



**CONSULTANTS IN ENGINEERING,
ENVIRONMENTAL SCIENCE &
PLANNING**

DRAFT CLARE COUNTY DEVELOPMENT PLAN 2023 – 2029 SUBMISSION

Shannon Group Submission

Prepared for: Shannon Group



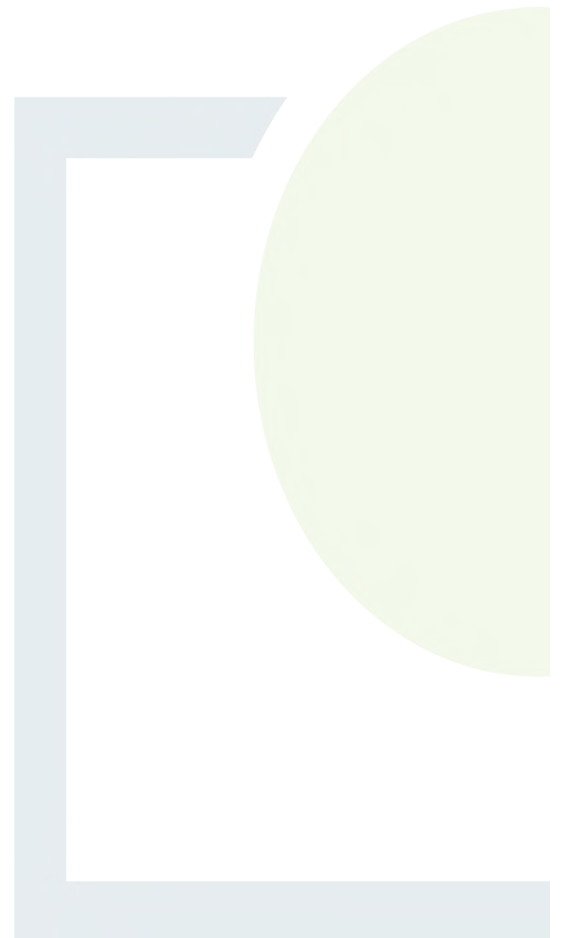
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1. INTRODUCTION

1.1 Introduction

Fehily Timoney & Company has been retained by Shannon Group to make a submission on the new *Draft Clare County Development Plan 2023-2029*, and welcome the opportunity to comment on same.

The intention of this submission is to set out Shannon Group's vision and how it can support for the sustainable development of County Clare over the period of the emerging development plan, and beyond. This submission responds to matters contained in the development plan which are relevant to the activities of Shannon Group.

1.2 Shannon Group

Shannon Group's vision is to 'reach further to build a thriving, connected place'. The Group's Mandate from Government is to "promote and facilitate air transport and aviation services in and around Shannon Airport and to optimise the return on its land and property and its shareholding in any subsidiary company".

Through its activities and infrastructure across Shannon Airport, the Free Zone and the wider region, Shannon Group has played a leading role in developing and delivering economic growth in County Clare and the Mid-West region over the years and looks forward to continuing to do so.

Shannon Group is a commercial company, formally established in September 2014. The group is comprised of;

- Shannon Commercial Properties
- Shannon Airport Authority, and
- Shannon Heritage (see section 2.3 below)

These businesses operate and manage Shannon Airport, the commercial property portfolio held by Shannon Commercial Properties, and a number of tourist attractions operated by Shannon Heritage.

The connectivity that Shannon Airport provides for the Mid-West and West regions to North America, Europe and the UK is critical to economic development in these areas. It is and will continue to be an essential support for the business and tourism industries located in the region. Commercial, Cargo, Maintenance (MRO) and Business & General Aviation activity also takes place at the airport.

Shannon Group manages a comprehensive land and property portfolio in the Shannon Free Zone and other sites in the region (1.6 million square feet of building space and significant landbanks). These assets provide appropriate, innovative, and competitive property solutions to indigenous and foreign clients. The Shannon Group Campus (including the Shannon Free Zone, the surrounding land bank and adjacent property and the airport lands) is home to a significant aerospace and aviation cluster, and also hosts companies in the med tech, life sciences and engineering sectors. Shannon Group helps these companies to develop their businesses and supports new entrants keen to join this growing nucleus of aerospace excellence, ensuring that Shannon remains a global centre for the aviation industry. It provides significant opportunities to support further economic development for the West of Ireland. Shannon Group has an integral role in economic investment and development regionally and nationally through their significant property and land portfolio and infrastructure assets and are therefore a key stakeholder in the emerging Clare County Development Plan.



Sustainability is a particularly important aspect of Shannon Group's business activity, and it is committed to managing and reducing negative environmental impacts, including emissions, and reducing energy consumption. Management has embedded activity and business goals into Group activity, to ensure that the Group meets its 2030 sustainability targets (as set out by Government) and to meet the 'net zero' requirement by 2050. Shannon Airport and Shannon Group Campus have already benefited from energy efficiency improvement initiatives and biodiversity developments. Future property upgrades across the airport and free zone will focus on delivery of a sustainable Shannon Group Campus, while contributing to more efficient and less costly operations.

The impact of the Covid-19 pandemic on all Airports, particularly regional airports such as Shannon Airport, has been devastating. However, restoring regional connectivity and international travel is well underway, notwithstanding the recent emergence and impact of the Omicron variant of the virus. Continued rebuilding of such connectivity to pre-pandemic levels will continue to stimulate the sustainable recovery of inbound business and tourism activity in the Mid-West Region.

Shannon Group understands that the Draft Clare County Development Plan 2023-2029 is the primary policy document for planning policy throughout the functional area of Clare County Council. The Group understands that the plan also contains settlement plans for all of the towns and villages in the county, with the exception of Shannon Town. The Metropolitan Town of Shannon has its own dedicated Local Area Plan, Shannon Town and Environs Local Area Plan 2012-2018 (as amended), which contains the zoning map for the town. A new Shannon and Environ Local Area Plan will be prepared for Shannon Town and Environs during the life of this plan. Therefore, this submission focuses on the high level policy objectives contained in Volume 1 of the Draft Plan and Volume 3b of the Draft Plan with respect to the Shannon Municipal District.

Following a review of the Draft Plan, this submission makes commentary and recommendations on the policy content on a topic by topic basis, following the structure of the Draft Plan.



2. SHANNON GROUP PROPERTIES

Shannon Group, through Shannon Commercial Properties, owns and manages the main Property assets within Shannon Group consisting of business and technology parks across eleven locations that attract industry to the region. Of these the Shannon Free Zone, located adjacent to Shannon Airport forming part of the Shannon Group Campus, is the largest multi sector business park outside of Dublin. There are over 220 companies employing over 7,500 people in the Shannon Free Zone. The Shannon Free Zone has been extensively redeveloped and renewed in recent years to meet occupier requirements with further projects planned.

The ability of the Shannon Group Property business to offer a variety of good value property solutions including office space and incubation space will ensure that it will continue to play a key role in the economic development of the Mid-West. Due to the success of its initial investment program, Shannon Group is now planning the next phase of a wider redevelopment programme. The portfolio of sites located within the Shannon Municipal Area include the following;

- Shannon Airport
- Airport Enterprise Site
- Enterprise Site (E1)
- Shannon Free Zone East and Smithstown
- Area Zoned Open Space along the R471 (OS1)
- Infrastructure Safeguard Site – IS4
- Universal House and surrounding lands

The key site in the Ennis Municipal Area is the Clare Technology Park.

2.1 Shannon International Airport

Shannon Airport Authority is responsible for the management, operation, and development of Shannon Airport. Shannon Airport is a strategic national asset and has played a key role in the economic development of Shannon and the Mid-West. Open 24 hours a day throughout the year, the airport operates with no curfews, slots or noise restrictions and has the longest runway in the State. The Airport is strategically located in the heart of the mid-west and serves a catchment area which extends northwards to Galway and beyond and southwards to Cork and Kerry. The expansion of the motorway network throughout the West and Midlands has enabled the airport to extend its appeal as the primary access point or gateway for this region. Shannon is, therefore, the principal long-haul airport for this broader region and is a vital economic driver for FDI, indigenous industry, and inbound tourism. A recent independent Economic Impact Report on Shannon Group, conducted by W2 Consulting, confirmed that FDI, indigenous industry and tourism in the West of Ireland are heavily reliant on the connectivity provided by Shannon Airport.



2.2 Shannon Heritage

Shannon Heritage operates visitor attractions in Clare, Limerick and Galway. The Shannon Heritage portfolio began in 1963 with the operation of its first medieval banquet at Bunratty Castle in Co. Clare. The success of this attraction led to the expansion of the visitor portfolio.

Shannon Group has a Government mandate for the development of aviation and optimisation of the commercial return on its land and property assets. As a result of the devastating impact of the pandemic it was obliged to focus on traffic recovery in the Airport and securing the resumption of air services and vital air connectivity which are critical to the economic recovery of this region.

Tourism, hospitality, FDI and indigenous business interests are reliant on airline connectivity being restored to support their activities. The transfer of the Shannon Heritage business out of Shannon Group was in the best interests of both the Group and Shannon Heritage, allowing the Group to focus on the recovery of Shannon Airport and ensure the Group could deliver the return of international tourists to Ireland, providing for the longer-term sustainability of the Shannon Heritage business and its employees.

Following Government confirmation, the Group engaged with the local authorities on the transfer the Shannon Heritage sites. It has been agreed that Shannon Group will transfer its ownership of Shannon Heritage and its heritage assets to Clare County Council. With this and the divestment of its heritage assets, Shannon Group will no longer be directly involved in tourism operation but will continue to remain a key driver of tourism through the Airport.

2.3 Shannon Aviation Cluster

The Aviation Cluster in Shannon (International Aviation Services Centre - IASC) is the largest Aviation cluster in the country. This cluster, is tasked with developing a global aviation and aerospace industry cluster in Shannon. The Aviation cluster helps existing aerospace firms located in the Mid-West develop their business and works alongside IDA Ireland and Enterprise Ireland as they seek to bring new companies to the area. The region around Shannon is recognised as Ireland's aerospace heartland supported by local universities offering aviation-specific training and research facilities.



3. SUBMISSION

3.1 Introduction

This section constitutes the considered submission of Shannon Group on the Draft Clare County Development Plan with regard to the Group's portfolio of properties and operations within the Shannon area. For clarity and ease of reference, the format of the Draft County Development Plan is followed with commentary and or alterations proposed on a chapter-by-chapter basis. Firstly Volume 1 of the Draft Plan is commented on under Section 3.1 below followed by commentary on Volume 3b relating to the Shannon Municipal Area Plan in Section 3.2 and Ennis Municipal District Plan in Section 3.3.

3.2 Draft County Development Plan (Volume 1)

This section provides commentary and recommendations for inclusion into Volume 1 of the Plan.

3.2.1 Chapter 2 Climate Action

The Shannon Group supports Co. Clare's vision to transition to a low carbon future and supports its policies and objectives to attain same. It is noted under section 2.9.3 of the Draft CDP 2023 'Renewable Transport' that Objective CDP 2.15 supports "*actions to transition the movement of freight ports and airports to a low carbon future*".

Shannon Group supports this objective in principle, being aligned with Shannon Group's principles of sustainable development and a reduction in the Group's carbon footprint.

The forthcoming Development Plan should support initiatives by Shannon Group which support achievement of Government and European Union Climate Action Plans, including;

- Renewable energy projects in the Shannon Group Campus (the Campus includes the Shannon Free Zone, the surrounding land bank and adjacent property and the airport lands)
- Innovative pilot and demonstration projects for new renewable energy technologies, for example Solar farms, wind energy, renewable fuels.
- Development of sustainable multimodal mobility options, including the necessary enabling infrastructure

3.2.2 Chapter 4: Urban and Rural Settlement Strategy

The Draft CDP 2023 Objective CDP 4.4 with respect to Shannon states it is an objective of the Development Plan;

"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 its employment base, international airport, and other competitive advantages;"



It is imperative for the County that the role of Shannon and its key assets such as Shannon Airport and the Free Zone are seen as the economic drivers for the region, and that Shannon's *Metropolitan Town* status is protected. This requirement should be a primary feature of the new Shannon Local Area Plan.

3.2.3 Chapter 6 Economic Development and Enterprise

Chapter 6 of the Plan outlines the Economic Development objectives for Shannon. The plan focuses on substantial landbanks in proximity to the Shannon International Airport with objective CDP 6.5 stating;

"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 National Aviation Policy;*
- 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;*
- 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);"*

Shannon Group suggests that a further section is added to this policy objective, one which recognises Shannon Airport as not just a facilitator of enterprise and economic development in Shannon but as an enterprise and employment hub in its own right. Therefore the Group recommends inclusion of the following additional objective:

x) To support the continued development of the Shannon International Airport campus as an employer in the region and economic development facilitator and support its redevelopment into the future.



Shannon Group suggests also that point d) should be expanded to include a wider range of opportunities, such as MedTech (as illustrated by the recently established MeiraGTx campus at Shannon), engineering and Information, Communications and Technology (ICT).

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.

Policy Objective CDP 6.6 of the Development Plan includes a specific policy objective for Shannon International Airport 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 ensure compliance with all relevant legislation as outlined in Objective CDP3.1”*

In addition to the above, Shannon Group believes that it is necessary to include a clear and explicit objective regarding support for energy security for the Airport, through supporting renewable energy initiatives. This additional objective will allow the Airport to diversify and facilitate alternative developments to underpin its viability in the long term and should also provide for the development of further infrastructure, in particular road access to lands adjoining the north west of the main Shannon Airport runway.

Therefore we recommend inclusion of the following additional objectives.

x) To support and facilitate the development of renewable energy infrastructure within the airport and its confines, thereby enhancing energy security, including development of facilities in support of the aviation sector’s transition to Sustainable/Renewable Aviation Fuel and energy

x) Facilitate diverse non-aviation development typologies within the Shannon Group Campus



3.2.4 Chapter 9: Tourism

The Draft CDP 2023 includes Objective CDP 9.22 which states;

“It is an objective of Clare County Council:

- a) To support investment in infrastructure, increased capacity of Shannon International Airport, road and rail accessibility, in order to maximise the potential of tourism subject to the outcome of environmental assessments and the planning process;*
- b) To support the enhancement of Bunratty Castle and Folk Park as a visitor experience;*
- c) To support the development of a flagship, international-scale tourism project in Bunratty;*
- d) To facilitate the development and expansion of the hospitality sector, particularly as it relates to business tourism, in Bunratty and Shannon Town;*
- e) To support the development of Shannon as a visitor destination including enhanced evening entertainment, promotion of looped walking trails , provision of an airport museum and enhanced aircraft viewing areas;*
- f) To work with relevant stakeholders to promote the monastic sites in the area as key tourist attractions;*
- g) To promote equestrian, boating, outdoor activities and the natural amenities and traditions of the area; and*
- h) To support the development of the Limerick-Shannon Metropolitan Area as a smart tourism destination.”*

Shannon Group welcomes inclusion of this objective in the County Development Plan, and endorses recognition of the importance of Shannon International Airport and Bunratty Castle and Folk Park as key international scale facilities that support tourism in the region.

3.2.5 Chapter 11: Physical Infrastructure, Environment and Energy.

Objective CDP 11.7 of the Draft CDP 2023 states;

“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 to Shannon International Airport taking account of and being informed by the N19 National Road upgrade; and*
- b) To facilitate a proposed Shannon Rail Link which does not inhibit the N19 National Road Upgrade.”*

Shannon Group welcomes this objective, in particular its emphasis on delivering the N19 road upgrade. The immediate objectives regarding the N19 are pressingly important. This is emphasised in CDP Objective CDP 11.11.

Due to the scale and importance of lands at Shannon Free Zone East, Shannon Group would support an objective to enhance existing road and mobility infrastructure to and from Shannon Free Zone East to facilitate better access and egress to this important development area.

The Draft CDP 2023 Objective 11. 19, which specifically relates to Shannon Airport, is welcomed by the Group.



This part of the plan emphasises the need to grow the airport and enhance its international connectivity through recognising its benefits to regional development and also to enhance its regional connectivity through appropriate road and public transport enhancements.

Key to the delivery of this objective is CDP Objective 11.19 (b) which seeks to;

“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”;

Shannon Group endorses CDP11.44, to promote electricity and gas grid infrastructure, and suggests that Clare County Council liaises with the main utility companies to ensure increased capacity is made available. This will enable ready to go solutions for provision of utility infrastructure services for new developments e which are required to attract FDI’s to the Region.

Section 11.7 SEVESO – Major Accidents Directive refers to guidance. The Council should consider making reference to a new document from the Health and Safety Authority (HSA) entitled *“Guidance on technical land-use planning advice (2021) – For planning authorities and COMAH establishment operators.*

3.2.6 Chapter 13 Aviation and Shannon Estuary

Chapter 12 Aviation and the Shannon Estuary seeks to support and safeguard the airport lands for future airport expansion and rationalisation and give prioritisation to aviation and other compatible uses. The Draft CDP 2023 Objective CDP 12.12 seeks to;

“Realise the long term potential of Shannon International Airport and its environs within the Southern Region, and encourage the sustainable development of the Airport as a strategic economic driver in the Shannon Estuary and the wider Region. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives”.

Shannon Group endorses this objective and welcomes the establishment of the Shannon Estuary Economic Taskforce. The Group endorses the Terms of Reference for this Taskforce, in particular those relating to connectivity, policy and investment in the Region. Shannon Group is committed to supporting the work and output of the Taskforce, as it considers the broad range of opportunities for the Shannon and Mid-West regions.

With respect to specific developments, Shannon Group requests that it is made aware of all development proposals within the area, to help ensure that non-compatible uses are identified and not progressed. The Group would however support facilitation of diverse non-aviation development typologies within the Shannon Group Campus to realise its long-term potential as an economic driver, for example the development of sustainable aviation fuels, alternative fuels, wind farms, solar farms and other such initiatives.



3.2.7 Volume 6 – Clare Wind Energy Strategy.

It is essential that the development of wind turbine projects in the region is cognisant of aircraft flight paths into and out of Shannon Airport. Safeguarding of the aerodrome must be considered against relevant legislation and regard had to the (IAA) Obstacles to Aircraft in Flight Order, 2005 (S.I. No. 215/005). This legislation relates to Obstacles affecting aircraft operations.

3.2.8 Volume 10c – Strategic Flood Risk Assessment

Shannon Airport fully supports the CFRAMS programme, in particular the focus on the interdependencies of protecting airport infrastructure in tandem with Shannon Town which in the Group's view is central to the medium and long term strategy for the reduction and management of flood risk in the greater Shannon area. This programme will complement and enhance refurbishment works undertaken by Shannon Group on the Eastern and Western flood defence embankments during 2021 and into 2022.



3.3 Shannon Municipal District Settlement Plan

The Shannon Municipal District Settlement Plan provides the framework for the delivery of the Strategic objective of the Draft Clare County Development Plan 2023. The Plan does not include specific zoning objectives as same are addressed in the current Shannon Local Area Plan 2018 which will be updated within the lifetime of the Clare County Development Plan 2023. Therefore this submission focuses on the strategic objectives for Shannon in the context of the Shannon Group property portfolio.

The Shannon Group portfolio of lands within the District Settlement Plan consist of the following assets;

- Shannon Airport
- Airport Enterprise Site
- Enterprise Site (E1)
- Shannon Free Zone East and Smithstown
- Area Zoned Open Space along the R471 (OS1)
- Infrastructure Safeguard Site – IS4
- Universal House and surrounding lands

Shannon Group welcomes the ‘Vision’ set out in the District Settlement Plan:

‘A Metropolitan Town where people want to live and work sustainably and visit because of its strong identity and sense of place, high amenity value and quality of life. A sustainable, low carbon town, which continues to be the regional leader for economic development and employment, maximising its strategic location, accessibility and metropolitan status.’

The Group notes that this Vision is underpinned by 12 strategic goals which seek amongst other things to;

“3. To proactively pursue the continued growth of Shannon as a centre of industrial and business excellence and as a globally recognised centre of excellence for software engineering, aviation and logistics talent.”

Shannon Group welcomes this strategic objective and believes that it can be further enhanced, through the following wording, to more specifically promote redevelopment of the Shannon free zone.

“3. To proactively pursue the continued growth of Shannon as a centre of industrial, enterprise and business excellence and as a globally recognised centre of excellence for software engineering, aviation and logistics, MedTech, engineering and ICT.



Strategic Objective 4 seeks to;

“4. To support the continued development of Shannon International Airport as a national and international driver of economic, social and tourism growth;”

Shannon Group believes that this Strategic Objective could be enhanced to include the following;

“4. To support the continued development of Shannon International Airport as a national and international driver of economic, social and tourism growth through promotion of strategic route development and increased air connectivity”

3.3.1 Employment, Economy and Enterprise

The key priorities for the Shannon Free Zone (SFZ) are as follows;

- a) *“To support Shannon Group in transforming the SFZ to create the environment for a high- tech ecosystem in the Mid-West and in developing a framework strategy for the underdeveloped landbank at SFZ East and the brownfield regeneration of SFZ West to ensure future development takes place in a co-ordinated manner;*
- b) *To place Shannon at the forefront of a global mobility revolution. SFZ has an established industrial base in the technology and automotive sectors, including global market- leading firms with ambitious investment plans, a plethora of expert SMEs and depth of research expertise. The Council supports the future development of the automotive and mobility sector in Shannon;*
- c) *To support the continuance and expansion of Shannon as a multi modal hub for air commerce and logistics.*
- d) *To support investment in the sustainable development of the Connected Autonomous (CAV) sector in Shannon including the development of a testbed for this transformative technology which can be a key enabler for decarbonising our transport sector;*
- e) *To promote cross-agency cooperation in the promotion and development of the Inter- national Aviation Services Centre (IASC) cluster;*
- f) *To support Investment in the utilities infrastructure necessary to ensure the continued regeneration of the SFZ.”*

Shannon Group welcomes inclusion of these priorities in the County Development Plan, and endorses recognition of the importance of the Shannon Free Zone as key international scale facilities that support development and investment in the region. Shannon Group would recommend the expansion of point c) to include Foreign Direct Investment (FDI) within the Zone. Shannon Group would also welcome the addition of a sustainable and climate resilient manner to be added to point f).



c) To support the continuance and expansion of Shannon as a multi modal hub for air commerce, logistics and FDI.
f) To support Investment in the utilities infrastructure necessary to ensure the continued regeneration of the SFZ and for this to be carried out in a sustainable and climate resilient manner”

3.3.2 Shannon International Airport

A strategic development area should be identified at airport lands to facilitate the development and expansion of Shannon Airport and the Shannon Group Campus Aviation Cluster and to improve airport access and connectivity.

3.3.3 Low Carbon Strategy

The Shannon Free Zone and adjacent industrial parks, together with Shannon International Airport, provide an agglomeration of companies and business interests that could avail of innovative solutions including a future energy network that could provide sustainable low carbon energy security.

“Shannon’s road layout and abundance of open spaces also lends itself to the furthering of Smarter Travel, whereby existing travel behaviours can be challenged through the provision of efficient, safe and high amenity walking and cycling routes

3.3.4 Natural and Built Environment

The plan states that the

“the built environment is a key element in ensuring that Shannon Town and its Environs is an attractive place in which to live, work, recreate and visit. There are a number of buildings/structures in Shannon which are considered to be important in the context of the overall built heritage of Shannon Town and Environs, including Hastings Cottage (RPS No. 664) and such buildings should be protected from inappropriate development and enhanced.”

The Shannon Group welcomes this objective however it should be noted that the Old Shannon Airport Terminal and other buildings around the airport are designated as protected structures (RPS). The structures located at the airport campus should be reviewed for their appropriateness at the airport campus, to ensure that their positioning does not hinder the development of a cohesive masterplan for the Shannon Group Campus.

RPS No. 328 relates to the Shannon Airport Terminal. Its designation is for reasons relating to Architectural and Historical reasons and its importance is identified as Regional. Shannon Group respectfully request that this structure be remove from the RPS and the Group have plans to redevelop the Old Shannon Airport Terminal.



3.3.5 Shannon Infrastructural Resources including the Shannon Estuary

The Shannon Group supports the redevelopment of the N19 National Road upgrade and recognises and agrees that it should be a priority of Clare County Council.



3.4 Ennis Municipal District Settlement Plan

Due to the requirements of the Planning and Development Act, 2000 (as amended) a new Ennis and Environs Local Area Plan will be prepared during the life time of this Plan. The Shannon Group will be happy to contribute to the making of the new Local Area Plan giving their interests in the Area.

Shannon Group are in the ownership of the Clare Technology Park which is a 20 ha Technology Park in Ennis. There is significant lands available in this part to facilitate further enterprise and technology development.

The inclusion of the lands as a Key Transformational Site and Opportunity Site in the Ennis Local Area Plan (TS8 and OP15) is welcomed and must be maintained in order to enable its sustainable development into the future.

This site forms the central pillar in achieving the overall vision for Ennis. This site is particularly important in relation to the expansion and rejuvenation and transformation of Ennis Town Centre, achieving economic growth and improvements to the public realm and the provision of improved levels of services and amenities for residents of the settlement area and the surrounding hinterland.

Section 2.1.4 of the Municipal Plan identifies the site as being zoned for ;

“Enterprise and Mixed Use development and is considered to be particularly suitable for businesses engaging in green technology/renewable technology. The use of part of the site identified as Mixed Use for medical/hospital, residential, neighbourhood retailing educational, community and any other appropriate type of uses are also supported”.

Given the scale of the site it is imperative that the range of uses permissible on the overall lands remains flexible.



4. CONCLUSION

We welcome the opportunity to contribute to the Draft Clare County Development Plan 2023. The Plan is a valuable opportunity for Clare County Council to realise and plan for, in an appropriate manner, the sustainable development of Ennis. This can be achieved by adopting clear policies and a detailed strategy for the area. We trust that you will give due consideration to the above submission.

We would welcome the opportunity to discuss this submission with you further.



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