

From: [REDACTED]
To: [Development Plan](#)
Subject: SCP251102 EPA submission to Draft Proposed Variation No 1 to the Clare County Development Plan 2023-2029
Date: Thursday 2 April 2026 10:19:31
Attachments: [REDACTED]

Dear Ms Quinn,

We acknowledge your notice, dated 6th March 2026, in relation to the Draft Proposed Variation No 1 to the Clare County Development Plan 2023-2029 and SEA Environmental Report.

Please find attached the EPA's submission on the above.

Kind Regards,

Eleanor Ryan
State of Environment Team
Office of Radiation Protection and Environmental Monitoring, Wexford

Foireann Staid an Chomhshaoil
Oifig um Chosaint Radaíochta agus Monatóireachta Comhshaoil, Loch Garman





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Ms Helen Quinn
Senior Planner
Planning Department
Clare County Council
New Road
Ennis
Co Clare

2nd April 2026

Our Ref: SCP251102.2

Re. Draft Proposed Variation No 1 to the Clare County Development Plan 2023-2029 and SEA Environmental Report

Dear Ms Quinn,

We acknowledge your notice, dated 6th March 2026, in relation to the Draft Proposed Variation No 1 to the Clare County Development Plan 2023-2029 and SEA Environmental Report (the 'Variation').

In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'.

This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority Land Use Plans. We suggest that you take this guidance document into account and incorporate the relevant recommendations, in finalising and implementing the Variation.



Clare County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the revised National Planning Framework (NPF) and the Southern Regional Spatial and Economic Strategy.

Content of the Environmental Report

The SEA Regulations set out the information to be contained in an Environmental Report.

Mitigation Measures

Where you have identified the potential for likely significant effects, you should provide appropriate mitigation measures to avoid or minimise these. You should ensure that the Variation includes clear commitments to implement the mitigation measures.

Monitoring

The Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It should consider and deal with the possibility of cumulative effects. Monitoring of both positive and negative effects should be considered. The monitoring programme should set out the various data sources, monitoring frequencies and responsibilities.

Given that a previous iteration of the Plan exists, including information on outputs of the previous monitoring programme would be useful. This should help inform how effective the current monitoring programme has been, and how it can be improved or further developed to cater for the new plan-period.

You're also referred to the Environmental Monitoring set out in Table 7.1 of the revised NPF's SEA Statement¹. This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.

If the monitoring identifies adverse impacts during the implementation of the Variation, Clare County Council should ensure that suitable and effective remedial action is taken.

Guidance on SEA-related monitoring is available on the EPA website at <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/06695-EPA-SEA-Statements-and-Monitoring-Report.pdf>

Future Amendments to the Variation

You should screen any future amendments to the Variation for likely significant effects.

SEA Statement – “Information on the Decision”

Once the Variation is adopted, you should prepare an SEA Statement that summarises:

- How environmental considerations have been integrated into the Variation;

¹ DHLGH, 2025. [First Revision of the National Planning Framework SEA Statement](#)



- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Variation;
- The reasons for choosing the Variation adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the Variation.

You should send a copy of the SEA Statement with the above information to any environmental authority consulted during the SEA process.

Guidance on preparing SEA Statements is available on the EPA website at the following link: <https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/06695-EPA-SEA-Statements-and-Monitoring-Report.pdf>.

Environmental Authorities

Under the SEA Regulations, you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage;
- Minister for Climate, Energy and the Environment; and,
- Minister for Agriculture, Food, and the Marine.
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,

A handwritten signature in black ink that reads 'Deirdre French'.

Deirdre French

SEA Section

Office of Radiation Protection and Environmental Monitoring