway and necessary supporting infrastructure	+	+/-	+	+/-	+/-	+	+/-	0	0	0	0	+/-	+/-	This change represents a mixed potential for positive and negative effects on the Strategic Environmental Objectives however overall, it does not change the

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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 that any proposed development for off-road walking and cycling are based on rigorous site/route selection studies, take into consideration the safe and adequate provision of access, set-down and parking areas, and where appropriate that natural borders/buffers are included as an integral component of the design; e) To complete heritage audits and improve heritage interpretation along walking and cycling routes in the County; f) To encourage and support the development of ancillary businesses such as bike hire and repair, outdoor clothing sales, drying rooms for walkers, surfers and others as well as businesses offering walking and cycling tours subject to normal planning considerations; 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 h) To ensure that all cycle routes adhere to the principles contained within the national policy document <i>Smarter Travel: A Sustainable Transport Future</i>, and the <i>National Cycle Policy Framework</i> or any updated/amended guidance document and that integration between routes is achieved where appropriate.														environmental assessment. The objective acknowledges that development of off-road routes must adhere to relevant environmental assessments. Adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation. In addition, for potential adverse effects are removed provided compliance with the mitigation set out in Volume 3 where zoning for such development has already been

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
i) To have regard to the Code of Best Practice for National & Regional Greenways in the development of greenway corridors within the county.														identified and assessed. AA: No significant potential impact on European Sites.
To amend CDP Objective 10.12 as follows: 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: <i>National Countryside Recreation Strategy</i> and the Walks Scheme and subject to compliance with Objective CDP3.3; and b) To promote and support access to rural areas including upland areas, forestry, coastal areas and the development of 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	+	+	This proposed amendment reflects a positive effect on the Strategic Environmental Objectives and does not alter the environmental assessment. AA: No significant potential impact on European Sites.
To amend CDP Objective 10.16 as follows: It is an objective of Clare County Council: 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	+	+	+	+	+	+	+	+	+	+	0	+	+	This proposed amendment reflects a positive effect on the Strategic Environmental Objectives and

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
line with the 2008 Code of Practice, <i>The Provision of Schools and the Planning System</i>; 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. bc) To ensure that land developed for educational purposes is located as close as possible to the area experiencing population growth that it is intended to serve, are along public transport corridors where available and in close proximity to complementary services/facilities to allow for shared use; 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; 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; ef) To assess and ensure the adequacy of school capacity when dealing with planning applications for large residential developments; and dg) 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, require the provision of cycle-lanes, pedestrian footpaths and crossings and where the promotion of behavioural change measures regarding active and safe travel to the school site are demonstrated as capable														does not alter the environmental assessment. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
of being implemented through mobility management planning; to promote the idea of a 'walking school bus' serving primary and secondary school facilities to support safe and convenient active travel modes.														
To amend CDP Objective 10.19 as follows: It is an objective of Clare County Council: a) To encourage and promote the sharing of the 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.	O	O	+	O	O	O	O	O	O	O	+	O	O	This change represents a positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To retain the inclusion of part (h) of objective CDP 11.32 Wastewater Treatment and Disposal as per the draft CDP. In part (h) of objective CDP 11.32 Wastewater Treatment and Disposal of the CDP, to widen the description of settlements to those who have limited or insufficient capacity to facilitate development.	O	O	O	O	O	O	O	O	O	O	O	O	O	This change represents a neutral effect on the Strategic Environmental Objectives given the SEA mitigation measures proposed at Draft stage of the Plan preparation which were incorporated into the Plan.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
To amend CDP Objective 11.2 as follows: Smarter Travel Transport Planning It is an objective of Clare County Council: To support and facilitate: a) Sustainable, multi-modal and integrated travel in County Clare, reduced car dependence and achievement of the National Smarter Travel Targets that the overarching goal of transport planning in County Clare is to reduce car dependency and reduce emissions; 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; c) to implement initiatives under the Department of Transport to reduce congestion in urban areas primarily by enhancing sustainable travel options through Smarter Travel projects that include traffic management, bus priority, urban cycling and urban walking routes; 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; e) The delivery of the strategic bus network programme for Ennis and the Limerick-Shannon Metropolitan Area including associated customer services and facilities to facilitate the	+	+	+	+	+	+	+	+	+	0	+	+	+	AA: No significant potential impact on European Sites.
														This proposed amendment reflects a positive effect on the Strategic Environmental Objectives and does not alter the environmental assessment.
														AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
expansion of the bus network by the NTA under initiatives such as Limerick BusConnects, Connecting Ireland and TFI Local Link Limerick Clare; f) Park and ride multi-modal travel to support the implementation of Park and Ride initiatives in accordance with LSMATS; g) The delivery of a comprehensive cycling and walking network with an emphasis on Ennis and the Limerick-Shannon Metropolitan Area to oversee investment in cycling and walking networks within all settlements, with an emphasis on providing for trips to school and retail services; h) The development of sustainable water transportation services for the Shannon Estuary in accordance with SIFP Objectives SIFP TPT 1.5, 1.7 and 1.8 contained in Volume 7 of the Plan; i) To prepare a County-wide traffic and transport management plan during the lifetime of the Plan, and j) Developments being in compliance with the environmental requirements of Objectives CDP11.17 and CDP3.3.														
To amend CDP Objective 11.3 as follows: It is an objective of Clare County Council: a) To implement the measures contained within the Draft Limerick Shannon Metropolitan Area Transport Strategy during the lifetime of this Development Plan in accordance with the Implementation Plan set out in the draft LSMATS document; b) To implement a Local Transport Plan for Ennis, Shannon, Sixmilebridge, Kilkee, Kilrush, Lahinch, Corofin and Tulla during the lifetime of this Development Plan; and	+	+/-	+	+/-	0	0	+/-	0	0	0	0	0	0	This change represents a neutral to positive/negative effect on the Strategic Environmental Objectives however overall, it does not change the

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
c) that the Local Transport Plans will be prepared in accordance with the TII/NTA Area Based Transport Assessment (ABTA) Guidance; 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; (e) To prepare a North Clare Traffic Management Plan during the lifetime of the Plan, and (e-f) To work in close co-operation with Technical University of the Shannon: Midlands Midwest and the Endurance European network.	+	+	+	+/-	0	+	+	0	0	0	0	0	1	environmental assessment. Adherence to CDP Objective 3.3 will ensure proposed amendments will have compliance with the various relevant environmental legislation. AA: No significant potential impact on European Sites.
To amend CDP Objective 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 draft LSMATS; c) To support the development and enhancement of long-distance cycling routes in County Clare, in accordance with the	+	+	+	+/-	0	+	+	0	0	0	0	0	0	Overall this proposed amendment reflects a positive to neutral effect on the Strategic Environmental Objectives and does not alter the environmental assessment. AA: No significant potential impact

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
<i>Strategy for the Future Development of National and Regional Greenways;</i> 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; e) To provide for cycling trips for people of all ages and abilities from support the development of cycle lanes in urban areas linking residential areas to town centres, employment centres and school locations, in line with the National Cycle Manual; f) To support the development of new accessible walking routes and trails throughout the County; 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; g) To support the enhancement of permeability, footpaths and the provision of safe crossing points in the towns and villages of the County; h) To support the creation of a safer environment for cyclists and signposted 'quiet routes' off the arterial roads which include speed limit reviews and junction redesigns where appropriate; i) 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 j) To ensure the development, enhancement, safeguarding of all walking and cycling routes are in compliance with the environmental requirements of Objective CDP3.3.														on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
To amend CDP Objective 11.6 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; 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; c) To protect lands adjacent to rail stations against encroachment by inappropriate uses that could compromise the long-term development of the rail infrastructure; 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; e) To work with Iarnród Éireann and other interested parties to find a resolution of the issue of periodic flooding of the Ennis to Limerick railway line in order to sustain year-round rail services from Ennis to Limerick City. f) To ensure that all proposed developments are in accordance with the requirements of Objective CDP3.3.	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.7 as follows: Shannon Rail Link	0	0	+/-	0	0	+	0	0	0	0	0	0	0	This change represents a

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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 Hurlers-Cross 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.														neutral to positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.8 as follows: It is an objective of Clare County Council: 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 Bus Connects Limerick; bc) To encourage and support TFI Local Link Limerick Clare private/public/ community partnerships in the provision of a more widespread rural bus services; ed) To support the creation of bus corridors priority measures, integrated bus interchange stations and bus parking facilities both within settlements and at tourist facilities throughout	+	o	+	o	o	o	o	o	o	o	o	o	o	This change represents a neutral to positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
the County subject to appropriate environmental assessment and the outcome of the planning process; de) 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; ef) 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; fg) 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; gh) To support the provision of a local bus service in Ennis and Clarecastle; and hi) To support direct inter-regional bus services to and from Shannon International Airport, Limerick and Galway.														
To amend CDP Objective 11.11 as follows: It is an objective of Clare County Council: 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; 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;	+/-	+/-	+	+/-	+/-	+	+/-	0	0	0	0	0	+/-	Overall, this proposed amendment reflects a negative to positive effect on the Strategic Environmental Objectives and does not alter the environmental assessment. In addition, adherence to CDP Objective 3.3 as

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
b 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 CDP3.3; e d) To advocate for and support improved road connectivity and, in particular, to advocate for • 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. d e) To sustainably maintain, support and enhance Clare's connectivity on the Trans European Transport Network; e f) To ensure that the national road network drainage regimes in Co. Clare are safeguarded for national road drainage purposes.														well as Objective 11.17 which is specifically stipulated within this objective will ensure proposed amendments will have compliance with the various relevant environmental legislation. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.13 as follows: It is an objective of Clare County Council: a) To safeguard the safety, efficiency and carrying capacity of national primary and secondary roads, including associated	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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 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.														Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.15 as follows: It is an objective of Clare County Council: 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; 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;	+	+	+	+	+	+	+	+	+	+	O	+	+	This change represents a positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
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; 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; e) To progress the delivery of the LNDR; f) No new residential access points shall be permitted on the route of the proposed Limerick Northern Distributor Road and the Killaloe Bypass when constructed. ehg) 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; 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														

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
woodland otter and lamprey species when assessed under the Habitats Directive; fj) 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; gk) To ensure that the Tailrace Canal, Errina Canal and River Blackwater are all crossed on clear span structures, with the abutments sufficiently set back from the watercourse banks to ensure maintenance of ecological connectivity. hl) 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; 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; jm) To ensure that the proposed road is set at a minimum level														

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
that provides sufficient freeboard above the 100 year with climate change flood event (200 year combined tide event in respect of the Knockalisheen area) so as to have a low flood risk over its design life and sufficiently elevated for its storm drainage system to function appropriately during flood events; 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; ko) To work with the National Parks and Wildlife Service to promote and develop sustainable visitor management initiatives to service the Burren National Park; ##p) 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 # q) To ensure Inland Fisheries Ireland are consulted at early design stage and that compliance with Inland Fisheries Ireland <i>Guidelines on the Protection of Fisheries During Construction Works in and Adjacent to Water</i> (2016) or any subsequent updated versions is ensured.														
To amend CDP Objective 11.19 as follows: 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	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
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) cluster at Shannon as recognised in National Aviation Policy and to work to ensure that cross agency cooperation will continue to develop the IASC to meet industry demand; 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; f) To safeguard current and future operational, safety, technical and development requirements of Shannon International Airport; 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; 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 (<i>Obstacles to aircraft in flight</i>) Order, 2005 (S.I. No. 215/2005) and EASA Regulation (EU) No 139/2014;														Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
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; j) To have regard to the <i>Irish Aviation Authority Policy Land Use Planning and Offshore Development</i> (2015) in the assessment of relevant development proposals; and k) To ensure that all proposals are in compliance with Objective CDP3.3 of this plan.														
To amend CDP Objective 11.23 as follows: It is an objective of Clare County Council: 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 b) To support the capital infrastructure projects in the Shannon-Foynes Port Company Infrastructure Development Programme. c) To support Shannon Foynes Port Company's Masterplan Vision 2041	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.25 as follows: 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	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
b) To control the proliferation of non- road traffic signage on and adjacent to national roads having regard to the THS DoECLG's Spatial Planning and National Roads Guidelines .														AA: No significant potential impact on European Sites.
To amend CDP Objective 11.26 as follows: It is an objective of Clare County Council: a) To facilitate the implementation of the <i>River Basin Management Plan 2022-2027</i> and any subsequent plan for ground, surface, estuarine, coastal and transitional waters in the Plan area as part of the implementation of the <i>EU Water Framework Directive</i> ; b) To protect groundwater and surface water resources in accordance with the statutory requirements and specific measures as set out in the <i>River Basin Management Plan 2022-2027, and any subsequent management plans</i> ; c) To achieve and maintain at least good water quality status for all water bodies except where more stringent obligations are required such as Blue Dot/High Status Objective Water Bodies; d) To consider development proposals where it can be clearly demonstrated that the development will meet the requirements of the <i>River Basin Management Plan</i> ; and 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.	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.27 It is an objective of the Clare County Council:	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
a) To support the development of Drinking Water Protection Plans 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 services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment; d) In areas of potable groundwater resources or over vulnerable aquifer areas, to consider development proposals only if the applicant can clearly demonstrate that the proposed development will not pose a risk to the quality of the underlying groundwater; e) To protect groundwater resources, in accordance with statutory requirements and specific measures as set out in the <i>National River Basin Management Plan 2022-2027</i>; f) To work with and support Irish Water, the Group Water Scheme Sector and LAWPRO in identifying public drinking water sources vulnerable to climate change and develop source protection or alternative sources, in order to maintain water quantity and quality levels; g) To consider proposals for development which infringe on a river boundary, or an associated habitat, including their														the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
connection by groundwater, only where it can be clearly demonstrated that: • 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. 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.														
To amend CDP Objective 11.28 as follows: It is an objective of Clare County Council: a) To support investment and the sustainable development of strategic water supply projects of Irish Water and leakage reduction programmes and initiatives through the <i>National Water Resources Plan, the Eastern and Midland Regional Water Resources Plan and</i> subject to appropriate environmental assessment and the planning process; 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 c) To ensure that any abstraction proposals are in compliance with the environmental requirements of Objective CDP3.3 of this plan; and	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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 Zone, an objective of which is the reopening of the Errina Canal.														
To amend CDP Objective 11.29 as follows: It is an objective of Clare County Council: 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; b) To safeguard Pouladower Spring and investigate its use as a potential supply of water for the Ennis area. Any proposal with regard to the development of such a supply source shall demonstrate that it will not have a negative impact on European Sites; c) To advocate the provision, by Irish Water, of an adequate water supply to accommodate the target population and the employment potential of the Ennis and Environs area in accordance with statutory obligations as set out by EU and National policy; and d) To protect the Drumcliffe Springs water resource including by not permitting development on either the Springs, or within the established 200 metre 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.	0	0	0	0	0	0	0	0	+	0	0	0	0	This change represents a neutral to slightly positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.32 as follows:	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
It is an objective of Clare County Council: a) To support the implementation of Irish Water Investment Plans and to advocate the provision, by Irish Water, of adequate wastewater treatment facilities to accommodate the target population and employment potential of the County in accordance with the statutory obligations set out in the EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan; b) To support the role of Irish Water Investment Plans in taking into account seasonal pressures on critical wastewater treatment service infrastructure and climate change implications in the design of all relevant projects; c) To advocate for the on-going provision, conservation maintenance and upgrade of wastewater treatment infrastructure in the County; d) To maximise the use of the existing capacity of wastewater treatment services in the planning of new development; 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; f) To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of the existing sewer networks and minimise detrimental impacts on sewage treatment works; g) To permit the development of single dwelling houses in														neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
serviced areas only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the <i>Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses</i>, EPA (2021); h) Where settlements have no public wastewater treatment infrastructure, settlements to those who 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: i. Connection to an existing public wastewater treatment system is not currently available. ii. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal. iii. The land on which the treatment plant is located is transferred to Irish Water on their request if/when a public system is provided. 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														

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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. v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan. i) To permit the development of treatment systems for small businesses/community facilities in unserved areas where they are in single ownership and where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with <i>Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses</i>, EPA (2021) and <i>Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels</i>, EPA (1999); and i) To encourage and support a changeover from septic tanks/private wastewater treatment plants to public collection networks wherever feasible, subject to connection agreements with Irish Water and to ensure that any future development connects to the public wastewater infrastructure where it is available; ii) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP3.3 of this plan.														

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
To amend CDP Objective 11.33 as follows: It is an objective of Clare County Council: a) To support investment in and the sustainable development of strategic wastewater treatment facilities by Irish Water in County Clare arising from initiatives including Investment Plans and Strategic Drainage Area Plans subject to appropriate environmental assessment and the planning process; b) To liaise with Irish Water to ensure adequate wastewater treatment facilities are available to accommodate population growth in the County; c) To ensure that the assimilative capacity of the receiving environment is not exceeded and that increased wastewater discharges from population growth does not contribute to degradation of water quality body status or give rise to adverse impacts on the integrity of the Natura 2000 network; d) To support Irish Water to eliminate untreated discharges from settlements in the short-term, while planning strategically for the long-term in tandem with <i>Project Ireland 2040</i> and the <i>RSES</i> and in increasing compliance with the requirements of the <i>Urban Waste-Water Treatment Directive</i> ; e) To support and facilitate the separation of foul and surface water networks in the County; and f) To liaise with Irish Water to identify wastewater treatment plants which are subject to flooding from severe weather events, and to advocate for the prioritisation of these plants for suitable upgrades.	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.34 as follows: It is an objective of Clare County Council:	+	+	+	+	+	0	+	0	0	0	0	0	0	This proposed amendment reflects largely positively on the

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
a) To support investment in the sustainable development of rural waste water treatment programmes and the initiatives of Irish Water, communities and developers in small rural settlements to identify sustainable solutions subject to available funding for such services including the Rural Regeneration and Development Fund of the <i>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.</i> b) To support the provision of centralised wastewater treatment plants at Broadford, Carrigaholt, Cooraclare, Doolin and Labasheeda within the lifetime of the lifetime of this plan; c) To support the servicing of rural villages (serviced sites), in settlements with adequate public wastewater treatment capacity available, to provide an alternative to one-off housing in the countryside; and d) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP3.3 of this plan.														Strategic Environmental Objectives and does not alter the Environmental Assessment. AA: No significant potential impact on European Sites.
To amend CDP Objective 11.35 as follows: It is an objective of Clare County Council: a) To support and facilitate the implementation of the EU Action Plan for the Circular Economy – ‘Closing the Loop’, 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</i>	+	0	0	0	0	0	+	0	0	0	0	0	0	This change represents a neutral to positive effect on the Strategic Environmental Objectives.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
<i>Economy – Ireland’s National Waste Policy 2020-2025 and the 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 options and technological advances in relation to waste management; d) To support the development of waste recycling facilities at appropriate locations in County Clare as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites; 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; f) To have regard to Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, July 2006 (and any subsequent guidelines) ‘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: • New residential developments of 10 houses or more, • Other new developments, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250m²,														AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
- Demolition/renovation/refurbishment projects generating in excess of 100m³ in volume of construction and demolition waste, - Civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development works on the site. 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; 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 h) To support and facilitate the repurposing of previous landfill sites and where appropriate their reuse for community or recreational purposes.														
To amend CDP Objective 11.38 as follows: It is an objective of Clare County Council: 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, July 2006 (and any subsequent guidelines)</i> <i>‘Best Practice Guidelines for the Preparation of Resource Management Plans for Construction & Demolition Projects’ (EPA 2021) and any subsequent guidelines</i> for new construction or demolition projects and to require that where	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
appropriate the maximum amount of waste material generated on site is reused and recycled; b) To promote the production and reuse of aggregates from C&D waste and their use in construction projects in the Region; and c) To encourage the development of C&D waste recycling facilities at suitable sites, including quarries, subject to normal planning and environmental considerations.														
To amend CDP Objective 12.15 as follows: It is an objective of Clare County Council: 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; 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; 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> ; 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	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
e) To work in partnership with all relevant authorities to support the preparation of a site-specific conservation management plan for the Lower River Shannon cSAC taking into consideration its status the status of the Shannon Estuary as a Marine Protected Area.														
To amend CDP Objective 15.1 as follows; It is an objective of Clare County Council: a) To implement the National Biodiversity Action Plan 2017-2021, 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 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.	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 15.12 as follows: It is an objective of Clare County Council:	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
a) To protect and promote the sustainable management of the natural heritage, flora and fauna of the County both within protected areas and in the general 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; 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; c) To support the implementation of the All Ireland Pollinator Plan, National Biodiversity Action Plan and National Raised Bog SAC Management Plan; d) To ensure there is no net loss of potential Lesser Horseshoe Bat feeding 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 promote biodiversity net gain in any new plans/projects/policies to promote development that leaves biodiversity in a better state than before.														the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To amend CDP Objective 15.14 as follows: It is an objective of Clare County Council: a) To ensure that development proposals support and enhance the connectivity and integrity of habitats in the Plan area by incorporating natural features into the design of development proposals.	+	+	0	0	0	0	0	0	0	0	0	0	0	This proposed amendment reflects positively on 2 of the Strategic Environmental Objectives and

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
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 or are fully considered within the relevant ecological assessment. These assessments shall fully consider flight collision risks, habitat fragmentation and barrier risk as required.														does not alter the Environmental Assessment. AA: No significant potential impact on European Sites.
To amend CDP15.23 'The Burren National Park' in Chapter 15, as follows: It is an objective of Clare County Council: (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 Corofin Biodiversity Plan 2019 Clare County Development Plan 2023-2029 and shall consider the conservation objectives of special conservation interests within Corofin Wetland SPA all relevant European sites, and shall ensuring compliance with appropriate environmental assessments. (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.	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	0	+/ -	+/ -	+/ -	Taking into account the measures which have already been integrated into the Draft Plan which provide for and contribute towards environmental management and sustainable development, it is determined that any potential significant effects on the environment from this proposed amendment will be prevented. In addition, the amendment in its

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
														own right reflects a positive change given the holistic approach to assessing and planning for traffic and transport management on a county wide basis. Objective CDP3.3 is an overarching objective regarding the protection of the European site and network and ensures that the statutory assessment process is followed. Any parcels zoned for Tourism development within Corofin or adjacent areas have been assessed within

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
														Volume 3. Potential for adverse effects is removed provided compliance with mitigation stipulated in Volume 3 and the environmental objectives within the CDP. AA: No significant potential impact on European Sites.
To amend CDP Objective 15.26 as follows: 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 achieve World Heritage Tentative List, and in due course achieve full world Heritage status by being inscribed onto the world Heritage List* Site status for identified sites in County Clare; and b) To protect the attributes that convey the potential Outstanding Universal Value of sites that are included on Ireland's Tentative List the tentative World Heritage Sites in	0	0	0	0	0	0	0	0	0	0	0	0	0	This proposed amendment has a neutral effect on the Strategic Environmental Objectives and does not alter the Environmental Assessment. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
County Clare; that are included in the UNESCO Tentative List and engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the County. c) To protect the attributes that convey the Outstanding Universal Value of World Heritage Properties inscribed on the World Heritage List d) To engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the County. To amend CDP Objective 15.27 as follows: It is an objective of Clare County Council: a) To ensure that proposals for development in Tentative List designated World Heritage 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 the potential impact on the potential Outstanding Universal Value of the designated site. 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														This proposed amendment has a neutral effect on the Strategic Environmental Objectives and does not alter the Environmental Assessment. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
*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.														
To amend CDP Objective 15.30 as follows: 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, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike; c) To implement the adopted Green Infrastructure Plan for Shannon Town and its environs and any subsequent plan; d) To prepare a green infrastructure plan for Ennis and Kilrush during the lifetime of this Plan; 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, utility grounds, paths, seating and amenities;	+	+	0	+	0	0	0	0	0	0	0	0	This proposed amendment has a neutral effect to positive on the Strategic Environmental Objectives and does not alter the Environmental Assessment. AA: No significant potential impact on European Sites.	

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
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. f) To require the preparation and assessment of all planning applications associated with amenity and/or recreational uses under the heading of green infrastructure to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this Plan; g) 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 h) To ensure compliance with all relevant legislation as outlined in Objective CDP3.3														
To amend CDP Objective 16.1 as follows: 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 of historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County; and	o	o	o	o	o	o	o	o	o	o	o	o	o	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
b) To ensure that the archaeological and architectural heritage of the County is not damaged either through direct destruction or by unsympathetic developments.														
c) To support and promote architectural vernacular skills training and facilities in the County														
To amend CDP Objective 16.7 as follows:														
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 Fund, for the maintenance and improvement of architectural heritage in County Clare;														This proposed amendment has a neutral effect on the Strategic Environmental Objectives and does not alter the Environmental Assessment.
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	0	0	0	0	0	0	0	0	0	0	0	0	0	AA: No significant potential impact on European Sites.
b) 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														

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
owners and other stakeholders pursuing the maintenance and improvement of the architectural heritage; and e) d) To undertake a risk assessment of the Archaeological and Architectural Heritage and Cultural Assets in the County to assess the vulnerability and the risk to the historical environment from the impacts of climate change and to help build resilience to these important assets.														
To amend CDP Objective 16.11 as follows: 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 2011)	0	0	0	0	0	0	0	0	0	0	0	0	0	This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.
To include CDP Objective 16.12 as follows:	+	+	+	+	+	+	+	+	+	+	0	+	+	This change represents a neutral effect on the Strategic

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/Recommendation from SEA/AA
It is an objective of Clare County Council: 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: 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; d) Develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage in its area; e) Develop resilience and adaptation strategies for the built and archaeological heritage in its area; Develop the skills capacity within the Local Authority to address adaptation/mitigation/emergency management issues affecting historic structures and sites in order to avoid														Environmental Objectives. AA: No significant potential impact on European Sites.

Proposed Amendment	CC	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation from SEA/AA
inadvertent loss or damage in the course of climate change adaptation or mitigation works.														
To amend CDP Objective 16.13 as follows: It is an objective of Clare County Council a) To protect, and preserve and promote the archaeological value of underwater archaeological sites in rivers, lakes, coastal, marine, intertidal and sub tidal environments; and 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.														This change represents a neutral effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites.

3.0 Assessment of Proposed Amendments to Land Use Zonings

3.1 West Clare Municipal District – Proposed Amendments

Ballyvaughan

Proposed Amendment No. 1 (Submission No. S2/207)

Open Space to Residential (R3)

This site shall be for low density, permanent occupancy housing. The layout shall retain the stone walls and existing trees on site and shall provide for a sufficient buffer around the national monuments.

From:

To:



Assessment of the likely environmental effect.

This amendment relates to an area of land adjoining the Mixed-Use zoning within the centre of Ballyvaughan settlement for residential zoning. To ensure the zoning does not reflect a negative impact on the recorded monuments (R126918, R126923 & R126919) the Buffer Space zoning as contained in the Draft Plan should be retained.

SEA Mitigation: CDP Objective 16.8 - 16.10 should be strictly adhered to line with SEO CH1 & CH2 to ensure any development on these residential lands is in line with the overall protective objectives and mitigation measures of the CDP.

Likely Significant Effects in accordance with the Habitats Directive

Site is located 75m from Galway Bay Complex SAC and Inner Galway Bay SPA. Within 3km Lesser horseshoe bat buffer (Moneen Mountain SAC). Japanese knotweed 83m from proposed zoning. Consider rezoning the buffer spaces to join together and connect habitats. The residential zoning will create 3 isolated buffers.

NIR mitigation for water quality (construction and operation), otter, lesser horseshoe, invasive species and SCI birds applies (NIR Mitigation 2, 3, 4a & 4b).

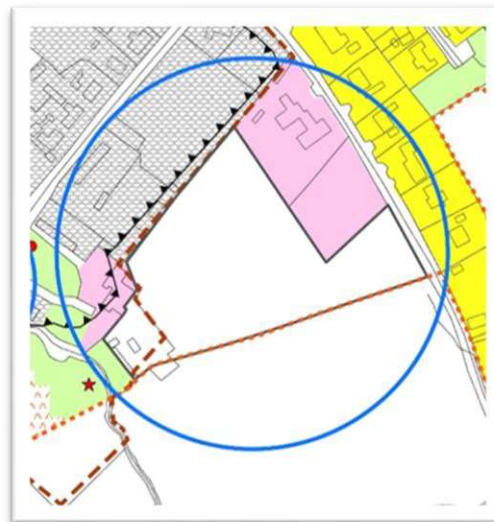
Ballynacally**Proposed Amendment No. 1 (Submission No. S2/703)**

Agricultural to Village Growth Area (VGA 3)

From:



To:

**Assessment of the likely environmental effect.**

Sufficient lands have been identified within the Draft Plan as VGAs. 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 at 'moderate status'. The Proposed Amendment reflects negatively on the following Strategic Environmental Objectives WW1 & WW2 through the absence of treatment within the settlement.

SEA Mitigation: Ensure any future development application within this VGA 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.

Likely Significant Effects in accordance with the Habitats Directive

The western proposed of the proposed amendment to include a Village Growth Area borders Ballynacally_010 stream which connects with Lower River Shannon cSAC 495m downstream. Otter is a Qualifying Interest of this SAC and there is potential otter supporting habitat is located here. Salmon and lamprey are also Qualifying Interests and the stream is potential supporting habitat. Suggest rezoning to allow at least a 10m buffer for otter and further buffer as per IFI guidance on urban development. 582m from River Shannon & River Fergus Estuaries SPA. Following rezoning NIR mitigation to protect water quality (construction and operation), otters and Special Conservation Interest birds applies (NIR Mitigation 2, 3 and 4a).

VGA 3

This VGA is within 143m of the Lower River Shannon cSAC and 480m from River Shannon & River Fergus Estuaries SPA. Potential for land to support otter and SCI birds.

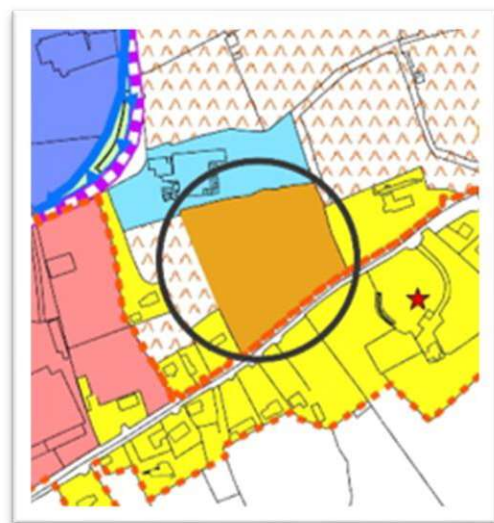
NIR mitigation to protect water quality (construction and operation), otters, fish and SCI birds applies (NIR Mitigation 2, 3 and 4a).

Cappa**Proposed Amendment No. 1 (Submission No. S2/103)**

From Agriculture to Residential (R2)

From:

To:

**Assessment of the likely environmental effect.**

The Residential and Strategic Reserves identified within the Draft Plan represent the next most suitable sites for any future residential development in terms of compact growth and sustainable development given they have direct pedestrian access to the centre of the village of Cappa and Kilrush, link with existing residential developments and are supported by road infrastructure. The area of land identified in this submission at AG5 may be more appropriate as Commercial or Mixed Use zoning in the future to allow expansion of the adjacent commercial use.

SEA Recommendation:

Development of this site for Residential use should be contingent on the promotion of development on the lands identified and zoned for residential use within the core of the settlement being built out accordingly prior to the development of this site. This will provide for a more sustainable approach to development within the settlement, adjacent to other residential developed lands where infrastructure can be directly linked up, services provided in a cost effective manner and a cohesive approach to the overall development of Kilrush.

Likely Significant Effects in accordance with the Habitats Directive

Lower River Shannon cSAC and River Shannon & River Fergus Estuaries SPA 760m South west of the site. Proposed zoned land potential to support Special Conservation Interest birds and potential pathway for pollutants via drainage/ WTP discharges.

NIR mitigation for water quality (construction and operation) and SCI birds applies (NIR Mitigation 2, 3 and 4a).

Carron

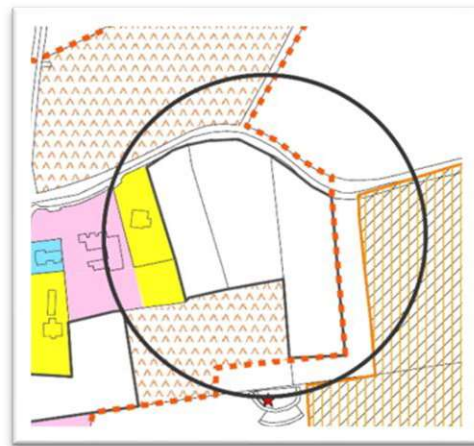
Proposed Amendment No.1 (Submission No S2/969)

Agriculture to Village Growth Area (VGA 4)

From:



To:



Assessment of the likely environmental effect.

The delivery of any new development in Carron will be encouraged by adopting a combined approach of sequential compact growth and the re-use and redevelopment of (any) vacant or derelict sites and buildings within the village. The proposed lands are directly adjacent to the East Burren Complex SAC together with the East Burren Complex pNHA.

Sufficient VGA lands have already been identified within the settlement which reflect a more sustainable approach to development of the settlement and are not directly connected with or within close proximity to such sites.

SEA Recommendation: Development of this site under Village Growth Area should be contingent on the promotion of development on the lands identified as Village Growth Areas within the centre of the Carron settlement being development prior to these lands. This recommendation is to ensure that lands within the settlement are prioritised for development ahead of those on the periphery.

Likely Significant Effects in accordance with the Habitats Directive

Within 3km lesser horseshoe bat buffer (Moneen Mountains SAC & East Burren Complex SAC). Record of lesser horseshoe bat 70m SW (10km grid square record). Proposed land is 20m from East

Burren Complex SAC. Marsh Fritillary also a QI. Narrow parcel of mixed woodland within site has potential to support bats.

Rezone to allow at least a 25m buffer between SAC and proposed land. Following rezoning NIR mitigation would still be stipulated in addition linkages to the SAC should not only be maintained but enhanced. (NIR Mitigation 2, 3 and 4a).

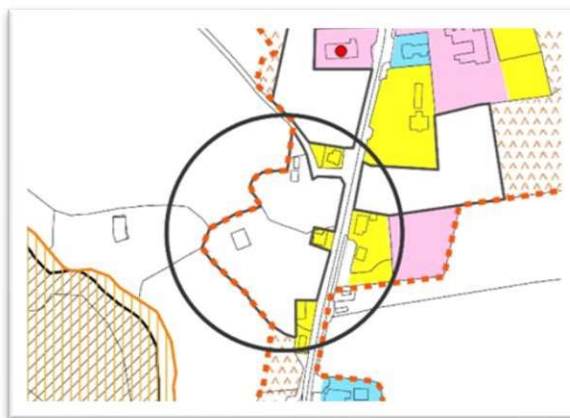
Proposed Amendment No.2 (Submission No. S2/113)

To expand the Village Growth Area (VGA 3)

From:



To:



Assessment of the likely environmental effect.

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 habitats 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.

SEA Recommendation: The SEA recommends this zoning is excluded as it is in direct conflict with the following SEOs B1 - B7, S1 together with L1 & L2. The proposal in relation to the identification of these lands as Village Growth Areas at this site does not represent a sustainable location in terms of future development.

SEA Mitigation: 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.

Likely Significant Effects in accordance with the Habitats Directive

Proposed VGA zone lies between East Burren Complex SAC and Moneen Mountain SAC. Its within 10m of the later SAC. Habitats include strip of scrub/wood which follows boundary of Moneen Mountain SAC. Potential for this habitat to be wildlife corridor helping wildlife to skirt around the village and toward East Burren Complex.

In particular, may be utilised by lesser horseshoe bat which is QI of both SACs. Limestone caves 280-580m south of settlement. The area just borders the foraging range of Roost ID 126 in East Burren Complex SAC (2.5km). There is also a lesser horseshoe bat record intersecting the suggested VGA lands. Old stone building in suggested VGA lands. Loss of this habitat could be loss of supporting lesser horseshoe habitat.

Turloughs are Annex habitat of both SACs. Carran Turlough is 450m down gradient of the proposed VGA. Karstic landscape and potential water quality pollution. Limestone pavement is Annex habitat of Moneen Mts SAC which is mapped up to the borders of the SAC. Potential for this to continue into proposed VGA lands.

To prevent loss of bat habitat suggest reducing area to AG4 or other less sensitive areas in Carran.

Recommendation: Would not be acceptable in current format due to Sensitive Annex habitats and species in the surrounding area. The suggested boundary would need to be altered to reduce area out of the scrub/wood habitat. Potentially AG4 could be included in VGA following mitigation. In particular it must be demonstrated that any VGA development will not impact upon water quality of Carran Turough. With this rezone and application of NIR Mitigation as per Carran VGA1-3 (following alteration of boundary for suggested lands) this would be possible.

Mullagh**Proposed Amendment No. 1 Submission No. (S2/815)**

Change zoning from Agriculture to Residential (R3)

From:

To:

**Assessment of likely environmental effects**

Mullagh is a small rural village located in West Clare with a distinctive character and setting given its proximity to the Atlantic coastline.

SEA Recommendation: Future development in the village must take account of and protect the overall distinctive village character and amenity through compliance with the relevant CDP Policies and Objectives and development control measures, e.g. Sympathetic design and siting of appropriate development.

Likely Significant Effects in accordance with the Habitats Directive

Not within or directly adjacent to any European Site. Aughaveema_010 240m N of lands and Annageeragh_030 475m to the S. The latter is within a Freshwater Pearl Mussel sensitive catchment. Both rivers connected to Mid Clare Coast SPA and Carrowmore Point to Spanish Point & Islands SAC (4.3km as the crow flies). Potential hydrological connectivity and pathway for pollutants via drainage/ WTP discharges or surface water flow. AG lands may be used by some Special Conservation Interest birds as ex-situ supporting habitat. One Qualifying Interest (petrifying springs) has very low nutrient requirement in Conservation Objectives.

NIR mitigation for water quality (construction and operation), Freshwater pearl mussel, Special Conservation Interest birds and habitats stipulated. (NIR Mitigation 2, 3 and 4a).

Kilkee**Proposed Amendment No. 1 (Submission No. S2/080)**

Zone site as Residential (R8) and extend settlement boundary.

From:

To:

**Assessment of the likely environmental effect.**

The proposed amendment does not alter the environmental assessment in the Environmental Report.

Likely Significant Effects in accordance with the Habitats Directive

Not within or directly adjacent to any European Site. Potential connectivity to Kilkee Reef SAC and pathway for pollutants via drainage/ WTP discharges.

NIR mitigation to protect water quality during construction and operation applies (NIR Mitigation 4a)

Kilrush**Proposed Amendment No. 1 (Submission No. S2/615)**

Enlarge settlement boundary to match submission boundary, zone submission site as Residential (R5), zone lands at west (outside submission boundary) as Agricultural

From:**To:****Assessment of the likely environmental effect**

Development of this site for Residential use should be contingent on the promotion of development on the lands identified and zoned for residential use within the core of the settlement being built out accordingly prior to the development of this site. This will provide for a more sustainable approach to development within the settlement, adjacent to other residential developed lands where infrastructure can be directly linked up, services provided in a cost effective manner and a cohesive approach to the overall development of Kilrush.

SEA Recommendation: **Until such time as the lands already identified and zoned for residential development are built out which represent a more sustainable and plan led approach to the development of the settlement the zoning of these lands on the approach to Kilrush are premature.**

Likely Significant Effects in accordance with the Habitats Directive

Neither residential or Agricultural lands within or directly adjacent to any European Site. Lower River Shannon cSAC and River Shannon & River Fergus Estuaries SPA 2.3km west. Wood_020 river 422m to the east with potential connectivity to these European Sites via drainage/ WTP discharges. Habitats may support SCI birds of the River Shannon & River Fergus Estuaries SPA ex-situ.

NIR mitigation for water quality (construction and operation), SCI birds and habitats stipulated (NIR Mitigation 2, 3 and 4a)

Proposed Amendment No. 2 (Submission No. S2/676)

Enlarge settlement boundary and change zoning from Agriculture and Open Countryside to (R10) Residential in Shanakyle.

From:



To:

**Assessment of the likely environmental effect**

Development of this site for Residential use should be contingent on the promotion of development on the lands identified and zoned for residential use within the core of the settlement being built out accordingly prior to the development of this site. This will provide for a more sustainable approach to development within the settlement, adjacent to other residential developed lands where infrastructure can be directly linked up, services provided in a cost-effective manner and a cohesive approach to the overall development of Kilrush.

SEA Recommendation: Until such time as the lands already identified and zoned for residential development are built out which represent a more sustainable and plan led approach to the development of the settlement the zoning of these lands on the approach to Kilrush are premature.

Likely Significant Effects in accordance with the Habitats Directive

245m north of Lower River Shannon SAC and River Shannon & River Fergus Estuaries. Potential connectivity to these European Sites and pathway for pollutants via drainage. Habitats may support SCI birds of the River Shannon & River Fergus Estuaries SPA ex-situ.

NIR mitigation for water quality (construction and operation), SCI birds and habitats stipulated (NIR Mitigation 2, 3 and 4a).

Proposed Amendment No.3 (Submission No. S2/751)

Change Agriculture to Strategic Residential Reserve (SR5)

From:



To:

**Assessment of the likely environmental effect**

The proposed amendment does not alter the environmental assessment in the Environmental Report.

Likely Significant Effects in accordance with the Habitats Directive

475m north of Lower River Shannon SAC and River Shannon & River Fergus Estuaries. Potential connectivity to these European Sites and pathway for pollutants via drainage/ WTP discharges. Habitats may support SCI birds of the River Shannon & River Fergus Estuaries SPA ex-situ.

NIR mitigation for water quality (construction and operation), SCI birds and habitats stipulated. (NIR Mitigation 2, 3 and 4a)

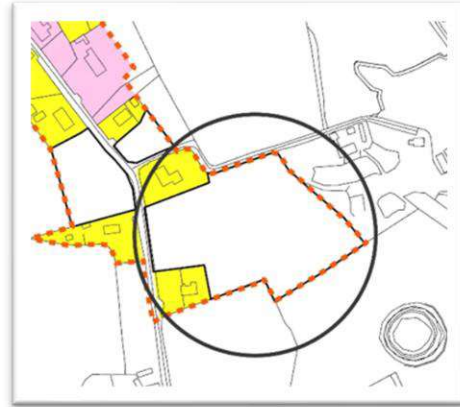
Knockerra**Proposed Amendment No.1 (Submission No. S2/122)**

Change Agriculture and Open Countryside zoning to Village Growth Area (VGA 1)

From:



To:

**Assessment of the likely environmental effect**

Knockerra is a small rural village in West Clare with a distinctive character and setting. Future development as part of this Village Growth Area must be reflective of the scale and character of the existing settlement. Village Growth Areas are identified within the Plan 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.

SEA Recommendation: 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.

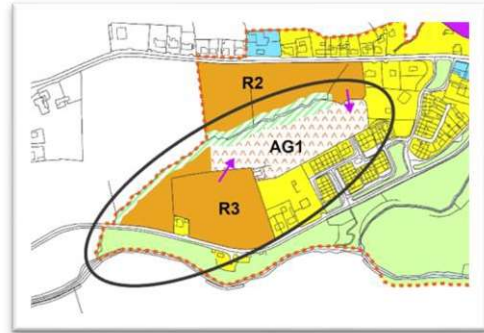
Lisdoonvarna**Proposed Amendment No. 1 (Submission No. S2/098)**

Change SR4 to Agricultural. Change AG1 to Residential (R3)

From:



To:

**Assessment of likely environmental effect**

This amendment relates to a change in zoning which will increase the overall residential zoning in Lisdoonvarna however the quantum of residential zoning has been reduced through the change in zoning proposed where by LDR2 and LDR4 have been changed to Strategic Residential Reserves 3 & 5. This does not lead to an overall negative effect on the Strategic Environmental Objectives. The site is bounded by the Knockaunvickteera stream which flows into the Aille River which is currently at poor status under the Water Framework Directive with the Knockaunvickteera stream at risk of not achieving good ecological status. Therefore, residential zoning at this location would reflect negatively on SEO B1 & W2 in particular.

SEA Mitigation: A buffer zone of at least 10m should be incorporated along the Knockaunvickteera stream to protect water quality in both the stream and the Aille River.

Likely Significant Effects in accordance with the Habitats Directive

Allie (Clare)_010 bounds northern boundary of both proposed changes (S2/098 & S2/149). 10m buffer space has been designated which is particularly important if ENT3 and request for S2/835 are developed as it will ensure the maintenance of linear riparian corridor.

River discharges to the coast at Doolin between Black Head -Poulsallagh Complex SAC and Cliffs of Moher SPA. Hydrological connection to European Sites and potential for construction/operation pollutants to be transported downstream and/or pathway for pollutants via drainage/WTP discharges. Invasive species close to site.

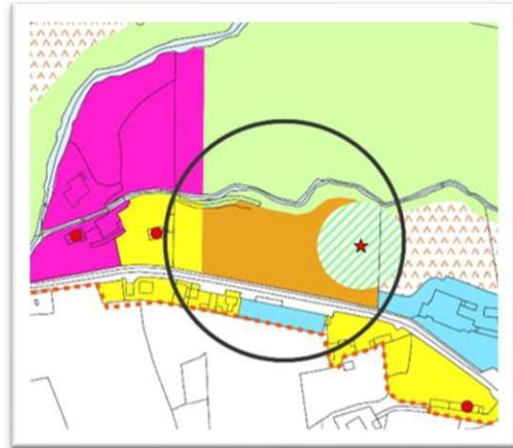
NIR mitigation for water quality (construction and operation), invasives and IFI guidance on urban development will be stipulated as mitigation i.e. >10m left along stream side, 15-30m middle zone and >8m outer zone (minimum of 33m before hardcore development) (NIR mitigation 2, 3, 4a & 4b).

Proposed Amendment No. 2 (Submission No. S2/110)

Change zoning from Agricultural to Residential (R4) with Buffer Space around the on-site Ring Fort.

From:

To:

**Assessment of the likely environmental effect**

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.

SEA Mitigation: 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.

Likely Significant Effects in accordance with the Habitats Directive

Similar issues to S2/854. Aille(Clare)_010 flows along northern boundary. River discharges to the coast at Doolin between Black Head -Poulsallagh Complex SAC and Cliffs of Moher SPA. Hydrological connection to European Sites and potential for construction/operation pollutants to be transported downstream and/or pathway for pollutants via drainage/WTP discharges. Knotweed recorded along roads in village. Buffer space has been zoned but does not encompass entire width of existing riparian zone.

Ballyteige(Clare) SAC 1.2km east with east with Annex habitat 6410 Molinia meadows. Site appears to be grassland with treelines. **Habitat would need to be assessed to ensure does not correspond with 6410 and supports the SAC.**

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)

Proposed Amendment No. 3 (Submission No. S2/854)

Extend Settlement Boundary and Zone Open Countryside Residential (R5)

From:



To:

**Assessment of the likely environmental effect**

This large site is located directly adjacent to a small stream which flows into the Aille River which is currently at poor status.

SEA Mitigation: To ensure the requirements of the Water Framework Directive are adhered to a 10m buffer should be applied to the small stream which runs adjacent to this site as part of any future development and incorporated into the overall landscaping as buffer space.

Likely Significant Effects in accordance with the Habitats Directive

As per previous assessment any AA issues can be mitigated however the benefits this site holds in terms of flood retention must be fully understood. River discharges to the coast at Doolin between Black Head -Poulsallagh Complex SAC and Cliffs of Moher SPA. Hydrological connection to European Sites and potential for construction/operation pollutants to be transported downstream and/or pathway for pollutants via drainage/WTP discharges.

Ballyteige (Clare) SAC 584m east with Annex habitat 6410 Molinia meadows. Site appears to be grassland and scrub. Habitat would need to be assessed to ensure does not correspond with Annex I habitat 6410.

NIR mitigation for habitats and water quality during construction and operation (NIR mitigation 2, and 4a). 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)

Lahinch**Proposed Amendment No. 1 (Submission No. S2/627)**

Change Agricultural to Strategic Residential Reserve (SR4)

From:



To:

**Assessment of the likely environmental effect**

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. Sufficient lands have already been identified closer to the town centre for both residential development and as strategic reserves. These areas should be prioritised for future development and built out before other lands on the periphery of the town are zoned thereby ensuring compact and sustainable growth within the settlement.

SEA Recommendation: Progression of this site from Strategic Residential Reserve should be contingent on the promotion of development on the lands already identified and zoned for residential use and built out accordingly prior to the development of this site. This recommendation is to ensure that lands within the settlement are prioritised for development ahead of those on the periphery.

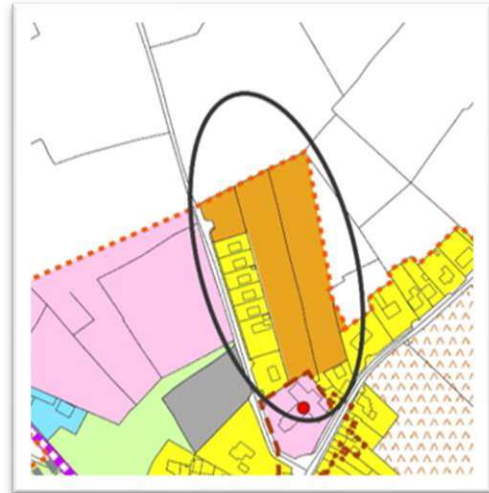
Miltown Malbay**Proposed Amendment No. 1 (Submission No. S2/132)**

Amend settlement boundary to align with submission and change zoning of entire plot from Agricultural to Residential (R3)

From:



To:

**Assessment of the likely environmental effects**

Through the zoning of R1 - R3 & SR1 - SR4 in the draft Plan sufficient lands have already been zoned for residential development at various locations together with the identification of Strategic Reserves this will ensure that Miltown Malbay's role as a small town is maintained and strengthened and works in tandem with the capacity of the town's infrastructure. Following the principles of sustainable development and compact growth the lands identified within submission 132 do not represent these principles at this point.

SEA Recommendation: **Once the lands already zoned within closer proximity to the town centre have been fully developed and realized only at this point should development of these lands for residential use be progressed.**

Likely Significant Effects in accordance with the Habitats Directive

Carrowmore Point to Spanish Point & Islands SAC and Mid Clare Coast SPA located 2.5km southwest of settlement.

Potential for grassland habitats within and/or adjacent to zoned parcels to support Special Conservation Interest birds. Potential hydrological connectivity and pathway for pollutants via drainage/WTP discharges to Mid Clare Coast SPA and Carrowmore Point to Spanish Point & Islands SAC. Japanese knotweed record 230m west of the site potential for disturbance and spread to European Sites. One Qualifying Interest (petrifying springs) has very low nutrient requirement in Conservation Objectives

NIR mitigation for water quality (construction and operation), SCI birds and habitats stipulated. (NIR Mitigation 2, 3, 4a & 4b)

Spanishpoint

Proposed Amendment No. 1 (Submission No. S2/498)

Change Open Space to Village Growth Area

From:



To:



SEA Recommendation: 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. 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 either groundwater or the adjacent Carrowmore Point To Spanish Point And Islands SAC.

Likely Significant Effects in accordance with the Habitats Directive

136m NE of Mid Clare Coast SPA and Carrowmore Point to Spanish Point & Islands SAC. Potential hydrological connectivity and pathway for pollutants via overland flow or drainage / WTP discharges. Potential for habitat to support SCI birds (e.g. barnacle geese) ex-situ. One QI (petrifying springs) has very low nutrient requirement in COs.

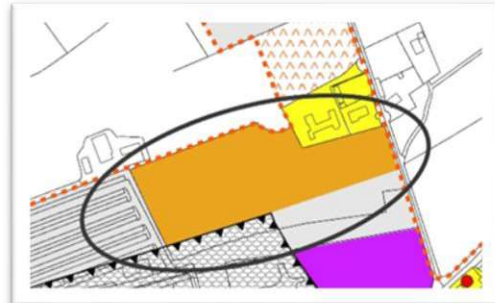
NIR mitigation for water quality (construction and operation), SCI birds and habitats stipulated. (NIR Mitigation 2, 3 and 4a)

Liscannor**Proposed Amendment No. 1 (Submission No. S2/126)**

Zone Large Agriculture Site to Residential (R3)

From:

To:

**Assessment of the likely environmental effect**

The proposal is for residential zoning outside the settlement boundary together with an area inside.

The current residential zoning included for in the Draft CDP provides for consolidation of the village centre and reinforces the vitality and viability of the village centre. From a sustainability perspective there is sufficient lands zoned for residential development within the settlement for permanent occupancy.

SEA Recommendation: Until such time as the lands zoned for residential development are fully occupied for permanent residency only then should additional lands be considered within Liscannor for further development and once the new WWTP becomes operational.

Likely Significant Effects in accordance with the Habitats Directive

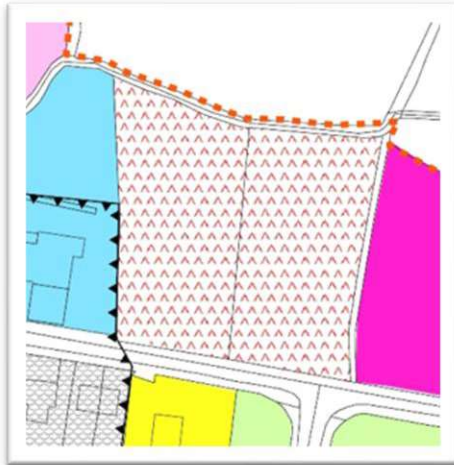
Not within or directly adjacent to any European Site. Ballyea_010 river flows through these lands. Discharges to coast beside River Inagh Estuary SAC. QI habitats are estuarine/coastal (dunes, salt meadows, salicornia). No potential for this habitat to occur in requested zoned lands. Habitats are not mapped where Ballyea_010 meets the boundary of the SAC. Potential pathway for pollutants to the SAC via drainage/ WTP discharges/ surface water. No significant issues following mitigation to protect water quality.

NIR mitigation for water quality during construction and operations (NIR mitigation 4a)

Kilmihil**Proposed Amendment No. 1 (Submission No. S2/177)**

Agriculture Site to Village Growth Area (VGA 5)

From:



To:

**Assessment of the likely environmental effect**

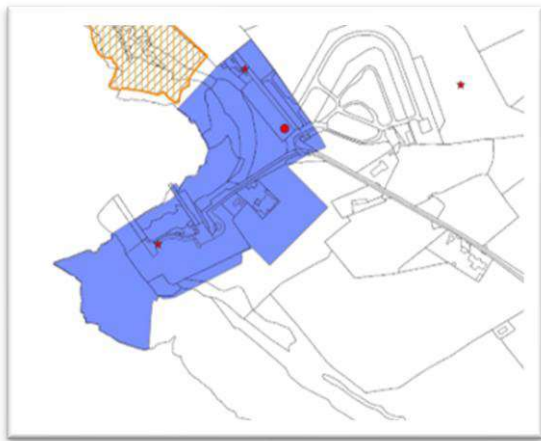
The Village Growth Areas identified within the Draft Plan represent the next most suitable sites for any future residential development in terms of compact growth and sustainable development given they have direct pedestrian access to the centre of the village, link with existing residential developments and are supported by road infrastructure. The area of land identified in this submission at AG2 may be more appropriate as Commercial or Mixed-Use zoning in the future to allow expansion of the adjacent commercial use. This is a low-lying site which is prone to water logging with the underlying soil permeability being classified as peat soil. The rear and eastern boundary of the site is bounded by the Kilmihiil Stream which is currently at 'Bad Status' under the WFD due to lack of treatment in the WWTP.

SEA Recommendation:

Any future development of this site will need to ensure the water quality in the Kilmihiil Stream is not further compounded and does not impact the achievement of 'Good status' under the WFD.

Doolin**Proposed Amendment No. 1 (Submission No. S2/1003)**

Open Space to Maritime/Harbour

From:**To:****Assessment of the likely environmental effect**

The area surrounding the proposed extension to the maritime zoning at Doolin pier is within a Regionally Important Aquifer comprising a karstified (conduit) structure with high vulnerability. In addition, the area is surrounded by Limestone/Limestone pavement. It should be noted in light of the CJEU ruling on the N6 Galway City Outer Bypass case (C-258/11), in particular, any permanent effects on an Annex I habitat that is a qualifying interest of a European site should be treated with caution. By extension, the low threshold for requiring appropriate assessment, including in the event that temporary losses or disturbances of such habitats would result, should be borne in mind. The Galway Outer Bypass case related to the Qualifying Interest Feature of Limestone Pavement which is also a Qualifying Feature of the Black Head Poulsallagh Complex SAC which is the closest SAC to the location for the Visitor Services Building.

SEA Recommendation:

Development proposals forthcoming on the lands identified with the zoning objective 'Maritime/Harbour' will be required to be accompanied by an Ecological Impact Assessment together with the undertaking of Appropriate Assessment and Environmental Impact Assessment if deemed appropriate at an application stage. The assessments must take into consideration the Qualifying Interest Features of the European Sites located within proximity and the potential for negative effects to arise in terms of displacement, loss of foraging habitat and potential nesting sites. In addition, careful consideration must be given to the presence of limestone pavement across the site and the potential loss of this habitat. Proposals will have regard to the mitigation measures as identified in the Natura Impact Report prepared as part of the Appropriate Assessment of the Clare County Development Plan 2023-2029.

Likely Significant Effects in accordance with the Habitats Directive

A 30m buffer is required from the Cliff edge on any proposed zoning to allow for connectivity between the European sites located up and downstream of this area for which Kittiwake and Chough are designated species amongst others. The cliff habitat at this location may be used as feeding areas for these Qualifying Interests and therefore should be afforded protection. The buffer will allow for an increase in anthropogenic noise to be mitigated at this location.

4.0 Assessment of Proposed Amendments to Land Use Zonings

4.1 Killaloe Municipal District – Proposed Amendments

Quin

Proposed Amendment No. 1 (Submission No. S2/114)

Outside the settlement boundary – Open countryside to Strategic Reserve

From:

To:



Assessment of the likely environmental effect

This amendment reflects a negative change from Agriculture to Residential. I note the location of this site in the settlement of Quin within close proximity to the Poulmagordon Cave SAC and while it is not located within an area identified to contain specific foraging areas for the species associated with this SAC it is within the foraging range for the Lesser horseshoe bat as identified within the conservation objectives associated with Site Code 1303. The site also borders the Rine River which is upstream of the Lower River Shannon cSAC albeit at a remove.

SEA Mitigation: A 15m buffer between the Strategic Residential Reserve zoning and the Rine River should be incorporated as part of this proposed amendment.

The mature trees to the rear of the existing residential areas at Feaghquin should be retained and incorporated into any future development of the site in the interest of both residential amenity and biodiversity.

Likely Significant Effects in accordance with the Habitats Directive

Proposed site within 3km lesser horseshoe bat buffer for 2 European Sites (Poulmagordon Cave Quin SAC and Old Domestic Buildings Keevagh SAC). Site is in close proximity to Poulmagordon Cave (390m). Habitat mainly open grassland with a small areas of broadleaves. Conservation Objectives have not identified this site as potential foraging grounds but there are records of horseshoe bat overlapping site.

Proposed site 15m from the Rine_030 river. Acknowledge that a 15m buffer space has been zoned here. River is connected to the Lower River Shannon SAC and River Shannon & River Fergus Estuaries SPA. Potential pathway for pollutants via drainage/ WTP discharges / surface water. Potential for some SCI birds to utilise land or adjacent fields ex-situ.

NIR mitigation for water quality (construction & operation), bats, SCI birds and habitats stipulated (NIR mitigation 2, 3, 4a)

Tulla

Proposed Amendments No. 1 (Submission No. S2/813)

Zone all land as Agricultural and move settlement boundary

From:

To:



Assessment of the likely environmental effect

The proposed amendment does not alter the environmental assessment in the Environmental Report.

Likely Significant Effects in accordance with the Habitats Directive

Not within or directly adjacent to any European Site. Slieve Aughty Mountains SPA 3km north with Hen Harrier and Merlin as Qualifying Interest with potential for these species to utilise grassland/scrub habitats.

Liskenny_010 river 310m south which is hydrologically connected to Lower River Shannon cSAC and River Shannon & River Fergus Estuaries SPA (12km as crow flies). Potential for impacts to water quality due to unattenuated run-off of organic waste and/or nutrients resulting in adverse effects upon European sites. Japanese knotweed records along road bordering site.

NIR mitigation for water quality (construction/operation), invasives, Special Conservation Interest birds and habitats stipulated. (NIR mitigation 2,3,4a & 4b)

5.0 Assessment of Porposed Amendments to Land Use Zonings

5.1 Shannon Municipal District – Proposed Amendments

Newmarket on Fergus

Proposed Amendment No. 1 (Submission No. S2/097)

Extend settlement boundary and zone all residential

From:

To:



Assessment of the likely environmental effect.

While this site does have good links to the settlement it is located directly adjacent to a busy national route and within very close proximity to the M18 motorway. The land parcels zoned for residential development and Strategic Reserve within the settlement represent a more robust and sustainable approach to development at present. Until such time as the lands already identified and zoned residential together with Strategic Reserve are built out the zoning of these lands on the periphery to Newmarket on Fergus are deemed premature.

SEA Recommendation: Zoning of these lands for residential development should be contingent on the promotion of development on the lands identified and zoned for residential use within the Draft Plan being built out accordingly prior to the development of this site. This recommendation is to ensure that lands within the settlement are prioritised for development ahead of those on the periphery.

Likely Significant Effects in accordance with the Habitats Directive

Proposed site within 30m of Lough Gash Turlough SAC separated by a road. The Conservation Objectives note that Lough Gash is considered to be enriched owing to a waste water discharge with a target for mesotrophic 20ug/l TP set. Potential for impacts on the water quality and hydrology of groundwater-dependent Qualifying Interests of European sites (turloughs).

Site is 100m from Boheraroan_010 river which flows into Lough Gash which is in turn hydrologically connected to the Lower River Shannon SAC and River Shannon & River Fergus Estuaries SPA. Potential impacts upon water quality/ aquatic Qualifying Interests of connected European Sites.

NIR mitigation for water quality (construction and operation), (NIR mitigation 3, 4a).

This includes the mitigation that appropriate wastewater treatment facilities shall be provided that can fully demonstrate that there will be no adverse effects upon water quality and European sites and compliance with mitigation for CDP11.32.

Any development application shall be accompanied by a hydrogeological/hydrological assessment and conclude that the development will not interfere with current and future modeled groundwater/surface movements and not result in adverse effects upon European sites.

Newmarket on Fergus

Proposed Amendment No. 2 (Submission No. S2/631)

Extend Settlement boundary and zone residential

From:

To:



Assessment of the likely environmental effect.

The proposed amendment does not alter the environmental assessment in the Environmental Report.

Likely Significant Effects in accordance with the Habitats Directive

Piece of land is wedged between a river and road. There is no buffer/ open space designated along the Boheraroan river. This is stipulated within the mitigation but recommend at least 10m is zoned now. Adherence to IFI guidance would be then stipulated also in mitigation i.e. >10m left along stream side, 15-30m middle zone and >8m outer zone (minimum of 33m before hardcore development). This will leave a narrow section for development which may not be suitable.

Site borders the Boheraroan_010 river which flows into Lough Gash Turlough SAC which is (180m as crow flies separated by a road/ housing and fields). Concern whether drainage of this land will interfere with hydrology of Lough Gash.

The Conservation Objectives note that Lough Gash is considered to be enriched owing to a waste water discharge with a target for mesotrophic 20ug/l TP set. Potential for impacts on the water quality and hydrology of groundwater-dependent Qualifying Interests of European sites (turloughs). 727

Lough Gash is hydrologically connected to the Lower River Shannon SAC and River Shannon & River Fergus Estuaries SPA. Potential impacts upon water quality/ aquatic QIs of connected European Sites.

NIR mitigation for habitats, water quality (construction and operation), (NIR mitigation 2, 3, 4a).

This includes the mitigation that appropriate wastewater treatment facilities shall be provided that can fully demonstrate that there will be no adverse effects upon water quality and European sites and compliance with mitigation for CDP11.32.

Any development application shall be accompanied by a hydrogeological/hydrological assessment and conclude that the development will not interfere with current and future modeled groundwater/surface movements and not result in adverse effects upon European sites. Mitigation also includes adherence to IFI guidance on urban development i.e. >10m left along stream side, 15-30m middle zone and >8m outer zone (minimum of 33m before hardcore development).

Parteen

Proposed Amendment No. 1 (Submission No. S2/135)

Change to Agriculture to Residential

From:



To:



Assessment of the likely environmental effect.

Until such time as the lands already identified and zoned residential together with Strategic Reserve are built out which represent a more sustainable and plan led approach to the development of the settlement the zoning of these lands on the periphery to Parteen are deemed premature. The site contains several mature deciduous trees both across the site and along the perimeter the removal of which could lead to negative effects on biodiversity in the surrounding area. The Proposed Amendment reflects negatively on the following Strategic Environmental Objectives B1 & B7.

SEA Mitigation: 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.

Likely Significant Effects in accordance with the Habitats Directive

Not within or directly adjacent to any European Site. Habitat mapped as scrub. North Ballycannon_010 river 145m SW of proposed site which is hydrologically connected to the Lower River Shannon SAC 1.1km downstream. Potential pathway for pollutants via drainage/ WTP discharges. River Shannon & River Fergus Estuaries SPA 4.3km SW (as crow flies). Potential for some Special Conservation Interest birds to utilise land or adjacent fields ex-situ.

NIR mitigation for water quality (construction & operation), birds and habitats stipulated (NIR mitigation 2, 3 & 4a)

Parteen

Proposed Amendment No. 2 (Submission No. S2/755)

Change REC1 to Strategic Residential Reserve

From:

To:



Assessment of the likely environmental effect.

Until such time as the lands already identified and zoned residential together with Strategic Reserve are built out which represent a more sustainable and plan led approach to the development of the settlement the zoning of these lands on the periphery to Parteen are deemed premature. The Proposed Amendment reflects negatively on the following Strategic Environmental Objectives P1 & P2 through the loss of the recreational lands.

SEA Recommendation: Progression of this site from Strategic Residential Reserve should be contingent on the promotion of development on the lands already identified and zoned for residential use and built out accordingly prior to the development of this site. This recommendation

is to ensure that lands within the settlement are prioritized for development ahead of those on the periphery.

6.0 Assessment of Porposed Amendments to Land Use Zonings

6.1 Ennis Municipal District – Proposed Amendments

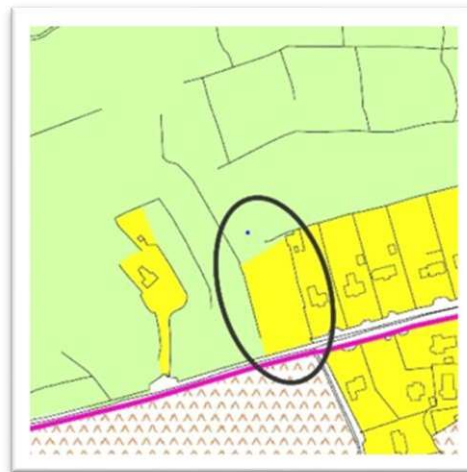
Ennis

Proposed Amendment No. 1 (Submission No. S2/509)

Change Open Space to Existing Residential (ER1)

From:

To:



Assessment of the likely environmental effect.

It is noted that Flood Zone B encroaches across most of the site proposed for residential development. The CFRAMS mapping does indicate a high risk surrounding this portion of site and to the surrounding area.

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

SEA Mitigation: Ensure any future development application on this site is accompanied by a site-specific flood risk assessment which takes into consideration the findings from the SFRA which accompanies the Clare County Development Plan 2023-2029, and which builds in considerations pertaining to climate change resilience.

Likely Significant Effects in accordance with the Habitats Directive

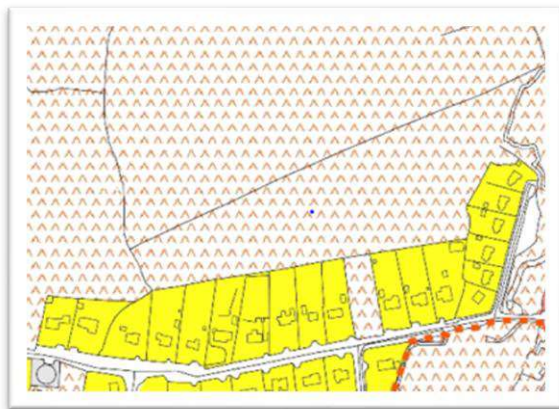
Not within a European Site. Lower River Shannon SAC 500m west with potential pathway for pollutants via drainage/ WTP discharges. Although not within 3km lesser horseshoe bat buffer, this area is surrounded by the outer boundary of 4 bat buffers and hence mitigation for bats is stipulated. Habitats classed a large reed and sedge swamp indicating wet land. Aerial imagery shows willow woodland.

NIR mitigation for water quality (construction and operation), bats, habitat assessment stipulated. (NIR Mitigation 2, 3 and 4a).

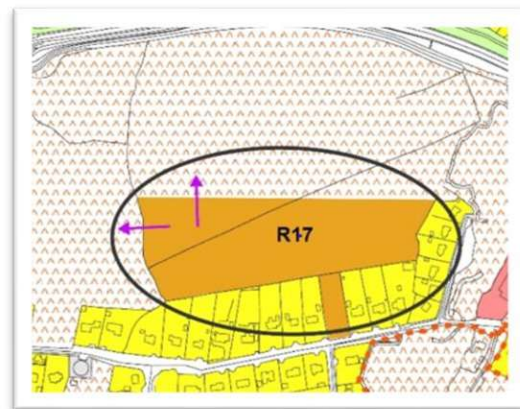
Proposed Amendment No. 2 (Submission No. S2/671)

Change Agriculture to Residential (R17)

From:



To:



Assessment of the likely environmental effect

I note that the site is located in the Clonroad More/Ballybeg area of Ennis. The extent of land required for residential uses in the Ennis is determined in the Core Strategy, as contained in Volume 1 of the Draft Plan. In determining the location and distribution of residentially-zoned land the Core Strategy is consistent with the Development Plan Guidelines together with the 'Guidance notes on Core Strategy Nov 2010', together with the provisions and conclusions of the SEA and AA process and the Water Framework Directive. In addition site specific land use issues were considered. These criteria include, inter alia, the availability of services, sequential test, flood risk assessment, planning history, consolidation or urban form etc. The subject site is not serviced by waste water infrastructure and is not located in an area identified for growth therefore it reflects negatively on Strategic Environmental Objectives S1 in relation to sustainable land use, WW1 and WW2 in relation to waste water. From a sequential point of view the site is removed from the core built up areas of Ennis and Clarecastle and would not contribute to the consolidation of the urban form. While some recent survey information

is available for this site in relation to bat usage (Doherty, 2016) this information is currently inconclusive. Preliminary manual and automatic bat detector surveys have indicated low level of bat activity across the site for 4 bat species (Myotis, Leisler's, Common pipistrelle and Soprano pipistrelle) all of which are afforded protection under both The Wildlife Act 2000 as amended and The Birds and Natural Habitats Regulations 2015. Given the habitat type present on this site and the species which have already been noted, 2 to 3 survey rounds per season are required to confirm species presence and activity. At present based on the information available it is not possible to confirm the level of activity or potential loss to the various species and therefore the proposed amendment reflects negatively on the Strategic Environmental Objectives primarily B1 in relation to loss of diversity and integrity of the broad range of habitats, species and wildlife corridors.

Likely Significant Effects in accordance with the Habitats Directive

These lands contain priority Annex I habitat of wooded limestone pavement, shattered limestone pavement together with providing foraging habitat for Lesserhorse bats (Newhall and Edenvale Complex SAC less than 1km away). The site is not suitable for zoning. The lands in question have specifically been identified on Map 2 of the Conservation Objectives for the Newhall and Edenvale Complex SAC as potential foraging grounds for the Lesser horseshoe bat. (June, 2018). If subsequent data comes to light that this area is not used by the SAC bat population then the sensitivity in the context of impact on the SAC may be clarified.

Given the proximity of this proposed zoning to the Newhall Edenvale Complex SAC together with the identification of these lands as potential foraging grounds for Lesser Horseshoe bats it is considered that the potential for significant effects on a European site can not be ruled out.

Proposed Amendment No. 3 (Submission No. S2/727)

Existing Residential to Open Space

From:



To:



Assessment of the likely environmental effect

As per the Strategic Flood Risk Assessment this site is located within Flood Zone A. Therefore, residential development is highly vulnerable and is not recommended. This reflects negatively on Strategic Environmental Objective SEO W4.

SEA Recommendation: In line with and in light of the findings of the Strategic Flood Risk Assessment and the location of this site within Flood Zone A 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 developments to include finished flood levels in excess of the 1 in 100 year fluvial, or 1 in 200 year tidal level, with allowance for climate change.

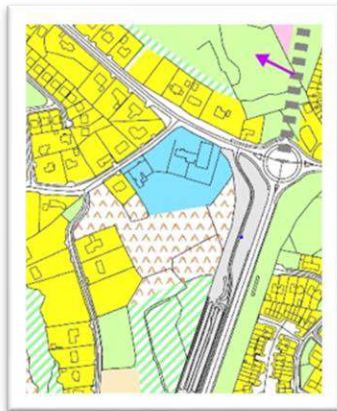
Likely Significant Effects in accordance with the Habitats Directive

Not within or adjacent to an SAC. Potential hydrological connectivity and pathway for pollutants to Lower River Shannon SAC via drainage/ WTP discharges. NIR mitigation for water quality (construction and operation) stipulated.

Proposed Amendment No. 4 (Submission No. S2/788)

Change Agricultural zoning to expand Commercial zoning at COM5

From:



To:



Assessment of the likely environmental effect

The further expansion of commercial zoning associated with COM5 at this location does not represent sustainable and plan led development. Until such time as the traffic congestion issues are alleviated at this location together with the overall access to the site it is deemed premature to zone for commercial use.

SEA Mitigation: Development proposals for this site must be accompanied by a transport and traffic assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the surrounding area and on significant junctions in the vicinity of COM5.

Likely Significant Effects in accordance with the Habitats Directive

Within 3km Lesser horseshoe bat buffer. (Poulatadig Cave SAC) just outside 2.5km from mapped roost. NPWS have not mapped foraging habitats greater than 2.5km. Potential foraging habitat to south/southwest of site and therefore increased lighting may disturb bats.

Potential for SCI birds of Lower River Shannon and River Fergus Estuaries SPA utilizing undeveloped scrub /grassland areas. Potential connection to Lower River Shannon SAC and pathway for pollutants via drainage/ WTP discharges.

NIR mitigation for water quality (construction and operation), bats, birds and habitats. (NIR mitigation 2, 3, 4a)

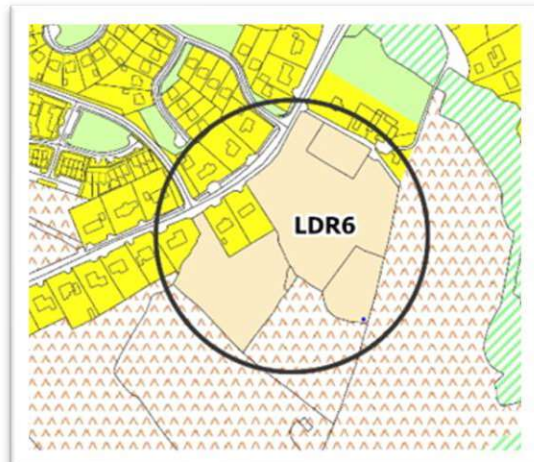
Proposed Amendment No. 5 (Submission No. S2/851)

Change Agricultural zoning to Low Density Residential (LDR6)

From:



To:



Assessment of the likely environmental effect

This amendment increases the quantum of lands zoned for Residential development within the Ennis settlement and the Woodstock neighborhood.

The site is located outside of the Drumcliff Inner Protection Zone and therefore will not reflect negatively on Strategic Environmental Objective WS1 and WS2 together with WW1.

The field boundaries within the proposed amendment contain a number of mature trees which should be retained as part of any future potential development. This will reflect positively on Strategic Environmental Objectives B1 and B6 in particular.

The proposed amendment does not alter the environmental assessment in the Environmental Report. Given the information currently available, this proposed amendment reflects overall positively on the SEOs.

SEA Mitigation: Ensure any future development associated with this zoning seeks to retain the existing mature trees and hedgerows within the site and integrates them into the overall design. A sufficient distance should be incorporated into the design and layout of any residential development to allow for future growth of such features.

Likely Significant Effects in accordance with the Habitats Directive

The proposed lands to be zoned as LDR are within 2.5km for the Pouladatig Cave SAC. Finer resolution mapping provided show that mapped foraging grounds for lesser horseshoe bat are not within this proposed zoning but are mapped directly north of this zoning. Conservation objectives for the SAC state that for;

Foraging habitat - *"No significant decline within 2.5km of qualifying roost".*

Light pollution - *"No significant increase in artificial light intensity adjacent to named roost or along commuting routes within 2.5km of the roost. See map 2" and*

Linear features - *"No significant loss within 2.5km of qualifying roost. See map 2".*

From aerial imagery it appears that there is a housing estate within this mapped foraging habitat, and it likely lost due to lack of woodland habitat, connectivity and light pollution. It however cannot be inferred that development of the adjacent surrounding area is now permissible. It may be that the proposed zoned lands and those adjacent to it have now become important foraging grounds as there are good linkages from the SAC to this land with small areas of woodland

The usage of this site and surrounding habitats by lesser horseshoe bats must be fully understood. The area can be zoned for LDR following mitigation for bats. In addition, the area is within 230m of a waterbody connected to the Lower River Shannon SAC and there is potential pathway for pollutants during construction and operation via drainage and or WTP discharges.

Mitigation for lesser horseshoe bats

1. Any development application shall be accompanied by a full bat survey by a suitable qualified ecologist, particularly in relation to Lesser horseshoe bats usage of the site and adjacent lands, and a full light spill modelling study to demonstrate that the chosen lighting design shall not create any increase in ambient light levels beyond the perimeter of the development footprint.

2. a) Development applications shall not propose removal of woody vegetation around the perimeter of the site and shall address how linkages across the landscape can be maintained and

b) A full landscaping plan shall be developed and informed by a suitably qualified bat ecologist that shall identify areas in which landscaping can improve habitats and habitat connectivity for lesser horseshoe bats.
3. Any development shall ensure the following during construction and operation; no significant decline in foraging habitat; no significant increase in artificial light intensity adjacent to a named roost or along commuting routes within 2.5km of the roost and no significant loss within 2.5km of qualifying roost.

Mitigation for water quality (as per mitigation table in NIR)

1. Appropriate surface water management shall be installed during construction phase to ensure no direct discharges of unattenuated water enters any surface water body and European site. A Surface Water Management Plan shall be submitted as part of any planning application detailing how surface water run-off (including silt/hydrocarbons and other pollutants) shall be managed and controlled during construction.
2. During operation appropriate SUDs shall be installed to treat surface water runoff prior to discharge to any surface water body (e.g., green roof, silt traps, petrol interceptors, permeable paving).
3. Appropriate wastewater treatment facilities shall be provided that can fully demonstrate that there will be no adverse effects upon water quality and European sites and compliance with mitigation for CDP11.32.

Proposed Amendment No. 6 (Submission No. S2/696)

Change Open Space zoning to Existing Residential (ER2)

From:

To:

**Assessment of likely environmental effect**

I note the location of this site within a predominately mature residential area within the town of Ennis which is surrounded by mature trees and provides foraging, nesting and breeding areas for a wide variety of biodiversity.

SEA Mitigation: **Given the presence of mature trees within this site any proposed development must ensure their retention and incorporation into the overall design and layout.**

Likely Significant Effects in accordance with the Habitats Directive

Proposed zoning is within 2.5km of two SACs (Pouladatig Cave SAC and Newhall & Edenvale Complex SAC). Conservation objectives for the SAC state that for;

Foraging habitat *"No significant decline within 2.5km of qualifying roost"*.

Light pollution *"No significant increase in artificial light intensity adjacent to named roost or along commuting routes within 2.5km of the roost. See map 2"* and

Linear features *"No significant loss within 2.5km of qualifying roost. See map 2"*.

While the site which is the subject of this submission does not contain mapped foraging grounds there is however an area of woodland directly north and south which may be used as unmapped foraging grounds.

The usage of this site and surrounding habitats by lesser horseshoe bats must be fully understood. The area can be zoned for LDR following mitigation for bats. Site is within 145m of river waterbody connected to Lower River Shannon cSAC and there is potential pathway for pollutants during construction and operation via drainage and or WTP discharges.

Mitigation for lesser horseshoe bats

1. Any development application shall be accompanied by a full bat survey by a suitable qualified ecologist, particularly in relation to Lesser horseshoe bats usage of the site and adjacent lands, and a full light spill modelling study to demonstrate that the chosen lighting design shall not create any increase in ambient light levels beyond the perimeter of the development footprint.
2. Development applications shall not propose removal of the mature trees within the site and shall address how linkages across the landscape can be maintained and a full landscaping plan shall be developed and informed by a suitably qualified bat ecologist that shall identify the retention and incorporation of the mature trees into the overall design and layout.
3. Any development shall ensure the following during construction and operation; no significant decline in foraging habitat; no significant increase in artificial light intensity adjacent to a named roost or along commuting routes within 2.5km of the roost and no significant loss within 2.5km of qualifying roost.

Mitigation for water quality (as per mitigation table in NIR)

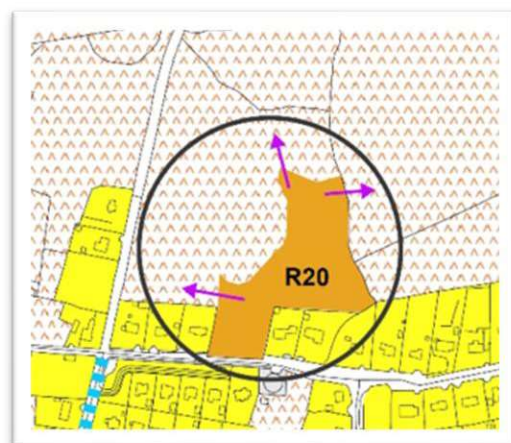
1. Appropriate surface water management shall be installed during construction phase to ensure no direct discharges of unattenuated water enters any surface water body and European site. A Surface Water Management Plan shall be submitted as part of any planning application detailing how surface water run-off (including silt/hydrocarbons and other pollutants) shall be managed and controlled during construction.
- 2 During operation appropriate SUDs shall be installed to treat surface water runoff prior to discharge to any surface water body (e.g., green roof, silt traps, petrol interceptors, permeable paving).
3. Appropriate wastewater treatment facilities shall be provided that can fully demonstrate that there will be no adverse effects upon water quality and European sites and compliance with mitigation for CDP11.32.

Proposed Amendment No. 7 (Submission No. S2/802)

Agricultural zoning to Residential (R20)

From:

To:



Assessment of the likely environmental effect.

I note that the site is located in the Ballybeg area of Ennis. The extent of land required for residential uses in the Ennis and Environs area is determined in the Core Strategy, as contained in Volume 1 of the Draft Plan. In determining the location and distribution of residentially-zoned land the Core Strategy is consistent with the Development Plan Guidelines, the 'Guidance notes on Core Strategy Nov 2010', together with the provisions and conclusions of the SEA and AA process and the Water Framework Directive. In addition, site specific land use issues were considered. These criteria include, inter alia, the availability of services, sequential test, flood risk assessment, planning history, consolidation or urban form etc. The subject site is not serviced by waste water infrastructure and is not located in an area identified for growth therefore it reflects negatively on Strategic Environmental Objectives S1 in relation to sustainable land use, WW1 and WW2 in relation to waste water. From a sequential point of view the site is removed from the core built up areas of Ennis and Clarecastle and would not contribute to the consolidation of the urban form. While some recent survey information is available for this site in relation to bat usage (Doherty, 2016) this information is currently inconclusive. Preliminary manual and automatic bat detector surveys have indicated low level of bat activity across the site for 4 bat species (Myotis, Leisler's, Common pipistrelle and Soprano pipistrelle) all of which are afforded protection under both The Wildlife Act 2000 as amended and The Birds and Natural Habitats Regulations 2011. Given the habitat type present on this site and the species which have already been noted, 2 to 3 survey rounds per season are required to confirm species presence and activity. At present based on the information available it is not possible to confirm the level of activity or potential loss to the various species and therefore the proposed amendment reflects negatively on the Strategic Environmental Objectives primarily B1 in relation to loss of diversity and integrity of the broad range of habitats, species and wildlife corridors.

Likely Significant Effects in accordance with the Habitats Directive

County Clare is a particular stronghold for Ireland's only Annex II bat species, the lesser horseshoe bat. Seventeen of the 41 SACs which designate this species as a QI are located within County Clare and two are adjacent to the county boundary. Developments can potentially impact upon foraging areas, roosts or commuting corridors used by this species. Given the importance County Clare holds for lesser horseshoe, this criterion also considers the proximity of development to SACs with lesser horseshoe designated as a QI.

Research carried out on this species has suggested that the key zone for foraging exists up to 3km from roosts during the year (Billington and Rawlinson 2006). This distance can reduce down to under 1km during the birthing season (Biggane 2003). At a greater distance of 3-7km this zone is likely to be important for some larger colonies of a few hundred bats (Billington and Rawlinson 2006). Occasional foraging has been recorded 4.2km from the roost (Bontadina et al 2002) whilst larger scale movements of up to 10km have been recorded for foraging bats and may form connections between summer and winter roost sites (Billington and Rawlinson 2006).

Within the previous Clare County Development Plan 2017 – 2023 (as amended) a precautionary 6km buffer was identified around European sites with lesser horseshoe as a QI. Since then, additional research has been conducted and habitat mapping undertaken by NPWS for European sites.

In 2016, the Bat Conservation Trust carried out a review of literature and identified Core Sustainance Zone (CSZ) for lesser horseshoe bats (BCT 2016). The CSZ refers to the area surrounding a communal bat roost within which habitat availability and quality will have a significant influence on the resilience and conservation status of the colony using the roost. A 2.5km buffer zone was identified based on Schofield 2008 and forms the basis of the Conservation Objective Supporting document for lesser horseshoe bat for Irish European sites (NPWS 2018). For each roost a 2.5km zone is set within the site-specific conservation objective. The target stipulates there should be; no significant decline in potential foraging habitat; no significant loss of linear features and no significant increase in artificial light adjacent to or along commuting routes within 2.5km of qualifying roosts.

To assess any potential adverse effects a Zone of Influence was identified and a precautionary value of 3km was applied. In addition, available mapped foraging habitat was also assessed.

In addition, it is also assessed whether there will be a risk of the loss of ecological networks supporting European sites. For example, habitat fragmentation can isolate QI/SCI populations reducing fitness or preventing access to critical resources."

The proposed zoning is within 2.5km buffer for Newhall and Edenvale complex SAC and approximately 970m from designated roost (Roost ID 53). It is also within 2.5km of Pouladatig Cave SAC. The lands within the proposed zoning have been mapped by NPWS as foraging grounds for all identified roosts within the Newhall and Edenvale Complex SAC. Conservation objectives for the SAC state that for;

Foraging habitat - *"No significant decline within 2.5km of qualifying roost".*

Light pollution - *"No significant increase in artificial light intensity adjacent to named roost or along commuting routes within 2.5km of the roost. See map 2" and*

Linear features - *"No significant loss within 2.5km of qualifying roost. See map 2".*

The area contains mapped foraging habitat or supporting foraging/commuting habitats which is particularly important given there has already been a loss of mapped foraging habitat for this SAC due to other developments e.g. housing directly south. Any development within this proposed zoned area would result in either a loss of mapped foraging habitat and/or disturbance to foraging areas via lighting or human presence and/or fragmentation of linear features. This would be contrary to the COs for the Newhall and Edenvale Complex SAC.

It is recommended that this area is not rezoned for development but instead zoned as open space to protect mapped foraging grounds and commuting habitats for lesser horseshoe bat.

Proposed Amendment No. 8 (Submission No. S2/520)

Outside settlement boundary (Open countryside) to Community

From:



To:

**Assessment of the likely environmental effect.**

The location and extent of land zoned for residential use within any settlement is determined by the Core Strategy as set out in Volume 1 of the Draft Development Plan and in accordance with same I am satisfied that a sufficient quantum of land has been zoned within Ennis to accommodate the required amount of housing units to meet the needs of the allocated population growth of Ennis over the plan period 2023-2029. Therefore, given the land is located largely outside of the settlement boundary and that there is adequate provision of zoned land within the settlement area, and from a sequential point of view the site is removed from the core built up areas of Ennis and would not contribute to compact growth or the consolidation of the urban form I am of the opinion that the request for the zoning of these lands is neither necessary or appropriate.

Given a zoning of LDR at this location would represent a development of scale on the Shanaway Road, traffic movements at the junction between Shanaway Road and the Lahinch Road are a key consideration and as such the zoning of this site may lead to traffic congestion in the absence of measures to address capacity issues at this significant junction. Therefore, it is not deemed appropriate to zone this site for residential development at this location.

SEA Recommendation: The SEA recommends this zoning is excluded as it is in direct conflict with the following SEOs T1, T2 as they pertain to transport. In addition given the importance in providing sustainable travel patterns to benefit population and Human Health P1 and P2 are negatively impacted. The proposal to zone as residential does not represent a sustainable location in terms of development and is not within the settlement boundary.

Likely Significant Effects in accordance with the Habitats Directive

Within 3km lesser horseshoe bat buffer (Poultadig Cave SAC and Newhale & Edenvale Complex SAC). 1km and 2.8km respectively. Habitats directly south and north of the site mapped as potential foraging grounds with treelines within the site connecting the two. Development of this site has potential to

sever connection between foraging grounds and increase disturbance due to lighting both of which would be contrary to the Conservation Objectives targets. Conservation Objective targets state that in terms of linear features "No significant loss within 2.5km of qualifying roost" and light "No significant increase in artificial light intensity adjacent to named roost or along commuting routes within 2.5km of the roost".

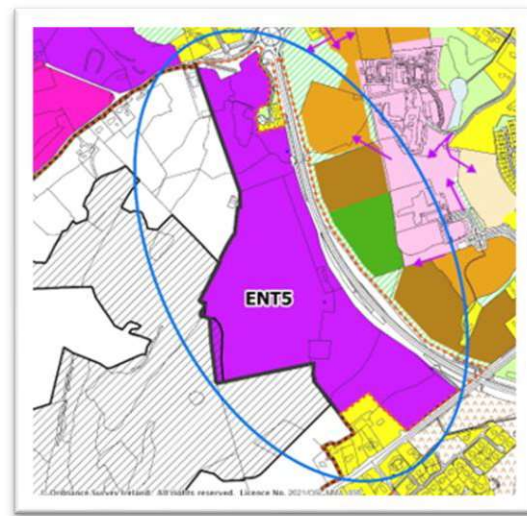
Based on information available adverse effects upon the Poultadig Cave SAC cannot be avoided.

Proposed Amendment No. 9 (Submission No. S2/824)

Outside settlement boundary (Open countryside) to Enterprise (ENT 5)

From:

To:



Assessment of the likely environmental effect

The Ennis plan boundary is long established through a number of iterations of plans, and is proportionate in scale, to support the compact sustainable development of Ennis, and should not be altered at this time without strategic reasons to do so. The lands proposed for Enterprise zoning are located outside of the plan boundary in the Open Countryside and a Enterprise zoning here is considered to be unwarranted.

A large undeveloped Enterprise zoning is present on the opposite side of the R474 from the subject lands. The zoning of such an extent of Enterprise zoning comprising 15.55 hectares, in close proximity to a substantial site that has already been zoned for this purpose in the Draft Plan could lead to a cluster of such development, at the periphery of the town and would be disproportionate to the scale of the surrounding neighbourhood which would be contrary to the proper planning and sustainable development, not only of the Beechpark neighbourhood, but also of the wider Plan area. Given the dual Biodiversity and Climate Change crisis within which we find ourselves the preservation of the habitats within this site is of critical importance. Both a Rich Fen & Flush (PF1) together with a Cutover bog - Wet Heath mosaic (PB4) are found at the entrance to this site in conjunction with (WN2) - Oak Ash Hazel Woodland. In addition, a portion of these lands are also identified as "Potential Foraging Grounds" within the Poultadig SAC Foraging Range. In accordance with these foraging grounds and

the associated Conservation Objectives which state the following in relation to the attribute "Extent of potential foraging habitat" – "No significant decline within 2.5km of qualifying roost" Clare County Council has not included for zoning of these lands. Lesser horseshoe bats normally forage in woodlands/scrub within 2.5km of their roosts (Schofield, 2008).

SEA Recommendation: Given that the land is located outside of the settlement boundary and that there is adequate provision of zoned land within the immediate vicinity of these lands, couple with the biodiversity concerns surrounding a portion of the site it is not considered appropriate at this time to zone these lands for Enterprise development. The SEA recommends this zoning is excluded from the Proposed Amendments as it is in direct conflict with the following SEOs CC1, B1, B2, B5, B7, S1, S2, T1 & T2 with respect to Climate Change, Biodiversity, Flora and Fauna, Soil & Geology together with Transport.

Likely Significant Effects in accordance with the Habitats Directive

Within 3km lesser horseshoe bat buffer (Pouladatig Cave SAC and Newhale & Edenvale Complex SAC) The latter is 650m south of site. Woodlands and scrub within the site. The oak-ash hazel woodland bordering south of site is mapped as potential foraging habitat. Habitats within the site also likely potential foraging. Development of this site has potential to reduce foraging grounds and increase disturbance due to lighting both of which would be contrary to the Conservation Objectives targets. Conservation Objective targets state that in terms of foraging habitat "No significant decline within 2.5km of qualifying roost" and light "No significant increase in artificial light intensity adjacent to named roost or along commuting routes within 2.5km of the roost".

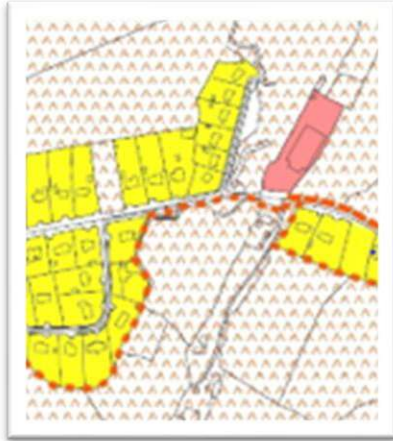
Other requests for development of lands in bat foraging habitat and therefore there is also an in-combination impact if S2-020, S2-089, S2-533, S2-671, S2-769, S2/880, S2-673, S2/802, S2-898 and S2/827 are rezoned for development also.

Based on information available adverse effects upon Newhall & Edenvale Complex SAC cannot be avoided

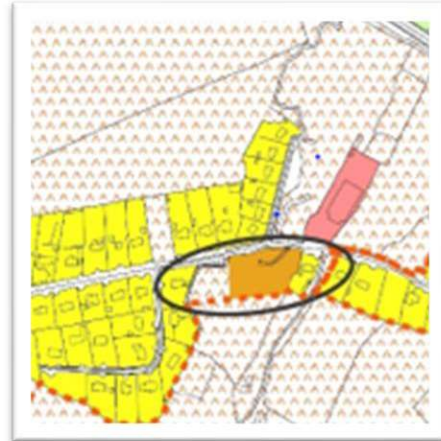
Proposed Amendment No. 10 (Submission No. S2/769)

Outside settlement boundary from Agriculture to Residential (R22)

From:



To:

**Assessment of the likely environmental effect**

This amendment reflects a negative change from Agriculture to Residential. While the site does have merit in providing residential development close to the town of Ennis as Agriculture it reflects more positively on SEOs B1-B7 and P1-P2. However, given the site is largely disturbed in nature with previous excavations occurring across the site historically the proposed amendment does not alter the environmental assessment in the Environmental Report.

Likely Significant Effects in accordance with the Habitats Directive

Within 3km lesser horseshoe bat buffer (Newhale & Edenvale Complex SAC, 1.5km SW) . NPWS have mapped the lands to north and south are as potential foraging grounds. Foraging habitat unlikely within site as it a former quarry with bare/recolonising ground but bats may use trees along boarder to access foraging areas to north. The northern lands (S2-671) are being increasingly isolated due to urban development.

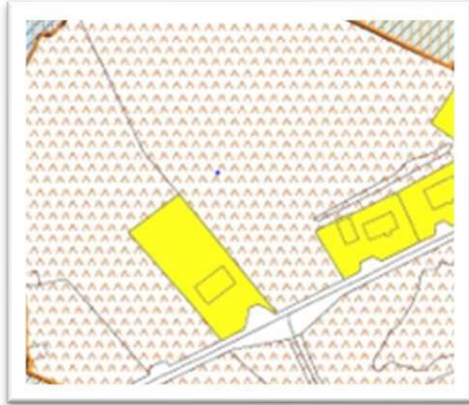
Other requests for development of lands in bat foraging habitat and therefore there is also an in-combination impact if S2-020, S2-089, S2-533, S2-671, S2-673, S2/880, S2-824, S2/802, S2-898 and S2/827 are rezoned for development also. The bat usage of this site and whether it may form an important commuting corridor needs to be fully understood before site is rezoned for development. Any development may fragment commuting routes or lighting increase disturbance both of which would be contrary to the Conservation Objectives targets. Conservation Objective targets state that in terms of foraging habitat "No significant loss within 2.5km of qualifying roost" and light "No significant increase in artificial light intensity adjacent to named roost or along commuting routes within 2.5km of the roost"

[Based on information available adverse effects upon Newhale & Edenvale Complex SAC cannot be avoided.](#)

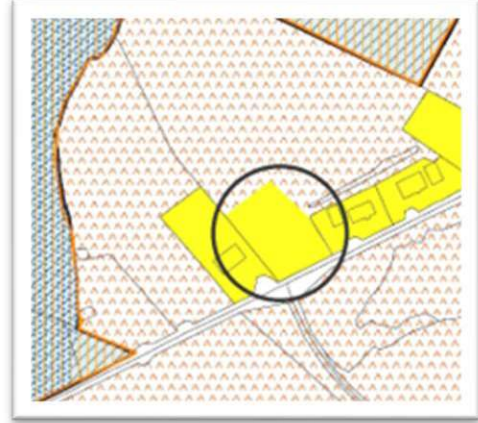
Proposed Amendment No.11 (Submission No. S2/909)

Change from Agricultural to Existing Residential (ER4)

From:



To:

**Assessment of the likely environmental effect**

The proposed amendment does not alter the environmental assessment in the Environmental

Likely Significant Effects in accordance with the Habitats Directive

Proposed zoning lies between existing residential housing. Ballyallia Lough SPA is 125m north and Ballyallia Lake SAC 90m NE. potential pathway for pollutants via drainage/ WTP discharges/ surface water flow.

NIR mitigation to protect water quality during construction and operation applies. NIR mitigation to prevent disturbance of potential supporting habitat for SCI birds applies. (NIR Mitigation 2, 3 and 4a).

Proposed Amendment No.12 (Submission No. S2/956)

Rear of site to be zoned Existing Residential (ER3)

From:



To:

**Assessment of the likely environmental effect**

The proposed amendment does not alter the environmental assessment in the Environmental

Likely Significant Effects in accordance with the Habitats Directive

In terms of AA no significant issues. Lake and river 207m NE with connectivity to Lower River Shannon cSAC and SPA. Potential pathway for pollutants via drainage / WTP discharges/ surface water flow.

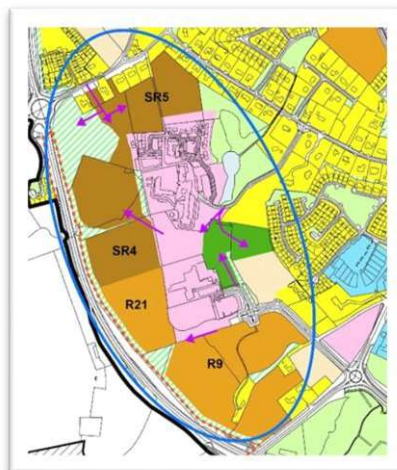
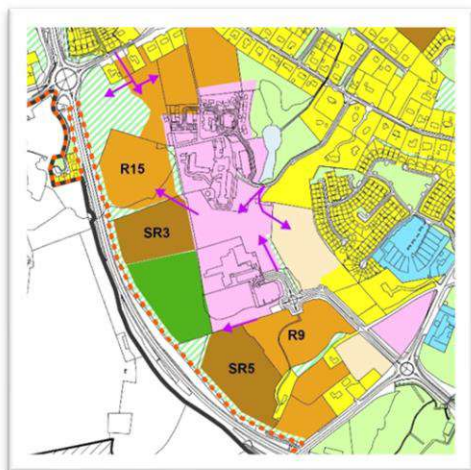
NIR mitigation to protect water quality during construction and operation therefore stipulated (NIR Mitigation 3 and 4a).

Proposed Amendment No.13 (Submission No. S2/898)

R15 – Residential to SR5 Strategic Reserve, SR3 – Strategic Reserve to SR4 Strategic Reserve, Recreation to R21 and SR5 – Strategic Reserve/R9 – Residential to R9 - Residential

From:

To:

**Assessment of the likely environmental effect**

The preservation of the buffer zone and the extent of it at this location is to act as an important wildlife corridor connecting isolated pockets of habitats from Killinacally & Woodstock across to Ballymaculla and Cahircalla. More this is in accordance with our remit under Article 10 of the Habitats Directive. Article 10 requires the protection and conservation of linear landscape features like watercourses (rivers, streams, canals, ponds, drainage channels, etc.), woodlands, trees, hedgerows, road and railway margins, semi-natural grasslands, natural springs, wetlands, stone walls, geological and geomorphological systems, features which act as stepping stones, such as marshes and woodlands, other landscape features and associated wildlife where these form part of the ecological network and/or may be considered as ecological corridors or stepping stones that taken as a whole help to improve the coherence of the Natura 2000 network in Clare. This is in addition to its importance in terms of reducing impacts on Human Health and Population in line with the Strategic Environmental Objectives as contained in the SEA Environmental Report.

SEA Mitigation**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.

Likely Significant Effects in accordance with the Habitats Directive

Buffer space is area of scrub transitioning to woodland next to Beechwood roundabout. Within 3km lesser horseshoe bat buffer for two SACs (Newhall and Edenvale Complex SAC and Pouladatig Cave SAC). Newhall and Edenvale Complex SAC is 1.3km from the buffer space and within 2.5km of designated bat roost. Pouladatig Cave SAC is 1.7km east and with 2.5km designated bat roost here. NBDC has a lesser horseshoe bat roost mapped in a 1km grid square which encompasses this buffer space (1998 record with 0 individuals counted, no recent monitoring results.).

Potential for habitat here to support bat foraging/commuting for either SAC. Foraging grounds for both SACs have been mapped within COs, but it is unclear from COs where this is in relation to the site. Further clarification from NPWS required. If this land is confirmed as foraging habitat any development would be a loss of foraging habitat and impact to CO target of "No significant decline within 2.5km of qualifying roosts". Also increase in disturbance (lighting, human presence) to adjacent foraging grounds, target is "No significant increase in artificial light intensity adjacent to named roosts or along commuting routes within 2.5km of those roosts".

It is noted that a bat survey was commissioned of this area in 2016. The survey consisted of two transects in one night's survey using a heterodyne duet bat box and Anabat SD1 bat detectors. It must be noted that when determining Lesser horseshoe bat presence, one night's survey may not be enough to determine presence/absence. Bat Conservation Ireland guidance states that "the fact that it is difficult to detect Lesser Horseshoe bats on a handheld heterodyne detector and the species can therefore be present in an area without being identified by this method alone. Therefore, in some cases, it is valid to use long-term, unattended, detectors or to carry out manual bat surveys over several nights to ensure a greater chance of being able to determine use of an area by this species".

The submission summarises the conclusions of this 2016 assessment

"No Lesser Horseshoe bats were recorded using the subject site; Other species of bats are using the subject site but numbers were very low;

There are no buildings/structures/trees associated with the subject site that would constitute a viable roost for any bat species;

There is significant light spillage from the N85 and nearby housing over the subject site which will deter light intolerant Lesser Horseshoe Bats from entering and feeding here."

The following extract from the report is also given; "Due to recent significant adjacent development (N85 and local housing) the Beechpark site is now an 'island' of vegetation that has no linear connection with any other Lesser Horseshoe bat habitats in the area – this, in effect, will stop all Lesser Horseshoe bats from entering the Beechpark site from any SAC, as bats follow linear features when feeding – these linear connections are not present at the Beechpark site. Furthermore, the area is completely polluted from light spillage which will deter light intolerant Lesser Horseshoe Bats from entering and feeding here."

The bat survey report did identify other bat species utilising the area and a potential common pip roost in the bungalow in the northeast of the site.

The data within the bat survey report is 6 years old, it would need updating and one night survey is not considered enough to rule out Lesser horseshoe. The status of the roost identified in 1998 should be confirmed. It is noted that any potential lesser horseshoe bat habitat which the COs identified has been impacted by surrounding development. If this was mapped foraging habitat its degradation as a result of other activities should not be a reason to allow rezoning for development.

The open space to the east consists of broadleaf woodland surrounding where the Fergus_060 water body rises. Ash lines principle 3 states "To embrace the wider landscape and create a green framework across the site that retains the sites green assets and enhances biodiversity." There is potential here to maintain and enhance the buffer space even connecting it with woodland in the Open Space and proposed green spaces within the proposed development. All bat species and their roosts are protected under the Wildlife Act and retention/enhancement of this area can support bats.

NIR Mitigation

R15 to SR5

All the NIR mitigation stipulated for R15 applies to new SR5 zoning and no additional mitigation stipulated

SR3 to SR4

All NIR mitigation stipulated for SR3 applies to new SR4 zoning and no additional mitigation stipulated

SR5 incorporate into R9

All NIR mitigation stipulated for R9 still applies, no additional mitigation stipulated

Recreation to R21

Within 2.5km of designated bat roost for Pouladatig Cave SAC and Newhall and Edenvale Complex SAC. NBDC has a lesser horseshoe bat roost mapped in a 1km grid square which encompasses this zoned area (1998 record with 0 individuals counted, no recent monitoring results). While the open grassland habitat here is not supportive of lesser horseshoe bat foraging there is potential that the boundary of the site is used as commuting grounds. COs target states state that there should be "No significant increase in artificial light intensity adjacent to named roosts or along commuting routes within 2.5km of those roosts".

Given the proximity of known roosting locations to this zoned area there is potential for impacts upon lesser horseshoe bat via fragmentation of commuting habitat or direct disturbance via lighting resulting in adverse effects upon European Sites.

- Within 500m of the Fergus_070 which is hydrologically connected to the Lower River Shannon SAC and River Shannon & River Fergus estuaries SPA.
- Potential for impacts upon water quality during construction and operational phase due to attenuated runoff resulting in adverse effects upon European sites.
- Potential for impacts upon water quality during operational phase as a result of inadequate wastewater treatment and discharge resulting in adverse effects upon European sites.
- Potential impacts to water quality were identified. Should this be of a severe enough magnitude then there is potential for a reduction in species density. e.g., increased sedimentation can smother salmon/lamprey spawning gravels or pollutants can degrade water quality below requirements for QIs.

Mitigation #1

Any development application shall be accompanied by a full and up to date bat survey by a suitable qualified ecologist, 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 shall not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications shall not propose removal of woody vegetation around the perimeter of the site and shall address how linkages across the landscape can be maintained and enhanced.

Mitigation #2

Appropriate surface water management shall be installed during construction phase to ensure no direct discharges of unattenuated water enters any surface water body and European sites. A Surface Water Management Plan shall be submitted as part of any planning application detailing how surface water run-off (including silt/hydrocarbons and other pollutants) shall be managed and controlled during construction.

During operation appropriate SUDs shall be installed to treat surface water runoff prior to discharge to any surface water body (e.g., green roof, silt traps, petrol interceptors, permeable paving.).

Appropriate wastewater treatment facilities shall be provided that can fully demonstrate that there will be no adverse effects upon water quality and European sites and compliance with mitigation for CDP11.32.

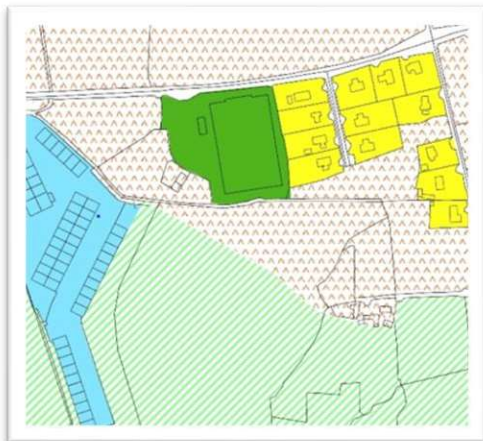
Mitigation #3

Development applications shall be accompanied by an Ecological Impact Assessment and Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed relevant these should include an assessment of potential impacts upon water dependent QIs at all life stages (migration/spawning/juvenile/adult).

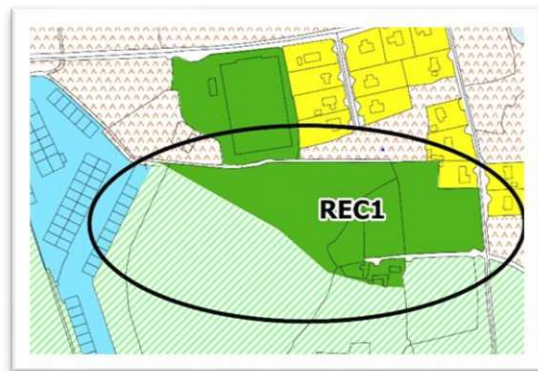
Proposed Amendment No.14 (Submission No. S2/932)

Buffer space to Recreational

From:



To:



Assessment of the likely environmental effect

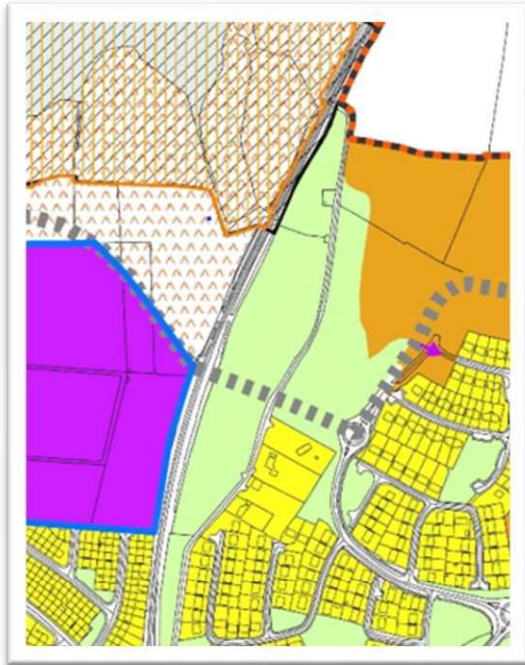
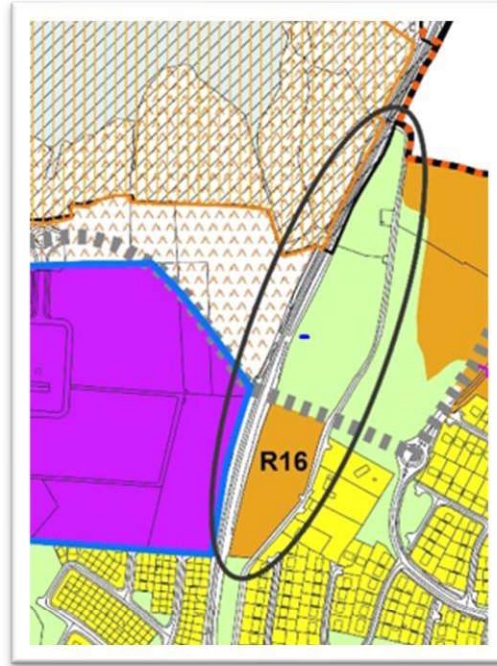
The lands zoned as buffer space on the Quin road surrounding and within the boundary of this proposed amendment serve a dual function in terms of protecting the River Fergus floodplain, providing capacity for flood storage in times of inundation together with protecting the varied biodiversity which utilise this area in particular as over wintering feeding grounds for birds. The value of this buffer space must be retained and in that regard it would not be appropriate to zone a large area of the buffer space for recreational use. The areas currently zoned agriculture could potentially accommodate 2 pitches.

SEA Mitigation

The further development of REC1 to the south shall not include any non-permeable surfaces, or any ancillary development such as dressing rooms. Any car parking shall be constructed using permeable surfaces. This is having regard to the identified Flood Zone A which applies to this site and to ensure the protection of residential properties in the surrounding area from any potential displacement in terms of flood waters from the development of these lands.

Proposed Amendment No. 15 (Submission S2/838)

From Open Space to Residential (R16)

From:**To:****Assessment of the likely environmental effect**

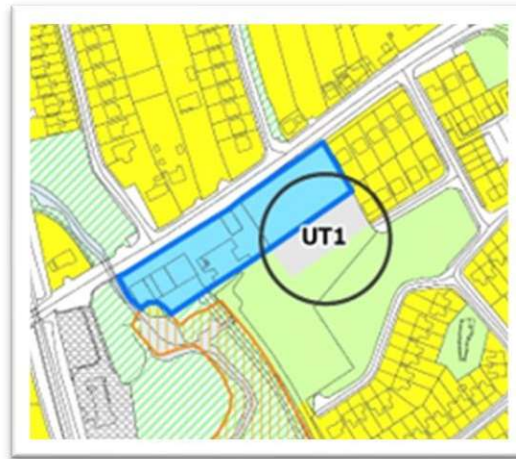
The proposed amendment provides for Residential zoning directly adjacent to the Ennis railway line. It does not provide for a buffer space or open space between the railway line and the new residential zoning. This zoning reflects negatively on SEO P1 & P2 in terms of protection, enhancement and improvement of people's quality of life. This is in addition to its importance in terms of reducing impacts on Human Health and Population in line with the Strategic Environmental Objectives as contained in the SEA Environmental Report.

SEA Mitigation:

Any development proposal should allow for a landscape buffer between the railway line 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 railway traffic and enhance linear commuting corridors for wildlife given the site is located with a high suitabilities landscape in terms of bats.

Proposed Amendment No. 16 OP18 Utilities (Submission No. S2/700)

Change Open space to Utilities

From:**To:****Assessment of the likely environmental effect**

The location of this utilities zoning is located with Flood Zone A and within a ream previously zoned as Open Space. While this area has been undeveloped, it has been incrementally filled in recent years to levels generally in excess of 3.5m OD. While flood defences are now in place along this section of the River Fergus, the lands which are currently zoned Open space (low lying lands behind the defences) historically provided an important role in storing surface water generated from the surrounding residential developments with connectivity to the River Fergus. As such, the utilities zoning must ensure it does not negatively impact on water quality or lead to an increase in flood risk to the surrounding residential developments. In line with the Southern Regional Assembly Blue Green Infrastructure and Nature Based Solutions Framework vegetated Swales and Ditches should be utilised.

SEA Mitigation:

The development of the utility zoning should predominately be constructed in a permeable manner. It should use vegetated swales and ditches a Sustainable Urban Drainage system to accept diffuse runoff from the site. It should be designed to attenuate and infiltrate runoff volume from the surface car park. The design of the swale should have the capacity to cope with a once in 10-30 year rain event.

Proposed Amendment No. 17 (Submission No. S2/821 & S2/816)

Change Open space to Low Density Residential (LDR12)

The site is zoned for low density residential development, the design and layout of which must reflect the predominantly rural character of the area. Future development proposals must be connected to public wastewater treatment infrastructure. On-site treatment will not be acceptable to the Planning Authority.

From:



To:

**Assessment of the likely environmental effect**

The lands which form the subject of this proposed amendment have been significantly in-filled and as such are highly disturbed following the undertaking of preliminary works associated with a previous planning application on the site which is incomplete. This site is located within Flood Zone A & B and has failed the justification test as per the Strategic Flood Assessment contained in Volume 10(c). Any development proposals for this site must be accompanied by a Flood Risk Assessment to consider surface water management and discharge, whether this is to the Gaurus River directly or into a surface water system, particularly during (but not limited to) flood events.

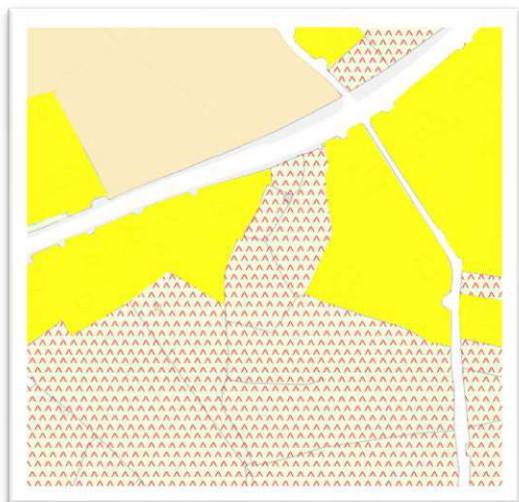
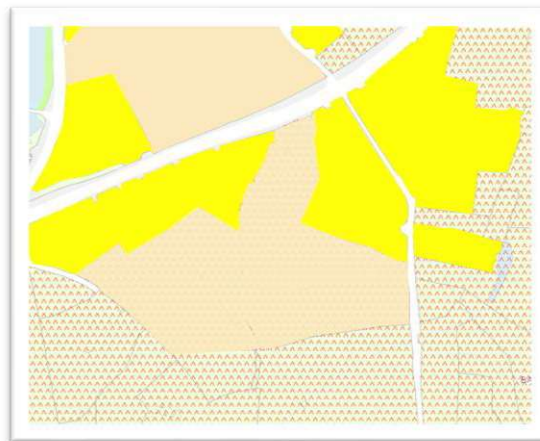
SEA Comment/Recommendation

A Construction Environmental Management Plan (CEMP) must be prepared as part of any planning application on this site 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 from development on this site must 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 including the Gaurus River.

Any development proposals for this site must be accompanied by a Flood Risk Assessment to consider surface water management and discharge, whether this is to the Gaurus River directly or into a surface water system, particularly during (but not limited to) flood events

Proposed Amendment No. 18 (Submission No. S2/876)

Change Agricultural to Low Density Residential (LDR14)

From:**To:****Assessment of the likely environmental effect**

With respect to this site almost the entirety of it has rock at or near the surface/karst and therefore extreme groundwater vulnerability with a further portion at high vulnerability. The groundwater body which covers Ennis and includes this site is currently at risk therefore any future development of this site should not compound this status further. Given the connectivity of this site to Lough Girroga within the context of its groundwater vulnerability, zoning of these lands must be carefully considered.

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.

SEA Mitigation: 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.

Clarecastle**Proposed Amendment No. 1 (Submission S2/822)**

From Agriculture to Strategic Reserve

From:

To:

**Assessment of the likely environmental effect**

The proposed amendment does not alter the environmental assessment in the Environmental Report.

Likely Significant Effects in accordance with the Habitats Directive

Within 3km lesser horseshoe bat buffer (Newhale & Edenvale Complex SAC). Record (10km grid square) 390m east and south. From aerial imagery no buildings which may support roosts, open grassland unlikely used for foraging habitat and connectivity to the SAC is poor. Lower River Shannon SAC 311m east, potential pathway for pollutants via drainage/ WTP discharges. River Shannon and River Fergus Estuaries SPA 734m south, potential supporting habitat for SCI birds.

NIR mitigation for bats, water quality (construction and operation), SCI birds applies (NIR Mitigation 2, 3 and 4a).

Barefield

Proposed Amendment No. 1 (Submission No. S2/759)

Agricultural to extend Village Growth Area 1 (VGA 1)

From:

To:



Assessment of the likely environmental effect

The zoning as currently outlined in the Draft Plan reflects the requirements and provisions of the National Planning Framework (NPF) in terms of the Tiered Approach to Land Zoning which states lands cannot be zoned for residential development which are not serviced or servicable by key service infrastructure within the lifetime of the plan. The lands subject to this Proposed Amendment are not served by key infrastructure. Given any change to the zoning of these lands would necessitate servicing by individual wastewater treatment systems the capacity of the site is restricted to compliance with the EPA Code of Practice for Single Houses, which will in turn dictate the density. The Proposed Amendment will therefore alter the environmental assessment in the Environmental Report and reflects negatively on Strategic Environmental Objectives W2, WW1 and WW2 in particular.

SEA Recommendation/Mitigation: The broadleaved trees and hedgerows associated with this land parcel 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 high landscape bat area and also its proximity to the Dromore Woods SAC. The Buffer Zone BU1 should be retained and incorporated as part of any future development of these lands to ensure protection of the residential amenity from noise associated with the adjacent M18 motorway.

Likely Significant Effects in accordance with the Habitats Directive

Within 3km lesser horseshoe buffer (Dromore Woods & Loughs SAC, 1.9km north). Site is open grassland unlikely foraging habitat and mapped roost in >5km away. In karst area, connectivity to nearby Dromore Woods & Loughs SAC, Ballyallia Lake SAC and SPA is possible via groundwater pathways or drainage/ WTP discharges.

NIR mitigation for water quality (construction and operation), bats stipulated. NIR mitigation 2,3 and 4a)

8.0 Conclusion

This Addendum to the Environmental Assessments which were prepared as part of the Draft Clare County Development Plan 2023-2029 presents the findings of Screening for Appropriate Assessment and the Appropriate Assessment together with the assessment of the proposed amendments under the Strategic Environmental Directive.

The Screening for Appropriate Assessment identified that there was potential for likely significant effects arising from 46 of the proposed zoning amendments. Accordingly, Appropriate Assessment was undertaken to ensure that potential adverse effects on the integrity of the European sites were avoided.

To this end, it was recommended that certain zonings be omitted/modified or mitigated to avoid adverse effects as is outlined in Sections 2 – 6 of this report.

This Addendum in conjunction with the Plan's commitments to the Habitats Directive and to the requirements under Article 6(3) predominately, as presented elsewhere in the draft plan ensures that these measures will be sufficient to ensure that there will be no adverse effect on the integrity of any European Site arising from the implementation of the draft plan. It is imperative however, that for the conclusions of this assessment to be definitive that the recommendations as outlined in the attached report are implemented as part of the final Plan. This includes for the removal of zonings (No. 4 in total) which have the potential to cause adverse effects on the integrity of a European site due to lack of scientific information or analysis at this plan level.

The proposed amendments have also been assessed under the Planning and Development (Strategic Environmental Assessment) Regulations (2004) as amended. It is considered that the overall effect of the proposed amendments to the Draft Clare County Development Plan 2023-2029 on the environment is likely to be neutral and in some cases beneficial. Any likely significant environmental effects have been prevented, reduced or offset through the inclusion of recommendations and/or mitigation measures.



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