

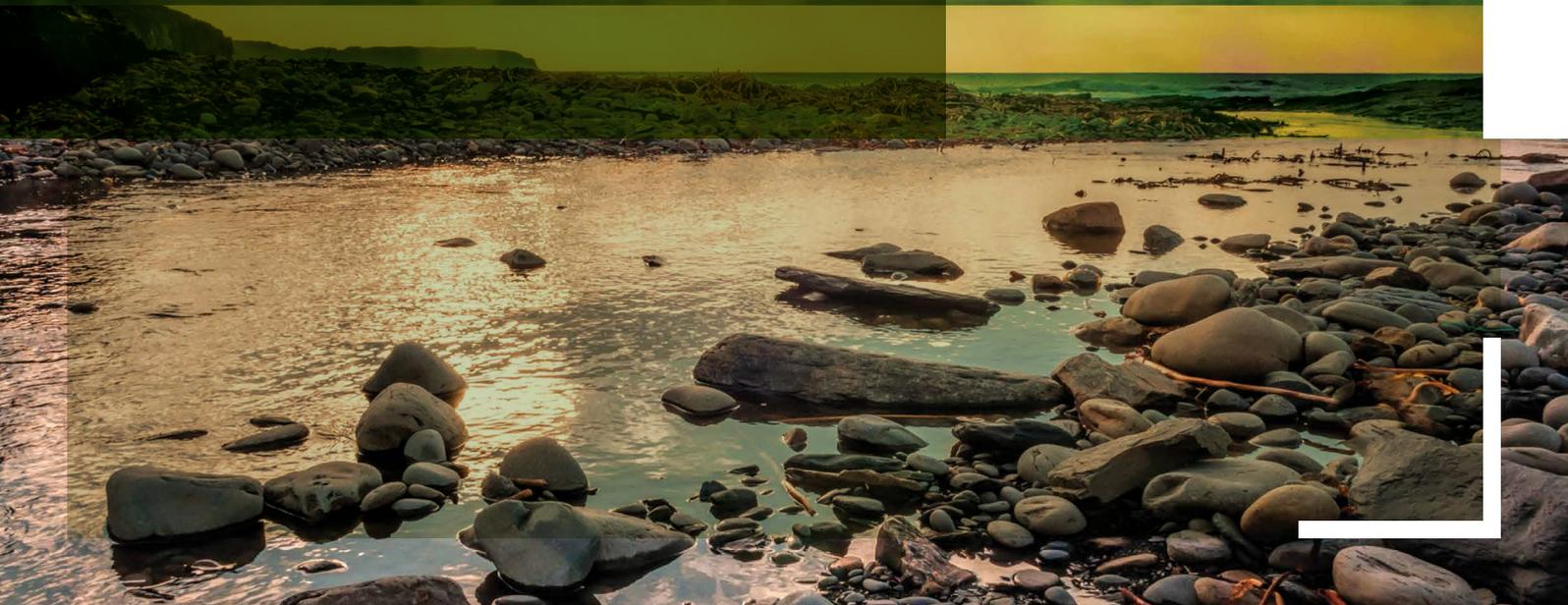
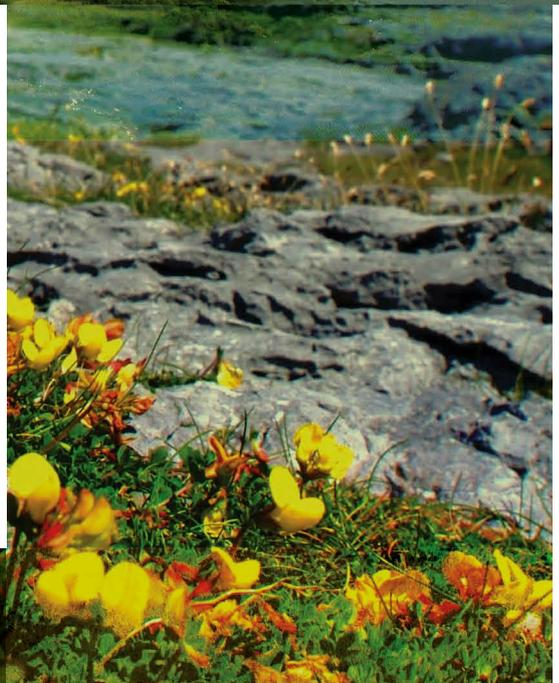
Volume
10b(ii)



Comhairle Contae an Chláir
Clare County Council

Clare County Development Plan 2017–2023

Strategic Environmental Assessment Environmental Report Appendices



Appendix A – Detailed Assessment of Plan Objectives

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Chapter 2 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal 1: A County Clare that drives local and regional sustainable growth by harnessing the potential of its unique location, quality of life, natural resources and other competitive advantages.													

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<p>CDP2.1 Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment It is an objective of the development plan: a) To require the preparation and assessment of all planning applications in the Plan area to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this development plan; 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. c) To require compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.</p>	+	+	+	+	0	0	0	0	0	0	0	<p>Suggest change to wording</p> <p>b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development— planning and any necessary assessment to be undertaken, including assessments of disturbance to species, where required. Recommendation incorporated into Pre-Draft</p>
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Table 8.3 Strategic Environmental Assessment of the Clare County Development Plan Objectives 2017 - 2023

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal II: A County Clare of strong and balanced urban and rural areas providing key services and a good quality of life and where people have the choice to live in the area where they are from.													
<p>CDP 3.1 Ennis It is an objective of the Development Plan: a) To ensure that Ennis, as the county town and as a designated “Hub” in the NSS, is a driver of county and regional prosperity by harnessing its strategic location and access on the Atlantic Corridor; it’s strong urban structure; existing retail, service and accommodation base and other competitive advantages. b) To achieve a vibrant and culturally-rich Ennis area with a revitalised town centre and strong economic growth balanced with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all; c) To prepare a local area plan for the Ennis Town and Environs area during the lifetime of this development plan.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-	Suggest wording addition c) To prepare a local area plan for the Ennis and Environs area during the lifetime of this development plan incorporating a Strategic Environmental Assessment and Appropriate Assessment. Recommendation was not incorporated into Pre-Draft

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 3.2 Shannon</p> <p>It is an objective of the Development Plan:</p> <p>a) To ensure that Shannon, as a linked gateway with Limerick in the NSS, is a driver of county and regional prosperity by harnessing its strategic location and access on the Atlantic Corridor, in addition to its employment base, international airport and other competitive advantages;</p> <p>b) To prepare a new Local Area Plan for Shannon Town and its Environs during the lifetime of this development plan.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggest wording addition</p> <p>b) To prepare a new Local Area Plan for Shannon Town and its Environs during the lifetime of this development plan incorporating a Strategic Environmental Assessment and Appropriate Assessment Recommendation was not incorporated into Pre-Draft</p>
<p>CDP 3.3 Service Towns</p> <p>It is an objective of the Development Plan</p> <p>To ensure that the Service Towns are each drivers of growth and prosperity for their respective catchments, by consolidating their administrative, retail and service bases, protecting and enhancing their distinctive town centre characteristics and natural landscape settings, and maximising their role for sub-regional growth.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggesting wording alteration</p> <p>It is an objective of the Development Plan</p> <p>To ensure that the Service Towns are each drivers of growth and prosperity for its their catchment, by consolidating their</p>

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													administrative, retail and service bases, protecting and enhancing their distinctive town centre characteristics and natural landscape settings, and maximising their role for sub-regional growth. Recommendation was incorporated into Pre-Draft.
CDP 3.4 Small Towns It is an objective of the Development Plan: To ensure that the small towns throughout the county continue to act as important local service centres that maintain sustainable communities, help to ensure a good quality environment, provide public transport to the main centres, ensuring a high quality of life for those who live in the vicinity.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 3.5 Large Villages It is an objective of the Development Plan:	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To ensure that the large villages throughout the county maintain existing population levels and services and that future growth is balanced and sustainable and is relative and appropriate to their scale, size and character.													
CDP 3.6 Small Villages It is an objective of the Development Plan: To ensure that the small villages throughout the county maintain existing population levels and services and future growth is incremental and small scale in nature, relative and appropriate to their scale, size and character.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 3.7 Clusters It is an objective of the Development Plan: To ensure that clusters throughout the county maintain their existing character providing only for very small scale growth.	+	+	+	+	+	+	+	+	+	0	+	+	
CDP 3.8 Countryside It is an objective of the Development Plan: To ensure that the countryside continues to play its role as a place to live, work and visit having careful regard to its carrying capacity and environmental sensitivity.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 3.9 Monitoring and Implementation of Settlement Strategy	+	+	+	+	+	+	+	+	+	0	+	+	Given the safeguards that are embedded in

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the Development Plan:</p> <p>a) To achieve the delivery of strategic, planned, co-ordinated and balanced development of the settlements throughout the county;</p> <p>b) To monitor carefully the scale, rate and location of newly permitted developments and apply appropriate development management measures to ensure compliance with the Settlement Hierarchy and Strategy, including the population targets for the county.</p>													the assessment of the settlements through the SEA, AA and SFRA elements and their incorporation into the CDP this objective reflects a potential positive effect on the SEOs.
<p>CDP 3.10 Planned Growth of Settlements</p> <p>It is an objective of the Development Plan:</p> <p>a) To ensure that the sequential approach is applied to the assessment of proposals for development in towns and villages and to ensure that new developments are of a scale and character that is appropriate to the area in which they are located;</p> <p>b) To restrict single and/or multiple large scale developments which would lead to rapid completion of any settlement within its development boundary, and in excess of its capacity to absorb development in terms of physical infrastructure (i.e. water, wastewater, surface water, lighting,</p>	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
footpaths, access etc.) and social infrastructure (i.e. schools, community facilities etc.).													
<p>CDP 3.11 New Single Houses in the Countryside within the ‘Areas of Special Control’</p> <p>It is an objective of the Development Plan:</p> <p>Within the parts of the countryside within the ‘Areas of Special Control’ i.e.:</p> <ul style="list-style-type: none"> • Areas Under Strong Urban Pressure (See chapter 17) • Heritage Landscapes (See Chapter 13) • Sites accessed from Scenic Routes (See Chapter 13 and Appendix 5) <p>To permit a new single house for the permanent occupation of an applicant who falls within either of the Categories A or B or C below and meets the necessary criteria.</p> <p>b) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1 and regard to the County Clare House Design</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>To permit a new single house for the permanent occupation of an applicant who falls within either of the Categories A or B or C below and meets the necessary criteria in compliance with CDP Objectives 14.2, 14.3 & 14.4.</p> <p>Recommendation was not incorporated into Pre-Draft</p>

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Guide in particular with respect to siting and boundary treatment.</p> <p><i>Note: Where the proposed site is accessed from a National route or certain Regional routes, the proposal must in addition to compliance with this objective, also be subject to compliance with objectives CDP8.3 and 8.4 as set out in Chapter 8.</i></p> <p>All development proposals must be in compliance with the requirements of the Habitats Directive</p>													
<p>CDP 3.12 New single Houses in the Countryside outside the ‘Areas of Special Control’</p> <p>It is an objective of the Development Plan: Within the parts of the countryside outside of the ‘Areas of Special Control’ i.e.:</p> <ul style="list-style-type: none"> • Outside of the Areas under Strong Urban Pressure • Outside of Heritage Landscapes • Not accessed from a Scenic Route <p>To permit an application for a single house by persons who seek a dwelling as their principle</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>To permit an application for a single house by persons who seek a dwelling as their principle private residence and will therefore contribute to the social and economic well being of the area and meets the necessary criteria in compliance with CDP</p>

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>private residence and will therefore contribute to the social and economic well being of the area. <i>Note: Where the proposed site is accessed from a National route or certain Regional routes the proposal must in addition to compliance with this objective, also be subject to objectives CDP 8.3 and CDP 8.4 as set out in Chapter 8.</i> <i>All development proposals must be in compliance with the requirements of the Habitats Directive</i></p>													<p>Objective 14.2, 14.3 & 14.4. Recommendation was not incorporated into Pre-Draft</p>
<p>CDP 3.13 Development Plan Objective</p> <p>New Single Houses on Infill Sites in the Countryside</p> <p>It is an objective of the development plan:</p> <p>In the case where there is a grouping of rural houses, the development of a small gap site, sufficient to accommodate only one house, within an otherwise substantial and continuously built-up frontage, will be permitted provided it respects the existing</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>development pattern along the frontage in terms of size, scale, siting, plot size and meets normal site suitability requirements. Dwellings constructed on infill sites of this nature must be for the permanent occupation of the applicant. The siting of new dwellings in the countryside so as to deliberately create a gap site of this nature will not be permitted.</p> <p>In circumstances where these sites occur in 'Areas of Special Control' the provisions of Objective CDP3.11 (i.e. Local Need requirement) will not apply.</p>													
<p>CDP 3.14 Replacement of Substandard Habitable Houses in the Countryside</p> <p>It is an objective of the Development Plan:</p> <p>a) To permit the proposed demolition of a habitable but substandard dwelling and its replacement with a new single dwelling, subject to normal site suitability considerations.</p> <p>b) To permit the replacement of a dwelling damaged by fire, flood or other natural disaster subject to normal site suitability considerations.</p> <p>c) In such circumstances where these sites</p>	+/-	+	+	+	+	+/-	+	+	+	0	+/-	+	

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occur in 'Areas of Special Control' the provisions of Objective CDP 3.11 (i.e. 'Local Need' requirement) will not apply. d) Notwithstanding the above, it is Council policy to protect the county's vernacular building stock from demolition where restoration and extension is an option (see Objective 15.4).													
<p>CDP 3.15 Refurbishment of a Derelict dwelling/Structure in the Countryside</p> <p>It is an objective of the Development Plan: To permit applications for the refurbishment of derelict dwellings/structures in the countryside subject to the following criteria:</p> <ul style="list-style-type: none"> The external walls are substantially intact and are capable of being refurbished; The design of the proposal does not erode the siting and design qualities of the dwelling/structure. The size of any extension takes account of the siting and size of the existing dwelling/structure. The design, scale and materials used in the refurbishment and/or 	-	+	-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Additional criteria</p> <p>The refurbishment takes into account the "Bat Mitigation Guidelines for Ireland" produced by the NPWS in any proposed works</p> <p>That normal planning considerations i.e. road safety, amenities, public health, design, protected species (especially Lesser horseshoe bats and other bat species)</p>

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Chapter 3 Urban and Rural Settlement Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>extension are in keeping and sympathetic with the existing structure.</p> <ul style="list-style-type: none"> • Mature landscape features are retained and enhanced, as appropriate. • That normal planning considerations i.e. road safety, amenities, public health, design, protected species (especially Lesser Horseshoe Bats and other bat species) etc. shall take precedence over the ‘principle’ of encouraging such development, and in particular that for such developments alongside or directly accessed from National Roads, that the provisions of Objective CDP8.3 shall apply. (Refer to Chapter 8 Physical Infrastructure). <p>In such circumstances where these sites occur in ‘Areas of Special Control’ the provisions of Objective CDP 3.11 (i.e. ‘Local Need’ requirement) will not apply except where the total or substantial demolition of the existing structure and a new dwelling is proposed.</p>													AA Recommendation was incorporated into Pre-Draft to cover both the SEA and AA recommendations.

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<p>CDP 3.16 New Single Holiday Homes in the Countryside It is an objective of Clare County Council: To not permit new single holiday homes in the Countryside and to direct this need to appropriately zoned land within certain settlements. Alternatively, this need can be met through the second hand housing stock in the countryside or the refurbishment of derelict dwellings/structures.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal III: A County Clare with high quality housing at appropriate locations throughout the county, ensuring the development of a range of house types, sizes and tenures to accommodate differing household needs, promote sustainable communities, social integration and inclusion and facilitating a sense of place.</p>													
CDP 4.1 Implementation of Adopted Housing	+	+	+	+	+	+	+	+	+	+	+	+	This reflects a potential

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Strategy It is an objective of Clare County Council: To secure the implementation of the Joint Housing Strategy for Clare Local Authorities and Limerick City & County Councils, 2010-2017 and any subsequent adopted housing strategy.</p>													positive effect given the strategy has already been through the SEA process.
<p>CDP 4.2 Facilitate the Housing Needs of the Population It is an objective of Clare County Council: a) To facilitate the housing needs of the existing and future population of County Clare through the management of housing development throughout Clare in accordance with the Settlement Strategy. b) To monitor the effectiveness of the Housing Strategy in meeting and resolving identified housing needs. c) To prioritise the reuse of existing housing stock in the Plan area</p>	-	+	-	-	-	+/-	-	-	-	0	+/-	+/-	<p>Suggested additional text</p> <p>c) Resolutions in terms of housing needs should prioritise the reuse of the second hand housing stock or the refurbishment of derelict houses.</p> <p>Ethos of recommendation was incorporated into Pre-Draft</p>
<p>CDP4.3 Living in our Towns and Villages It is an objective of the development plan: a) To encourage the reuse of upper floors above commercial premises for residential</p>	+/-	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>a) To encourage the</p>

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
accommodation; b) To promote the retention of town centre residential units and to discourage their subdivision into smaller units or conversion into non-residential uses; c) To encourage the development of new residential accommodation in or adjoining town centres and to ensure that such developments provide a range of accommodation types and tenures and a high level of residential amenity; d) To support the procurement of vacant town centre residential property by Clare County Council to ensure its continued use for residential purposes into the future.													reuse of upper floors above commercial premises for residential accommodation where the commercial use is compatible with residential living. Recommendation was not incorporated into Pre-Draft
CDP 4.4 Social and Affordable Housing It is an objective of Clare County Council: a) In accordance with the requirements of Section 94(4)(c) of the Planning and Development Act, 2000 (as amended), to reserve 10% of land zoned for Residential use, or for a mixture of Residential and other uses, including 'low density residential' for the purpose of meeting social and affordable housing need arising within the County; b) To acquire land/properties for social and	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>affordable housing provision in advance of immediate requirements in order to be in a position to respond to housing supply and demand opportunities;</p> <p>c) To support and encourage the use of existing housing stock and infill sites, in close proximity to services in towns and villages, for social and affordable housing provision;</p> <p>d) To ensure that new social and affordable housing developments are strongly integrated into the structure of existing settlements and are not isolated from services or segregated from the surrounding community;</p> <p>e) To ensure that new social and affordable housing are designed and constructed on the principles of universal design and life-long adaptability;</p> <p>f) To support the work of voluntary and cooperative housing associations in County Clare;</p> <p>g) To ensure that there is a balanced supply of private, social and affordable housing such that no settlement in the County experiences an over-concentration of any one type of accommodation.</p>													

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP4.5 Unfinished Developments and Taking in Charge It is an objective of Clare County Council: a) To work with all relevant stakeholders to secure the satisfactory completion of unfinished developments in the county in accordance with <i>Managing and Resolving Unfinished Housing Developments (DoECLG 2011)</i> b) To work with all relevant stakeholders to ensure that residential developments are taken in charge in accordance with the requirements of the Planning and Development Act, 2000 (as amended) and the Council's <i>Taking in Charge Policy for Private Housing Developments 2009</i> or any updated version.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP4.6 Emergency Accommodation It is an objective of Clare County Council: a) To support the work of the Homeless Unit and ensure that assistance is provided to those who are homeless in the county; b) To work with all relevant stakeholders to implement the Clare Homelessness Action Plan 2014-2018, and any subsequent plan.</p>	0	0	0	0	0	0	0	0	0	0	0	0	This change reflects a potential positive effect on the Population and Human Health SEA's and neutral effect on the remaining SEA's as a result of the additional objective.

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													AA: No significant potential impact on European sites.
<p>CDP4.7 Housing Mix It is an objective of the development plan: a) To secure the development of a mix of house types and sizes throughout the County to meet the needs of the likely future population in accordance with the guidance set out in the Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas; (b) To require new housing developments to incorporate a variety of plot sizes to meet the current and future needs of residents; (c) To require the submission of a Statement of Housing Mix with all applications for multi-unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective.</p>	-	+	-	-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional criteria
<p>CDP4.8 Sites for Independent Development It is an objective of the development plan: a) To support the development of ‘sites for independent development’ housing schemes on lands that have been zoned for Low Density</p>	+/-	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording c) the preparation of a guidance document

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Residential development in the settlements of County Clare and on other sites that have been specifically identified for developments of this nature; b) To prepare a guidance document on the progression of 'sites for independent development' housing schemes during the lifetime of this Plan.													<p>must include details in relation to the preparation of a masterplan for the entire site to ensure individual developments are not left in an unfinished estate.</p> <p>No amendment made to the objective but additional paragraph added to the text of Section 4.3.6</p>
<p>CDP4.9 Traveller Accommodation It is an objective of Clare County Council: To provide appropriate housing accommodation for the Traveller Community in accordance with the Social Housing Strategy 2020 and the Clare County Council Traveller Accommodation Programme 2014-2018, and any subsequent programme adopted by the Council.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP4.10 Housing for the Older People It is an objective of the development plan: a) To ensure that new housing developments</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>provide a range of house types and that accessibility and life-long adaptability are key elements in house design;</p> <p>b) To provide and facilitate the provision of accommodation to meet the needs of the older people and to encourage the provision of a range of housing options for older people in appropriate, convenient and easily accessible locations;</p> <p>c) To support the development of new nursing home and day care facilities in towns and villages in the country.</p> <p>d) To support nursing home and day care facilities on brownfield sites outside of settlements, subject to normal site suitability criteria.</p>													
<p>CDP4.11 Accommodation for People with Disabilities</p> <p>a) To provide and facilitate the provision of accommodation to meet the needs of those with disabilities through the provision and/or adaptation of appropriate accommodation and through the promotion of lifetime adaptable homes;</p> <p>b) To require all new residential buildings to</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
provide a ground floor low level access shower and toilet to ensure adaptability to future needs.													
<p>CDP4.12 Student Accommodation</p> <p>It is an objective of the development plan: To facilitate the provision of high quality student accommodation in appropriate locations having regard to relevant guidance in relation to residential development.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>The location of this high quality student accommodate should be prioritised to areas which contains smarter travel solutions.</p> <p>Ethos of Recommendation was incorporated into Pre-Draft</p>
<p>CDP4.13 Holiday Homes</p> <p>It is an objective of the Development Plan:</p> <p>a) To permit holiday homes in settlements where the developments are of a scale and location which contributes to sustainable communities, ensuring an appropriate balance between the number of permanent homes and holiday homes;</p> <p>b) In settlements where an oversupply of</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>holiday homes has been identified¹, namely Kilkee, Liscannor and Querrin, to permit new residential development for permanent occupancy only;</p> <p>c) In the settlements of Kilkee, Liscannor and Querrin, to support and facilitate To support and facilitate the conversion of some holiday home units to permanent homes or appropriate uses where:</p> <p>i) It can be demonstrated that both the dwellings and the associated infrastructure (open space provision, car parking, waste water capacity etc.) are of a sufficient standard to support the proposed new use.</p> <p>ii) The Planning Authority is satisfied that the conversion will not have a negative impact on the tourism product in the area.</p> <p><i>Note: See also CDP 9.3.4 Tourism Accommodation</i></p>													

¹ Settlements with >50% vacancy rates, as per Census 2011

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP4.14 Naming of Developments It is an objective of Clare County Council: To promote local heritage by encouraging the use of local placenames or geographical, historical or cultural names in the naming of new residential or other developments.</p>	0	0	0	0	0	0	0	0	0	0	+	0	
<p>CDP4.15 Green Infrastructure in Residential Developments It is an objective of the development plan: To ensure that green areas associated with new residential developments enrich the quality of life of local residents and provide ecologically-rich areas that enhance biodiversity and contribute to the green infrastructure network in the county.</p>	+	+	+	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP4.16 Radon The Council shall have regard, to the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding regulations that may be published within the lifetime of this Development Plan).</p>	+	+	+	+	+	+	+	+	+	0	0	0	As Radon levels across the county are above reference level the Plan should include a commitment to provide appropriate measures to mitigate for the harmful effects of radon in line with the development

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Chapter 4 Housing	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													management process. This is a positive change which was incorporated into the Plan.

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal IV: A County Clare where healthy and sustainable communities are developed and integrated with the timely delivery of a wide range of community, educational and cultural facilities and where, through a commitment to equality, accessibility and social inclusion, the county develops as a unique location with an enhanced quality of life for its citizens and visitors.													
CDP 5.1 Sustainable Communities It is an objective of Clare County Council: a) To ensure that future development proposals contribute to the creation of sustainable communities throughout County Clare; b) To work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community facilities throughout the county.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP5.2 Local Community Development Committee It is an objective of Clare County Council: a) To support the work of the Clare Local Community Development Committee b) To work with the Clare Local Community	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Development Committee and all relevant stakeholders to implement the Clare Local Economic and Community Plan 2015-2021 and any subsequent plan.													
CDP5.3 Voluntary and Community Groups To actively engage with the Clare Public Participation Network in the preparation and implementation of this Plan and other local authorities policies and programmes to ensure that it represents and responds to the needs of the residents of County Clare.	+	+	+	+	+	+	+	+	+	+	+	+	
CDP5.4 Social Inclusion a) To work with all relevant stakeholders to help tackle disadvantage and social exclusion, to secure improvements in the quality of life and to promote equality of access to public and social services; b) To work with all target groups, including older persons, young people, the disabled, the traveller community, refugees and migrants, to advance their physical, social and cultural integration.	0	+	0	0	0	0	0	0	0	0	0	0	
CDP5.5 Inclusivity	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
It is an objective of the development plan: To promote social inclusion by implementing best practice in universal accessibility and design.													
CDP 5.6 Accessibility It is an objective of Clare County Council: a) To promote social inclusion by promoting and supporting the principles of universal design to create products, services and environments that meet all people’s needs in terms of access, understanding and use, across all sectors, including transport, built and natural environments, heritage and tourism; b) To take all required steps to ensure compliance with the Disability Act (2005).	0	+	0	0	0	0	0	0	0	0	0	0	
CDP 5.7 Age-Friendly County It is an objective of Clare County Council: a) To proactively support the implementation of the Clare Age Friendly County Programme 2013, and any subsequent programme. b) To work with developers, communities and relevant stakeholders to achieve accessible and age-friendly amenities and facilities in communities across the county.	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP5.8 Community Facilities It is an objective of the development plan: a) To promote and encourage optimum usage of the large number of community facilities across the county; b) To update the inventory of community, social and cultural facilities throughout the county within the lifetime of this plan; c) To encourage, advise and assist community groups wishing to provide community facilities in their area; d) To ensure that sufficient lands are zoned for community use to meet the demands of the projected population during the lifetime of this plan.</p>	0	+	0	0	0	0	0	0	0	0	0	0	
<p>CDP5.9 Community Gardens and Allotments It is an objective of the development plan: To facilitate the development of community gardens and allotments in County Clare subject to normal environmental and planning considerations.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording It is an objective of the development plan: To facilitate the development of community gardens and allotments in County Clare where it can be demonstrated that such

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													development will not result in significant environmental effects. Recommendation was incorporated into Pre-Draft
<p>CDP5.10 Arts and Cultural Development It is an objective of Clare County Council:</p> <p>a) To develop programmes that support the arts and people’s experience of the arts both as participants and audience members;</p> <p>b) To support the development of workspaces for artists and artistic organizations and display facilities for visual arts works throughout the county;</p> <p>c) To support cultural and entertainment activities in the county by operating within the forthcoming National Cultural Policy and by co-operating with the Arts Council, community groups and other bodies.</p> <p>d) To support the events and activities that allow people from different cultures to meet</p>	0	+	0	0	0	0	0	0	0	0	0		

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
and learn about their different traditions, music, food, religions etc. in order to support the development of an open, inclusive and multi-cultural society in County Clare.													
<p>CDP5.11 Physical Recreation and Active Living It is an objective of Clare County Council: a) To support the implementation of the Limerick and Clare Sports and Physical Recreation Strategy 2013 and any subsequent strategies; 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, as outlined in Objective CDP2.1 d) To work with local communities and relevant bodies to support local groups that promote/organise walking, cycling and other recreational activities; e) To support the coordinated development of new indoor and outdoor recreational facilities in County Clare, based on need; f) To work in coordination with all relevant</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional text e) To ensure that new recreation facilities/amenities are based on the principles of sustainable development, and incorporate efficient heating systems, lighting etc. and are implemented according to the findings of the associated SEA undertaken on the Strategy. Recommendation was not incorporated into Pre-Draft

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>stakeholders to ensure that the necessary facilities and infrastructure are in place to support Active Living and increased levels of physical recreation;</p> <p>g) To support the development of cycle-parking facilities at appropriate locations in all urban areas in the county;</p> <p>h) To ensure that new recreation facilities/amenities are based on the principles of sustainable development and incorporate efficient heating systems, lighting etc.</p> <p>i) To ensure that recreational facilities are accessible to all and based on the principles of Universal Design;</p> <p>j) To ensure that sufficient lands are zoned for the recreational uses to meet the needs of the projected population during the lifetime of this plan.</p> <p>k) To ensure that future development, zoning or recreational facilities are in compliance with all relevant legislation as outlined in Objective CDP2.1.</p>													
<p>CDP5.12 Off-Road Walking and Cycling</p> <p>It is an objective of the development plan:</p> <p>a) To support the maintenance of existing off-road walking and cycling trails and support the</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional text</p> <p>g) To ensure the</p>

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
development of new trails in County Clare; b) To support and facilitate the development of the West Clare Railway Greenway and necessary supporting infrastructure; c) To promote the development of regional-scale off-road cycling trails and associated facilities in the Cratloe Woods area; d) To ensure any proposed development for off-road walking and cycling takes into consideration the safe and adequate provision of access, set-down and parking areas; 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 etc. and 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 do not negatively impact on any European or Nationally protected sites h) To ensure all cycle routes adhere to the principles contained within the national policy													development of any off-road walking and cycling routes do not negatively impact on any European or Nationally protected sites through the undertaking of a Strategic Environmental Assessment and a Appropriate Assessment if deemed necessary. h) To ensure all cycle routes adhere to the principles contained within the national policy document Smarter Travel A Sustainable Transport Future 2009-2020, and the National Cycle Policy Framework document or any updated/amended guidance document. Recommendation was

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document 'Smarter Travel A Sustainable Transport Future 2009-2020', and 'The National Cycle Policy Framework' or any updated/amended guidance document.													not incorporated into Pre-Draft
<p>CDP5.13 Countryside Recreation</p> <p>It is an objective of the development plan: To support the diversification of the rural economy through the development of the recreational potential of the countryside, in accordance with the National Countryside Recreation Strategy and subject to compliance with Objective CDP2.1.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP5.14 Public Rights of Way</p> <p>a) To encourage the preservation of existing public rights of way within the plan area; b) In accordance with the provisions of the Planning and Development Act, 2000 (as amended), including Sections 10 and 14, to preserve public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility, as set out in the maps associated with this Plan.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP5.15 Playgrounds and Play Areas</p> <p>It is an objective of the development plan:</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To support local communities in the provision of a range of play facilities across the county, including tot-lots, play grounds, skate parks and other play areas.													To support local communities in the provision of a range of play facilities across the county, including tot-lots, play grounds, skate parks and other play areas in appropriate locations across the county. Recommendation was incorporated into Pre-Draft
CDP5.16 Childcare Facilities It is an objective of the development plan: a) To encourage the provision of affordable and accessible childcare and preschool facilities throughout County Clare; b) To facilitate the development of additional childcare services for vulnerable or disadvantaged groups in the community; c) To have regard to ‘Childcare Facilities – Guidelines for Planning Authorities (2001) or any updated version in the assessment of applications for childcare facilities.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP5.17 Primary and Secondary Education It is an objective of the development plan: (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; b) To ensure that land developed for educational purposes is located as close as possible to the area experiencing population growth that it is intended to serve; c) To assess and ensure the adequacy of school capacity when dealing with planning applications for large residential developments; d) To require the provision of cycle lanes, pedestrian footpaths and crossings serving primary and secondary school facilities.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional text c) To require the provision of cycle lanes, pedestrian foot paths and crossings are located in conjunction with primary and secondary facilities Recommendation was not incorporated into Pre-Draft
<p>CDP5.18 Higher Education Institutes It is an objective of Clare County Council: (a) The support the further development of higher education facilities in County Clare; b) To support the expansion of the Shannon College of Hotel Management and the Burren</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
College of Art; c) To collaborate with the higher education institutes in the provision of a knowledge and innovation-based economy for the county and region, including off-campus research and development;													
CDP5.19 Further Education and Adult Learning It is an objective of Clare County Council: (a) To encourage the retention and expansion of all tiers of educational services and associated educational and skills training programmes; b) To collaborate with other agencies in the delivery of adult education, skills training and post secondary school education.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP5.20 Dual Use Facilities It is an objective of the development plan: a) To encourage and promote the shared use of school facilities with community groups where possible; b) To encourage the shared use of all community facilities for use by all groups in the plan area.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 5.21 Health Services It is an objective of Clare County Council: a) To facilitate public, private and community-based agencies to provide appropriate healthcare facilities, including hospital care and community-based primary care throughout the County, where practical. b) To encourage the integration of appropriate healthcare facilities within new and existing communities. c) To facilitate and encourage the accommodation of emergency services including fire services, rescue services, helipads and acute care, in locations that facilitate ease of access, effectiveness and safety.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 5.22 Air Ambulance Facilities It is an objective of Clare County Council: To work in coordination with all relevant stakeholders to identify air ambulance landing locations in coastal, estuarine and lakeside locations in County Clare.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 5.23 Libraries It is an objective of the development plan: a) To support and promote the services provided by the Branch Libraries to local</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-	

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Chapter 5 Community Development and Social Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
communities across the county. b) To support the development of a new library to serve the Ennis and Environs area during the lifetime of this plan.													
<p>CDP 5.24 Burial Grounds/Crematoria It is an objective of Clare County Council: a) To provide and facilitate the provision of burial grounds or extensions to existing burial grounds, in cooperation with local communities, at appropriate locations throughout the county; b) To ensure that burial grounds throughout the county are managed and maintained in a manner which respects their associated culture and heritage, having regard to the relevant ; c) To support the development of crematoria in County Clare, subject to normal planning considerations. d) To support the future provision of new funeral homes which are designed to sensitively meet the needs of the service.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal V: A County Clare in which jobs and people are brought together and where the growth of employment, indigenous enterprise and economic activity is pursued proactively across all economic sectors throughout the County.</p>													
<p>CDP6.1 Economic Development and Enterprise</p> <p>It is an objective of Clare County Council and LEO Clare:</p> <p>To work in partnership with Enterprise Ireland, IDA Ireland, adjoining local authorities, the Regional Assembly and all other relevant agencies to proactively pursue enterprise and economic development in line with the policies and objectives as set out in national, regional and local strategies.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested addition</p> <p>To work in partnership with LEO Clare, adjoining local authorities, the Regional Assembly and all other relevant agencies to proactively pursue enterprise and sustainable economic development in line with the policies and objectives as set out in national, regional and local strategies.</p> <p>Recommendation was incorporated into Pre-</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													Draft
<p>CDP6.2 Action Plan for Jobs: Mid-West Region</p> <p>It is an objective of Clare County Council and LEO Clare:</p> <p>To collaborate with all relevant stakeholders to proactively progress the delivery of the actions set out in the Action Plan for Jobs: Mid-West Region.</p>													
<p>CDP6.3 Development of Shannon</p> <p>It is an objective of Clare County Council:</p> <p>a) To protect and promote the Shannon Gateway as a primary location for industrial, manufacturing, warehousing, distribution, and transport operating centres, and facilitate, where required, the adaptation of industrial areas to other employment generators;</p> <p>b) To work in coordination with Shannon</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Group Plc. and all relevant stakeholders to support the development of an International Aviation Services Centre at Shannon; 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.													
CDP6.4 Shannon International Airport It is an objective of Clare County Council: a) To support the future development and expansion of Shannon International Airport and its continued role as a key driver of economic growth in the region; b) To facilitate the development of enhanced freight cargo facilities at Shannon International Airport; c) To facilitate the improvement/upgrade (as	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording a) To support the future sustainable development and expansion of Shannon International Airport and its continued role as a key driver of economic growth in the region; SEA recommendation

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>necessary) of key infrastructural resources within the Airport, to the airport lands, and to the N19 providing access to the area;</p> <p>d) To support the development of initiatives that harness the potential of the airport including, but not exclusive to, a residential flight school, unmanned aerospace systems (UAS) and a centre for space collaboration and research cooperation.</p> <p>e) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1.</p>													<p>was incorporated into Pre-Draft</p> <p>All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>
<p>CDP6.5 Economic Development in Ennis</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the creation of a strong and diverse employment base, that capitalises upon the strengths of Ennis and its environs;</p> <p>b) To support the future development of the Hub town as the principal economic and</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
commercial centre of County Clare.													
<p>CDP6.6 Higher Education Institutes and the Knowledge Economy</p> <p>It is an objective of Clare County Council:</p> <p>(a) To foster and develop strategic links with industries/businesses and higher education institutions in order to provide an enhanced local-based knowledge economy and in order to improve education, training and skills development in the workforce;</p> <p>(b) To encourage research, technology, development and innovation in collaboration with higher education institutes and development agencies;</p> <p>(c) To encourage and facilitate start-up businesses with high growth potential.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP6.7 University of Limerick Clare Campus	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>a) To support and encourage the further expansion of the University of Limerick campus onto the north side of the River Shannon;</p> <p>b) To work closely with the Univeristy of Limerick in realising the vision for the Clare Campus as a world class learning, research and development hub and a leading centre for the localisation of globalised development;</p> <p>c) To support, facilitate and promote the overall development of the University Zone, including hinterland development within the Zone;</p> <p>d) To facilitate the development of the Limerick Northern Distributor Road to provide direct access from County Clare to the University;</p> <p>e) To improve footpath and cycle access to the campus from County Clare;</p> <p>f) To support the rebranding of the University to reflect its continued expansion into County</p>													

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Clare;</p> <p>g) To support and promote the future reopening of the Errina Canal as a functioning piece of waterway infrastructure and facilitating water-borne access to the Clare Campus, and to support any development proposals the University may have to maximise its strategic position adjacent to the River Shannon, River Blackwater and Errina Canal, including the reinstatement of the riverside walkway;</p> <p>h) To support the future attainment of a strategic rail link from the Clare Campus of UL to the Ennis – Limerick line;</p> <p>i) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1;</p> <p>j) To provide a 30m wide buffer area along the Shannon River to function as an ecological corridor, contribute to flood management and to the overall Sustainable Urban Drainage framework for the University of Limerick;</p>													

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
k) To support and facilitate the growth of the Clare Campus as part of the development of the University of Limerick.													
<p>CDP6.8 Burlington</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the redevelopment and reuse of the former Burlington site and encourage appropriate new development in accordance with the zoning on the site;</p> <p>b) To facilitate the development of a pedestrian link from the Burlington site to University of Limerick;</p> <p>c) To ensure that all works on the site are in compliance with Objective CDP2.1 of this Plan.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>c) To ensure that all works on the site are in compliance with all relevant EU Directives in particular the requirements of the EU Habitats and Birds Directives.</p> <p>Recommendation was incorporated into Pre-Draft</p>
<p>CDP6.9 Shannon Estuary</p> <p>It is an objective of Clare County Council:</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	<p>Suggested wording</p> <p>To proactively implement the Strategic Integrated Framework</p>

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Red Text = Pre Draft SEA Recommendation

Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To proactively implement the Strategic Integrated Framework Plan for the Shannon Estuary including the mitigation measures identified in Volume 2 Appendices of the plan.													Plan for the Shannon Estuary including the mitigation measures identified in Volume 2 Appendices of the Plan. Recommendation was not incorporated into Pre-Draft
<p>CDP6.10 Moneypoint Power Station</p> <p>It is an objective of Clare County Council:</p> <p>To facilitate the diversification and expansion of Moneypoint Power Station and to work with all relevant stakeholders to identify and secure an alternative future use for the Strategic Development Location, that complement and are compatible with the existing energy use, in accordance with the findings and recommendations in the SIFP in order to ensure on-going employment and support economic growth in the West Clare area.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	<p>Suggested wording</p> <p>To facilitate the diversification and expansion of Moneypoint Power Station and to work with all relevant stakeholders to identify and secure an alternative future use for the Strategic Development Location in accordance with the findings and recommendations in the SIFP in order to ensure on-going</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													employment and support economic growth in the West Clare area. Recommendation was incorporated into Pre-Draft
<p>CDP6.11 Research and Innovation</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the implementation of the Research and Innovation Strategy for the Mid-West Region 2014-2020;</p> <p>b) To support and facilitate the development and progression of beneficial interactions between industries located in County Clare and relevant higher education institutes;</p> <p>c) To work with relevant stakeholder to support research, innovation and enterprise development in the county including incubation facilities for new business</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
development.													
<p>CDP 6.12 Clare Digital Hub Network</p> <p>It is an objective of Clare County Council:</p> <p>To support the development of a network of digital hubs in order to attract new businesses to locate in County Clare and to support the further growth and development of the digital and media industries in the county.</p>	0	0	0	0	0	0	0	0	0	0	0	0	
<p>CDP6.13 High Quality Development</p> <p>It is an objective of the development plan:</p> <p>a) To encourage the development of attractive, accessible and healthy working environments that enhance the character and quality of an area;</p> <p>b) To ensure that the design of employment-generating development, regardless of location, is high quality, inclusive and</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>accessible;</p> <p>c) To require new large-scale developments (>75 employees) to prepare and implement a Mobility Management Plan to support the use of sustainable modes of transport.</p> <p>d) To encourage new employment-generating developments to support modal shift through the provision of facilities such as lockers, changing rooms and drying rooms for their employees.</p>													
<p>CDP6.14 Availability of Land and Infrastructure</p> <p>It is an objective of the Development Plan:</p> <p>a) To ensure that an adequate supply of land is zoned in appropriate locations throughout the county to support economic development and employment-generating activities;</p> <p>b) To maximise the efficiency of zoned lands by advocating for and facilitating the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>provision, upgrade or refurbishment of necessary infrastructure;</p> <p>c) To protect land zoned for employment-generating uses from inappropriate development that would negate future economic activity</p> <p>d) To ensure that lands are zoned for industry and enterprise development in towns and villages across the county at a scale appropriate to the size and role of the settlement as per the settlement hierarchy.</p>													
<p>CDP6.15 Re-Use of Brownfield Sites</p> <p>It is an objective of the development plan:</p> <p>To favourably consider the redevelopment of brownfield sites and disused agricultural or commercial buildings in urban and rural areas for industrial enterprise or cultural development subject to normal planning considerations, ensuring that all such developments will not adversely affect</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested wording</p> <p>To favourably consider the redevelopment of brownfield sites and disused agricultural or commercial buildings in urban and rural areas for industrial and enterprise development subject to normal planning considerations,</p>

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
protected species.													ensuring that all such developments will not adversely affect protected habitats and species. Recommendation was not incorporated into Pre-Draft
CDP6.16 Ancillary Services It is an objective of the development plan: To support the development of small-scale ancillary services in large industrial and business parks where they do not detract from the vitality and viability of the town centre in the subject settlement.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
CDP 6.17 Energy Supply It is an objective of Clare County Council: a) To contribute to the economic development and enhanced employment	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>opportunities in the County by:</p> <p>b) Enabling the development of a self-sustaining, secure, reliable and efficient renewable energy supply and storage for the County.</p> <p>c) Facilitating the county to become a leader in the production of sustainable and renewable energy for national and international consumption through research, technology development and innovation.</p>													
<p>CDP6.18 Green Technology</p> <p>It is an objective of the development plan:</p> <p>To support the development of low carbon and green tech businesses and industries throughout the county</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	
<p>CDP6.19 Agriculture Development</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional wording

Blue Text = Pre Draft Decision

Purple Text = Added at Draft Stage

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Red Text = Pre Draft SEA Recommendation

Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the development plan:</p> <p>a) To facilitate and encourage the development of alternative farm enterprise, agri-tourism projects and farm shops on agricultural lands subject to compliance with appropriate planning and services requirements</p> <p>b) To facilitate and encourage the re-use of redundant farm buildings of vernacular importance for appropriate agri-tourism enterprises subject to compliance with appropriate planning and services requirements.</p>													<p>a) To facilitate and encourage the development of alternative farm enterprise, agri-tourism projects and farm shops on agricultural lands subject to compliance with appropriate planning and services requirements and which is complementary to the agricultural operation on the farm, the biodiversity supported by the farm and is operated as part of the farm holding.</p> <p>Recommendation was incorporated into Pre-Draft</p>
CDP6.20 Rural Enterprise	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Red Text = Pre Draft SEA Recommendation

Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the development plan:</p> <p>To support rural enterprise and the rural economy by:</p> <p>a) Permitting the development of rural resource-based industries in rural areas subject to compliance with appropriate planning and services requirements;</p> <p>b) Supporting and facilitating proposals for new small-scale rural enterprises or extensions to existing small-scale rural-based indigenous industries subject to compliance with appropriate planning and services requirements;</p> <p>c) Encouraging new commercial uses for vacant or derelict buildings, including historic buildings and buildings in rural areas subject to compliance with appropriate planning, wildlife legislation and services requirements.</p>													
CDP6.21 The Food Industry	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Red Text = Pre Draft SEA Recommendation

Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the development plan:</p> <p>To encourage and support the development of a network of Food Hubs throughout the county to support the expansion of the food industry in County Clare</p>													
<p>CDP6.22 The Craft Industry</p> <p>It is an objective of the development plan:</p> <p>To work in coordination with Local Enterprise Office Clare and all relevant stakeholders to support the further development and expansion of craft industries in County Clare and to proactively seek new market opportunities for locally-produced crafts at local, national and international level.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP6.23 Home-Based Economic Activities</p> <p>It is an objective of the development plan:</p> <p>a) To support the conversion of part of a</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>dwelling to an appropriate home-based economic activity, where the dwelling remains as the main residence of the practitioner</p> <p>b) To co-operate with and facilitate government agencies and other bodies where feasible, in encouraging home-based employment.</p> <p>c) To promote and facilitate the development of:</p> <ul style="list-style-type: none"> e-town, home-based employment “electronic courtyard” developments in villages and rural areas improved communication networks throughout the county. 													
<p>CDP6.24 The Film Industry</p> <p>It is an objective of Clare County Council:</p> <p>a) To work with all relevant stakeholders to promote County Clare as a film location.</p> <p>b) To support new and existing businesses</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 6 Economic Development and Enterprise	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
involved in the film industry in County Clare and to support their future expansion.													
<p>CDP6.25 Retail Developments</p> <p>It is an objective of Clare County Council: To harness the economic potential of retail development at appropriate locations throughout the county.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP6.26 Tourism</p> <p>It is an objective of Clare County Council: To harness the economic potential of tourism throughout the county.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal VI: A County Clare with viable and vibrant town and village centres that have shopping areas and markets at appropriate scales and locations which function to serve their communities and rural hinterlands.													
CDP 7.1 Retail Strategy a) To work with relevant Local Authorities to prepare a Retail Strategy for the Limerick/Shannon Gateway; b) To work with adjoining Local Authorities to prepare a Retail Strategy for the wider region, if deemed necessary, during the lifetime of this plan.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 7.2. Retail Activity</p> <p>It is an objective of the development plan:</p> <p>a) To ensure that sufficient lands are appropriately zoned for retail development in the settlements of County Clare to support a level, quantum, and form of retail activity that is appropriate to the position of the settlement on the Settlement Hierarchy for the county;</p> <p>b) To have regard to the guidance set out in <i>“Retail Planning – Guidelines for Planning Authorities 2012”</i> in the assessment of development proposals for retail development.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Each of the settlements have been assessed against the SEOs as per Appendix B with mitigation incorporated as appropriate.

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP7.3 Ennis Town Centre and Retail Offer It is an objective of the development plan: a) To prepare a detailed town centre development and improvement strategy for Ennis including town centre public realm enhancements, as part of a detailed Local Area Plan for the town; b) To support the improvement of the suitability of Ennis town centre retail accommodation for modern retailers, whilst preserving the town’s attractive historic character; c) To facilitate the need for additional non-bulky comparison goods floorspace within the town centre, ensuring it is integrated into the existing shopping facilities; d) To harness the retail development potential of any appropriate opportunity/brownfield sites within or adjacent to the town centre; e) To maintain and expand the attractive network of independent fashion boutiques and other speciality shops in the town centre, which combined with the character of the town and its public spaces, creates a niche shopping experience for residents and tourists.</p>													<p>Suggested additional criteria f) To promote the sustainable reuse vacant retail spaces in the town prior to the development of new sites. Recommendation was not incorporated into Pre-Draft</p>
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
f) To carefully consider qualitative factors in assessing the appropriate nature, scale and distribution of any future proposals for new retail development in Ennis town.													
CDP7.4 Neighbourhood Centres in Ennis It is an objective of the development plan: To support the development of neighbourhood centres in the areas identified in Section 7.4.1 of this Plan, to provide a mix of uses and services suited to the scale of the local neighbourhood.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested wording Existing, old or disused centres should be prioritised for re-development opportunities prior to the development of new neighbourhood centres. Recommendation was not incorporated into Pre-Draft

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 7.5 Shannon Town Centre It is an objective of the development plan: a) To support the continuing development of retail facilities in Shannon Town Centre through the delivery of the adopted masterplan; b) To encourage the growth of retail floorspace so that the town centre can improve its quality of service to its local catchment area; c) To examine the possibility of creating a distinct shopping character for the town centre, reflecting its Linked Gateway status and increasing its attractiveness to tourists, particularly those using the airport.</p>	0	+/-	0	0	0	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP7.6 Service Towns It is an objective of the development plan: a)To support Service Towns as important centres for the provision of convenience goods and retail services; b) To encourage the provision of good quality convenience outlets capable of supporting a main food shopping trip.</p>	0	+	0	0	+	+	+	+	+	0	0	0	

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

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

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

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

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

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP7.17 Edge-of-Centre and Out-of-Centre Retail Developments</p> <p>It is an objective of the development plan:</p> <p>a) To permit convenience and non-bulky comparison retail developments in the Ennis and Kilrush areas and in identified neighbourhood centres in the Ennis area;</p> <p>b) In settlements other than Ennis and Kilrush:</p> <ul style="list-style-type: none"> To apply the sequential test to development proposals for edge-of-centre and out-of-centre retail developments and to assess applications for edge-of-centre and out-of-centre retail developments having regard to the criteria and considerations set out in 'Retail Planning – Guidelines for Planning Authorities 2012'; To permit edge-of-centre retail developments only where the 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. <p>iii. To discourage out-of-centre retail developments and to direct such development to town centre of edge-of-centre locations, as appropriate.</p>													
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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

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Chapter 7 Retail	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP7.20 Ancillary Retailing It is an objective of the development plan: To facilitate industrial and commercial businesses located in premises outside the town centres to trade to customers where such retailing operations are ancillary to the business as a whole and where they do not have a negative impact on neighbouring businesses and/or town centre retailing.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 7.21 Petrol Filling Stations It is an objective of the development plan: To consider development proposals for petrol filling stations, and associated shops with a floor space no greater than 100m² (net), on their individual merits, subject to traffic impact considerations and the location, health and scale of existing retail services in the area.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal VII: A County Clare which supports strong economic growth and a high quality of life for</p>													

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
all residents through the provision of efficient and robust physical infrastructure whilst having regard to environmental responsibilities and complying with European and National legislation.													
<p>CDP 8.1 Mid-West Area Strategic Plan</p> <p>It is an objective of Clare County Council:</p> <p>To seek to implement the recommendations of the Mid-West Area Strategic Plan (MWASP) throughout the lifetime of this development plan.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 8.2 Motorways and National Roads</p> <p>It is an objective of the Clare County Council:</p> <p>a) To safeguard the motorway and national roads, and associated motorway and national road junctions, in line with national policy;</p> <p>b) To support the upgrade and improvement of</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>motorways, national roads and their associated junctions, subject to compliance with requirements of the Habitats Directive;</p> <p>c) To advocate for the upgrade of the Ennis to Kilrush N68 National Secondary Route in order to improve connectivity between the North and West Clare areas, the Hub town of Ennis and the wider Mid-West region;</p> <p>d) To advocate for the expeditious completion of the M18 motorway from Gort to Tuam</p>													
<p>CDP 8.3 Service and Rest Areas</p> <p>To collaborate with Transport Infrastructure Ireland to secure the development of an on-line Type 1 Service Area on the M18 between Junction 7 and Junction 12 during the lifetime of this development plan, having regard to the <i>NRA Service Area Policy 2014</i> and <i>Spatial Planning and National Roads – Guidelines for Planning Authorities 2012</i>.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>It is an objective of Clare County Council:</p> <p>To collaborate with Transport Infrastructure Ireland to identify a suitable site and secure the development of an on-line Type 1 Service</p>

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
													<p>Area on the M18 during the lifetime of this development plan, having regard to the <i>NRA Service Area Policy 2014</i> and <i>Spatial Planning and National Roads – Guidelines for Planning Authorities 2012</i> and in full compliance with the requirements of the SEA and Habitats Directives.</p> <p>Recommendation was not incorporated into Pre-Draft</p>
<p>CDP 8.4 Direct Access onto National Roads</p> <p>It is an objective of Clare County Council:</p> <p>a) To safeguard the safety, efficiency and carrying capacity of national primary and secondary roads within the county in line with</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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national policy; b) To assess development proposals requiring direct access onto the national road network having regard to the criteria set out in Section 8.2.2 above													
CDP 8.5 Development of Strategic Regional Roads It is an objective of Clare County Council: a) To upgrade and improve, where necessary, the Regional Roads in the County as outlined in Table 8.1 and Table 8.2. The Council will have regard to national and regional transport plans and the Council’s programme of works. The undertaking of any works will be subject to the availability of finance and resources; b) To preserve the carrying capacity of Strategic Regional Roads and safeguard the investment in such infrastructure. Development requiring direct access onto the Strategic Regional roads identified in Table 8.1	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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<p>will be restricted to the following criteria:</p> <ul style="list-style-type: none"> • Developments of strategic importance which by their nature are most appropriately located in a rural area. • The Council will consider development requiring direct access onto Strategic Regional Roads for established landowners and their sons and daughters wishing to build a dwelling for their own occupation on family land. It must be clearly demonstrated that there is no reasonable alternative site with access off a minor road available, and that the development complies with the objectives as set out in Chapter 3 Urban and Rural Settlement Strategy. <p>Developments located within the settlement boundaries, residential clusters and where the 50kmph speed limit applies.</p>													
CDP8.6 Proposed Projects Identified for	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Strict adherence to the mitigation measures identified through the

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<p>Future Development</p> <p>a) To provide and/or facilitate the projects identified in Table 8.2 where necessary, and to ensure that such road infrastructure is designed and constructed to fulfil its intended purpose;</p> <p>b) To ensure that the relevant mitigation measures contained in Appendix C2 (a)–(d) of Volume 10(a), associated with the projects identified in Table 8.2, are strictly adhered to.</p> <p>In relation to the Limerick Northern Distributor Road:</p> <p>c) To ensure that the design of the proposed Limerick Northern Distributor Road, as it intersects the R464 in Parteen, provides for safe and adequate means of pedestrian and vehicular access and connectivity east and westwards within Parteen and across the route at this point;</p> <p>d) To ensure that results from a detailed hydrological, hydrogeological and engineering</p>													<p>LNDR environmental assessment processes (SEA & AA) and incorporated into the associated variation and the current CDP (2011-2017) and the Draft Plan 2017 – 2023 will ensure no significant effects on the environment. For completeness and to ensure a thorough incorporation has taken place these detailed mitigation measures have also been incorporated in the SEA and AA for the 2017 – 2023 CDP.</p>

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<p>assessment inform the design of the Limerick Northern Distributor Road and University Link Road to avoid any adverse negative effect on the existing hydrological and hydrogeological regime within the Kockalisheen Marsh area. The design of the River Shannon Bridge shall be informed by the overriding requirement to avoid adverse impacts on the qualifying interests of alluvial woodland otter and lamprey species when assessed under the Habitats Directive;</p> <p>e) To ensure that the bridge abutments are set back a sufficient distance to allow for the retention of any existing riparian habitats or areas with the potential to develop into alluvial woodland. This will ensure maintenance of ecological connectivity on both banks for the River Shannon. The bridge deck shall be constructed at a sufficient height to allow for the continued development of any alluvial woodland present on both banks of the River Shannon and there will be no net loss of habitat;</p> <p>f) To ensure that the Tailrace Canal, Errina</p>													

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<p>Canal and River Blackwater are all crossed on clear span structures, with the abutments sufficiently set back from the watercourse banks to ensure maintenance of ecological connectivity. The necessary ecological assessment of the design of these bridges will be informed and supported by a detailed review and assessment of similar development in comparably sensitive environments;</p> <p>g) To ensure that all watercourse crossings, both culverts and bridges are designed so as to not impede the flood conveyance through the structure and not cause any significant change in flood levels, flow depths and velocities that would result in any noticeable increase in flood risk or erosion/accretion locally in the vicinity of the crossing or more remotely both in the upstream or downstream reaches;</p> <p>h) To ensure that the proposed road is set at a minimum level that provides sufficient freeboard above the 100 year with climate change flood event (200 year combined tide event in respect of the Knockalisheen area) so as to have a low flood risk over its design life</p>													

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<p>and sufficiently elevated for its storm drainage system to function appropriately during flood events;</p> <p>i) To ensure that the construction of the bridges is monitored by a suitably qualified ecologist. Appropriate mitigation will be employed to avoid risks of pollution during both the constructional and operational phases;</p> <p>j) 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.</p>													
<p>CDP 8.7 Environmental Considerations in Road Construction Projects</p> <p>It is an objective of Clare County Council:</p> <p>To ensure that, for all major road construction projects, the route selection process will be informed by a constraints study, significant criteria for which will be environmental considerations in compliance with Objective</p>	+	+	+	+	+	+	0	0	0	0	0	0	

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CDP2.1, in addition to compliance with best practice guidelines from the Fisheries Board, TII and relevant Government Departments.													
<p>CDP 8.8 Design Manual for Urban Roads and Street</p> <p>It is an objective of the development plan:</p> <p>To implement the requirements and recommendations contained in DMURS in the assessment of development proposals, the preparation of design schemes and their implementation in the development of streets, roads and public realm improvement schemes in the county.</p>	+	+	+	+	+	+	0	0	0	0	0	+	
<p>CDP 8.9 Shannon International Airport</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and facilitate transport linkages to and from the airport by both public and</p>	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	+/-	0	0	+/-	

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>private service providers;</p> <p>b) To safeguard current and future operational, safety, technical and development requirements of Shannon International Airport;</p> <p>c) 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;</p> <p>d) To have regard to the advice of the Irish Aviation Authority with regard to the effects of any development proposals in the vicinity of Shannon International Airport on the safety of aircraft or the safe and efficient navigation thereof, in particular within the Red Safety Zones and Public Safety Zones identified within the Shannon Town and Environs Local Area Plan and the maps contained in Volume 2 of this Plan;</p> <p>e) To have regard to the Irish Aviation Authority Policy <i>Landuse Planning and Offshore Development (2014)</i> in the</p>													

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assessment of relevant development proposals. f) To ensure that all proposals are in compliance with Objective CDP2.1.													
CDP 8.10 SmarterTravel It is an objective of Clare County Council: To support sustainable travel in County Clare and to implement the key goals, targets and actions as contained in SmarterTravel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009-2020.													
	+	+	+	+	+	+	+	+	+	0	+	+	
CDP8.11 Sustainable Urban Mobility Plans It is an objective of Clare County Council: a) To prepare and implement a Sustainable Urban Mobility Plan for the Ennis and Environs area during the lifetime of this development													
	+	+	+	+	+	+	+	+	+	0	+	+	

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plan; b) To work in close cooperation with Limerick Institute of Technology and the EU Endurance network.													
CDP8.12 Active Travel Towns It is an objective of Clare County Council: a) To implement an Active Travel Towns programme in the Ennis areas during the lifetime of this plan; b) To pursue opportunities for additional funding for both Ennis and other towns in the county that may arise.													
	+	+	+	+	+	+	+	+	+	0	+	+	
CDP8.13 Walking and Cycling It is an objective of the development plan: a) To support the development and enhancement of long-distance cycling routes in													Suggested additional wording
	+	+	+	+	+	+	+	+	+	0	+	+	d) To ensure the development, enhancement, safeguarding of all

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<p>County Clare, in accordance with the National Cycle Network Scoping Study 2010;</p> <p>b) 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 an operational railway tourist attraction. Exceptions to this shall include short sections within the curtilage of residential or commercial property;</p> <p>c) To support the development of cycle-lanes in urban areas linking residential areas to town centres, employment centres and school locations;</p> <p>d) To support the development of new walking routes and trails throughout the County.</p> <p>e) To ensure the development, enhancement, safeguarding of all walking and cycling routes are in compliance with the requirements of Objectives CDP2.1.</p> <p>f) To support the enhancement of footpaths</p>													<p>walking and cycling routes are in compliance with the requirements of the Habitats Directive.</p> <p>d) Any proposals for new routes, trails and restoration of the old West Clare Railway will undergo screening for appropriate assessment and an ecological impact assessment to ensure that the design and operation of the proposal is in full compliance with the EU Habitats Directive.</p> <p>SEA recommendation was incorporated into Pre-Draft together with a revised version of the AA recommendation</p>

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
and the provision of safe crossing points in the town and villages of the county.													
<p>CDP 8.14 Rail Network</p> <p>It is an objective of the development plan:</p> <p>a) To support and facilitate the improvement and expansion of rail infrastructure and services and the opening/reinstating of railway stations on the Western Railway Corridor within County Clare and in particular Crusheen;</p> <p>b) To protect lands adjacent to rail stations against encroachment by inappropriate uses that could compromise the long-term development of the rail facility;</p> <p>c) To identify and safeguard land required for the development of rail infrastructure including bridges, stations and goods terminal and areas necessary for the development of the rail infrastructure in the county.</p> <p>d) To work with Iarnród Éireann and other</p>													<p>d) All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p> <p>AA recommendation was incorporated into Pre-Draft.</p>
	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>interested parties to find a resolution to the issue of periodic flooding of the Limerick to Ennis railway line.</p> <p>All proposed developments shall be in accordance with the requirements of Objective CDP2.1.</p>													
<p>CDP 8.15 Shannon Rail Link</p> <p>It is an objective of the development plan:</p> <p>To safeguard the route of the proposed Shannon Rail Link and to permit developments where it is demonstrated that such developments will not inhibit the future development of the selected route as a rail link.</p>	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP8.16 Bus Services</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the provision of more regular</p>	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	

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<p>and efficient bus services throughout the County and to encourage private/public partnership in the provision of more widespread rural bus services;</p> <p>b) To facilitate the creation of bus corridors, integrated bus transportation stations, and bus parking facilities within settlements and at tourist attractions, throughout the county;</p> <p>c) To work with all relevant stakeholders to provide new bus pick up/drop off locations and bus shelters in towns and villages across the county;</p> <p>d) To work with others to encourage and promote a sustainable community-based public transport scheme that will enable access to service centres for all members of the community in the county.</p>													
<p>CDP8.17 Integrated transport Services</p> <p>It is an objective of Clare County Council:</p>	0	+	0	0	0	+	+	0	0	+	0	+	This will have the greatest positive effect on material assets and the use of sustainable means of

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To support the integration of transport services throughout the county in order to create more efficient transport services that meet the needs of a wide range of users.													transport and will overall have a positive effect on population and human health. This change represents a potential overall neutral to positive effect on the Strategic Environmental Objectives. AA: No significant potential impact on European Sites
CDP8.18 Public Rights of Way To encourage the preservation of the existing public rights of way within the County, as set out in Appendix 6.	+/-	+	+/-	+/-	0	+	+/-	0	0	0	0	0	
CDP8.19 Water-Bourne Transport It is an objective of Clare County Council: a) To safeguard and support the continued operation of the ferry services between West	+/-	+	+/-	+/-	0	+	+/-	0	0	0	0	0	

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Clare and County Kerry and between North Clare and the Aran Islands and Galway City. Land use proposals that would prejudice the sustainable operation of these services will not be permitted; b) To support the provision of services and amenities for passengers in the vicinity of ferry departure/arrival points in the County.													
CDP8.20 Directional Signage It is an objective of the development plan: To ensure that adequate directional signage is provided throughout the County to facilitate convenient movement and access between settlements and services through the county	+	+	+	+	+	+	+	+	+	0	0	+/-	
CDP8.21 Water Framework Directive	+	+	+	+	+	+	+	+	+	0	0	0	Suggested wording changes

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<p>It is an objective of Clare County Council:</p> <p>a) To facilitate the implementation of the Shannon River Basin Management Plan and the Western River Basin Management Plan for ground, surface, estuarine, coastal and transitional waters in the plan area as part of the implementation of the EU Water Framework Directive;</p> <p>b) To protect groundwater resources in accordance with the statutory requirements and specific measures as set out in the relevant River Basin Management Plan;</p> <p>c) To consider proposals for development where it can be clearly demonstrated that the development will meet the requirements of the relevant River Basin Management Plan.</p>													<p>a) To facilitate the implementation of the Shannon River Basin Management Plan and the Western River Basin Management Plan (together with any subsequent River Basin Management Plan) for groundwaters and surface waters, in the plan area as part of the implementation of the EU Water Framework Directive;</p> <p>Recommendation was incorporated into Pre-Draft</p>
<p>CDP8.22 Protection of Water Resources</p> <p>It is an objective of the development plan:</p> <p>a) To ensure that developments that would</p>	+	+	+	+	+	+	+	+	+	0	0	0	<p>Suggested changes to wording</p> <p>a) To ensure that developments that</p>

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<p>have an unacceptable impact on water resources, including surface water and groundwater quality and quantity, designated sources protection areas, estuarine, coastal transitional waters, river corridors and associated wetlands will not be permitted;</p> <p>b) In areas of potable groundwater resources or over vulnerable aquifer areas, development proposals will only be considered if the applicant can clearly demonstrate that the proposed development will not pose a risk to the quality of the underlying groundwater;</p> <p>c) To protect groundwater resources, in accordance with statutory requirements and specific measures as set out in the Shannon and Western River Basin Management Plans;</p> <p>d) That proposals for development which infringe on a river boundary, or an associated habitat, including their connection by groundwater, will only be considered where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> The character of the area will be 													<p>would have an unacceptable impact on water resources, including surface water and groundwater quality and quantity, designated sources protection areas, estuarine, coastal and transitional waters, river corridors and associated wetlands will not be permitted;</p> <p>There will be no impact on the ecological, or aquatic or fishing potential of the waters</p>

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<p>conserved</p> <ul style="list-style-type: none"> An acceptable physical riparian zone will be maintained with all natural vegetation preserved There will be no impact on the ecological or aquatic or fishing potential of the waters or associated waters. 													<p>or associated waters.</p> <p>All proposals will be in compliance with the requirements of the Habitats Directive where appropriate</p> <p>Recommendation was incorporated into Pre-Draft</p>
<p>CDP8.23 Water Abstraction from Lough Derg</p> <p>It is an objective of Clare County Council:</p> <p>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.</p>													<p>Recommendation was incorporated into Pre-Draft as this objective arose from the SEA.</p>
<p>CDP8.24 Water Services</p>													<p>Recommendation was incorporated into Pre-Draft as this objective</p>

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<p>It is an objective of the development plan:</p> <p>a) To work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives of this plan;</p> <p>b) To facilitate the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of master plans;</p> <p>c) To ensure that adequate water services will be available to service development prior to the granting of planning permission and to require developers to consult Irish Water regarding available capacity prior to applying for planning permission;</p> <p>d) To ensure that development proposals comply with the standards and requirements of Irish Water in relation to water and waste water infrastructure to facilitate the proposed</p>													<p>arose from the SEA</p>

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development.													
<p>CDP8.25 Water Supply</p> <p>It is an objective of Clare County Council:</p> <p>a) To advocate the provision, by Irish Water, of adequate water supply to accommodate the target population and employment potential of the county and in accordance with the statutory obligations set out in the EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this plan;</p> <p>b) To advocate for the on-going upgrade of water supply infrastructure in the county;</p> <p>c) To maximise the use of existing capacity in water service in the planning of new development;</p> <p>d) To protect existing wayleaves and protection areas around public water services infrastructure through appropriate zoning and</p>	+	+	+	+	+	+	+	+	+	0	0	0	

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<p>to facilitate the provision of appropriate sites for required water services infrastructure as required;</p> <p>e) To work with all stakeholders to promote water conservation and sustainable water usage;</p> <p>f) To promote and support the use of rainwater harvesting (in new buildings and as a retrofit) where viable.</p> <p>g) To prohibit the use of bored wells for water supply in areas where public supply is available.</p>													
<p>CDP8.26 Ennis and Environs Water Supply</p> <p>It is an objective of Clare County Council:</p> <p>a) To improve efficiency in the operation and demand management of the water supply infrastructure, promote water conservation and reduce the overall loss in public water</p>	+	+	+	+	+	+	+	+	+	0	0	0	

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<p>supply in the Ennis and Environs area;</p> <p>b) To safeguard Pouladower Spring and investigate its use as a potential supply of water for the Ennis area. Any such proposals shall demonstrate that they will not have a negative impact on European Sites;</p> <p>c) To advocate the provision, by Irish Water, of 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</p> <p>d) To protect Drumcliff Springs water resource. No development will be permitted on either the Springs, or the within established 200m exclusion zone.</p>													
<p>CDP8.27 Waste Water Treatment and Disposal</p> <p>It is an objective of Clare County Council:</p>	+	+	+	+	+	+	+	+	+	0	0	0	<p>Recommendation was incorporated into Pre-Draft as point b of this objective arose from the SEA</p>

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To advocate the provision, by Irish Water, of adequate waste water services and capacity to accommodate the target population and employment potential of County Clare and in accordance with the statutory obligations set out in the EU and national policy;</p> <p>b) 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;</p> <p>c) To permit the development of single dwelling houses only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the <i>Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses</i> EPA (2009);</p> <p>d) 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</p>													

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<p>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 (2009) and <i>Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels</i>, EPA (1999).</p> <p>e) To encourage and support a changeover from septic tanks/private waste water 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.</p>													
<p>CDP8.28 Waste Management</p> <p>It is an objective of Clare County Council:</p> <p>a) To implement the provisions of Southern Region Waste Management Plan 2015-2021;</p>	+	+	+	+	+	+	+	+	+	0	0	0	

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<p>b) To encourage and facilitate the development of new alternatives and technological advances in relation to waste management;</p> <p>c) To support the development of waste recycling facilities at appropriate locations in County Clare as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites;</p> <p>d) To promote environmental awareness measures and action programmes to ensure good environmental awareness and practices, the recycling of waste, water management, energy conservation.</p>													
<p>CDP8.29 Waste Transfer and Recovery Facilities</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the development of waste transfer and recovery facilities at appropriate locations in County Clare as a means of</p>	+/-	+	+/-	+/-	+/-	+	+/-	+/-	+/-	0	+/-	+/-	

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<p>facilitating a reduction in the quantity of waste that goes to landfill disposal sites.</p> <p>b) To support the development of higher-value waste pre-treatment processes and indigenous recovery practices</p> <p>Such developments must not adversely affect species or habitats designated by the Habitats Directive and shall comply with the requirements of the relevant River Basin Management Plan.</p>													
<p>CDP8.30 Litter Management</p> <p>It is an objective of Clare County Council:</p> <p>To implement the provisions of the Clare County Litter Management Plan 2015-2018 and any updated version of the Plan</p>	+	+	+	+	+	+	+	+	+	0	0	0	
<p>CDP8.31 Construction and Demolition Waste</p>	+	+	+	+	+	+	+	+	+	0	0	0	

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>a) To require that a C&D Waste Management Plan is prepared by the developer having regard to the DoEHLG’s publication <i>Best Practise Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects</i> for new construction or demolition projects and to require that the maximum amount of waste material generated on site is reused and recycled;</p> <p>b) To promote the production and reuse of aggregates from C&D waste and their use in construction projects in the region;</p> <p>c) To encourage the development of C&D waste recycling facilities at suitable sites, including quarries, subject to normal planning and environmental considerations.</p>													
<p>CDP8.32 Agricultural Waste</p> <p>It is an objective of the development plan:</p>	+	+	+	+	+	+	+	+	+	0	0	0	<p>Suggested additional wording</p> <p>It is an objective of the</p>

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To ensure that the disposal of agricultural waste is carried out in a safe, efficient and sustainable manner having regard to the environment and health and safety of individuals, and in compliance with the <i>European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2009 (as amended), S.I. No.101 of 2009</i> and the <i>Litter Pollution Act 1997</i> .													development plan: To ensure that the disposal of agricultural waste is carried out in a safe, efficient and sustainable manner having regard to the environment and health and safety of individuals, and in compliance with the <i>European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2009 (as amended), S.I. No.101 of 2009</i> and , the <i>Litter Pollution Act 1997</i> , and the <i>European Communities (Water Policy) Regulations 2014 S.I. No. 350 of 2014</i> . Recommendation was incorporated into Pre-Draft

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP8.33 Noise Pollution</p> <p>It is an objective of the development plan:</p> <p>To ensure that all proposals for development with regard to transportation infrastructure shall comply with the provisions of the <i>Clare Noise Action Plan (2013)</i> and any subsequent plans</p>	+	+	+	+	+	+	+	0	+	+	0	+	
<p>CDP8.34 Air Pollution</p> <p>It is an objective of the development plan:</p> <p>To implement the provisions of national policy and air pollution legislation, in conjunction with other agencies as appropriate.</p>	+	+	+	+	+	+	+	0	+	+	0	+	
<p>CDP8.35 Light Pollution</p> <p>It is an objective of the development plan:</p> <p>a) To require proposals for development that</p>	+	+	+	+	+	+	+	0	+	+	0	+	

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<p>include the provision of external lighting, to clearly demonstrate that the lighting scheme is the minimum needed for security and working purposes;</p> <p>b) To ensure that external lighting and lighting schemes are designed so that the incidence of light spillage is minimised ensuring that the amenities of adjoining properties, wildlife and the surrounding environment are protected.</p>													
<p>CDP8.36 SEVESO III Directive</p> <p>It is an objective of the development plan:</p> <p>To control the following for the purposes of reducing the risk or limiting the consequences of a major accident (regard will be had to the provisions of the SEVESO III Directive and any regulations, under any enactment, giving effect to that Directive)</p> <ul style="list-style-type: none"> The siting of Major Accident Hazard sites; The modification of an existing Major 	+	+	+	+	+	+	+	0	+	+	0	+	

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Accident Hazard site or <ul style="list-style-type: none"> Specified development in the vicinity of a Major Accident Hazard site. 													
CDP8.37 Energy Security It is an objective of development plan: To promote and facilitate the achievement of a secure and efficient energy supply and storage for County Clare.	+	+	+	+	+	+	+	0	+	+	0	+	
CDP8.38 Electricity Networks It is an objective of Clare County Council: a) To facilitate improvements in energy infrastructure and encourage the expansion of the infrastructure within the county; b) To facilitate future alternative renewable energy developments and associated utility infrastructure throughout the county;	+	+	+	+	+	+	+	0	+	+	0	+	

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<p>c) To collaborate with Eirgrid, in accordance with the Grid 25 Strategy, to facilitate the delivery of quality connection, transmission and market services to electricity generators, suppliers and customers utilising the high voltage electricity system in County Clare;</p> <p>d) To collaborate with Eirgrid over the lifetime of the plan to ensure that the county’s minimum target of 550MW renewable energy generation is achieved and can be accommodated on the electricity network in County Clare;</p> <p>e) To have regard to environmental and visual considerations in the assessment of developments of this nature.</p>													
<p>CDP8.39 Gas Networks</p> <p>It is an objective of the development plan:</p> <p>To facilitate the delivery and expansion of the Natural Gas infrastructure throughout the county for both domestic and</p>	+	+	+	+	+	+	+	0	+	+	0	+	

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business/industry use and to have regard to the location of existing gas infrastructure pipeline in the assessment of planning applications.													
<p>CDP8.40 Renewable Energy</p> <p>It is an objective of the development plan:</p> <p>a) To encourage and to favourably consider proposals for renewable energy developments and ancillary facilities in order to meet national, regional and county renewable energy targets, and to facilitate a reduction in CO₂ emissions and the promotion of a low carbon economy;</p> <p>b) To assess future renewable energy-related development proposals having regard to the Clare Renewable Energy Strategy 2017-2023;</p> <p>c) To assess proposals for wind energy development and associated infrastructure having regard to the Clare Wind Energy Strategy and the associated SEA and AA, or any</p>	+/-	+/-	+/-	+/-	+	+	+	0	+	+	0	+/-	

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<p>subsequent updated adopted Strategy;</p> <p>d) To prepare a new an updated Wind Energy Strategy for County Clare during the lifetime of this development plan;</p> <p>e) To strike an appropriate balance between facilitating renewable and wind energy-related development and protecting the residential amenities of neighbouring properties;</p> <p>f) To support and facilitate the development of new alternatives and technological advances in relation to renewable energy production and storage, that may emerge over the lifetime of this Plan;</p> <p>g) To ensure that all proposals for renewable energy developments and ancillary facilities in the County are in full compliance with the requirements of the SEA and Habitats Directives and Objective CDP2.1</p> <p>h) To promote and market the county as a leader of renewable energy provision.</p>													

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<p>CDP8.41 Energy Storage</p> <p>It is an objective of the development plan:</p> <p>To support and facilitate the development of secure, appropriately-scaled energy storage facilities, particularly pumped freshwater hydro energy storage, at suitable locations throughout the county, <i>in compliance with the requirements of Objective CDP2.1.</i></p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	0	+/-	
<p>CDP8.42 Energy Conservation and Efficiency</p> <p>It is an objective of the development plan:</p> <p>To support and promote energy efficiency savings in all sectors in support of the National Energy Efficiency Action Plans and county-level strategies.</p>													
<p>CDP8.43 Broadband Connectivity</p>	0	+	0	0	0	0	0	0	0	0	0	0	

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Chapter 8 Physical Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>a) To work with the Department of Communications, Energy and Natural Resources to ensure the prompt implementation of the Rural Broadband Scheme in County Clare;</p> <p>b) To facilitate the delivery of high capacity ICT infrastructure throughout the county.</p>													
<p>CDP8.44 Telecommunications Infrastructure</p> <p>It is an objective of the development plan:</p> <p>To facilitate the provision of telecommunications services at appropriate locations within the county having regard to the DoEHLG <i>Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996 (as updated by PL07/12 of 2012)</i>.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+	0	+/-	

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Goal VIII: A County Clare in which tourism growth continues to play a major role in the future development of the county, adapting to the challenges of competing markets by maximising the development of a high quality diverse tourism product.													
CDP 9.1 Strategic Plan for Tourism To support the preparation, adoption and implementation of a strategic regional plan for tourism, covering County Clare and the wider Shannon Region, which will provide a framework for the sustainable and efficient provision and management of the tourism resource in the area in compliance with Objective CDP2.1.	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
CDP 9.2 Promotion of Tourism in County Clare It is an objective of Clare County Council: a) To support Clare Tourism in their work to	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>promote and market County Clare as a tourist destination;</p> <p>b) To work in partnership with local, national and international agencies/bodies to promote County Clare as a tourist destination;</p> <p>c) To support and encourage cohesion and linkages between the relevant agencies/bodies to implement the key tourism objectives in this plan;</p> <p>d) To work and assist community groups and tourism providers, to access funding for appropriate and beneficial tourism developments.</p>													
<p>CDP 9.3 Integrated Tourism Products</p> <p>It is an objective of Clare County Council:</p> <p>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</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>attractions with accommodation and tourist services in the wider community;</p> <p>b) To support and encourage the creation of linkages between tourism activities and businesses in key areas</p> <p>c) To ensure a well-signed and interpreted heritage and landscape;</p> <p>d) To improve physical and intellectual connectivity to those areas that are difficult to access;</p> <p>e) To promote strategic links with Shannon International Airport and the major tourism and visitor attractions within County Clare and the region as a whole in order to support the local tourist economy.</p> <p>f) To support sustainable travel in the tourism sector by the promotion of public transport use and by undertaking enhancements to overall accessibility, thereby making the county easier for visitors to navigate.</p>													

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<p>CDP 9.4 Tourist Facilities</p> <p>It is an objective of the development plan:</p> <p>a) To permit tourism-related developments and facilities inside existing settlements where the scale and size of the proposed development is appropriate and in keeping with the character of the settlement, subject to normal site suitability considerations;</p> <p>b) To permit tourism-related developments outside of settlements where there is a clear need for the specific location and the benefits to the local community are balanced with the potential environmental impact of the development. The requirements of Objective CDP2.1 will have to be considered in such cases.</p> <p>c) Development proposals must be accompanied by an Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed necessary. The proposal should clearly identify the spatial</p>													<p>The requirements of Article 6 of the Habitats Directive will have to be considered in such cases.</p> <p>AA recommendation was incorporated into Pre-Draft</p>
	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
extent of any tourism activities and should address the implications of increased recreational disturbance (both in isolation and in combination with other tourism activities) on any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.													
<p>CDP 9.5 Tourist Accommodation</p> <p>a) To promote, encourage and facilitate the provision of new visitor accommodation and the expansion/upgrade of existing hotels, guesthouses, B&Bs and other tourist accommodation at appropriate locations throughout the county;</p> <p>b) To support the redevelopment of brownfield sites, both in settlements and in rural areas, for the provision of tourist accommodation;</p> <p>c) To support the development of new camping and glamping facilities and facilities for campervans/motor homes/touring</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	<p>Suggested additional wording</p> <p>d) To promote and support best practice environmental management and protection including energy efficiency and waste management by accommodation providers in the county through the use of</p>

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<p>caravans both within settlements and in rural locations at a variety of locations across the county;</p> <p>d) To ensure all proposals are in compliance with the requirements of Objective CDP2.1</p>													<p>accreditation and eco-labelling together with ensuring full compliance with the requirements of the Habitats Directive.</p> <p>SEA recommendation was incorporated into Pre-Draft</p>
<p>CDP 9.6 Wild Atlantic Way</p> <p>It is an objective of the Clare County Council:</p> <p>a) To ensure the improvement and expansion of tourist services and amenities at the identified Wild Atlantic Way Signature Points and Discovery Points in County Clare;</p> <p>b) To provide improved visitor management and interpretative information at each of the Wild Atlantic Way discovery points;</p> <p>c) To develop the potential of Loop Head as a key destination on the Wild Atlantic Way;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	<p>g) To implement the mitigation measures as they apply to the County, as stated in the WAW Operational Programme Natura Impact Statement.</p> <p>AA recommendation was incorporated into Pre-Draft</p>

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<p>d) To provide information on surrounding services, amenities and activities at key points on the Wild Atlantic Way to enhance the overall visitor experience to ensure that rural businesses in the wider area benefit from the increased visitor numbers in the area;</p> <p>e) To work with all relevant stakeholders to promote the Wild Atlantic Way as a key tourist attraction in County Clare;</p> <p>f) To work with Fáilte Ireland on any further development and implementation of the Wild Atlantic Way branding strategy;</p> <p>g) To support the provision of coordinated signage, navigational aids (signage, apps etc.) and visual features to provide ease of access to the entry/exit points to the Wild Atlantic Way and to raise awareness of services and amenities available in close proximity to the Wild Atlantic Way, subject to the required consents.</p> <p>h) To work to develop linkages between the Wild Atlantic Way and Ennis, which acts as a</p>													

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<p>tourism hub for the county;</p> <p>i) To implement the mitigation measures and recommendations as they apply to the county, in particular the Cliffs of Moher and Loop Head, arising from the Wild Atlantic Way Operational Monitoring Programmes. In addition, all current and future proposals must be in compliance with requirements CDP2.1.</p>													
<p>Objective 9.7 Business Tourism</p> <p>It is an objective of the development plan:</p> <p>a) To promote, encourage and facilitate the provision of new conference facilities and the expansion/upgrade of existing conference facilities throughout the county at appropriate locations and in full compliance with the requirements of Objective CDP2.1.</p> <p>b) To support the work of the Shannon Region Conference and Sports Bureau;</p> <p>c) To encourage the development of a new</p>													<p>Suggested additional wording</p> <p>a) To promote, encourage and facilitate the provision of new conference facilities and the expansion/upgrade of existing conference facilities throughout the county at appropriate locations and in full compliance with all relevant environmental legislation in particular</p>

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<p>internationally-branded hotel and convention facility in Ennis to enhance the tourism product;</p> <p>d) To support and encourage the marketing of County Clare as a conference location at national and international level</p>													<p>the requirements of the Habitats Directive.</p> <p>SEA recommendation was incorporated into Pre-Draft</p>
<p>CDP 9.8 Activity and Adventure Tourism</p> <p>It is an objective of Clare County Council:</p> <p>a) To work with local communities and relevant agencies to achieve the sustainable development of County Clare as a world-class destination for sports and recreation-related tourism development.</p> <p>b) To support the appropriate development of low-impact experiential tourism in order to diversify the range of tourist activities available in the County and expand the tourist season;</p> <p>c) To support the sustainable development of watersports, surfing, sailing and water-related</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	<p>at appropriate locations in the County, subject to an analysis of their potential environmental impact.</p> <p>AA recommendation was incorporated into Pre-Draft</p>

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events at appropriate locations in the county, subject to analysis of their potential environmental impact.													
<p>CDP9.9 Educational Tourism</p> <p>It is an objective of Clare County Council: To support the promotion and expansion of the educational tourism sector in Clare Clare.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP 9.10 Rural Tourism and Forestry Tourism</p> <p>It is an objective of Clare County Council: a) To promote and facilitate the development of rural tourism such as open farms, on-farm craft centres and visitor centres where the development will not have a negative impact on the character, scenic value or rural amenity of the surrounding area and is subject to normal planning and environmental criteria; b) To promote the provision of on-farm</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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<p>tourism enterprises such as the renovation of buildings for tourism purposes, angling, pony-trekking etc, subject to compliance with normal planning and environmental criteria;</p> <p>c) To work in collaboration with Coillte, private forestry owners, community organisations and other interested parties to develop new forest accommodation, access, signage and trails for walking, cycling, mountain-biking and horse-riding (bridle paths).</p>													
<p>CDP 9.11 Arts, Crafts and Food Tourism</p> <p>It is an objective of Clare County Council:</p> <p>To support the development of the arts, crafts and food sectors and work in coordination with relevant stakeholders to facilitate growth in this sector.</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	
<p>CDP 9.12 Coastal Tourism</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	Suggested additional wording

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<p>It is an objective of Clare County Council:</p> <p>a) To encourage the development of coastal tourism in areas such as water-sports and water-related activities and events subject to normal planning and environmental criteria;</p> <p>b) To support proposals for tourism development in coastal areas where it can be demonstrated that there will be no negative impacts on the amenities of the area or the economic value of the County’s coastline and beaches;</p> <p>c) To continue to work with An Taisce, the local community and other relevant stakeholders to retain and increase the number of Blue Flag awards in the County.</p>													<p>b) To support proposals for tourism development in coastal areas where it can be demonstrated that there will be no negative impacts on the amenities of the area, the integrity of the natural environment or the economic value of the County’s coastline and beaches;</p> <p>SEA recommendation was incorporated into Pre-Draft</p>
<p>CDP9.13 Lakeland and Waterway Tourism</p> <p>It is an objective of the development plan:</p> <p>To support the development of tourism activities in Lakeland areas and Waterways</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	<p>All proposed developments shall be in accordance the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>

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subject to normal planning and environmental criteria. All proposed developments shall be in accordance the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.													AA recommendation was incorporated into Pre-Draft
<p>CDP 9.14 Urban Tourism</p> <p>It is an objective of the development plan:</p> <p>To improve the visual appearance of towns and villages, protect their character and maximise their tourism potential by the continuation of environmental and public realm programmes, design management and improvement of identified derelict sites.</p>	+	+	+	+	+	+	+	+	+	0	+	+	
<p>CDP 9.15 Festivals and Events</p> <p>It is an objective of Clare County Council:</p> <p>a) To support and promote the existing festivals and cultural events which take place in the county and to facilitate the</p>	+	+	+	+	+	+	+	+	+	0	+	+	

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<p>establishment of new events where viable;</p> <p>b) To promote County Clare as <i>a County of Culture</i></p> <p>c) To support community groups and festival committees to identify and access new sources of funding for festivals and events in the County.</p> <p>d) To promote the development of a variety of new festivals and sporting events to appeal to a wide range of visitors and to increase the profile of the county as a key tourism destination.</p>													
<p>CDP 9.16 Heritage and Cultural Tourism</p> <p>It is an objective of Clare County Council:</p> <p>To work with stakeholders including the OPW, the Heritage Council, the Arts Council, local communities and businesses to support the development of heritage and cultural tourism</p>	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
in County Clare.													
<p>CDP 9.17 Sustainable Tourism</p> <p>It is an objective of the development plan:</p> <p>To support sustainable and responsible tourism initiatives across County Clare in order to ensure that on-going growth in the tourism industry is balanced with the long term protection of the natural environment and cultural identity of the county</p>	+	+	+	+	+	+	+	+	+	0	+	+	
<p>CDP9.18 Niche Tourism</p> <p>It is an objective of the development plan:</p> <p>To explore the expansion of the niche tourism industry in County Clare to expand the range of tourism products on offer.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	0	+/-	

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Purple Text = Added at Draft Stage

Green Text = Pre Draft AA Recommendation

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 9.19 Accessible Tourism</p> <p>a) To facilitate and support the provision of improved accessibility at visitor accommodation, venues and activities, including access to water-based activities, and to ensure that the principles of universal design are integrated into development proposals for future tourism developments in the county</p> <p>b) To collaborate and work with relevant agencies and the hospitality sector to ensure that Ennis and County Clare are an age-friendly tourist destination.</p>	0	+	0	0	0	+	0	0	0	0	0	0	
<p>CDP9.20 Signage Management</p> <p>It is an objective of the development plan:</p> <p>a) To implement the signage plans that have been prepared for the Lough Derg and Burren areas;</p>	0	+	0	0	0	+	0	0	0	0	0	0	<p>c) All plans will undergo screening for Appropriate Assessment to address the potential for effects on European sites as a result of increased visitor numbers.</p>

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To prepare and implement signage plans for the Ennis and Loop Head areas during the lifetime of this plan.</p> <p>c) To support the provision of accurate and easy-to-use roadside information including:</p> <p style="padding-left: 40px;">i) Integrated signage plans throughout the county to improve navigation and visual impact;</p> <p style="padding-left: 40px;">ii) The development of a digital platform to disseminate information to visitors.</p>													AA recommendation was not incorporated into Pre-Draft
<p>CDP 9.21 Tourism in Ennis and its Environs</p> <p>a) To promote Ennis as both a tourist destination and as a tourism hub for the wider tourism product in County Clare;</p> <p>b) To facilitate the expansion of tourism infrastructure, facilities and entertainment in the Ennis and Environs area;</p> <p>c) To expand the nature and extent of tourist</p>	0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>accommodation in the Ennis and Environs area, including camping, glamping and motor home facilities;</p> <p>d) To support the development of Ennis and its environs as a hub for cycleways, greenways and eco-tourism;</p> <p>e) To support the <i>Promote Ennis</i> initiative and Purple Flag accreditation, and any subsequent initiative for the promotion/development of Ennis as a tourist destination.</p>													
<p>CDP 9.22 Tourism in South Clare</p> <p>a) To support the role of Shannon International Airport as the primary tourist gateway to County Clare and the west of Ireland;</p> <p>b) To facilitate the enhancement of Bunratty Castle and Folk Park as a visitor experience;</p> <p>c) To support the development of a flagship, international-scale tourism project in Bunratty;</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <p>i) To ensure the requirements of the Water Framework Directive, Habitats Directive and Floods Directive in particular are adhered to in addition to all relevant legislation in the implementation of this</p>

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>d) To facilitate the development and expansion of the hospitality sector, particularly as it relates to business tourism, in Bunratty and Shannon Town;</p> <p>e) To facilitate the provision of an international/national scale conference centre;</p> <p>f) To support the development of Shannon as a visitor destination including enhanced evening entertainment, promotion of looped walking trails , provision of an airport museum and enhanced aircraft viewing areas;</p> <p>g) To work with relevant stakeholders to promote the monastic sites in the area as key tourist attractions;</p> <p>h) To promote equestrian, boating, outdoor activities and the natural amenities and traditions of the area.</p> <p>i) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1</p>													<p>objective. Recommendation was incorporated into Pre-Draft</p>

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP9.23 Tourism in East Clare</p> <p>a) To work with relevant stakeholders to prepare and implement a Visitor Management and Sustainable Tourism Development Plan for Holy Island and to investigate the provision of ancillary services in local villages in the area;</p> <p>b) To promote the <i>Lough Derg (on the Shannon) Heritage and Nature Trail</i>, the work of the Lough Derg Marketing Strategy Group and other future initiatives that enhance established attractions and work to promote Lough Derg and the surrounding area as a tourism destination;</p> <p>c) To facilitate sustainable marina developments and associated amenities at appropriate locations inside and outside of settlements along Lough Derg and lake areas;</p> <p>d) To develop and enhance tourism products in particular sustainable and eco-tourism;</p> <p>e) To facilitate and encourage the</p>													
	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>development of new and expanded outdoor activities in east Clare such as canoeing, water sports, bird watching, mountain-biking and walking trails and to develop links to complementary facilities;</p> <p>f) To promote Lough Derg and the Slieve Aughty region as a tourism location and to develop a series of viewing points in the area;</p> <p>g) To promote wellness and self-development facilities; spa and health complexes and agri-tourism enterprises;</p> <p>h) To support the upgrade of the amenity facilities in the Ballycuggeran area;</p> <p>i) To facilitate the investigation of historical sites in East Clare containing the remains of a complex of blast furnaces and iron foundries;</p> <p>j) To support the development of a footpath/walking route around Lough Derg, linking Killaloe to Tuamgraney and Mountshannon;</p>													

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>k) To support the sustainable development of Tinarana Estae as a tourism product;</p> <p>l) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1</p>													
<p>CDP9.24 Tourism in North Clare and the Burren</p> <p>a) To maintain the Cliffs of Moher as one of the country’s premier tourist attractions and harness its potential as a driver of tourism in north Clare facilitating improvements, if necessary, to the tourist offer and experience;</p> <p>b) To enhance and promote established attractions in the towns and villages of North Clare and the surrounding hinterland;</p> <p>c) To consolidate and improve the Burren as a vibrant, sustainable, world-class destination in order to retain its Geopark status and support its World Heritage Site status;</p> <p>d) To promote the development of ecotourism</p>													
	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>and agri-tourism and support the work of the Burren Ecotourism Network;</p> <p>e) To develop a year-round sustainable tourism product by ensuring linkages to other tourist products in the area;</p> <p>f) To support and promote, with the co-operation of private landowners, public access and interpretive signage at heritage sites and features where appropriate;</p> <p>g) To maximise the opportunities and benefits from natural amenities such as the Atlantic Ocean and the Burren and to enhance and manage outdoor activity and specialised tourist products such as surfing, rock climbing and water-sports activities;</p> <p>h) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1</p>													
CDP9.25 Tourism in West Clare	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an Objective of Clare County Council:</p> <p>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;</p> <p>b) To promote and market the area, building on the cultural amenities and entertainment facilities of Kilrush, Kilkee, and Doonbeg;</p> <p>c) To progress the branding of Kilrush town as 'Kilrush on the Shannon';</p> <p>d) To support the promotion of the Loop Head Peninsula as a tourist destination;</p> <p>e) To encourage the development of sustainable tourism at the Bridges of Ross</p> <p>f) To further promote Vandeleur Gardens as a key tourist attraction in the Kilrush area;</p> <p>g) To support the enhancement of the tourist</p>													

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>accommodation offer in Kilrush town;</p> <p>h) To maximise the opportunities of the area’s coastal location and availability of fresh local produce to develop, facilitate and expand the local food and hospitality tourist product;</p> <p>i) To develop and enhance the piers, harbours and slipways along the Shannon Estuary, in accordance with the Strategic Integrated Framework Plan for the area, to maximise their potential for watersports activities.</p> <p>j) To establish a driving route along the Shannon and Fergus Estuaries connecting Ennis to Killimer and the Wild Atlantic Way.</p> <p>k) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1</p>													
<p>CDP9.26 West Clare Railway</p> <p>It is an objective of the development plan:</p> <p>To facilitate the reopening of the West Clare</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Railway as an operational tourist attraction by permitting new sections of railway as alternatives to parts of the line which have been built on or are inaccessible since its closure in compliance with all relevant legislation as outlined in Objective CDP2.1.													
<p>CDP9.27 Tourism and the Islands</p> <p>a) To identify the tourism function of the islands and address the functional, planning and environmental impacts of additional visitors in order to facilitate increased access to the islands in a sensitive and appropriate manner;</p> <p>b) To work with relevant agencies to support the development of the improved infrastructure and transportation required to enhanced ferry services to Scattery Island tourism resource and to support the provision of signage associated with these services;</p> <p>c) To ensure the on-going sustainable management of the historic and natural</p>	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 9 Tourism	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
resources of Scattery Island and support tourism product development on the Island; d) To facilitate the further exploration of the tourism/leisure potential of the Shannon Estuary Islands having regard to the landscape/heritage sensitivities in the area and the European and local designations in the Estuary.													

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XII: A County Clare with diverse and strong rural communities and economy, where its natural resources are harnessed in a manner that is compatible with the sensitivity of rural areas and the existing quality of life.													
CDP 10.1 Rural Economic Development It is an objective of Clare County Council: a) To work with all relevant stakeholders to implement the recommendations of the CEDRA Report on <i>Energising Ireland's Rural Economy</i> ; b) To promote and support the development and implementation of a Rural Town Stimulus Programme to support regeneration and economic growth in rural areas of County Clare.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	
CDP 10.2 Rural Enterprise It is an objective of the development plan: a) To encourage and support the development of new rural and farm-related enterprises, existing initiatives, innovation in indigenous enterprise (both high-tech and traditional) and on and off farm employment activities as a means of promoting rural diversity and strengthening the local	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
economic base; b) To support and encourage farm-based renewable energy technologies such as bio-energy and anaerobic digestion, in compliance with relevant environmental legislation.													
CDP 10.3 Agri-Food Sector It is an objective of the development plan: a) To facilitate proposals for agricultural and horticultural development; b) To encourage the linking of agricultural production with added value enterprise and the diversification of rural enterprises; c) To support the development of rural/farmers markets and the development of food-based tourism activities; d) To support the on-going growth and development of the artisan food sector in the county.	0	+	0	0	0	0	0	0	0	0	0	0	Suggested wording addition a) To facilitate proposals for agricultural and horticultural development in compliance with relevant environmental legislation. Recommendation was not incorporated into Pre-Draft
CDP 10.4 Rural Services It is an objective of the development plan: a) To encourage the development and facilitate the retention, where possible, of local services and shops in rural areas; b) To facilitate the redevelopment of existing	0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
services to other enterprises within the countryside where necessary.													
CDP 10.5 Rural Transport It is an objective of the development plan: a) To support the retention and enhancement of existing rural transport services in County Clare; b) To support the provision of new rural transportation initiatives which provide greater accessibility between towns and villages and all rural areas; c) To encourage the development of ‘hub and spoke’ rural transport services at key locations in order to support the integration of local and regional transport services; d) To support the provision of regular express bus services throughout the county and to encourage private-public partnership in the provision of more widespread rural bus services.	0	+	0	0	0	+	0	0	0	0	0	0	
CDP 10.6 Rural Broadband It is an objective of the development plan: To advocate for and facilitate the extension of broadband infrastructure throughout the	0	+	0	0	0	+	0	0	0	0	0	0	

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
county, and encourage e-commerce and IT telecommunications in support of rural enterprise.													
<p>CDP 10.7 Natural Resources</p> <p>It is an objective of the development plan: To facilitate, encourage and appropriately manage the development of natural resources of the county and to ensure that this is done in a sensitive way, eliminating any significant adverse effects on the natural environment and in compliance with all relevant legislation.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>It is an objective of the development plan: To facilitate, encourage and appropriately manage the development of natural resources of the County and to ensure that this is done in a sensitive way, eliminating any significant adverse effects on the natural environment and in compliance with all relevant legislation.</p> <p>Recommendation was incorporated into Pre-Draft</p>
CDP10.8 Non-Commercial Fishing													

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
It is an objective of the development plan: To support the expansion of non-commercial fishing activities in coastal communities and the development of complementary on-shore hospitality facilities/services													
<p>CDP 10.9 Forestry</p> <p>It is an objective of the development plan:</p> <p>a) To promote and encourage state and private afforestation and reforestation throughout the Countryside in appropriate locations, in compliance with Objective CDP2.1, and on suitable soil types as a means of promoting rural diversity and strengthening both the rural and urban economy.</p> <p>b) To support the development of enterprises ancillary to the forestry industry, in particular value-improvement enterprises relating to timber extracted from County Clare forests;</p> <p>c) To encourage the sustainable development of native woodlands as a means of enhancing biodiversity, climate and flood mitigation, landscape enhancement, recreational amenity, educational resource and strengthening the rural economy.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>a) To encourage the development of forestry and ancillary enterprise throughout the Countryside in appropriate locations and on suitable soil types as a means of promoting rural diversity and strengthening the rural economy;</p> <p>SEA recommendation was incorporated into Pre-Draft</p>

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 10.10 Bioenergy To encourage the development of bioenergy opportunities, facilities and associated rural enterprises in the countryside in appropriate locations where such activities do not have a significant negative impact on the environment.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>in appropriate locations where such activities do not have a significant negative impact on the environment, landscape, public health, archaeology or residential amenities of neighbouring settlements and where such operations are in compliance with all national regulations and guidelines applicable to such activities.</p> <p>AA recommendation was not incorporated into Pre-Draft</p>
<p>CDP 10.11 Renewable Energy Development It is an objective of the development plan: To facilitate the development of renewable energy developments in rural areas in accordance with the adopted Clare Wind Energy Strategy and Renewable Energy Strategy and the associated SEA and NIR (and any subsequent strategies).</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	+/-	<p>See Chapter 9 of the CDP SEA ER for Wind Energy Mitigation Measures</p>

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP10.12 Unconventional Gas Exploration and Extraction It is an objective of the Council to: Require the application of the precautionary principle to Unconventional Oil/Gas Exploration and Extraction (UGEE) projects/operations proposed within the County.</p>	+	+	+	+	+	+	+	+	+	0	+	+	The precautionary principle enables rapid response in the face of a possible danger to human, animal or plant health, or to protect the environment. In particular, where scientific data do not permit a complete evaluation of the risk, recourse to this principle may, for example, be used to prevent the occurrence of even exploratory works associated with UGEE.
<p>CDP10.13 Minerals, Mining and Quarrying To promote the extraction of minerals and aggregates and their associated processes where such activities do not have a significant negative impact on the environment, landscape, public health, archaeology or residential amenities of neighbouring settlements and where such operations are in</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 10 Rural Development and Natural Resources	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
compliance with all national regulations and guidelines applicable to quarrying and mining activities.													

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XIII: A County Clare that builds on the strategic location and natural resources of the Shannon Estuary by facilitating and maximising it’s potential for industrial development including port and harbour facilities in appropriate locations, improving connectivity, promoting its tourism and recreational assets, while managing the estuarine and natural environment in full compliance with the requirements of the Habitats and Birds Directive.													
CDP 11.1 Integrated Development of Shannon Estuary It is an objective of the Clare County Council: To co-operate with the relevant agencies to facilitate, encourage and promote development and economic growth and employment in environmentally suitable areas along the Shannon Estuary, by implementing the Strategic Integrated Framework Plan for the Shannon Estuary.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 11.2 Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary It is an objective of the Development Plan: To support and implement the inter-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
jurisdictional Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary in conjunction with the other relevant local authorities and agencies. All proposed developments shall be in accordance with the SEA Directive, Birds and Habitats Directive, Water Framework Directive and Shellfish Waters Directive, Floods Directive and EIA Directive. All proposed developments shall incorporate the Mitigation Measures as contained in the SIFP – Volume 7 of this plan - for ensuring the integrity of the Natura 2000 Network.													
<p>CDP 11.3 Marine-Related Industry/Large-Scale Industry on the Estuary</p> <p>To capitalise on the natural deep water potential and existing port and maritime infrastructure, by facilitating and proactively encouraging the environmentally-sustainable development of maritime industries at appropriate locations within the Shannon Estuary, while seeking to improve and promote the road and rail connectivity of the deepwater ports in the county. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All development associated with marine related industry shall incorporate the sector and site specific Mitigation Measures as contained in the SIFP – Volume 7 of this plan - for ensuring the integrity of the Natura</p>

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Framework Directive and all other relevant EC Directives.													2000 Network. Recommendation was incorporated into Pre-Draft
<p>CDP11.4 Strategic Development Locations</p> <p>a) To safeguard the role and function of the Strategic Development Locations, which are identified on Map 11A and Map 11B; and</p> <p>b) To support economic development by encouraging the sustainable growth, development and appropriate diversification of Strategic Development Locations;</p> <p>All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP11.5 Strategic Development Location – Innismurry/Cahiracon</p> <p>It is an objective of Clare County Council To facilitate and promote the sustainable development of the lands at Strategic Development Location A – Innismurry / Cahiracon (as per Map 11A) for marine related industry. All proposed developments</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All proposed development at SDL A shall incorporate the Mitigation Measures as contained in the SIFP – Volume 7 of this plan -</p>

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.													for ensuring the integrity of the Natura 2000 Network. Recommendation was incorporated into Pre-Draft
<p>CDP 11.6 Strategic Development Location – Moneypoint</p> <p>(a) To safeguard the role and function of Strategic Development Location B – Moneypoint (as per Map 11B) as a key strategic driver of economic growth in the Country, facilitating its sustainable growth, operational expansion and diversification, in accordance with national and regional energy objectives – ensuring in particular that all such developments shall not adversely affect species and habitats designated by the Habitats Directive;</p> <p>(b) To support and facilitate the development of marine related industry on lands adjacent to Moneypoint which is compatible with the primary use of the SDL as a Strategic Energy Location.</p> <p>All proposed developments shall be in accordance with the Birds and Habitats</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All proposed development at SDL B shall incorporate the Mitigation Measures as contained in the SIFP – Volume 7 of this plan - for ensuring the integrity of the Natura 2000 Network. Recommendation was incorporated into Pre-Draft</p>

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Directive, Water Framework Directive and all other relevant EC Directives.													
<p>CDP 11.7 Shipping and Navigation</p> <p>a) To facilitate and promote the economic growth of shipping trade and investment within the Shannon Estuary, in a sustainable, safe and environmentally sensitive manner. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives;</p> <p>b) To support the potential for cooperation across all relevant sectors in the preparation of Strategic Dredging Management Plan.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All development associated with shipping and navigation shall incorporate the sector and site specific Mitigation Measures as contained in the SIFP – Volume 7 of this plan - for ensuring the integrity of the Natura 2000 Network.</p> <p>Recommendation was incorporated into Pre-Draft</p>
<p>CDP 11.8 Harnessing the Energy Resource</p> <p>It is an objective of Clare County Council:</p> <p>a) To ensure that the Shannon Estuary fulfils its optimum role in contributing to the diversity and security of energy supply;</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>All development associated with the</p>

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To harness the potential of the Estuary for the sustainable development of renewable energy sources to assist in meeting renewable energy targets.</p> <p>All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>													<p>energy sector shall incorporate the sector and site specific Mitigation Measures as contained in the SIFP – Volume 7 of this plan - for ensuring the integrity of the Natura 2000 Network.</p> <p>Recommendation was incorporated into Pre-Draft</p>
<p>CDP 11.9 Promoting Tourism, Recreation and Leisure around the Shannon Estuary</p> <p>It is an objective of the development plan:</p> <p>To facilitate and promote the sensitive and sustainable use of the Shannon Estuary’s assets in an integrated manner to develop a dynamic and sustainable tourism, recreation and leisure sector that delivers maximum social and economic benefit to the communities of the estuary while safeguarding valued landscape, heritage and environmental interests. All proposed developments shall be in accordance with the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.													
<p>CDP 11.10 Cruise Ship Industry It is an objective of Clare County Council: To support and facilitate the sustainable use of the Estuary by the cruise ship industry by maintaining and safeguarding critical navigational channels, anchorage and berthing facilities. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	Suggested additional wording To support and facilitate the sustainable use of the Estuary by the cruise ship industry by maintaining and safeguarding critical navigational channels, anchorage and berthing facilities. All proposed developments shall be in accordance with the SEA Directive, Birds and Habitats Directive, Water Framework Directive, Invasive Alien Species Regulations and Shellfish Waters Directive, Floods Directive and EIA Directive.

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													Recommendation was incorporated into Pre-Draft
<p>CDP 11.11 Estuary Settlements It is an objective of Clare County Council: To ensure that the settlements along the northern shoreline of the Estuary benefit from potential economic, tourism and recreational developments, in accordance with the role of the settlement as per the Settlement Hierarchy. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 11.12 Aviation and the Shannon Estuary It is an objective of Clare County Council: To realise the long term potential of Shannon International Airport and its environs within the Mid-West region of the Country, 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</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
other relevant EC Directives.													
<p>CDP 11.13 Commercial Fishing/Aquaculture It is an objective of Clare County Council: To contribute to the diversification of the local economy, growth in employment and social well-being of coastal communities of County Clare through the facilitation and promotion of environmentally-sustainable commercial fishing and aquaculture, within the Areas of Opportunity for commercial fishing/aquaculture identified in the SIFP, which are at Poulnasharry Bay, Carraigaholt Bay, Rinevella Bay, Killimer and Clonderalaw Bay. All proposed developments shall be in accordance with the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 11.14 Building on the Shannon Estuary as an Environmental Asset; It is an objective of development plan: a) To facilitate appropriate development which is compatible with the areas of the Estuary which are designated under the Habitats and Birds Directives, whilst</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>ensuring that the environment is protected, conserved and maintained and where possible restored, ensuring the dual goals of economic development and environmental conservation can be achieved.</p> <p>b) To ensure that all proposed developments shall be in accordance the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives;</p> <p>c) To ensure that all proposed developments do not compromise the achievement of the objectives of the River Basin Management Plans, prepared in accordance with the Water Framework Directive and the Flood Risk Management Plans prepared in accordance with the Floods Directive.</p> <p>d) To work in partnership with all relevant statutory and other bodies to support and facilitate the preparation of an Integrated Environmental Management Plan for the Shannon Estuary.</p>													

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Chapter 11 The Shannon Estuary	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 11.15 Marina Developments</p> <p>It is an objective of development plan: To facilitate the sustainable developments of marinas and associated amenities at appropriate locations along the Shannon Estuary ensuring that all such developments shall not adversely affect species and habitats designated by the Birds and Habitats Directives and is in compliance with all relevant environmental objectives.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XI: A County Clare which maximises and manages the economic, social and recreational potential of the Atlantic Coastline and Shannon Estuary while protecting the coastal zone and its resources and adapting to and managing the challenges of climate change including flooding and sea-level rise													
CDP 12.1 Environmental Designations in Coastal Areas It is an objective of the development plan: To require proposals for development which may impact on a European site to undertake and submit a Natura Impact Statement in accordance with the requirements of the Habitats Directive as part of any planning application.	+	+	+	+	+	+	+	+	+	+	+	+	
CDP 12.2 Management Structures	+	+	+	+	+	+	+	+	+	+	+	+	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>To support and implement the Maritime Area and Foreshore (Amendment) Act when finalised and enacted.</p>													
<p>CDP 12.3 Maritime Spatial Planning</p> <p>It is an objective of Clare County Council:</p> <p>To fully engage in the process of preparing and implementing a Maritime Spatial Plan for the coastal/marine areas of the county.</p>	+	+	+	+	+	+	+	+	+	+	+	+	
<p>CDP 12.4 Integrated Coastal Zone Management</p> <p>It is an objective of Clare County Council:</p> <p>To work in collaboration with local communities and relevant stakeholders in the preparation and implementation of an Integrated Coastal Zone Management Plan for</p>	+	+	+	+	+	+	+	+	+	+	+	+	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
the coastal and estuarine areas of the county.													
<p>CDP 12.5 Off-Shore Gas and Petroleum Resources</p> <p>It is an objective of the development plan:</p> <p>To support the development of petroleum and gas resources for the economic benefit of the county, the region and the country as a whole, subject to environmental considerations.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 12.6 Off-Shore Renewable Energy Development</p> <p>It is an objective of Clare County Council:</p> <p>To support offshore and tidal renewable energy developments subject to environmental considerations and the protection of the amenities of the surrounding areas in accordance with the OREDP SEA Environmental Report and the</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Suggested additional wording</p> <p>It is an objective of Clare County Council:</p> <p>To support offshore and tidal renewable energy developments subject to environmental considerations and the</p>

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Natura Impact Report.													protection of the amenities of the surrounding areas in accordance with the OREDP SEA Environmental Report and the Natura Impact Statement. Recommendation was incorporated into Pre-Draft
<p>CDP 12.7 The Fishing Industry</p> <p>It is an objective of the development plan:</p> <p>a) To conserve marine and freshwater resources that are key to the establishment and sustainable growth of the fishing and aquaculture industry;</p> <p>b) To support the development of new and existing port facilities for the fishing industry and associated food and service industries where they comply with the general objectives and development management</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
standards of this Plan; c) To facilitate, where possible, car parking areas and access points to coastal areas to allow members of the public and tourists to access these areas for fishing and angling purposes.													
CDP 12.8 Aquaculture It is an objective of the development plan: To support and promote the sustainable development of the aquaculture sector whilst balancing environmental considerations in order to maximise its contribution to employment and growth in coastal communities.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 12.9 Shellfish Waters Directive It is an objective of Clare County Council: To work with local communities, relevant	+	+	+	+	0	0	0	0	0	0	0	+	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
stakeholders and the Department of Agriculture, Food and the Marine to ensure the proper and successful implementation of the Shellfish Waters Directive on the County Clare coastline.													
<p>CDP 12.10 Ports, Jetties, Harbours, Quays and Piers</p> <p>It is an objective of Clare County Council:</p> <p>a) To maintain and improve the network of piers and harbours for which it has responsibility;</p> <p>b) To facilitate the maintenance and improvements of the existing port, jetty, harbour, quay and pier infrastructure within the county and to safeguard lands within their vicinity from inappropriate uses that may compromise their long-term economic and recreational potential and environmental setting;</p> <p>c) To ensure safe and convenient access to</p>													<p>Suggested additional wording</p> <p>d) To encourage and facilitate the use and development of existing port/pier/harbour facilities for commercial fishing in compliance with the requirements of the EU Habitats Directive SEA recommendation was incorporated into Pre-Draft</p>
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>the water from marinas, piers, harbours and slipways for the purposes of public transport, industry, commerce, sea rescue, tourism, aquaculture or recreation;</p> <p>d) To encourage and facilitate the use and development of existing port/pier/harbour facilities for commercial fishing.</p>													
<p>CDP 12.11 Marina Developments in Coastal Areas</p> <p>It is an objective of the development plan:</p> <p>To facilitate the sustainable development of marinas and associated amenities at appropriate locations along the Atlantic coastlines, ensuring that such developments shall not adversely affect species and habitats designated by the Birds and Habitats Directives and is in compliance with all relevant environmental legislation as outlined in Objective CDP2.1.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation	
<p>CDP 12.12 Coastal Erosion and Flooding</p> <p>It is an objective of Clare County Council:</p> <p>a) To engage with the OPW to develop appropriate strategies for the management of identified coastal flood and erosion hazards and associated risks;</p> <p>b) To have regard to the Clare County Strategic Flood Risk Assessment, CFRAM Flood Risk Management Plans (when available), the OPW Coast Protection Strategy Study, and any updated version/more detailed local studies, in the assessment of development applications in coastal areas;</p> <p>c) To permit developments only where the Council is satisfied that they will not be at risk from coastal erosion or inundation in the future;</p> <p>d) To permit developments only where the Council is satisfied that it will not result in an increase in coastal erosion or increase the risk</p>														
	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	+/ -	

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>of inundation, either at the subject site or at another location in the vicinity;</p> <p>e) To prohibit developments outside the boundaries of existing settlements where such development could not be adequately defended over the lifetime of the development without the need to construct additional or new coastal defences;</p> <p>f) To seek funding for coastal defence works based on the outcome of detailed Coastal Erosion and Flood Risk Management Studies undertaken in areas identified as being at risk from coastal flooding;</p> <p>g) To ensure full compliance with the requirements of the Habitats Directive with regard to developments in the coastal area;</p> <p>h) To have regard to any future adopted Integrated Coastal Zone Management Plan for the coastal and estuarine areas of the county, undertaken in accordance with the Habitats and SEA Directive.</p>													

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<p>CDP 12.13 Coastal Squeeze</p> <p>It is an objective of the development plan:</p> <p>To ensure that coastal squeeze is taken into consideration in formulating and assessing coastal development proposals.</p>	+	0	+	+	0	0	0	0	0	0	0	0	
<p>CDP 12.14 Protection of Beaches and Sand Dunes</p> <p>It is an objective of Clare County Council:</p> <p>a) To prohibit maritime development on sites either on or adjacent to any popular beach area, where such developments would significantly interfere with the recreational use of the area or would cause damage or degradation of the beaches or sand dune system;</p> <p>b) To engage with all relevant stakeholders to proactively monitor and manage the dune systems in the county during the lifetime of</p>	+	+	+	+	0	0	0	0	0	0	0	+	<p>and permit full compliance with the requirements of the Habitats and Birds Directives.</p> <p>c) To protect the structure and function of sand dunes of the county, (which include annexed Annex I habitats and Annex II species), and prohibit</p>

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Chapter 12 Marine and Coastal Zone Management	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>this plan, in full compliance with the EU Habitats Directive;</p> <p>c) To protect the structure and function of sand dunes of the county, (which include Annex I habitats and Annex II species), and prohibit any development that would damage the integrity (ecological and visual) of these areas or prevent full compliance with the requirements of the Habitats and Birds Directives.</p>													<p>any development that would damage the integrity (ecological and visual) of these areas or prevent full compliance with the requirements of the Habitats and Birds Directives.</p> <p>SEA and AA recommendations were incorporated into Pre-Draft</p>
<p>CDP 12.15 EU Bathing Waters Directive</p> <p>It is an objective of Clare County Council:</p> <p>a) To support coastal initiatives such as the Green Coast Award and Blue Flag scheme and seek to ensure that coastal areas and bathing waters are maintained to the highest levels;</p> <p>b) To work to retain Blue Flag and Green Coast status on beaches currently awarded this status whilst seeking to increase the</p>	+	+	+	+	0	0	0	0	0	0	0	+	

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present number.													
<p>CDP 12.16 Island Development</p> <p>It is an objective of the development plan:</p> <p>a) To support development proposals that will contribute to the long-term social, heritage, ecological and cultural development of the islands;</p> <p>b) To have regard to any environmental and/or heritage-related designation in the assessment of all applications for development on the islands;</p> <p>c) To preserve appropriate and sustainable access to all islands, including uninhabited ones;</p> <p>d) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1.</p>													
	+	+	+	+	0	+	0	0	0	0	0	+	

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Chapter 13 Landscape	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XV: A County Clare of ‘living landscapes’ where people live, work, recreate and visit while respecting, managing and taking pride in the unique landscape of County Clare													
<p>CDP 13.1 Landscape Character Assessment</p> <p>It is an objective of Clare County Council:</p> <p>To encourage the utilisation of the <i>Landscape Character Assessment of County Clare</i> and other relevant landscape policy and guidelines and to have regard to them in the management, enhancement and promotion of the landscapes of County Clare.</p>	+	+	+	+	0	0	0	0	0	0	+	+	
<p>CDP 13.2 Settled Landscapes</p> <p>It is an objective of the Development Plan:</p> <p>To permit development in areas designated as ‘settled landscapes’ to sustain and enhance quality of life and residential amenity and</p>	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 13 Landscape	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>promote economic activity subject to:</p> <ul style="list-style-type: none"> • Conformity with all other relevant provisions of the Plan and the availability and protection of resources; • Selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design which are directed towards minimising visual impacts; • Regard being given to avoiding intrusions on scenic routes and on ridges or shorelines. <p>Developments in these areas will be required to demonstrate:-</p> <ul style="list-style-type: none"> • That the site has been selected to avoid visually prominent locations. • That the site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, water bodies, public amenities and roads. <p>That design for buildings and structures reduce</p>													

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visual impact through careful choice of forms, finishes and colours, and that any site works seek to reduce visual impact.													
<p>CDP 13.3 Western Corridor Working Landscapes</p> <p>It is an objective of the Development Plan:</p> <p>a) To permit development in these areas that will sustain economic activity, and enhance social well-being and quality of life - subject to conformity with all other relevant provisions of the plan and the availability and protection of resources;</p> <p>b) That selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design, are directed towards minimising visual impact;</p> <p>c) That particular regard should be given to avoiding intrusions on scenic routes and on ridges or shorelines. Developments in these areas will be required to demonstrate:</p> <p style="padding-left: 20px;">i. That the site has been selected to avoid visually prominent locations</p>													
	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 13 Landscape	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>ii. That site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, public amenities and roads</p> <p>That design for buildings and structures reduce visual impact through careful choice of form, finishes and colours and that any site works seek to reduce visual impact of the development.</p>													
<p>CDP 13.4 Shannon Estuary Working Landscapes</p> <p>It is an objective of the Development Plan:</p> <p>a) To permit development in these areas that will sustain economic activity of regional and national significance – especially through the protection of resources to sustain large-scale energy projects, logistics, large-scale manufacturing and associated infrastructure. All such developments shall be required to conform to relevant management and conservation objectives for designated and protected habitats</p>	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 13 Landscape	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>and species within the estuary;</p> <p>b) That selection of appropriate sites in the first instance within this landscape, together with consideration of the details of siting and design, are directed towards reducing visual impact and that residual visual impacts are minimized;</p> <p>c) That particular regard should be given to avoiding intrusions on scenic routes and on ridges or shorelines;</p> <p>Developments in these areas will be required to demonstrate:</p> <ul style="list-style-type: none"> i. That sites have been selected to avoid visually prominent locations wherever feasible; ii. That site layouts avail of existing topography and vegetation to reduce visibility from scenic routes, walking trails, public amenities and roads; iii. That design for buildings and structures reduce visual impact through careful choice of form, finish and colours and that any site works seek to reduce visual 													

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impact of the development.													
<p>CDP 13.5 Heritage Landscapes</p> <p>It is an objective of the Development Plan:</p> <p>To require that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact. This must be demonstrated for all aspects of the proposal- from site selection through to details of siting and design. All other relevant provisions of the development plan must be complied with.</p> <p>All proposed developments in these areas will be required to demonstrate;-</p> <ul style="list-style-type: none"> • That sites have been selected to avoid visually prominent locations • That site layouts avail of existing topography and vegetation to minimise visibility from scenic routes, walking trails, public amenities and roads; • That design for buildings and structures minimise height and visual contrast through careful choice of forms, 	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 13 Landscape	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
finishes and colour and that any site works seek to reduce the visual impact of the development.													
<p>CDP 13.6 Seascape Character Areas</p> <p>It is an objective of the development plan:</p> <p>a) To require all proposed developments within Seascape Character areas to demonstrate that every effort has been made to reduce the visual impact of the development. This must be demonstrated by assessing the proposal in relation to:</p> <ul style="list-style-type: none"> Views from land to sea; Views from sea to land; Views along the coastline <p>b) To ensure that appropriate standards of location, siting, design, finishing and landscaping are achieved.</p>													
	+	+	+	+	0	0	0	0	0	0	+	+	

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<p>CDP 13.7 Scenic Routes</p> <p>It is an objective of Clare County Council:</p> <p>a) To protect sensitive areas from inappropriate development while providing for development and change that will benefit the rural community;</p> <p>b) To ensure that proposed developments take into consideration their effects on views from the public road towards scenic features or areas and are designed and located to minimise their impact;</p> <p>c) To ensure that appropriate standards of location, siting, design, finishing and landscaping are achieved.</p>													
	+	+	+	+	0	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal XIII: A County Clare which protects and enhances the county’s unique natural heritage and biodiversity and recognises the potential for sustainable green infrastructure development, while promoting and developing its cultural, educational and eco-tourism potential in a sustainable manner.</p>													
<p>CDP 14.1 Biodiversity</p> <p>It is an objective of Clare County Council:</p> <p>a) To implement the County Clare Heritage Plan 2011-2017 and the Clare Biodiversity Action Plan 2014-2017, or any subsequent plans, in partnership with all relevant stakeholders;</p> <p>b) To review the Clare County Heritage Plan 2011-2017 and to prepare a new plan, which will be set within the context of the National Heritage Plan, upon the expiry of the existing</p>	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>adopted Plan;</p> <p>c) To support National Biodiversity Week and events such as Bioblitz in order to increase awareness of biodiversity and its benefits to the community;</p> <p>d) To ensure that features of importance to local biodiversity are retained as part of developments and projects being undertaken in the county;</p> <p>e) To identify ecological buffer zones, where appropriate, in the plan area.</p>													
<p>CDP 14.2 European Sites</p> <p>It is an objective of the development plan:</p> <p>a) To afford the highest level of protection to all designated European sites in accordance with the relevant Directives and legislation on such matters;</p>	+	+	+	+	+	0	0	0	0	0	0	+	<p>Suggested additional wording</p> <p>c) To recognise and afford appropriate protection to any new or modified SPAs or SACs that are identified during the lifetime of this plan</p>

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>b) To require all planning applications for development that may have (or cannot rule out) likely significant effects on European Sites in view of the site’s Conservation Objectives, either in isolation or in combination with other plans or projects, to submit a Natura Impact Statement in accordance with the requirements of the EU Habitats Directive and the Planning and Development Act, 2000 (as amended);</p> <p>c) To recognise and afford appropriate protection to any new or modified SPAs or SACs that are identified during the lifetime of this plan.</p>													<p>through the planning application process bearing in mind proposals for development outside of a European site may also have an indirect effect.</p> <p>Recommendation was incorporated into Pre-Draft (slightly amended)</p>
<p>CDP 14.3 Requirement for Appropriate Assessment under the Habitats Directive</p> <p>It is an objective of the development plan:</p> <p>a) To implement Article 6(3) and where necessary 6(4) of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs),</p>	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>whether directly or indirectly or in combination with any other plan(s) or project(s)</p> <p>b) To have regard to <i>Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities 2009</i> or any updated version.</p>													
<p>CDP 14.4 Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs)</p> <p>It is an objective of the development plan:</p> <p>a) To actively promote the conservation and protection of areas designated as an NHA (including proposed sites) and to only consider proposals for development within or affecting an NHA where it can be clearly demonstrated that the proposed development will not have a significant adverse effect on the NHA or pNHA;</p> <p>b) To identify and afford appropriate protection to any new, proposed or modified NHAs identified during the lifetime of this plan.</p>	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 14.5 Geological Heritage Sites</p> <p>It is an objective of the Clare County Council:</p> <p>a) To recognise the importance of Geological Heritage Sites and to protect the character and integrity of these sites;</p> <p>b) To work with the GSI and relevant stakeholders to undertake a review of Geological Heritage Sites in the county during the lifetime of this Plan.</p> <p>c) To promote and facilitate the development of geo-tourism in County Clare in compliance with Objectives CDP14.1 – CDP14.9, CDP14.11 and CDP14.13.</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 14.6 Burren National Park, Wildlife Sanctuaries and Nature Reserves</p> <p>It is an objective of the development plan:</p> <p>a) To protect the Burren National Park, all</p>													
	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>wildlife sanctuaries, nature reserves and all species (including Annex I habitats and birds and Annex II species) designated under the Wildlife Acts 1976-2000 and EC (Birds and Natural Habitats) Regulations 2011;</p> <p>b) To work with local communities, landowners, the National Parks and Wildlife Service and other relevant parties to protect, manage where appropriate, enhance and promote sites of ecological importance across the county;</p> <p>c) To ensure that the amenities of the Burren National Park, wildlife sanctuaries and nature reserves are protected and that their educational values are enhanced and promoted.</p>													
<p>CDP 14.7 Non-Designated Sites</p> <p>It is an objective of Clare County Council:</p> <p>a) To ensure the protection and conservation of areas, sites, species and ecological networks/ corridors of biodiversity value outside of designated sites throughout the county and to</p>	+	+	+	+	+	0	0	0	0	0	0	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>require an ecological assessment to accompany development proposals likely to impact on such areas or species;</p> <p>b) To ensure that available habitat mapping is taken into consideration in any ecological assessment undertaken;</p>													
<p>CDP 14.8 Natural Heritage and Infrastructure Schemes</p> <p>It is an objective of the development plan:</p> <p>To ensure the protection of natural heritage when considering proposed service, infrastructure and proposed roadworks (both realignments and new roads) located in, close proximity to, or nearby protected ecological sites or sited of importance in terms of biodiversity.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 14.9 Environmental Impact Assessment</p> <p>It is an objective of Clare County Council:</p> <p>a) To implement the EIA Directive, ensuring that all elements/stages or components of the project are included in one overall assessment and all reasonable alternatives are taken into consideration in choosing the option with the least environmental impact.</p> <p>b) To have regard to <i>“Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessments (2013)”</i> when considering proposals for which an EIA is required;</p> <p>c) Ensure full compliance with the requirements of the EU Habitats Directive, SEA Directive and associated legislation/regulations, including the associated European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), European Communities (Environmental Assessment of Certain Plans and Programmes) regulations 2004-2011, and the European</p>													<p>b) Ensure full compliance with the requirements of the EU Habitats Directive, SEA Directive and associated legislation/regulations, including the associated European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), European Communities (Environmental Assessment of Certain Plans and Programmes) regulations 2004-2011, and the European Communities (Environmental Impact Assessment) Regulations 1989 – 2011 (or any updated/superseding</p>
	+	+	+	+	+	+	+	+	+	+	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Communities (Environmental Impact Assessment) Regulations 1989 – 2011 (or any updated/superseding legislation).													legislation) SEA recommendation was incorporated into Pre-Draft.
<p>CDP 14.10 Contaminated Land</p> <p>It is an objective of the development plan:</p> <p>a) To ensure that, prior to the redevelopment of a site previously known to include an operation with the potential for high environmental impact such as petrol stations, gasworks or coal yards, due diligence is carried out on the site to address:</p> <ul style="list-style-type: none"> • The initial site assessment; • The ecological aspects of soil and groundwater contamination; • The preparation of a remedial action plan; and • The preparation of a site aftercare plan. <p>b) To ensure that contaminated soil is disposed of in accordance with the Waste Management Regulations (S.I.821 of 2007)</p>													The inclusion of this objective arose from a recommendation in the SEA ER.

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 14.11 Habitat Protection</p> <p>It is an objective of the development plan:</p> <p>a) To protect and promote the sustainable management of the natural heritage, flora and fauna of the county through the promotion of biodiversity, the conservation of natural habitats and the enhancement of new and existing habitats;</p> <p>b) To promote the conservation of biodiversity through the protection of sites of biodiversity importance and wildlife corridors, both within and between the designated sites and the wider Plan area;</p> <p>c) To ensure there is no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines and hedgerows within 3km of known roosts.</p>													<p>c) To ensure that there is no net loss of potential Lesser Horseshoe feeding habitat, treelines and hedgerows within 3km of known roosts.</p> <p>AA recommendation was incorporated into Pre-Draft.</p>
<p>CDP 14.12 Urban Ecology</p>													

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the development plan:</p> <p>To encourage and, where appropriate, enhance the provision of biodiversity features in urban areas through the preparation of local areas plans/settlement plans, green infrastructure strategies and through the development management process.</p>													
<p>CDP 14.13 Habitat Fragmentation</p> <p>It is an objective of the development plan:</p> <p>To ensure that development proposals support and enhance the connectivity and integrity of habitats in the plan area by incorporating natural features into the design of development proposals.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 14.14 Inland Waterways and River Corridors</p> <p>It is an objective of Clare County Council:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To work with all relevant stakeholders to protect and manage inland waters, river corridors and their floodplains, turloughs, lakes, fens and other water bodies from degradation and damage, and to recognise and promote them as natural assets and key elements in the green infrastructure network in the county;</p> <p>b) To protect riparian areas, where appropriate, in the plan area.</p> <p>c) To ensure that, where development occurs within a riparian zone, it does not have a negative impact on associated habitats and species;</p> <p>d) To work with all relevant stakeholders to protect and improve appropriate access to waterways and river corridors whilst ensuring their conservation and the protection of the resource and water quality;</p> <p>e) To have regard to the Clare County Wetlands Survey 2008 and other relevant documentation, including the Convention on Wetlands of International Importance (Ramsar Convention),</p>													

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>1971 (ratified, 1984) and the EU Communication – Wise Use and Conservation of Wetlands 1995, in the assessment of developments;</p> <p>f) To encourage developments proposals to:</p> <ul style="list-style-type: none"> • Maintain an appropriate width for the riparian zone to be protected; • Improve appropriate access and compatible leisure activities; • Maintain and enhance the fishing potential for both local interests and tourism by protecting the natural spawning beds of trout and salmon; <p>g) To protect the county’s valuable inland fishery resource and support its sustainable development through the protection of water quality and facilitation of ancillary infrastructure at appropriate locations.</p>													
<p>CDP 14.15 Freshwater Pearl Mussels</p> <p>It is an objective of the development plan:</p>													<p>The inclusion of this objective arose from a recommendation in the SEA ER.</p>

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To have regard to the potential impacts of developments within or in close proximity to the Cloon River freshwater pearl mussel catchment including impacts arising from downstream within the Shannon Estuary and Clonderlaw Bay;</p> <p>b) To have regard to the Cloon Freshwater Pearl Mussel Sub-Basin Management Plan in the assessment of planning applications;</p> <p>c) To ensure careful consideration is given to all proposed developments within the Dooneg, Shannon – Graney/Scarriff and the Shannon – Woodford Freshwater Pearl Mussel sensitive areas;</p> <p>d) To ensure full compliance with Objective CDP2.1 in relation to any future developments with close proximity to a freshwater pearl mussel catchment or sensitive area.</p>													
<p>CDP 14.16 Peatlands</p> <p>It is an objective of the development plan:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To protect and enhance the valuable peatland resource in County Clare whilst protecting the heritage and environmental value of these peatland areas.													
<p>CDP 14.17 Woodland, Trees and Hedgerows</p> <p>It is an objective of the development plan:</p> <p>a) To preserve and conserve individual or groups of trees identified in Volume 2 of this plan as ‘Trees for Preservation’ which will enhance the character and appearance of an area;</p> <p>b) To carry out tree survey work during the lifetime of this Plan to identify future trees of importance in the county and facilitate their future protection;</p> <p>c) To protect individual or groups of trees within the plan area which are important for environmental, recreational, historical, biodiversity and/or aesthetic reasons or by reason of contribution to sense of place, including groups of trees which correspond with</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	

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<p>protected habitats, or which support protected species, under the Habitats Directive;</p> <p>d) To work with landowners, local communities and other relevant groups to promote the retention and conservation of existing trees and hedgerows and encourage development proposals that enhance the landscape through positive management and additional planting/sensitive replanting of native tree species;</p> <p>e) To protect woodlands and hedgerows from damage and/or degradation and to prevent disruption of the connectivity of woodlands and hedgerows of the county;</p> <p>f) To ensure, where required, applications for development include proposals for planting / leave a suitable ecological buffer zone, between the development works and areas/features of ecological importance;</p> <p>g) Where hedgerows are required to be removed in the interests of traffic safety or where breaches to hedgerows occur due to river</p>													

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>drainage/maintenance works and flood repair, to require the applicant/developer to reinstate the hedgerows with a suitable replacement of native species to the satisfaction of the Council;</p> <p>h) To require each green space in new residential developments to have at least one native oak tree, or other naturalised tree species of similar stature and lifespan, integrated into the agreed planting/landscaping scheme;</p> <p>i) To require, where possible, that all trees felled as a result of development proposals be replaced at a minimum ratio of 10 new native species per 1 tree felled.</p>													
<p>CDP 14.18 Grasslands</p> <p>It is an objective of the development plan:</p> <p>To complete the habitat mapping of the county (in accordance with <i>A Guide to Habitats in Ireland</i> – (The Heritage Council) in order to identify and record the different grasslands of the county at a detailed level and to use the</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
collected data to ensure that the necessary protection is afforded to areas of importance.													
<p>CDP 14.19 Wetlands</p> <p>It is an objective of the development plan:</p> <p>To manage, enhance and protect the wetlands in County Clare having regard to the County Clare Wetlands Survey (2008), the Planning and Development Regulations 2001 (as amended) and 'Drainage and Reclamation of Wetlands – Draft Guidelines for Planning Authorities, 2011' and any subsequent guidance documents.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 14.20 The Burren National Park</p> <p>It is an objective of Clare County Council:</p> <p>To advocate the preparation, by National Parks and Wildlife Service, of a Conservation Management Plan for the Burren National Park, incorporating traffic management and parking</p>													

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
solutions.													
<p>CDP 14.21 Limestone Habitats</p> <p>It is an objective of Clare County Council:</p> <p>To encourage, support and promote farming for conservation in the Burren area in order to support the conservation of the limestone habitats in the area and to seek, on an on-going basis, new funding mechanisms for this work.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 14.22 Burren and Cliffs of Moher Geopark</p> <p>It is an objective of Clare County Council:</p> <p>a) To continue to work in partnership with all relevant stakeholders to support the on-going work of the Burren and Cliffs of Moher Geopark and to secure the retention of the 'Geopark' status into the future</p> <p>b) To seek, on an on-going basis, new funding mechanisms for the work of the Geopark e.g.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
from national and EU sources.													
<p>CDP 14.23 World Heritage Site Status</p> <p>It is an objective of Clare County Council:</p> <p>a) To collaborate with landowners, local communities and other relevant stakeholders to achieve World Heritage Site status for the sites identified in County Clare.</p> <p>b) To protect the Outstanding Universal Value of the tentative World Heritage Sites in County Clare that are included in the UNESCO Tentative List, Ireland 2010 and engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the county.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 14.24 Development Proposals in Designated World Heritage Sites</p> <p>It is an objective of the development plan:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To ensure that proposals for development in designated World Heritage Sites will be assessed having regard to the contribution of the development of the preservation and enhancement of the special qualities of these areas and the potential impact of the Outstanding Universal Value of the designated site.													
<p>CDP 14.25 Dark Sky Reserve Designation</p> <p>It is an objective of the development plan:</p> <p>a) To identify areas within the county that possess exceptional quality of starry nights and nocturnal environment and to explore the potential of establishing a Dark Sky Reserve in the county during the lifetime of this plan;</p> <p>b) Subject to resources, to replace public lightings systems throughout the county with more energy efficient, money saving, dark-sky compliant lighting.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 14.26 Alien and Invasive Species</p> <p>It is an objective of the development plan:</p> <p>a) To raise awareness of the threat of alien invasive species and take all necessary steps to prevent the spread of non-native invasive species and noxious weeds in the plan area, including requiring landowners, developers and boat operators to adhere to best practice guidance in relation to their control;</p> <p>b) To require all development proposals to address the presence or absence of invasive alien species on the proposed development site and to require an Invasive Species Management Plan where such species are present;</p> <p>c) To implement the requirements of EU Regulations 1143/2014 on the Prevention and Management of the Introduction and Spread of Invasive Alien Species.</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 14.27 Green Infrastructure</p> <p>It is an objective of Clare County Council:</p> <p>a) To work to create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, provide sustainable water management and a green setting for urban areas;</p> <p>b) To facilitate the on-going development and improvement of green infrastructure in the plan area, including green networks, green amenities and linked green corridors which ensure the provisions of recreational amenities, natural areas for the growth of wildlife and biodiversity, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike;</p> <p>c) To implement the adopted green infrastructure plan for Shannon town and its environs;</p> <p>d) To prepare green infrastructure plans for</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Ennis and Kilrush during the lifetime of this plan;</p> <p>e) To work with community groups to access funding for appropriate and beneficial green infrastructure projects including parks, woodlands, sports facilities, green areas, playground/play facilities, river corridors, walkways, cemeteries, churchyards, paths, seating and amenities.</p> <p>f) To require 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 development plan;</p> <p>g) To require projects to be fully informed by ecological and environmental constraints at the earliest stage of project planning and any necessary assessment to be undertaken, including assessments of disturbance to species,</p>													

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Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
where required.													
h) To ensure compliance with all relevant legislation as outlined in Objective CDP2.1.													

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal XIV: A County Clare that affords protection and conservation to buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and recognises them as a social, cultural and economic asset to the County.</p>													
<p>CDP 15.1 Architectural Heritage</p> <p>It is an objective of Clare County Council:</p> <p>a) to ensure the protection of the architectural heritage of County Clare through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County.</p> <p>b) To ensure that the architectural heritage of the county is not damaged either through direct destruction or by unsympathetic developments</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
nearby.													
<p>CDP 15.2 Protected Structures</p> <p>It is an objective of Clare County Council:</p> <p>a) To protect, as set out in the Record of Protected Structures, all structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest;</p> <p>b) To review the Record of Protected Structures periodically and add structures of special interest as appropriate, including significant elements of industrial, maritime or vernacular heritage and any twentieth century structures of merit.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.3 Industrial Heritage</p> <p>It is an objective of the development plan:</p> <p>To protect and preserve buildings and features</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
of industrial heritage such as mills, bridges, lighthouses, harbours, etc. Proposals for refurbishment works to, or redevelopment/conversion of, these sites will be subject to a full architectural and archaeological assessment.													
<p>CDP 15.4 Vernacular Heritage</p> <p>It is an objective of the development plan:</p> <p>a) To seek the retention, appreciation and appropriate revitalisation of the vernacular heritage of County Clare, in both towns and rural areas, by deterring the replacement of good quality vernacular buildings with modern structures and by protecting (through the use of ACAs and the RPS and in the normal course of Development Management) vernacular buildings where they contribute to the character of an area or town and/or where they are rare examples of a structure type;</p> <p>b) To support proposals to refurbish vernacular structures that are in a run-down or derelict</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>condition, provided that:</p> <ul style="list-style-type: none"> • Appropriate traditional building materials and methods are used to carry out repairs to the historic fabric; • Proposals for extensions to vernacular structures are reflective and proportionate to the existing building and do not erode the setting and design qualities of the original structure which make it attractive <p>While direction for the design should be taken from the historic building stock of the area, it can be expressed in contemporary architectural language.</p>													
<p>CDP 15.5 Architectural Conservation Areas</p> <p>It is an objective of the development plan:</p> <p>a) To ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale,</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>setting and material finishes;</p> <p>b) To protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations;</p> <p>c) To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that does not detract from is complementary to the character of the ACA;</p> <p>d) To ensure that external colour schemes in ACAs enhance the character and amenities of the area and reflect traditional colour schemes.</p>													
<p>CDP 15.6 Proposed Works to Buildings and Protected Species</p> <p>It is an objective of the development plan:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To protect habitats and species when considering proposed works to buildings which are likely to impact on protected ecological sites and protected species.													
<p>CDP 15.7 Maintenance and Improvement of Architectural Heritage</p> <p>It is an objective of Clare County Council:</p> <p>a) To advocate for greater financial assistance for the maintenance and improvement of architectural heritage in County Clare;</p> <p>b) To provide advice and guidance to community groups, owners and occupiers with regards to the maintenance and repair of buildings and structures of architectural heritage importance.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.8 Sites, Features and Objects of Archaeological Interest</p> <p>It is an objective of Clare County Council:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To safeguard sites, features and objects of archaeological interest generally;</p> <p>b) To secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological and historical interest generally;</p> <p>c) In securing such preservation, the Council will have regard to the advice and recommendations of the Department of the Arts, Heritage and the Gaeltacht;</p> <p>d) To have regard to the government publication <i>Framework and Principles for the Protection of the Archaeological Heritage 1999</i> in relation to protecting sites, features and objects of archaeological interest</p> <p>e) To advocate for greater financial assistance for the maintenance and improvement of features of archaeological interests in County</p>													

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Clare.													
<p>CDP 15.9 Newly Discovered Archaeological Sites</p> <p>It is an objective of the Development Plan:</p> <p>To protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.10 Zones of Archaeological Protection</p> <p>It is an objective of the Development Plan:</p> <p>To protect the Zones of Archaeological Potential located within both urban and rural areas as identified in the Record of Monuments and Places.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.11 Archaeology and Infrastructure Schemes</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>To have regard to archaeological concerns when considering proposed service schemes (including electricity, sewerage, telecommunications, water supply) and proposed roadworks (both realignments and new roads) located in close proximity to Recorded Monuments and Places and the Zones of Archaeological Potential.</p>													
<p>CDP 15.12 Raising Archaeological Awareness</p> <p>It is an objective of Clare County Council:</p> <p>a) To raise awareness of and improve practice in relation to archaeology in County Clare. Guidance material will be produced setting out the requirements for archaeological protection in the county;</p> <p>b) To promote the care and conservation of historic graveyards throughout the County.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 15.13 Underwater Archaeology</p> <p>It is an objective of the development plan:</p> <p>a) To protect and preserve the archaeological value of underwater archaeological sites in rivers, lakes, intertidal and sub tidal environments;</p> <p>b) To support the further exploration of the underwater archaeology of County Clare, including the San Marcos project, and any subsequent projects that may arise during the lifetime of this plan.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.14 Cultural Developments</p> <p>It is an objective of Clare County Council:</p> <p>To conserve cultural identity and enhance access to both culturally-distinct areas and facilities for cultural experiences.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 15.15 Museums and Heritage Centres</p> <p>It is an objective of the development plan:</p> <p>a) To facilitate further development of and extensions to museum, heritage centres and archives across the county;</p> <p>b) To ensure that the County Museum’s collections and associated information are accessible to the public;</p> <p>c) To promote a wider appreciation and understanding of the unique natural, cultural and archaeological heritage of the county;</p> <p>d) To recognise and support the role of private and community facilities in making heritage artifacts and information available to the public.</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 15.16 Genealogy</p> <p>It is an objective of the development plan:</p>													
	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
To support the on-going collection of information of genealogical interest in the County and to make such data available in multiple formats to facilitate genealogical research.													
<p>CDP 15.17 Oidreacht Theanga/Linguistic Heritage</p> <p>Tá sé mar sprioc ag Comhairle Contae an Chláir:</p> <p>a) chun Foráil a dhéanamh i dtaobh oidhreacht theanga agus oidhreacht chultúrtha an Chontae trí thacaíocht a thabhairt do na heagraíochtaí atá bainteach le cur chun cinn agus le caomhnú leanúnach na Gaeilge agus an chultúir;</p> <p>b) chun Obair a dhéanamh i slí dhearfach agus spreagúil chun timpeallacht dátheangach a chruthú agus a chothú sa Chontae, agus chun deiseanna chun Gaeilge labhartha agus scríofa sa Chontae a chur ar fail.</p> <p>It is an objective of the Council:</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 15 Architectural, Archaeological and Cultural Heritage	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To provide for the linguistic and cultural heritage of the county through support for organisations involved in the continued promotion and preservation of the Irish language and culture;</p> <p>b) To work in a positive and encouraging way to create and maintain a bilingual environment in the County, and to ensure the availability of opportunities for the use of spoken and written Irish.</p>													
<p>CDP 15.18 Folklore and Oral Cultural Heritage</p> <p>It is an objective of the development plan:</p> <p>To support and facilitate the gathering, recording, preservation and promotion of folklore and oral cultural heritage in the county and to work closely with groups such as Cuimhneamh an Chláir to realise their objectives.</p>	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
Goal XV: A County Clare with a strong and vibrant network of towns and villages that provide a wide range of services and a high quality of life for residents of the county													
<p>CDP 16.1 Town Centre Vibrancy</p> <p>It is an objective of Clare County Council:</p> <p>To carry out retail health checks, vacant site and derelict site surveys and other essential research and analysis to inform the actions required to support town centre renewal and development in the towns and larger villages of County Clare.</p>	+	+	+	+	+	+	+	+	+	0	+	+	
CDP 16.2 Town Improvement Strategies	+	+	+	+	+	0	0	0	0	0	+	+	

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Chapter 16 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>a) To work with all relevant stakeholders to prepare improvement strategies for areas identified as being in need of enhancement during the lifetime of this plan;</p> <p>b) To support the preparation and implementation of Tidy Towns Environmental Improvement Strategies for towns and villages in County Clare.</p>													
<p>CDP 16.3 Town Teams</p> <p>It is an objective of Clare County Council:</p> <p>To explore the possibility and potential benefits of establishing a ‘town team’ in Ennis town centre and, if necessary during the lifetime of this plan, other towns across the county.</p>	+	+	+	+	+	0	0	0	0	0	+	+	
<p>CDP 16.4 Economic Development Fund</p>	+	+	+	+	+	+	+	+	+	0	+	+	

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Chapter 16 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of Clare County Council:</p> <p>To seek to establish a revolving economic development fund to support economic growth, town centre vitality and employment-generation during the lifetime of this Plan.</p>													
<p>CDP 16.5 Opportunity Sites</p> <p>It is an objective of Clare County Council:</p> <p>a) To work with all relevant stakeholders on an on-going basis to secure the successful redevelopment of identified Opportunity Sites;</p> <p>b) Subject to resources, to provide technical assistance/guidance to support the redevelopment of Opportunity Sites.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 16.6 Town Centre Vacancy</p> <p>It is an objective of Clare County Council:</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 16 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To facilitate a co-ordinated and proactive approach to address vacancy in the plan area, including liaising with owners, identifying barriers to use and examining design solutions proposed by owners to resolving identified difficulties;</p> <p>b) To generally permit the alternative beneficial use of vacant property provided that the proposal will not negatively impact on the amenity of adjoining properties, the environment or movement/transport in the area.</p>													
<p>CDP 16.7 Lands identified for Regeneration</p> <p>It is an objective of Clare County Council:</p> <p>a) To identify areas for development and renewal that are in need of regeneration, in order to prevent:</p> <ul style="list-style-type: none"> Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition 	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	<p>Suggested additional wording</p> <ul style="list-style-type: none"> Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land; The encroachment from invasive alien

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Chapter 16 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>of any land;</p> <ul style="list-style-type: none"> • Urban blight and decay; • Anti-social behaviour; or • A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses. <p>b) To implement, where appropriate, the provisions of the Urban Regeneration and Housing Act 2015</p>													<p>species in particular Japanese knotweed which can lead to structural damage</p> <ul style="list-style-type: none"> • Urban blight and decay; • Anti-social behaviour; or • A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses. <p>Recommendation was not incorporated into Pre-Draft</p>
<p>CDP 16.8 Derelict Sites</p> <p>It is an objective of Clare County Council:</p> <p>a) To make use of the Derelict Sites Act 1990 where appropriate to require owners of derelict property to carry out suitable</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	Suggested additional wording

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Chapter 16 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>improvements, and to implement the provisions of the Act to prevent or remove injury to amenity arising from derelict sites;</p> <p>b) To prepare improvement plans and design briefs for larger derelict areas;</p> <p>c) To seek to acquire properties which are appropriate to the Council’s Capital Programme in order to carry out improvements to derelict sites and revitalise the surrounding areas. Any proposed development of derelict sites will not adversely affect habitats or species protected by the Habitats Directive or other sites or habitats of national, regional or local importance.</p>													<p>b) To prepare improvement plans and design briefs for larger derelict areas incorporating an Invasive alien species management plan if deemed necessary.</p> <p>Any proposed development of derelict sites will not adversely affect habitats or species protected by the Habitats Directive or other sites or habitats of national, regional or local importance.</p> <p>SEA recommendation was not incorporated, AA recommendation was incorporated.</p>

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Chapter 16 Towns and Villages	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 16.9 Town Centre Infill Development</p> <p>It is an objective of the development plan:</p> <p>a) To encourage and support the redevelopment of infill sites in town and village centre for residential, commercial or a mixture of uses;</p> <p>b) To provide guidance to potential developers to support the reuse of key town and village centre infill sites.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	
<p>CDP 16.10 Community Activity</p> <p>It is an objective of Clare County Council:</p> <p>To encourage and support the work of community groups in the maintenance, enhancement and renewal of towns and villages across the county.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-	

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Chapter 17 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal XVI: A County Clare that promotes and develops all buildings, urban spaces and public realm of the highest quality and ensures all development adheres to the principles of good design and contributes to the establishment of distinctive buildings and areas with a ‘sense of place’</p>													
<p>CDP 17.1 Achieving Quality in the Public Realm</p> <p>It is an objective of the development plan:</p> <p>a) To require both public and private developments to make a positive contribution to the public realm;</p> <p>b) To require all proposals for developments in excess of 3 residential units or 300m² to be accompanied by a design statement demonstrating how the 12 criteria set out in Appendix 1 have been addressed. A design statement may be required for smaller developments in instances where the proposed development is situated in a key location in the</p>	0	+	0	0	0	0	0	0	0	0	+	0	

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Chapter 17 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
town or village.													
<p>CDP 17.2 Universal Design</p> <p>It is an objective of the development plan:</p> <p>To require all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design so that all environments and buildings can be accessed, understood and used by all persons to the greatest extent possible and to have regard to all existing relevant legislation, publications and guidelines in their design</p>	0	+	0	0	0	0	0	0	0	0	+	0	
<p>CDP 17.3 Sustainable Developments</p> <p>It is an objective of the development plan:</p> <p>a) To prepare a detailed town centre development and improvement strategy for Ennis including town centre public realm enhancements, as part of a detailed Local</p>	0	+	0	0	0	0	0	0	0	+	+	0	

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Chapter 17 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Area Plan for the town;</p> <p>b) To support the improvement of the suitability of Ennis town centre retail accommodation for modern retailers, whilst preserving the town’s attractive historic character;</p> <p>c) To facilitate the need for additional non-bulky comparison goods floorspace within the town centre, ensuring it is integrated into the existing shopping facilities;</p> <p>d) To harness the retail development potential of any appropriate opportunity/brownfield sites within the town centre;</p> <p>e) To maintain and expand the attractive network of independent fashion boutiques and other speciality shops in the town centre, which combined with the character of the town and its public spaces, creates a niche shopping experience for residents and tourists;</p> <p>To carefully consider qualitative factors in assessing the appropriate nature, scale and distribution of any future proposals for new</p>													

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Chapter 17 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
retail development in Ennis town.													
<p>CDP 17.4 Design and Built Environments</p> <p>It is an objective of Clare County Council:</p> <p>a) To encourage and facilitate excellence in the siting and design of new buildings in the county and particularly through contemporary and innovative architectural solutions;</p> <p>b) To encourage and facilitate high standards of energy efficiency;</p> <p>c) To facilitate and promote the use of appropriate low carbon materials in all future development and embrace the principles of sustainable design.</p> <p>d) To run a Design Awards Scheme to encourage excellence in the built environment.</p>	0	+	0	0	0	0	0	0	0	+	+	0	

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Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal XVII: A County Clare that is resilient to climate change, manages flood risk, facilitates a low carbon future, supports energy efficiency and conservation and enables the decarbonisation of our lifestyles and economy.</p>													
<p>CDP 18.1 Climate Change</p> <p>It is an objective of Clare County Council:</p> <p>a) To support the implementation of the Limerick Clare Climate Change Strategy 2006, and any subsequent versions of the Strategy;</p> <p>b) To facilitate measures which seek to reduce emissions of greenhouse gases;</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>c) To adopt sustainable planning strategies through integrating land use and transportation and by facilitating mixed use developments as a means of reducing greenhouse emissions.</p> <p>d) To raise awareness and understanding of the impacts of climate change on both the local economy and communities in the county.</p>													
<p>CDP 18.2 Climate Change Adaptation</p> <p>It is an objective of Clare County Council:</p> <p>a) To liaise with all relevant stakeholder to prepare a Climate Change Adaptation Strategy for County Clare during the lifetime of this development plan;</p> <p>b) To raise awareness of issues relating to climate change issues and climate change adaptation during the lifetime of this Plan.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
CDP 18.3 Development of a Low Carbon	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Economy</p> <p>It is an objective of the development plan:</p> <p>a) To promote County Clare as a Low Carbon County as a means of attracting inward investment to the county and the Mid-West region;</p> <p>b) To facilitate measures to establish a low carbon economy and society by 2020</p> <p>c) To facilitate the development of energy sources which will achieve low carbon outputs;</p> <p>d) To support sustainable modes of transport such as walking and cycling through promotional strategies and the provision on infrastructure where required;</p> <p>e) To work to implement the provisions of <i>Ireland's Transition to a Low Carbon Energy Future 2015-2030</i> as they relate to County Clare.</p>													

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Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>CDP 18.4 Energy Efficiency</p> <p>It is an objective of Clare County Council:</p> <p>To assist in reducing the county’s dependence on imported fossil fuels and to develop a low carbon economy by:</p> <p>a) Promoting innovative new buildings design that demonstrates a high level of energy conservation, energy efficiency and the use of renewable energy resources, in accordance with national regulations and policy requirements;</p> <p>b) Promoting the development and use of alternative energy vehicles in line with concept of Smarter Travel and to encourage and facilitate the development of ancillary infrastructure;</p> <p>c) Promoting energy conservation, energy efficiency and use of renewable energy sources in the production of all goods and services in accordance with national, regional</p>													
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

Blue Text = Pre Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre Draft AA Recommendation

Red Text = Pre Draft SEA Recommendation

Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
and county regulations and policy requirements; d) To facilitate the provision of installations for powering electric vehicles at convenient locations across the county													
CDP 18.5 Distributed Heat It is an objective of the development plan: To support and encourage the development of Distributed (District) Heating as a means of facilitating: a) the increased use of heat generated from indigenous, low carbon, renewable resources (bio energy, solar, geothermal etc.); b) the utilisation and distribution of useful waste heat from large thermal processes; c) the utilisation and distribution of useful heat from a combined heat and power (CHP) plant, where such a plant's primary energy is													Suggested additional wording To support and encourage the development of Distributed (District) Heating, in compliance with the objective outlined in Chapter 14, as a means of facilitating: Recommendation was incorporated into Pre-Draft
	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
met by indigenous, low carbon, renewable resources (bio energy, solar, geothermal etc.).													
<p>CDP 18.6 Strategic Flood Risk Assessment</p> <p>It is an objective of Clare County Council:</p> <p>To ensure that proposals for development in areas where there is a risk of flooding, (based on the Flood risk Maps contained in Volume 2 of the Clare County Development Plan 2017-2023, or any updated version), shall have regard to the <i>The Planning System & Flood Risk Management (and Technical Appendices) – Guidelines for Planning Authorities 2009</i> and any future OPW flood assessment information. Such proposals must also demonstrate that appropriate mitigation measures can be put in place.</p>	+	+	+	+	+	+	+	+	+	0	+	+	
<p>CDP 18.7 CFRAMS</p> <p>It is an objective of Clare County Council:</p>	+	+	+	+	+	+	+	+	+	0	+	+	

Blue Text = Pre Draft Decision

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Green Text = Pre Draft AA Recommendation

Red Text = Pre Draft SEA Recommendation

Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>a) To comply with the EU Floods Directive 2007/60/EC;</p> <p>b) To incorporate the requirements and outcome of the Catchment Flood Risk Assessment and Management Study (CFRAMS) as it relates to County Clare.</p>													
<p>CDP 18.8 Storm Water Management</p> <p>It is an objective of the development plan:</p> <p>a) To ensure that adequate storm water infrastructure is in place to accommodate the planned level of growth in the plan area;</p> <p>b) To require all new developments to provide a separate foul and surface water drainage system;</p> <p>c) To ensure the implementation of Sustainable Drainage Systems (SuDS) and in particular, to ensure that all storm water generated in a new development is disposed of on-site or is attenuated and treated prior</p>													
	+	+	+	+	+	+	+	+	+	0	+	+	

Blue Text = Pre Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre Draft AA Recommendation

Red Text = Pre Draft SEA Recommendation

Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
to discharge to an approved storm water system; d) To request the submission of details regarding Surface Water Attenuation Systems for multi-unit development applications in the plan area. Development will only be permitted in areas where sufficient surface water capacity exists.													
CDP 18.9 Green Infrastructure and Flood Management It is an objective of the development plan: To facilitate and implement green infrastructure developments as a means of managing flood risk and enhancing the natural environment in the plan area in compliance with Objective CDP 2.1.	+	+	+	+	+	+	+	+	+	0	+	+	
CDP 18.10 Maintenance of Rivers	+	+	+	+	+	+	+	+	+	0	+	+	

Blue Text = Pre Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre Draft AA Recommendation

Red Text = Pre Draft SEA Recommendation

Chapter 18 Climate Change, Flooding and Low Carbon Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>It is an objective of the development plan:</p> <p>To encourage and facilitate the maintenance of rivers and waterways by statutory authorities and the cleaning of drains in urban areas where appropriate, and subject to the requirements of Objective CDP2.1, and OPW Best Practice Guidelines.</p>													

Chapter 19 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
<p>Goal XVIII: A County Clare where the overall</p>													

Blue Text = Pre Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre Draft AA Recommendation

Red Text = Pre Draft SEA Recommendation

Chapter 19 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
strategic objectives of the County Development Plan are translated into settlement plans and local area plans containing detailed land-use zonings and master-planning of neighbourhoods in an evidenced-based, plan-led approach with a focus on ensuring a high quality of life													
<p>CDP 19.1 Local Area Plans</p> <p>It is an objective of Clare County Council:</p> <p>To ensure that a local area plan is prepared and in place for the areas of Ennis & Environs and Shannon Town and Environs during the lifetime of this plan.</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	
<p>CDP 19.2 Zoning of Lands</p> <p>It is an objective of Clare County Council:</p> <p>To ensure that sufficient lands are zoned at appropriate locations in the settlement plans and local area plans of the county, in</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

Blue Text = Pre Draft Decision

Purple Text = Added at Draft Stage

Green Text = Pre Draft AA Recommendation

Red Text = Pre Draft SEA Recommendation

Chapter 19 Overall Core Strategy	BFF	PHH	Soils & Geology	Water	AQCF	MA	Waste	Water Supply	Waste Supply	RE	CH	L	Commentary/ Recommendation
accordance with the Core Strategy population targets and to meet the envisaged land use requirements of the area during the lifetime of this development plan.													
<p>CDP 19.3 Compliance with Zoning</p> <p>It is an objective of Clare County Council:</p> <p>To require development proposals to comply with the zoning of the subject site in the settlement plans and local area plans</p>	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	

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

Assessment Matrix for settlements by Municipal District

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

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

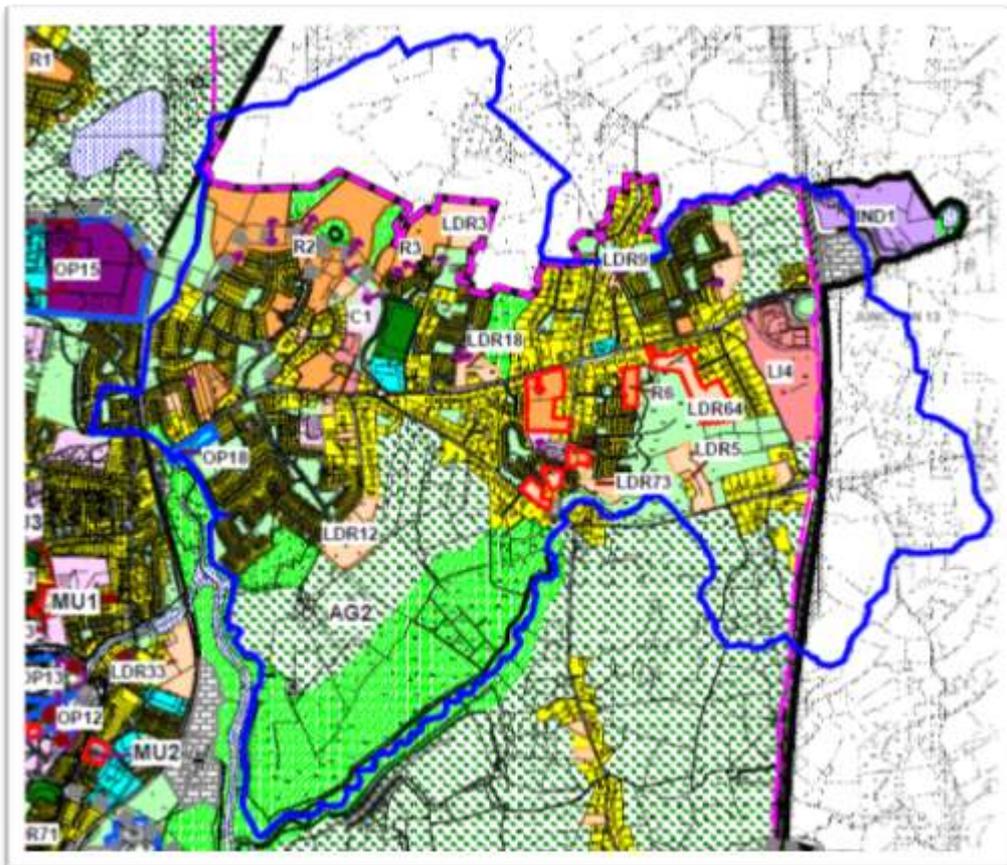
(Ennis Municipal District) Ennis Landuse Zonings (Ha)
Existing Residential = 646.5
Residential = 89.74
Low Density Residential = 89.81
Commercial = 71.42
Mixed Use = 54.90
Community = 78.66
Enterprise = 34.48
Tourism = 17.03
Buffer space = 419
Industry = 41.37
Light Industry = 56.11
Utilities = 44.97
Car parks = 4.2
Town Centre = 34.68
Recreation = 215.6

Ennis Municipal District – Ennis Settlement

Roslevan Neighbourhood

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

Roslevan Neighbourhood – Not to Scale



The residential vacancy rate is relatively low at 7%. The sites zoned for residential development include the following:

R6 Anstand Gaurus/Ballmacahill

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

SEA Comment/Recommendation

Development on the site should take account of:

- This site will complete an existing residential development which is located directly adjacent to the riparian zone of the Gaurus River which flows into the Lower River Shannon SAC. This area is potentially rich in biodiversity, consisting of Alkaline Fen habitat, including reed and large sedge swamp, woodland and open water habitat with potential high biodiversity value. Development presents potential negative impacts on biodiversity, water quality and human health. Any proposed development on the site will require a landscape and environmental management

plan for the adjacent Gaurus riparian zone, including actions for its implementation.

- The site is directly adjacent to Flood Zone A lands to the east with an area impeding the eastern boundary of the site, requiring a flood risk assessment for any proposed development.
- Any proposed development will require a surface water management plan for construction and operation incorporating SUDs.
- Access must be provided from the adjacent residential area (i.e. the one to which these lands are part of) rather than creating a new access to minimise any further environmental disturbance in relation to the fen habitat.
- Safe pedestrian and cycle access to and within the development and incorporate inter-connectivity with adjacent areas, neighbourhood centre and the town centre by connecting with existing and proposed cycle routes for the draft plan area to promote public safety and sustainable transport, which contribute to potential direct long-term benefits in relation to human health and quality of life, local air quality and climate change.

LDR64 Anstand Gaurus/Ballymacahill

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

SEA Comment/Recommendation:

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

R3 and LDR3 North of Roslevan House

These sites are identified for residential and low density residential development.

SEA Comment/Recommendation:

Development on this site should take account of:

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

R2 North of Oakleigh

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

SEA Comment/Recommendation

Development on this site should take account of:

- This site contains two recorded monuments (CL033-043002 hut site and CL033-042001 ringfort) which should be protected by a buffer to protect the integrity of the monument and prevent any negative impacts from development.
- The site is sequential in terms of settlement growth, both in terms of consolidating the overall settlement pattern and in contributing towards the development of a sustainable neighbourhood at Roslevan, with good connectivity with both the neighbourhood centre and the town centre. This contributes to a good quality of life and presents positive benefits in relation to human health, local air quality and climate change.
- There are a number of natural features on the site with potential local biodiversity value. The turlough to the north of the site must be protected by ensuring a buffer between it and any proposed development. Similarly the tree-line running down the centre of the site (south to north) towards the turlough and the hedgerow along the eastern boundary are valuable habitats offering potential foraging and wildlife commuting corridor. The existing landscape features should be retained and integrated into an overall landscape management plan for any proposed development to prevent potential negative effects in relation to the biodiversity value of the site.
- The site presents an opportunity to provide for a mix of density whereby the development should be graded in density, starting with medium density closest to the existing development, reducing to lower density as the slope of the site falls towards the turlough with a buffer required between the proposed development and turlough in order to protect it from any potential negative impacts from development on water quality and biodiversity. The potential negative effects of surface water generated by the construction and operation of any development on the turlough require a surface water management plan incorporating SUDs to accompany any proposal for development.
- Connectivity with the adjacent neighbourhood services must be incorporated into any proposal for both pedestrian and vehicular access as well as linking in with the cycle and walking strategies for the Draft Plan area, promoting sustainable transport use with potential positive effects in relation to reducing car emissions which in turn has positive effects in relation to local air quality, climate change and on human health and quality of life. Consideration should be given to incorporating the features on the site as part of a wider green infrastructure network.

LDR5 Knockanean Road - Changes arising from the Proposed Amendments

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 waste water treatment infrastructure. On-site treatment will not be acceptable to the Planning Authority.

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

Development on this site should take account of:

- 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

LDR9 - Changes arising from the Proposed Amendments

To change the zoning of the triangular plot of land at Four Seasons Drive, Roslevan from Open Space to Low density Residential.

SEA Comment/Recommendation

Development on this site should take account of:

- Incorporate a 5m buffer zone around the north eastern perimeter of the site adjacent to the Gaurus River.

LDR12 – Changes arising from the Proposed Amendments

To change the zoning of lands from Open Space to Low Density Residential

SEA Comment/Recommendation

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

LDR18 – changes arising from the Proposed Amendments

Assessment of the likely environmental effect

This proposed amendment and the location of the site contains valuable Fen habitat. Given a fen is a wetland with a permanently high water level at or just below the surface and its principal source of nutrients is from surface or ground water together with the substrate being alkaline to slightly acid peat soil any interaction with this regime could significantly affect it.

Alkaline fens are listed in the EU Habitats Directive for protection across Europe. The purpose of the buffer zoning, as indicated on the map which accompanies the Draft Clare County Development Plan 2017 – 2023 is to protect this valuable habitat.

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

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

Flood Risk

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

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

The EPA have recently published a guidance note entitled “*Integrating Climate Change into Strategic Environmental Assessment in Ireland, EPA 2015*” which Clare County Council have had regard to in the development of their Draft County Development Plan 2017 – 2023 and associated SEA Report. The report clearly outlines how the Plan-maker must consider mitigation and adaption measures in their plans where an increased vulnerability to climate change has been identified such is the case at this location. This should be done as early as possible and be taken into consideration when assessing alternatives to development scenarios. Given the uncertainty inherent in predicting future change, consideration must be given to factoring flexibility into Plans, through the provision of buffer zones between development and sites of ecological importance such as the Fen located on this site. Avoiding inappropriate development in areas of known flood risk, or ensuring that sufficient flexibility is maintained within the Plan to alter course should future climate impacts differ significantly from those anticipated should be included. Decisions such as zoning the extent of land identified in this proposed amendment should be avoided in such close proximity to a recognised flood risk as it will make it more difficult to manage climate risk in the future.

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

Likely Significant Effects in accordance with the Habitats Directive

There are no likely significant effects from this proposed amendment.

Proposed Amendment No. 39 LDR5

To zone the site Low Density Residential as per the resolution map.

LDR73 – Changes arising from the Proposed Amendments

To change the zoning of lands from Open Space to Low Density Residential

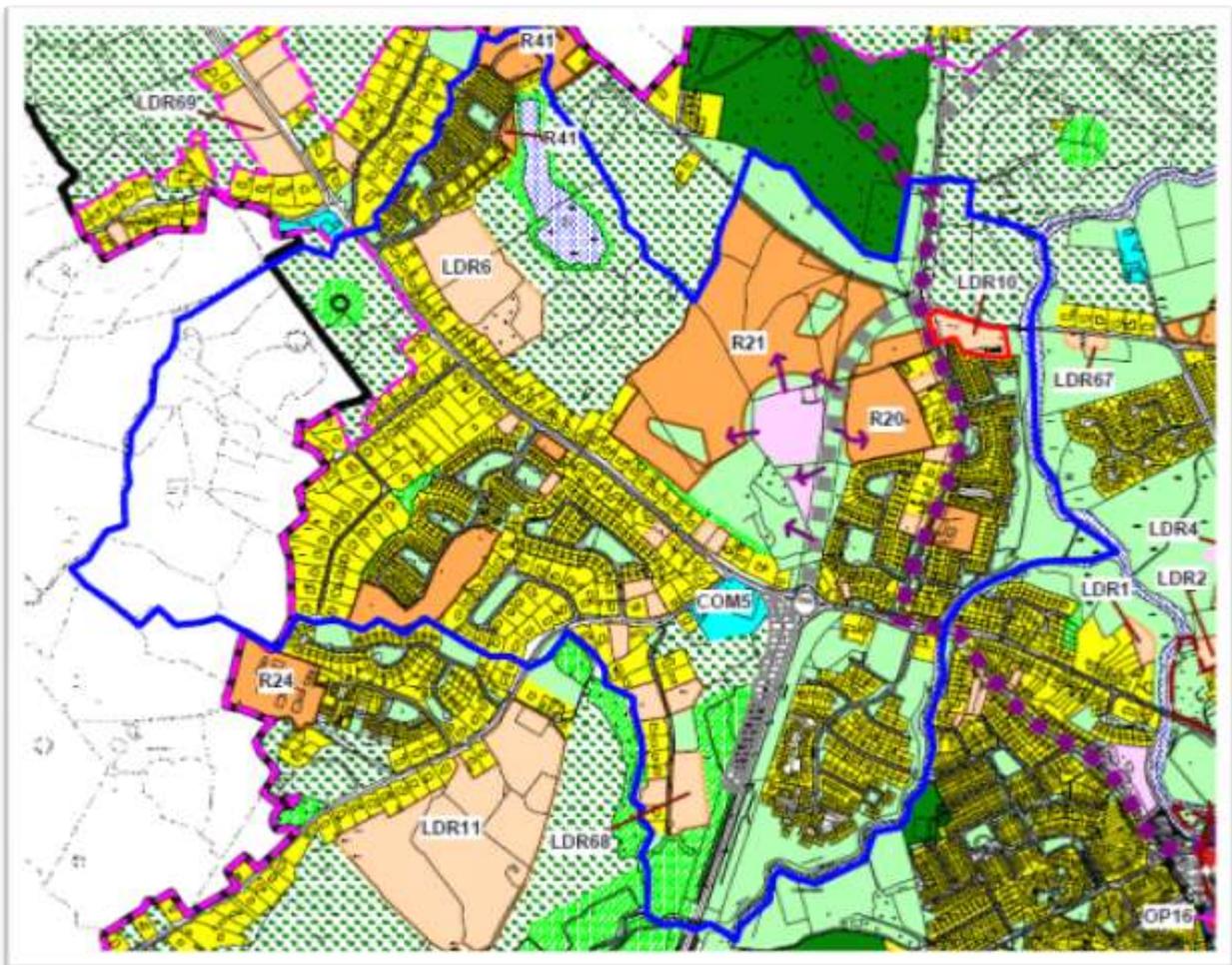
SEA Comment/Recommendation

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

Claureen Neighbourhood

Claureen neighbourhood has a population of 1,756 (2011) living in 876 households with a residential vacancy rate of 19.5%, significantly higher than the 13% average of the wider draft plan area. The vacancy rate could be explained by the number of finished but unoccupied dwellings in one particular housing estate in the neighbourhood. As a neighbourhood identified for expansion the aim is to facilitate the growth of a neighbourhood with provision of a focal point where community facilities and services can be provided e.g. school, shops etc.

Claureen Neighbourhood – Not to Scale



Sites zoned for residential development include:

R41 Lands North of Acha Bhile

SEA Comment/Recommendation

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

Mitigation arising from changes at Proposed Amendment Stage

SEA Mitigation: Ensure a Construction Environmental Management Plan (CEMP) is produced as part

of any planning application for development detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction in addition surface water run-off during operation should be treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features. There should be no infiltration of surface water to the network from this site.

SEA Mitigation: Ensure any development application is assessed as to whether or not 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.

R20 and R21 Clareen

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

SEA Comment/Recommendation

Development on this site should take account of:

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

¹ Ennis Habitats Survey 2003 – Hurley, Keegan

quality of life. Climate change and air quality would also experience positive effects by reducing the carbon footprint through the development of low-carbon housing and sustainable forms of transport i.e. walking and cycling.

- Connectivity with the town centre through integration with the walking and cycling strategies for the Draft Plan should be incorporated into any proposal in order to promote sustainable transport with associated positive effects in relation to human health, quality of life, air quality and climate change.

LDR6 – Changes arising from the Proposed Amendments

To change the zoning on 4.05ha of lands from Agriculture to Low Density Residential, south of Acha Bhile.

Assessment of the likely environmental

The water supply for Ennis town and its environs is taken from Drumcliff Springs whose recharge area is karst aquifer. This proposed amendment relates to an area which is located within the Zone of Contribution as delineated by the GSI for the Drumcliff Springs. Previous studies have indicated that due to the geology of the catchment, the varying thickness in overlying soils and fast travel time in the groundwater flow regime, there is minimal attenuation of contaminants, both natural and anthropogenic, thereby making the groundwater and the Drumcliff Springs supply well extremely vulnerable to pollution. According to the GSI Source Protection Report² there are five main tributary river systems which are of significance to the Drumcliff Springs. The Greenpark system to the south which sinks at Drumcarron More swallow holes is a key supply of the Drumcliff Springs and it is highly dependent on the surface water catchment of it, within which the subject site of this proposed amendment relates. Following analysis of the groundwater flow and associated tracing by the GSI, Drumcliff Springs are considered as both surface water and groundwater source with Drumcarron More swallow hole contributing both from a surface and groundwater perspective with very good connectivity they need to be considered together in protecting the source. The National Groundwater Protection Scheme has therefore delineated the Inner Protection Area which protects the source from microbial and viral contamination and the Outer Protection Area which is designed to protect the source from chemical contamination. The lands which are the subject of this proposed amendment are within the Inner Protection Area for the Drumcliff Springs. Any loss of this surface water catchment supplying water to the Drumcarron More swallow hole would also have a knock on effect in terms of supply to the Drumcliff Springs.

In addition and to reiterate the findings of the Strategic Flood Risk Assessment the site is within Flood Zone C (for fluvial and tidal flooding), however there is pluvial/groundwater risk in this area. The site appears to be at surface water/groundwater risk, and is therefore likely to operate as a storage basin for any surface water flow conveyed to the site from local drainage pipes or groundwater upwelling. Historical flooding is noted in and around the site which is clearly marked on the flood risk maps which implies groundwater flood risk from turloughs. Any development could be directly at risk, or through blocking the natural infiltration route, could increase flood risk elsewhere. The site is suitable for water compatible uses such as open space or agriculture.

² <http://www.gsi.ie/nr/rdonlyres/c32601e4-a939-4905-92f8-6aee112b83c4/0/drumcliffe09.pdf>

SEA Comment/Recommendation

In line with and in light of the findings of the Strategic Flood Risk Assessment this site is only suitable for water compatible uses and as such it is recommended that the zoning be changed from Low Residential to Open Space or Agriculture.

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.

Ensure any development application is assessed as to whether or not a hydrogeological assessment is necessary. If required, it contain a definitive conclusion as to whether the proposed development will interfere with water quality or hydrology of the Lower River Shannon cSAC and River Shannon and River Fergus pSPA.

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

LDR7 – Changes arising from the Proposed Amendments

To change the zoning of lands from Open Space to Low Density Residential.

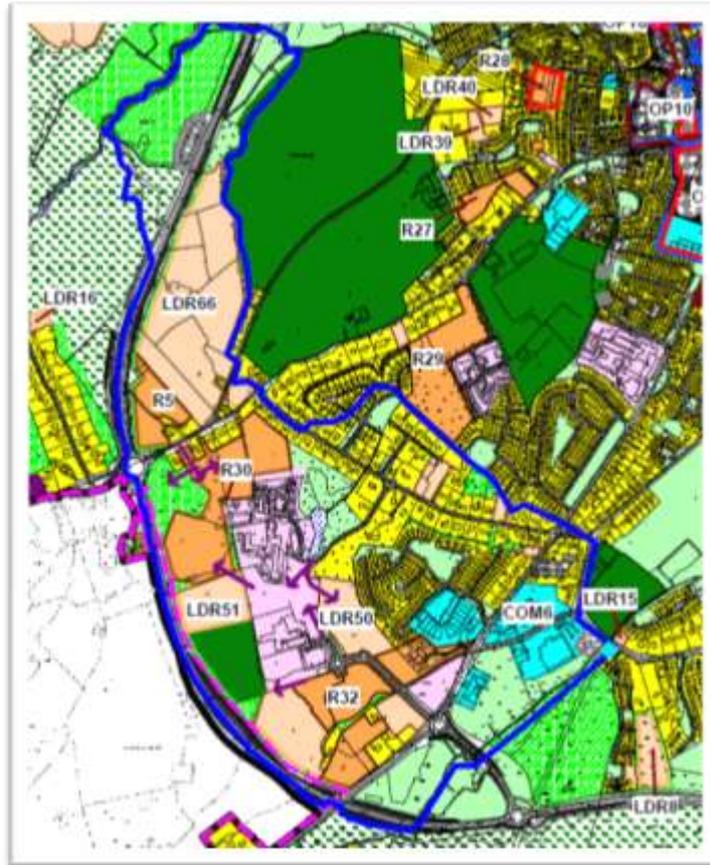
SEA Comment/Recommendation

In line with and in light of the findings of the Strategic Flood Risk Assessment this site is only suitable for water compatible uses and as such it is recommended that the zoning be changed from Low Residential to Open Space or Agriculture.

Cahircallamore Neighbourhood

Cahircallamore neighbourhood has a population of 1011 (2011), consisting of 370 households and a residential vacancy rate of 13%. The area is characterised by low density housing and semi-rural undeveloped land.

Cahircallamore Neighbourhood – Not to Scale



Identified as a neighbourhood for expansion land has been zoned for residential development as follows:

LDR66 Circular Road

This site is identified for residential development.

SEA Comment/Recommendation

Development on this site should take account of:

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

R32 Ashline

The site is identified for residential development.

SEA Comment/Recommendation

Development on this site should take account of:

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

R30 Ashline, Cahircallamore

This site is identified for residential development.

SEA Comment/Recommendation

Development on this site should take account of:

- The site is located to the north and east of Cahircalla Hospital and is bounded to the west by the N85. Any development proposal should allow for a landscape buffer between the N85 and residential development to minimise noise impact and provide for house design which allows for such noise minimisation measures like noise insulation through triple glazing etc, to minimise potential negative effects in relation to noise nuisance on human health and quality of life. An integrated landscape plan for the lands should be provided not only for a noise buffer, but for additional planting which will help absorb carbon emissions generated by vehicular traffic and enhance linear commuting corridors for wildlife.
- Existing hedgerows within and bounding the site should be protected and integrated into any proposed development, providing an appropriate buffer to protect their value as a potential foraging and wildlife commuting corridor including for Lesser Horseshoe bats, given its proximity to Newhall and Edenvale complex SAC and the location of a bat roost on adjacent lands.
- There is a ringfort (Recorded monument CL0033-171) within the northern section of the site which will require protection through the provision of a buffer as part of any proposed development so as to ensure there is no negative impact on the archaeological site.
- Safe pedestrian and cycle connectivity with the neighbouring services and school should be incorporated into any proposal. Integration with the walking and cycling strategies for the plan should be incorporated into any development proposal, promoting sustainable transport to promote positive benefits to human health, quality of life, air quality and climate change.

LD50 Ashline, Cahircallamore**SEA Comment/Recommendation**

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

LD51 Ashline, Cahircallamore

The site is identified for the provision of low density housing and serviced sites.

SEA Comment/Recommendation

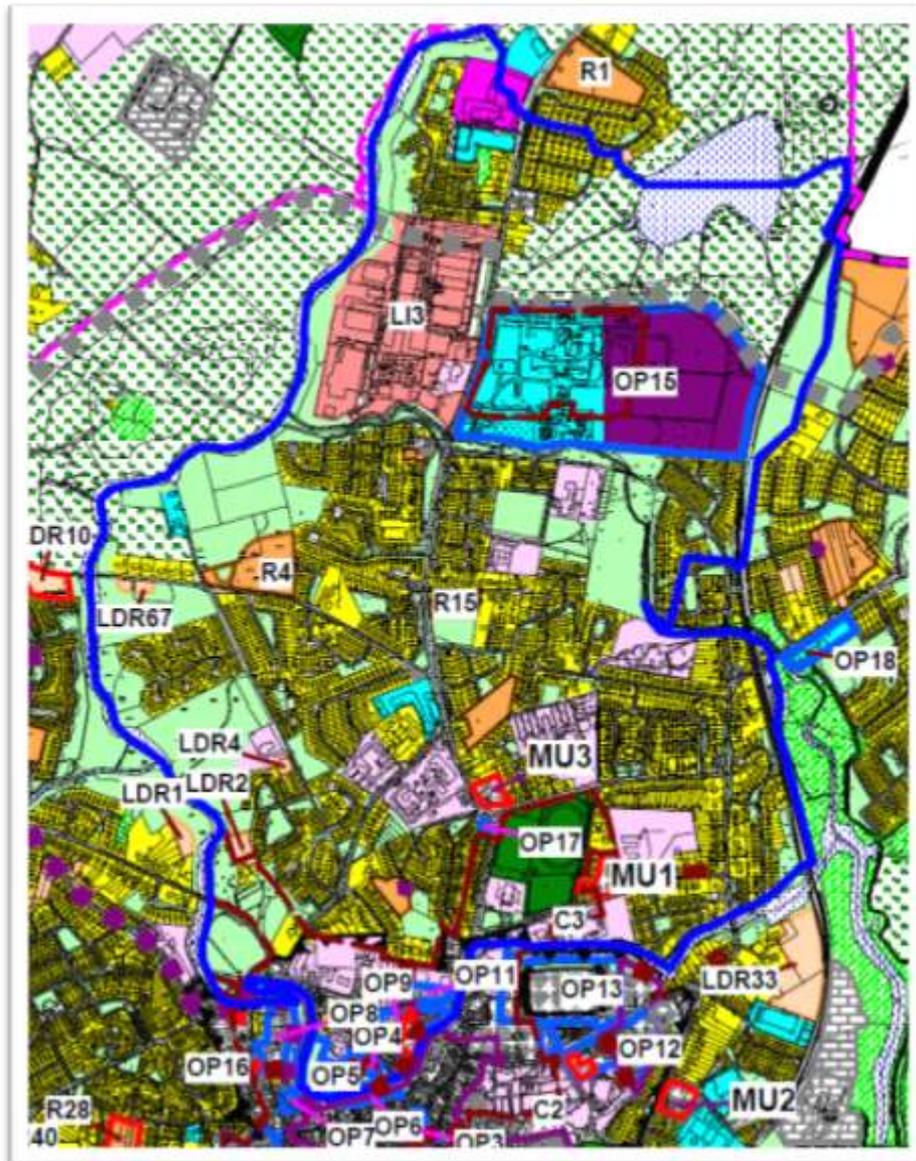
Development on this site should take account of:

- The site is adjacent to the Ennis National School to the east and is bounded to the west by the N85. Any development proposal should allow for a landscape buffer between the N85 and residential development to minimise noise impact and provide for house design which allows for such noise minimisation measures like noise insulation through triple glazing etc, to minimise potential negative effects in relation to noise nuisance on human health and quality of life. An integrated landscape plan for the lands should be provided not only for a noise buffer, but for additional planting which will help absorb carbon emissions generated by vehicular traffic.
- Existing hedgerows within and bounding the site and the treeline which bisects the site should be protected and integrated into any proposed development, providing an appropriate buffer to protect their value as a potential foraging and wildlife commuting corridor including for Lesser Horseshoe bats, given its proximity to Newhall and Edenvale complex SAC and bat roost on adjacent lands.
- Safe pedestrian and cycle connectivity with neighbouring services and school should be incorporated into any proposal. Integration with the walking and cycling strategies for the plan should be incorporated into any development proposal, promoting sustainable transport to promote positive benefits to human health, quality of life, air quality and climate change.

Lifford Neighbourhood

Lifford neighbourhood has a population of 5,006 (2011), consisting of 2339 households and a residential vacancy rate of 11.7%. Additional land has been zoned for residential development on infill sites to assist in the appropriate consolidation of the neighbourhood.

Lifford Neighbourhood – Not to Scale



Sites zoned for residential development include:

R1 Ballycorey

This site is identified for residential development.

SEA Comments/Recommendations

Development of this site should take account of:

- This is an agricultural greenfield site which is relatively peripheral to the town. Due to limited options of available undeveloped land located on the northern side of the town, it follows sequentially, utilises an infill site between existing residential development and provides for an attractive residential option in this neighbourhood.
- Its relatively peripheral location reinforces the need for the integration of safe pedestrian and cycle access between adjacent residential areas, nearby neighbouring services, local amenities and with the town centre. In the absence of these measures there are potential risks to human health and quality of life and potential negative localised effects in relation to air quality and

climate change attributable to lack of provision of integrated access other than for vehicular transport.

- Hedgerows and natural boundaries and features should be protected and integrated into any proposal for development to protect wildlife corridors and should be protected and integrated into a Landscape Management Plan for any proposal.
- A Surface water management plan incorporating SUDs should be prepared to ensure there is no negative impacts on water quality and on the qualifying interests of the designated SAC and SPA of Ballyallia Lake located to the west and on the opposite side of the road to the site.

R4 Drehidnagower

This site is identified for high quality low density residential development.

SEA Comment/Recommendation

Development on this site should take account of:

- The site is an infill green field site to the north east of the Plan area and locationally sits within the Lifford neighbourhood in close proximity to local services and within walking distance of the town centre which supports sequential growth.
- The northern part of the site falls within Flood Zone A and the western part within Flood Zone B and the remainder in Flood Zone C. A flood risk assessment will be required for any development proposal.
- The site has extensive exposed rocky outcrops reflecting extreme groundwater vulnerability and is located just south of the River Fergus (SAC) currently proposed as zoned open space which is necessary to protect the qualifying interests of the SAC. Potential negative effects could occur in relation to possible contamination of water quality resulting from the construction and operation of the development, impacting potentially on human health and biodiversity.
- An ecological assessment will be required as there is potential feeding and commuting habitat for wildlife, including Lesser Horseshoe bats, within the woodland and scrub habitat. A landscape management plan for the site will be required to integrate these natural features into any proposed development to protect the habitat and also to provide for additional planting along the northern boundary of the site to provide a buffer to the river. A light impact study should be undertaken to ensure that light does not spill beyond the development footprint. Flooded areas should be incorporated into any proposal as areas of open space. There is potential for negative effects in relation to biodiversity, water quality, human health and quality of life as a consequence of flooding.
- A surface water management plan incorporating SUDs will be required for any proposal during both construction stage and operational stage.
- The site is located within walking distance of the neighbouring services and amenities including Lee's Road, Swimming Pool, neighbourhood shops and schools. Safe pedestrian and cycle access to the site will be required to ensure good connectivity with the neighbouring services and the town centre through integration with existing and proposed town cycle routes, promoting sustainable transport and positive benefits to human health, quality of life, local air quality and climate change.

R15 Gort Road/Hazel Lane

This site is identified for high quality residential development.

SEA Comment/Recommendation

Development on this site should take account of:

- The site is located to the north of the draft plan area, situated between existing residential areas, close to local services and within walking distance of the town centre. Its location has positive benefits in terms of promoting sequential growth of the settlement.
- The site is largely green field with some earth works on the northern edge. The site is located within Flood Zone B and C. The southern section of the site is known to be prone to flooding, although it is some distance from the river, the indications being that it is a combination of surface and groundwater flooding which could be contributing to it. It is important that flooding should not be exacerbated by any development on this site and any proposal should be accompanied by a flood risk assessment.
- The southern section of the site should remain undeveloped, only allowing for development on the northern section of the site if it can be proven there will be no negative impact on the southern section of the site, either in construction phase or from the development itself. A hydro-geological survey should be undertaken on the site to establish the extent of any groundwater flooding and any potential impacts on it, either on site or through displacement, should development occur, which would pose potential risk to human health, water quality and biodiversity. A surface water management plan incorporating SUDs should be included with any proposal.
- The wetland area should be protected and incorporated into any proposed development as an area of open space of potential local wildlife interest and its potential role in flood storage. A landscape management plan should be prepared for any proposed development on the site.
- The site complies with sequential growth and is well-located for local services including schools, neighbourhood shops, the employment area of the Gort Road Industrial Estate and proposed Opportunity Site (OS16), identified for additional employment uses at the Information Age Park which is within walking distance of the town centre. Good connectivity for pedestrian and cycle access, connecting with the proposed new cycleway along the Gort Road should be incorporated in any proposal. These factors are likely to have positive benefits in relation to human health and quality of life, air quality and climate change by potentially contributing to a living environment which minimises the need for vehicular travel movements between home, school, work and community and amenity areas.

LDR1 Lahinch Road - Changes arising from the Proposed Amendments

Mitigation: It is recommended that the zoning on this subject site be changed from Low Density Residential to Open Space in order to remove the likely environmental effects as outlined above.

Mitigation: Should the zoning proceed the route of the access road to the site would need to be sited adjacent to Flood Zone A, and should be elevated above the 1 in 100 year flood level to allow for access and egress in a flood event.

Likely Significant Effects

The location of this site adjacent to the River Fergus acts as a potential impact on the foraging/commuting/roosting habitat of Lesser Horseshoe Bats and for the turret structure in the adjacent woodland.

Mitigation: Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light

levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.

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

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

Potential for construction and operation related impacts on water quality in nearby watercourses and hence downstream impacts to Lower River Shannon SAC and River Fergus and River Shannon SPA.

Mitigation: Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any planning application for development detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction; Ensure that surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.

Potential disturbance to habitat on which QI species of the Lower River Shannon depend during their lifecycle e.g. siltation of spawning gravels for Salmon or disturbance to silt where Lamprey larvae (ammocetes) burrow. Potential disturbance in the area of the proposed development site during construction and operation from noise, lighting and increased recreation. Potential indirect disturbance to River Shannon and River Fergus Estuaries SPA SCI species.

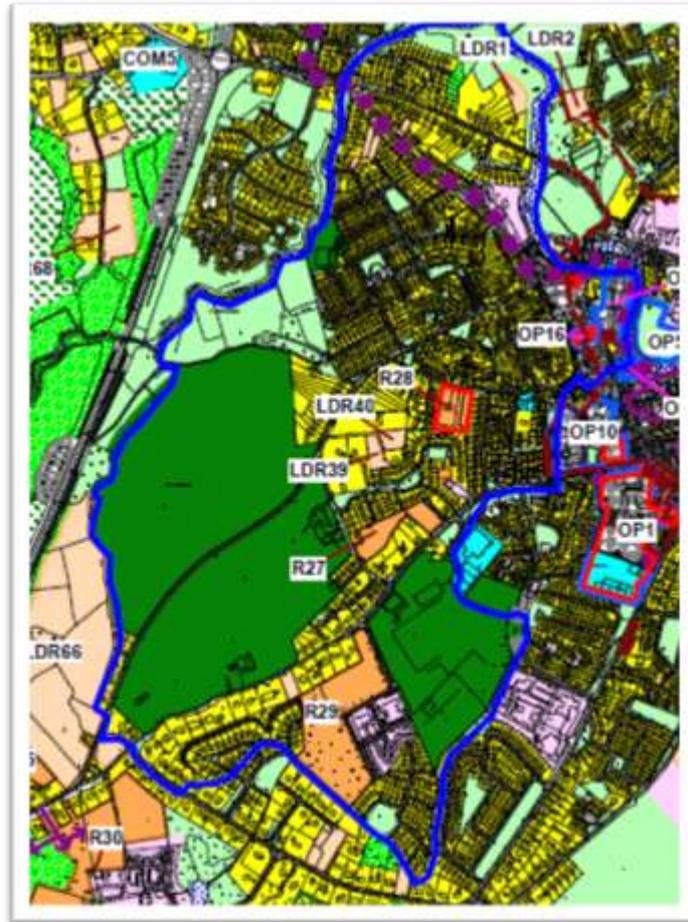
Mitigation:

Development applications must be accompanied by an Ecological Impact Assessment and Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed relevant. The assessments should be informed, at a minimum, by usage of the site by Otter for breeding/resting/foraging, an assessment of the potential impact of the proposed development on Lower River Shannon SAC QI fish species (at various stages of their lifecycle) including spawning/breeding/migration habitats, occurrence of SPA SCI species in the vicinity of the site and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint particularly in relation to SCI birds and Otter.

Cloughleigh/Drumbiggle Neighbourhood

Cloughleigh/Drumbiggle is a well established neighbourhood which includes a portion of the town centre. It has a population of 2,868 (2011), 1,341 households and a relatively high vacancy rate of 16.1%. The consolidation strategy for this neighbourhood is primarily through development of infill sites and retro-fitting and upgrading of social and private housing stock.

Cloughleigh/Drumbiggle Neighbourhood – Not to Scale



Lands zoned for residential development include:

R29 Adjacent to Pairc na Coile Nursing Home, Drumbiggle

This site is identified for residential development.

SEA Comment/Recommendation

Development of this site should take account of:

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

human health and quality of life.

R27 Drumbiggle Road

This site is located in close proximity to the town centre appropriate for high density residential development.

SEA Comments/Recommendation

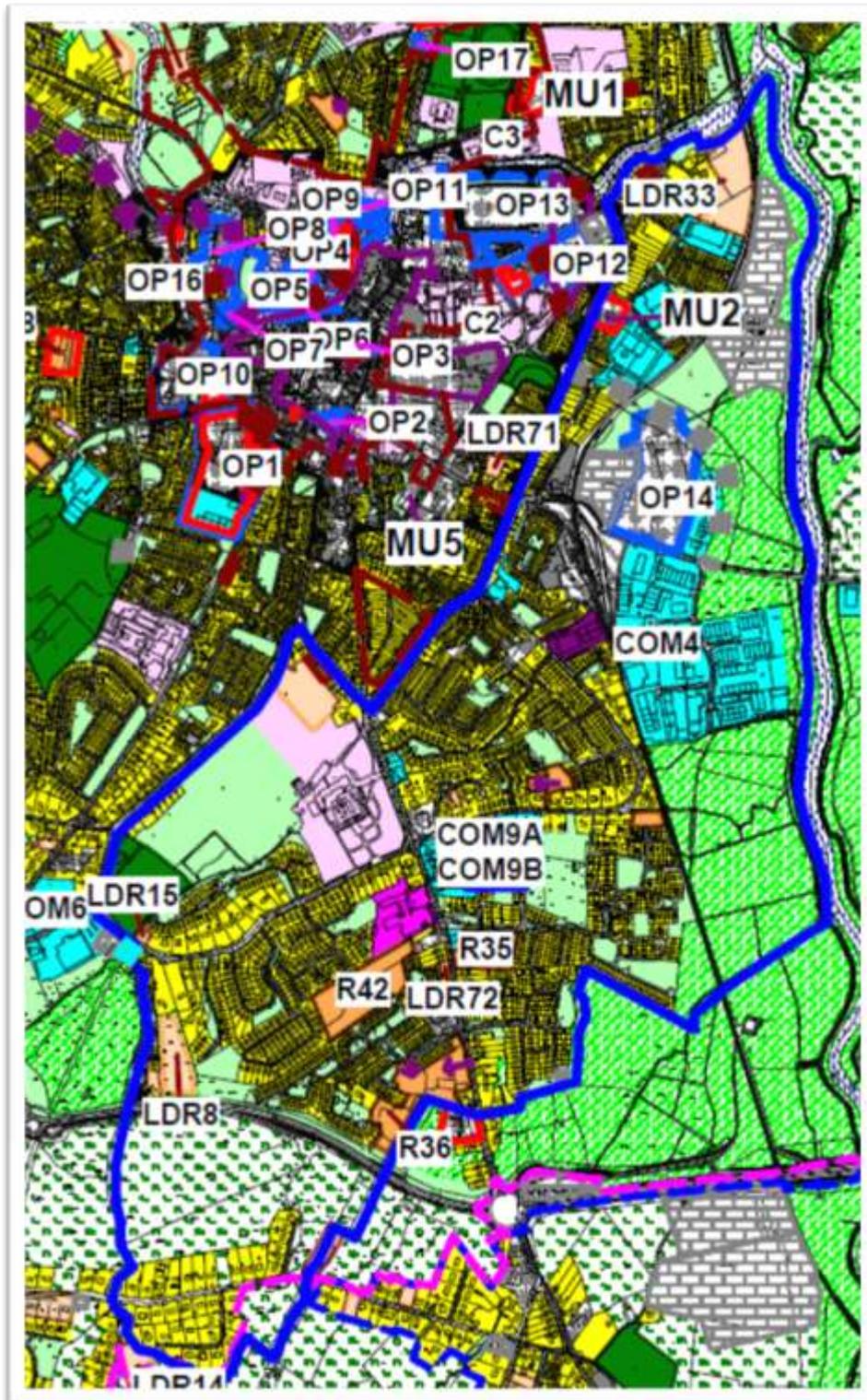
Development of this site should take account of:

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

Clonroadmore Neighbourhood

Clonroadmore neighbourhood lies to the east of the town centre with a population of 3,608 (2011), 1,535 households and a 9.2% vacancy rate. The strategy for consolidation is primarily in the southern half of the neighbourhood with provision of additional land for residential development.

Clonroadmore Neighbourhood – Not to Scale



Lands zoned for residential development include:

Site R35 Limerick Road

This site is situated on the Limerick Rd. Having regard to the pattern of development in the area, it is suitable for housing. The Strategic Flood Risk Assessment Volume 10 accompanying this plan advises that flood risk to the site is through an overland flow path from the north, which is linked to overflows from the St. Flannan's Stream. Depths of flooding are likely to be shallow. There is a

difference in the extent of flooding shown on the CFRAM maps, but both sources agree there is risk to the rear of the site. The western road frontage of the site is within Flood Zone C and is suitable for all types of development on flooding grounds. The rear of the site is shown to be at risk and should be retained as a water compatible land use.

Site R36 Limerick Road

SEA Comments/Recommendation

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

LDR33 Knox's Bridge, Clonroadmore

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

SEA Comments/Recommendation

Development of this site should take account of:

- The site is a greenfield site located adjacent to the town centre. It is situated behind existing buildings to the west of the site, the Elevation Business Park to the south, bounded to the east by the railway line and to the north by the River Fergus. It's proximity to the town centre allows for easy pedestrian and cycle access to services and facilities promotes sequential growth.
- The northern corner of the site lies within Flood Zone A requiring the need for a flood risk assessment to be undertaken to accompany any proposal.
- The site is bounded by the River Fergus to the north, part of the Lower River Shannon SAC, containing wetland habitat³ and is a wildlife commuting corridor, including for the Lesser Horseshoe Bat. A recorded bat roost is located in an adjacent shed to the west of the site. There is mature broadleaved woodland throughout the site and along the railway line providing valuable habitat and foraging areas for bats and other wildlife. A comprehensive tree survey is required to inform a Landscape Management Plan which will integrate existing trees and boundary vegetation. Any development should also ensure there is no light spill outside of the perimeter of the development footprint.
- The site is unique for a town centre location with a sense of rural seclusion created by its setting by the river, mature woodland, orchard and stone wall features which must be retained and incorporated into a Landscape Management Plan. The setting has potential positive effects in relation to human health and quality of life.
- Any development proposal should consist of very low density/serviced sites and the overall layout and building design must retain and complement the distinctive character of the site.
- Any development proposal should protect and integrate very sensitively the features that

³ Clare Wetland Survey 2008

contribute to its character, in particular the orchard, orchard surrounding walls, the stone wall dividing the site, the mature trees and hedgerows through-out the site and along the railway line, the river-side setting including a riparian/green infrastructure buffer along the river bank. There are potential negative effects in developing this site in relation to biodiversity through the destruction or removal of important foraging and wildlife habitat. A landscape management plan will be required for the site, which will be informed by an ecological assessment to ensure the protection and integration of all important features within the site.

- There are several recorded archaeological sites in the immediate vicinity of the site and an archaeological survey will be required to accompany any development proposal to ensure no negative impacts on archaeological sites.
- Vehicular access to the site is currently poorly located requiring improvement/upgrading or identifying an alternative access in the interest of public safety. A Traffic Management Plan will be required which should incorporate provision for safe vehicle, pedestrian and cycle access to the site, integrating safe pedestrian connectivity with the town centre.

LDR15 St. Flannan's Drive – Changes arising from the Proposed Amendments

To change the zoning on the lands from Open Space to Low Density Residential

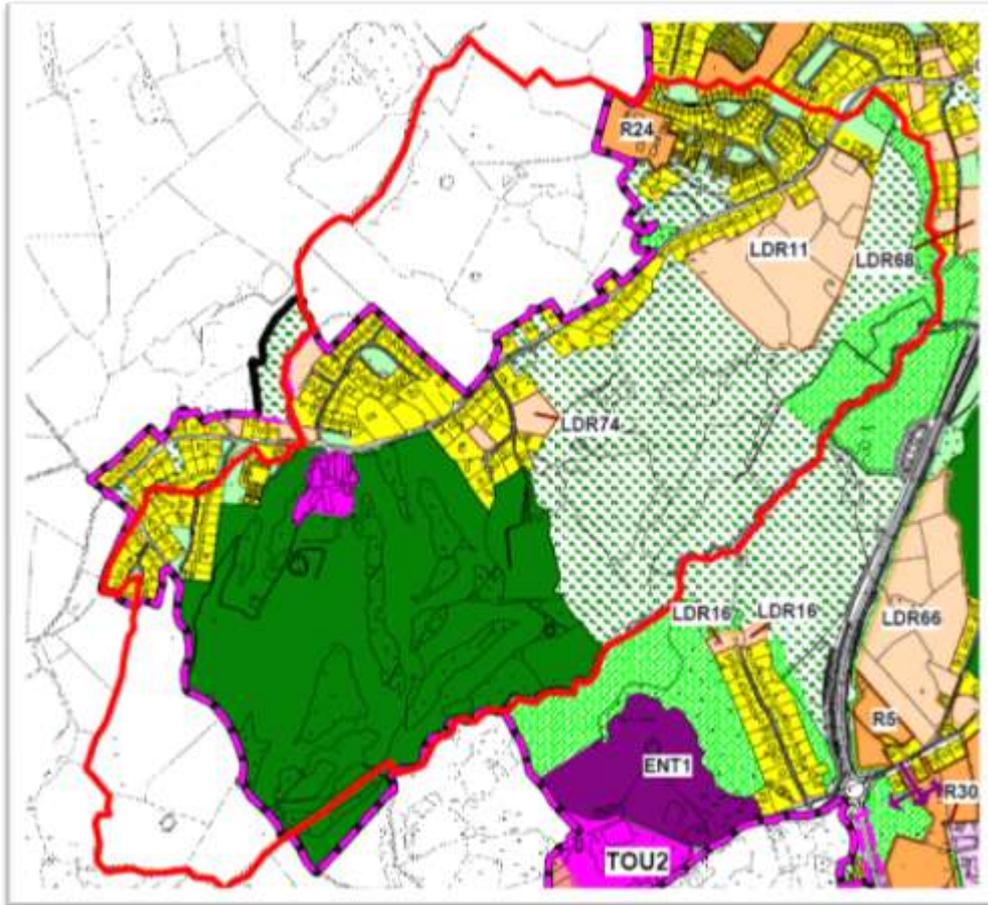
Changes arising from the Proposed Amendments

- Due to the historical evidence of flooding on the site coupled with the output from the CFRAMs mapping, any planning application must be accompanied by a Stage 3 detailed Flood Risk Assessment.
- 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 the 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.

Woodstock Neighbourhood

Woodstock is predominantly rural in character with a population of 553, 198 households (2011) and a residential vacancy rate is 12.6%.

Woodstock Neighbourhood – Not to Scale



Identified for limited growth one area of land has been identified for residential growth to enable completion of a housing estate.

R24 Ashling

This site is identified for low density residential development to facilitate completion of the existing estate.

SEA Comment/Recommendation

Development of this site should take account of:

- Development would complete an unfinished estate and contribute to site resolution. This will have positive long term effects in relation to human health and quality of life, particularly in relation to the existing residents of the estate.
- In its completion safe accessibility should be ensured in relation to pedestrian and cycle access to neighbourhood facilities and the town centre.

LDR11 Woodstock – Changes arising from Proposed Amendments

To change the zoning from Agriculture to Low Density Residential

SEA Comment/Recommendation

Development of this site should take account of:

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.

LDR16 Close to Woodstock – Changes arising from Proposed Amendments

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

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

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

Cahircalla Beg / Ballybeg

All LDR Sites in Ballybeg (LDR7, LDR13, LDR14) arising from the Proposed Amendment

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 'Guidance notes on Core Strategy Nov 2010', together with the provisions and conclusions of the SEA and AA process and the Water Framework Directive. These criteria include, inter alia, the availability of services, sequential test, flood risk assessment, planning history, consolidation or urban form etc. The proposed amendment is not serviced by waste water infrastructure and is not located in an area identified for growth. 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. This reflects negatively on the following Strategic Environmental Objectives, P1, WW1 and WW2.

The proposed amendment is also in close proximity to Ballybeg Lake. The surface water catchment inputting to Ballybeg Lake covers a limited area. Therefore, while there may be some contribution from surface water, the most significant contribution to water in the lake is from groundwater sources. Ballybeg Lake is within a karstified limestone aquifer which the Geological Survey of Ireland has classified as being within Category X – Extreme Vulnerability. This is where the bedrock is at or within a meter of the surface and leads to extreme vulnerability.

The Water Framework Directive has assigned Ballybeg Lake a 'hypertrophic' status (i.e. it has been excessively enriched with nutrients). This status was assigned to the lake having regard to the high concentration of septic tanks in the area (Rockmount, Ballybeg estate and Silvergrove to the north,

residential development along the Kiladysert Road to the east and south and residential development to west in the Newhall and Ballyea areas). It is highly likely that a combination of agricultural activity and septic tank concentration is contributing to the deterioration in the water quality in the lake.

The proposed amendment however, incorporates protection measures in relation to waste water through the inclusion of the following text in relation to these sites which will be included in Volume 3;

“No development shall take place on these lands until such time as the area is served by a group/public sewage treatment scheme which shall be extended to the sites.” As such the amendment does not alter the environmental assessment in the Environmental Report

LDR7 & LDR13 Ballybeg - Changes arising from Proposed Amendments

To zone lands in Ballybeg as Low Density Residential

Likely Significant Effects in accordance with the Habitats Directive

The location of these sites approximately 800m from the Newhall & Edenvale Complex SAC may have potential impacts on foraging/commuting/roosting habitat of Lesser Horseshoe Bats for which the SAC is designated.

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

LDR14 Ballybeg - Changes arising from Proposed Amendments

To zone lands in Ballybeg as Low Density Residential

Likely Significant Effects in accordance with the Habitats Directive

The location of these sites approximately 900m from the Newhall & Edenvale Complex SAC may have potential impacts on foraging/commuting/roosting habitat of Lesser Horseshoe Bats for which the SAC is designated.

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

Other Locations

LDR67 – Changes arising from Proposed Amendments

Extend zoning of Low Density Residential

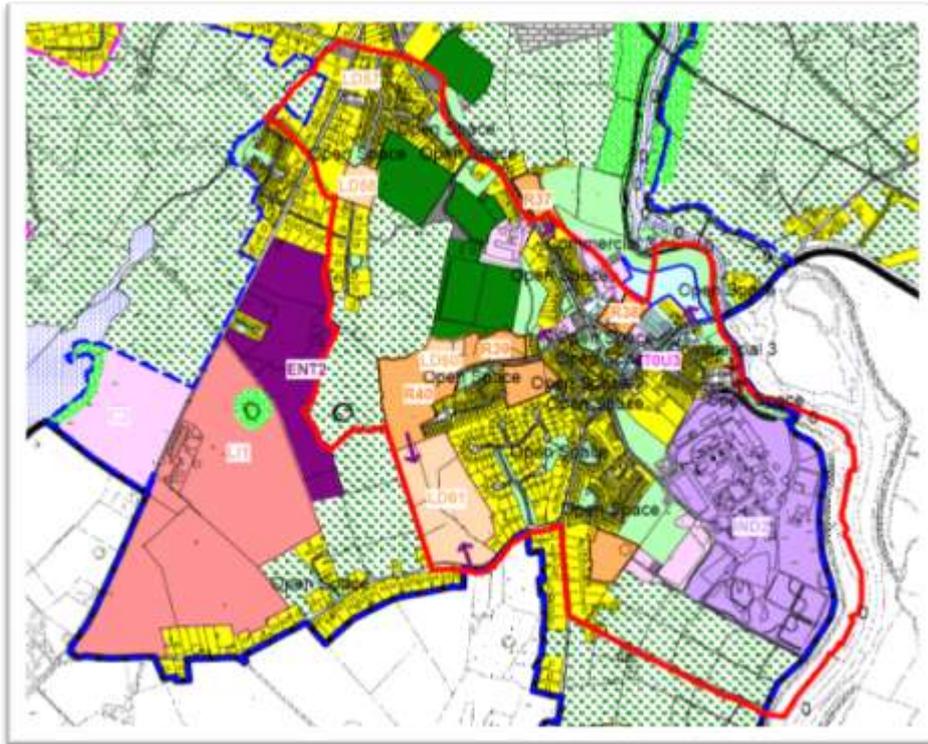
This amendment reflects positively on Strategic Environmental Objective W6 in relation to providing protection to areas at risk from flooding. The lands which are the subject of this proposed amendment are largely within Flood Zone A and B, with the remainder around the existing residential housing within Flood Zone C. Therefore, the reduction in zoning for Low Density Residential development as contained in the proposed amendment including the mitigation wording of the site text which incorporates the requirement for a Flood Risk Assessment at development proposal stage overall reflects positively on the Strategic Environmental Objectives.

SEA Mitigation: In addition to the proposed amendment text no development should be permitted on the portion of the Low Residential Zoning that lies within Flood Zone A & B. This portion of the site should be incorporated as “Open Space” as part of any future development.

8.6.3 Clarecastle Residential Lands

Clarecastle has a population of 2,208 (2011) and its close proximity to Ennis has resulted in it becoming an important residential and employment centre in the draft plan area. A total of 15.35ha have been zoned for residential purposes with the focus being on consolidating and strengthening the settlement core through development of brownfield, opportunity and derelict sites, whilst also providing for a mix of medium and low density housing adjacent to existing residential areas.

Clarecastle Neighbourhood – Not to Scale



Lands zoned for residential development include:

LD58 Killadysert Road - Clarecastle

This site is identified for low density residential development.

SEA Comment/Recommendation

Development of this site should take account of:

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

R37 Abbey View, Opposite National School

This site is identified for residential development.

SEA Comment/Recommendation

Development of this site should take account of:

- Low lying land located on the bank of the River Fergus (SAC) with the majority of the site falling within Flood Zone A and B. The site is behind flood embankments and downstream of the tidal barrage. Flooding has a potential negative effect on water quality, human health and quality of life and biodiversity. The flood risk is from tidal rather than fluvial flooding. Any proposed

development will require flood risk assessment.

- An infill site situated in between existing residential development and directly opposite the national school. Good pedestrian connectivity with the village core and cycling provision should be integrated through the development of a cycle strategy for the entire draft plan area which will have potential positive effects in relation to human health, quality of life, local air quality and climate change.

R39, R40, LDR60, LDR61

These are neighbouring sites and constitute the majority of residential land allocated for a mix of residential densities in Clarecastle village.

SEA Comment/Recommendation

Development of this site should take account of:

- Collectively a large area of a mixture of brownfield and greenfield lands to accommodate mixed density residential development. The lands follow sequential growth from the village core provided that the lands zoned R39 are developed first and adjacent lands follow on a phased basis. This will contribute to reinforcing the village core and provide for sequential and sustainable growth which contributes positively to quality of life.
- Safe pedestrian and cycle access should be incorporated into development in an integrated manner between all the zoned sites and should be provided for in their design providing connectivity with the village centre. This will promote sustainable travel which will have potential positive effects in relation to human health, quality of life, local air quality and climate change.
- There is extensive boundary hedgerows providing valuable linear wildlife commuting corridors and the eastern section of R61 includes scrub throughout providing valuable wildlife habitat. An ecological assessment should be undertaken which will inform the preparation of an overall Landscape Management Plan for the entire area of lands.

OP1 Former Boys National School and adjoining Site, Kilrush Road

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

SEA Comment/Recommendation

Development on this site should take account of:

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

OP2 Barrack Street Square and Old Barrack Street.

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

SEA Comment/Recommendation

Development on this site should take account of:

- The area is located within an Architectural Conservation Area and any proposals must respect these designations in terms of protecting and enhancing the integrity and character of the

existing streetscape.

- The reduction of traffic flow through the area would contribute to a cleaner, healthier environment having positive effects in relation to human health, quality of life, air quality and climate change. Integration with proposals on adjacent opportunity sites, OS8 in particular, will strengthen the town centre core area and contribute toward a more sustainable environment.
- The enhancement of Westby Lane would promote pedestrian permeability within the town centre.

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

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

SEA Comment/Recommendation

Development of this site should take account of:

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

OP4 Analogue Building and Adjoining Infill Site, Bank Place

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

SEA Comment/Recommendation

Development of this site should take account of:

- The site is located along the northern edge of the Post Office Field (OS4) and within Flood Zone A. The field is prone to flooding on a regular basis and is an active flood storage area. A flood risk assessment will be required to accompany any proposal including an assessment of the

effects of removing a section of the flood storage area.

- Directly adjacent to the River Fergus, part of the Lower River Shannon SAC, including salmon, a number of Sea Lamprey spawning beds⁴ and potential otter along the river bank. The field includes relatively species rich wet grassland, tree species including willow and alder providing valuable foraging for bats. There is a variety of wildlife including common garden birds, e.g wagtail, thrush, robin as well as the grey heron and kingfisher and a variety of insects and butterflies. An ecological assessment will be required prior to development.
- Any proposals for this site should consider compatibility with the Post Office Field and comments set out in OS6.
- The site is located within an Architectural Conservation Area and adjacent to two protected Structures, the St Columba's Parish Church and the Post Office building. Any proposal must respect and retain the integrity and character of these structures and the streetscape of the Bank Place and Bindon Street. Careful consideration should also be given in relation to its sensitive location and the visuals from across the Post Office Field to any proposed development.
- The visual link from Bindon Street/Bank Place to the Post Office field and river and the overall sense of space it creates should be captured in any proposed development by allowing the opportunity to continue to enjoy these from the street.
- A Surface Water Management Plan incorporating SUDs for construction will be required to avoid potential impacts on the qualifying interests of the SAC and the overall water quality and biodiversity value of the adjacent field and river.
- The consideration of inclusion of a boardwalk fronting on to the open space must adhere to and allow for the implementation of a 10m otter buffer zone along the Fergus River.

OP5 Post Office Field

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

SEA Comment/Recommendation

Development on this site should take account of:

- A unique amenity located in the town centre alongside the River Fergus (Lower River Shannon SAC). The field is entirely within Flood Zone A and is prone to flooding on a regular basis and is an active flood storage area.
- Directly adjacent to the River Fergus, part of the Lower River Shannon SAC, including salmon, a number of Sea Lamprey spawning beds⁵ and potential otter along the river bank. The field includes relatively species rich wet grassland, tree species including willow and alder providing valuable foraging for bats. There is a variety of wildlife including common garden birds, e.g wagtail, thrush, robin as well as the grey heron and kingfisher and a variety of insects and butterflies. An ecological assessment will be required prior to development.
- Biodiversity and wetland areas perform an important role in climate adaptation in terms of water storage and as acting as a carbon sink and as such reinforces the importance of its

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

⁵ Survey of Sea Lamprey Redds on the River Fergus, 2007, Irish Char Conservation Group

protection.

- The field should be integrated into a green infrastructure strategy. Any proposals to its enhancement as an accessible wildlife park/meadow will have positive effects on social inclusion; quality of life and general sense of well-being; education and awareness in relation to the role of a wetland in relation to biodiversity, climate change, carbon storage etc.
- Any proposal should include an ecological assessment and environmental management plan.
- The visual connection from key locations within the town should be retained and where possible enhanced, for example from Bank Place and from Woodquay and Parnell Street car-park.
- The field is located within an Architectural Conservation Area.

OP6 Riverside, Parnell Street Car-park

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

SEA Comment/Recommendation

Development on this site should take account of:

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

OP7 West Clare Railway Greenway Trailhead, Woodquay

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

SEA Comment/Recommendation

Development of this site should take account of:

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

OP8 Waterville House and adjoining site, Mill Road

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

SEA Comment/Recommendation

Development of this site should take account of:

- This is a large site consisting of large dwellings and the Ennis Tennis and Badminton Club. It is a town centre location, directly adjacent to the River Fergus, a designated SAC. Located in Flood Zone A, any intensification of uses on the site has the potential to have greater effects on the river should flood defences fail and flooding occur.
- Waterville House is a protected structure. Any development proposal must respect the integrity, character and setting of the building.
- Located within an Architectural Conservation Area any proposal should complement and respect streetscapes and its riverside location. Any proposal should be designed to reflect its riverside location within the centre of the town.
- A Surface Water Management Plan should be implemented through SUDs for construction to ensure there are no negative impacts on the water quality of the River Fergus, part of the Lower River Shannon SAC, sea lamprey spawning beds along this stretch of the river and all SAC qualifying interests.
- Connectivity with the town centre is provided for along the river walk and this should be enhanced.
- A survey will be required of the mature trees on the site and protected and integrated into a landscaping plan as part of any proposal.

OP9 Riverside Site, Harmony Row and Bank Place

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

SEA Comment/Recommendation

Development on this site should take account of:

- This is a large site in a town centre containing a range of existing buildings, including a Protected Structure (E27), currently the library, previously the Old Presbyterian Church. Development will need to incorporate the Protected Structure, respecting its integrity, character and setting.
- The site is located within Flood Zone A and any proposal will require a flood risk assessment.
- The entire site is located within an Architectural Conservation Area, requiring any new development to respect and complement the surrounding architecture.
- The southern part of the site lies along the River Fergus, a designated SAC. There is a mature tree-line along the riparian zone of the river as well as some dense clumps of trees throughout the site which should be surveyed, protected and integrated into a landscaping plan for any development proposal.
- Safe pedestrian connectivity and permeability within the development site and the overall town centre should be integrated as part of the overall proposal.
- The proximity of the development to the River Fergus, part of the Lower River Shannon SAC, will require a Surface Water Management Plan through the implementation of SUDs to avoid

impacts on water quality and the qualifying interests of the SAC.

Changes arising from the Proposed Amendments

- Ensure a Flood Risk Assessment is prepared and accompanies any application for future development at this location. The development of this site should be fully informed by the guidance provided in Section 7 of the SFRA.

OP10 Waterpark House and Áras Ui Chochláin

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

SEA Comment/Recommendation

Development on this site should take account of:

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

OP11 Coláiste Car Park, Harmony Row

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

SEA Comment/Recommendation

Development of this site should take account of:

- The site is located on the edge of the town centre, the western half is currently used as a car

park for the school and the eastern half is currently green open space. Located within Flood Zone A, a flood risk assessment will be required, albeit the use for car-parking provides a less vulnerable use. Should the site flood, hard surface car-parking is likely to exacerbate and/or displace potential flooding. Permeable surface material should be required for surface parking and any proposal should implement SUDs.

- The site is located within an Architectural Conservation Area requiring any development to respect and complement what is around it. The land is lower than street level and behind a stone wall at the eastern end which would provide good screening for surface car-parking and minimise any visual impact. The corner site is an attractive gateway to the town centre bounded by mature trees which should be retained.
- Any proposal for multi-storey rather than surface parking development should be sensitively designed and any proposal should protect and integrate the mature trees and the stone boundary wall.
- The provision and promotion of parking on the edge of the town centre should assist in removing traffic congestion and therefore reducing car emissions within the town core. Safe pedestrian access from the parking area to the town core must be provided as part of the overall mobility strategy for the town centre.

OP12 Francis Street and The Causeway

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

SEA Comment/Recommendation

Development on this site should take account of:

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

OP13 Cusack Park

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

serve the development.

Comment/SEA Recommendation

Development on this site should take account of:

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

OP14 Clare Marts

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

SEA Comment/Recommendation

Development on this site should take account of:

- The site is located within Flood Zone A and B requiring any proposal to be accompanied by a flood risk assessment. The site is within close proximity of the River Fergus, Lower River Shannon SAC. The potential for flooding raises potential for effects on water quality and wildlife habitat should flooding occur.

- Development on the greenfield areas within the site is likely to exacerbate and/or displace potential flooding, including hard-surface car-parking, therefore permeable surface material would be required to avoid this occurring.
- A Surface Water Management Plan incorporating SUDs will be required for construction and operation
- The development of a new sports stadium, an important formal recreation facility, which would make a positive contribution by compensating for the loss of the existing facility at Cusack Park should that site be redeveloped. The loss of the Mart, which is an important facility serving the farming community, will require alternative provision to be made in an appropriate location (Noted a site is identified as AGR1).
- Redevelopment of this site on the existing footprint is a positive by utilising a brownfield site, but there could be an indirect potential negative effect should the relocation of the Mart require the development of a greenfield site.
- The site is located within walking distance of the town centre and is strategically located for the proposed use in terms of its proximity to major public transport network, located adjacent to the train and bus stations. A traffic management plan will be required to accompany any proposal, integrating provision of safe pedestrian connectivity with the town centre. The infrastructure safeguard which bisects the site is to allow for a link road from the outskirts of the southern side of the town, the Quin Road, to connect with the town centre.

OP15 Information Age Park

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

SEA Comment/Recommendation

Development on this site should take account of:

- This is a very large (12 ha) and quite unique site located south of the Lough Girroga, a designated SAC and proposed NHA. The site includes attractive parkland and mature trees. These features should be retained in any future development to protect the habitat that exists. Any proposal for development should be accompanied by a tree survey and ecological assessment which will inform the preparation of a Landscape Management Plan.
- The River Fergus Minor runs along the southern boundary of the site and the riparian vegetation requires protection by a designated buffer.
- Any proposal for development must be accompanied by a comprehensive bat survey of the site including buildings.
- Development of this site is identified as having a central role in the employment strategy and low carbon strategy for the town, both of which have positive benefits in relation to creating a sustainable town offering potential employment opportunities easily accessible to the resident population. The ease of accessibility also contributes to a reduction in the number and duration

of car-based journeys as well as for more sustainable forms of transport through the implementation of a Sustainable Urban Management Plan, walking and cycling strategies and a green infrastructure strategy.

- Land along the southern boundary of the site lies within Flood Zone A and B, primarily where there is existing mature parkland and trees. This is not considered to be of great significance in relation to the potential development of the overall site, but will require a flood risk assessment as part of a development proposal.
- Re-development of this site brownfield site would potentially bring existing buildings back into use, including the old hospital which is identified as a Protected Structure. Any proposals must ensure the character, setting and integrity of the Protected Structure is preserved and enhanced. A large part of the site, including the buildings, lie within an Architectural Conservation Area and their architectural merit must be respected and complemented by any proposed development.
- The opportunity for a sustainable development in terms of energy efficient buildings, use of renewable energy technologies etc. should be promoted.
- The railway line that connects Ennis with Galway and Limerick bounds the eastern side of the site and presents an opportunity for the future development of a railway stop that would create public accessibility to the uses on the site as well as for adjacent uses, including residential areas, the Gort Road Industrial Estate to the west of the site, the Auburn Lodge Hotel to the north, the nearby schools and Cois na Ahbna traditional music venue. This should be explored as part of the overall plan to develop the site.
- The infrastructure safeguard bounding the north of the site for a link Road to the Tulla Road would also improve accessibility, including for pedestrian and cyclist access. Safe pedestrian and cycle connectivity should be integrated into an overall traffic management plan.

OP16 Former Western Garages and Adjoining Cornstore

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

SEA Comment/Recommendation

Development of this site should take account of:

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

OP17 The Fairways, Kelly's Corner

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

SEA Comment/Recommendation

Development of this site should take account of:

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

OP18 Commercial Building, Tulla Road

Changes arising from the Proposed Amendments

To extent the Commercial zoning to the rear of the existing commercial development

SEA Comment/Recommendation

Development of this site should take account of:

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

Changes arising from the proposed amendments

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

Other Zonings

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

Economic Development and Enterprise

A number of sites have been identified for enterprise development with three specific sites seen to play a significant role in enterprise development. Two sites are considered below and the third, OS3 Information Age Park, is included in the Opportunity Sites Assessment.

ENT1 Beechpark

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

SEA Comment/Recommendation

Development of this site should take account of:

- The site bounded to the north by the Claureen River which flows into the River Fergus, part of the Lower River Shannon SAC. Potential impacts of a proposal on habitats and species, water quality, ecology, risk of disturbance and flood risk areas would need to be considered as part of a Habitats Directive Assessment.
- The site slopes down to the north to the Claureen River, areas of which fall within Flood Zone A. A sufficient ecological buffer should be provided to protect and maintain the integrity of the river with regard to requirements to maintain water quality, the river and wildlife corridor and prevention of flooding in the area. There should be no encroachment onto the river or woodland and associated habitats and to keep development away from the riparian zone and flood zone area.
- Green agricultural field on the edge of the western part of the draft plan area with mature broadleaved trees on the adjacent site to the west (TOU2). Adjacent to the east, including a strip which runs across part of the site is an area of scrub which must be protected. A tree and wildlife survey of the wider area, in particular of Annex II species, and on the site will be required.
- The site is not currently served by public waste water infrastructure and this should be addressed prior to any development of the site.
- A Surface Water Management Plan incorporating SUDs will be required for construction and operation.
- An ecological survey of the hedgerows and wildlife corridors on site should be undertaken and these should be protected and incorporated into any development proposal to ensure no net loss in order to protect habitat and commuting routes for Lesser Horseshoe bats.
- The recorded monuments on site (CL033-114002 House, CL033-114002 Ringfort) must be protected by a sufficient buffer to ensure the integrity is protected and there are no negative impacts on the archaeological sites.
- Located on the edge of the town on a greenfield site in an elevated location, a landscape impact assessment and an appropriate landscaping plan should be undertaken which will complement and supplement what exists should be provided to minimise any landscape impact, as well as

further enhance wildlife habitat.

ENT2 – Killadysert Road, Clarecastle

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

SEA Comment/Recommendation

Development of this site should take account of:

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

Light Industry

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

L11 Killadysert Road, Clarecastle

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

SEA Comment/Recommendation

Development of this site should take account of:

- The site includes three recorded monument (CL041-079 Ringfort, CL041-180 Ringditch, CL041-078 Ringfort) which will require provision of a buffer to protect their integrity. The number of archaeological sites recorded in the area will require an archaeological assessment to be undertaken as part of any proposal
- The site has good accessibility to the national road network for ease of accessibility for service vehicles and other associated traffic and an integrated traffic management plan should be prepared as part of any proposal integrating safe pedestrian and cycle connectivity with the adjacent residential and service areas of the village.
- The site is not currently served by public sewer, inhibiting its development until such time as this is provided and that there is connection to, and adequate capacity at, the Clareabbey waste water treatment plant.
- Management of surface water should be implemented through SUDS.
- Existing hedgerows and wildlife corridors within the site should be incorporated into any proposal for development. Given its peripheral location and rural nature a comprehensive landscape plan should be prepared for the entire site.

Site LI3 Gort Road Business Park

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

SEA Comment/Recommendation

Development of this site should take account of:

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

Industry

In order to provide for larger scale industry, lands have been identified at the following location:

IND1 Toureen, Ennis

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

SEA Comment/Recommendation

Development of this site should take account of:

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

IND2 Industrial Lands in Clarecastle

This site is located to the southeast of the village centre and is currently occupied by Roche Ireland Ltd.

SEA Comment/Recommendation

Development of this site should take account of:

- If further development takes place on this site in the future all development proposals must be accompanied by a Construction Method Statement detailing how surface water run-off, especially in relation to release of silt to the Fergus, will be controlled during any construction.
- Drainage plans for surface run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap, grease trap etc.) prior to discharge to any surface water features.
- In the absence of knowing the specific nature of industrial activity it is uncertain as to the nature

and extent of any potential environmental effects these may incur either through the nature of the operation, the traffic it may generate etc. However given the current operations on this site it is anticipated traffic generated may be high, may involve heavy goods vehicles and could involve night time activity. A traffic management plan will be required. Any proposed development on the site should be required to adopt sustainable practice in terms of building design, materials, construction and operation, ensuring a low carbon footprint.

- The associated creation of employment with development of this scale could have potential positive effects in relation to human health and quality of life, by contributing to sustainable development and promoting an environment within which people can live, work, avail of community, social and recreational facilities within close proximity to each other
- Any excavation on this site must include an investigation in relation to soil contamination and the undertaking of soil sampling and investigations to ensure all excavated material is free from contamination and pollution. Any material which is deemed to be contaminated must be removed from site under licence, treated and disposed of in an acceptable manner.
- In support of any future development the identification and zoning of this site for industrial use, it is recommended that available data are collated and reviewed, ecological surveys are carried out, and habitat and constraints maps prepared to accompany any future proposal. This will assist in demonstrating compliance with the Birds, Habitats and Environmental Liability Directives, wildlife legislation, and proper planning and sustainable development.

Commercial

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

COM1 and LI2 Ballymaley Business Park

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

SEA Comment/Recommendation

- This is an existing development located on the northern periphery of the draft plan area bounded to the east by the railway line and to the west by the R352. Any future construction of additional units will require a Surface Water Management Plan implementing SUDs for construction and operation.
- Consolidation of the business park to utilise all the units for the proposed uses will reinforce its function as a business park for potential new businesses to locate. Strategically located only a short distance from the M18 it is easily accessible for provision of bulky comparison retail shopping. The nature of the use will generate an increase of traffic and in turn has the potential to impact on air quality and climate change due to increased carbon emissions. However, by locating at an out of town location it removes potential traffic congestion generated within the

urban area by this type of provision.

COM2 Ballymaley West

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

SEA Comment/Recommendation

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

COM3 Claureen

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

SEA Comment/Recommendation

Development of this site should take account of:

- The key objective of this zoning is to provide for the development of local services that will serve the existing and potentially growing neighbourhood of Claureen, in terms of their day to day needs. This will contribute to the development of a sustainable neighbourhood community, generating positive benefits in relation to human health and quality of life, as well to local air quality and climate change, by reducing the need for vehicular traffic to seek these services within either the town centre or at other locations.
- Integration of safe pedestrian and cycling connectivity within the neighbouring residential areas and with the town centre through co-ordination with the cycling and walking strategy for the Draft Plan area.
- Development of the neighbourhood centre would involve development of a green field site, but follows the sequential approach to the development of Ennis.
- Claureen is located within the Drumcliff Inner Protection Zone, located in close proximity of the Drumcliff Springs, the main public water supply for the draft plan area. Groundwater vulnerability is extreme in this area and the potential risk of contamination resulting in significant environmental effects in relation to the quality of the water supply must be reduced

to a minimum. Also potential impacts on the water quality of the river Fergus SAC. Domestic oil tank leakages and waste water treatment units are identified risks and provisions must be ensured to remove these risks as a result of development.

- Proposals should be required to adopt a sustainable approach through the development of low-energy/low carbon buildings. Should it be necessary for development to served alternative non-renewable sources, connection to the gas infrastructure should be required. In the event that any oil tank be justified, strict regulation must be implemented and adhered to requiring oil tanks to be correctly located within the site, to be bunded and/or double skinned with provision for regular servicing and checking of the tank's skin.

COM4 Quin Road Business and Retail Park

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

SEA Comment/Recommendation

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

COM6 Cahircalla More

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

SEA Comment/Recommendation

Development of this site should take account of:

- The premises are currently under-utilised as a large portion of them remain empty. The re-use of these buildings would have potential positive effects in relation to the built environment through reutilising vacant buildings, potential indirect positive effects in relation to biodiversity and soil and geology.
- The area is identified as a neighbourhood centre which could accommodate uses that meet the daily needs of the local resident community which would potentially reduce the frequency of trips to the town centre or beyond to fulfil the same needs. This would have potential positive effects in relation to air quality as a result of fewer car journeys which in turn has positive effects on climate change and human health.
- Safe pedestrian and cycle accessibility must be integrated into the development of a neighbourhood centre and its connectivity with neighbouring residential areas and the Ennis National School.

COM7 Kilbreckan, M18 Junction 12

This site is identified for a motorway service station at Junction 12 of the M18 motorway.

SEA Comment/Recommendation

Development on this site should take account of:

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

COM9a and 9b Tobartescain

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

SEA Comment/Recommendation

Development of this site should take account of:

- The lands are located in the southern area of the town, situated east of the Limerick Road. With the exception of some disused buildings, formerly used as a builder's joinery to the north-west corner of the site and a number of residences along the western boundary of the site, the remainder is a brownfield site consisting of disturbed but largely undeveloped land. The site is a relatively large infill site.
- A detailed and comprehensive assessment of the quite complex flooding issues on this site has been undertaken as part of the Strategic Flood Risk Assessment. The southern section of the site is located within Flood Zone A and part of the northern section within Flood Zone B. The site is known to have flooded during the 2009 flood event which was groundwater sourced, resulting in inundation arising from the swallow hole in the vicinity of St.Flannan's college. The shallow basin on this site acts as critical storage until such time as the water infiltrates back into the groundwater system. The Ennis South flood relief scheme once implemented will alleviate flooding but it is not designed to provide protection to this site. Consequently there remains a risk of flooding on this site and due to the nature of groundwater flooding, development on this site could be at risk of flooding or, should development occur and thereby removing the storage pond and blocking the natural infiltration route, this could displace the flooding elsewhere, potentially to adjacent residential areas. Potential significant negative effects in relation to human health and quality of life and water quality through contamination of groundwater from development and flooding, and potentially indirect effects on biodiversity.
- Given the nature and risk of groundwater flooding, lands in 9(b) should be put into a use which is water compatible and which will not have an impact on the groundwater flow. It is recommended that the area be reserved as an amenity open space area which can be developed around the existing hydrological and ecological features of the site.

- There are potential negative effects in relation to biodiversity in the event of removal of existing natural features including hedgerows which are potential habitat for wildlife foraging and commuting corridors. The Lesser Horseshoe bat has been recorded on this site. An ecological assessment should be undertaken of the site and the hedgerow should be retained and protected by an appropriate buffer and adherence to the requirements set out by the AA in relation to restricting lightspill etc to minimise any negative impacts.
- Given the location of the site a traffic management plan will be required in order to ensure that additional traffic generated by any proposed development does not have a negative impact on human health as a consequence of traffic safety and congestion culminating in an increase in car emissions which will impact on local air quality and climate change. Provision should be made within the proposal to integrate and provide for pedestrian and cycle accessibility to neighbouring residential areas, service and school.

Mixed Use

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

MU1 New Road

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

SEA Comment/Recommendation

Development of this site should take account of:

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

MU2 Derelict Site, Clon Road

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

SEA Comment/Recommendation

Development of this site should take account of:

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

MU3 Kelly's Corner

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

SEA Comment/Recommendation

Development on this site should take account of:

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

MU4 Cois Fearghas, Clarecastle

This site is identified for mixed use.

SEA Comment/Recommendation

Development of this site should take account of:

- The site consists of a large unfinished development within the village centre of Clarecastle. Any future proposal would utilise a brownfield site situated in a prominent location, adjacent to the River Fergus a designated SAC. Any development will require creative and sensitive design which will complement its riverside location and estuarine landscape.

- The site is located in Flood Zone A requiring any proposed development to undergo a flood risk assessment.
- A Surface Water Management Plan implementing SUDs will be required for construction and operation to ensure there is no impacts on water quality and the SAC.
- The site is located within an Architectural Conservation Area and any proposal should complement existing architecture and streetscapes.
- A Traffic Management Plan will be required including provision for safe pedestrian and cycle connectivity to the development from within the village.

Community, Social and Recreation

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

C1 – Community Zoning, Roslevan

This site is identified for a new school.

SEA Comment/Recommendation

Development of this site should take account of:

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

C2 Crematorium – Ballaghafadda West, Clarecastle now TOU1 Tourism

Change arising from Proposed Amendment to change from Community zoned land to Tourism

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

SEA Comment/Recommendation

Development of this site should take account of:

- This is an area of agricultural land located on the south-east periphery of Clarecastle, bounded to the east by the R473 Killadysert Road and slopes to the west towards Ballybeg Lough. The

nature of the proposed use provides an important facility to serve the community.

- Ballybeg Lough (cNHA⁶) flows into the Clareabbey stream and ultimately into the River Fergus, part of the Lower River Shannon SAC. A buffer will be required to protect the lough from any negative impacts from development and its operation, as well as any potential indirect impact on the integrity of the SAC downstream. This should be informed by an ecological assessment of the site.
- The site is located within 1km of Edenvale/Newhall complex SAC (Lesser Horseshoe Bat) and within 1km of a known bat roost. Vegetation around the boundary of the site should be protected and retained to provide valuable foraging and wildlife commuting corridor.
- There are several recorded monuments in the vicinity of the site which may require an archaeological assessment to accompany any proposal.
- Any proposal will require a Surface Water Management Plan incorporating SUDs.
- A Traffic Management Plan should be required to ensure safe accessibility to the site.
- There are several recorded monuments in the vicinity of the site which may require an archaeological assessment to accompany any proposal.
- Any proposal will require a Surface Water Management Plan incorporating SUDs.
- A Traffic Management Plan should be required to ensure safe accessibility to the site.
- Given the extent of flood risk on this site water compatible use should only be permitted on the area of the site which is covered by Flood Zone A in accordance with the Draft CFRAMS mapping and the Strategic Flood Risk Assessment.
- Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.
- Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.
- Ensure any development application is assessed in terms of the potential use of Ballybeg Lough by SCI bird species. Assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.
- Ensure any development application is assessed as to whether or not a hydrogeological assessment is necessary. If required, it should conclude that the development will not interfere with water quality or hydrology of Lower River Shannon cSAC, River Shannon and River Fergus pSPA, Ballyallia Lake SAC and Ballyallia Lough SPA.
- Ensure any development application is assessed in terms of the potential use of Ballybeg Lough by SCI bird species. Assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.

Tourism

TOU2 – Beechpark

⁶ Defined in the County Wetlands Survey 2008 as wildlife sites that area proposed to NPWS by third parties for consideration as NHAs. Prior to designation these sites require survey and evaluation for their conservation value. If they are considered of national conservation value they may enter the formal NHA designation process. These sites have no legal protection until they are taken up into the formal NHA designation process.

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

SEA Comment/Recommendation

Development of this site should take account of the following:

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

Green Infrastructure, Biodiversity and Natural Heritage

BU1 Fergus Flood Plain

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

SEA Comment/Recommendation

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

Road Infrastructure

The hierarchy of road network in the settlement area comprises the M18 motorway, two national secondary routes (N68 & N85), eight regional roads and numerous local roads. It is an objective of the Council to ensure that the existing road network serving the settlement area is maintained and upgraded as necessary, and to facilitate new road infrastructure to provide greater accessibility to and connectivity between a number of neighbourhoods and Opportunity Sites. It is the policy of the Council

to work in collaboration with all relevant stakeholders to preserve the infrastructure safeguards (defined and undefined) set out in the Draft County Development Plan below and implement the road improvement and road construction objectives set out in Objective 6.14.

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

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

1 Local Road – Gort Road (R458) to Tulla Road (R352)

SEA Comment/Recommendation

Development of this safeguard should take account of:

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

the road currently ends and the railway line.

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

SEA Comment/Recommendation

Development of this safeguard should take account of:

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

The lands are within the Drumcliff Inner Protection Zone.

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

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

SEA Comment/Recommendation

Development of this safeguard should take account of:

- The safeguard passes over the River Fergus, a designated SAC, wetland area which includes wet grassland equivalent Annex I habitat and lies within Flood Zone A. The line of the route also falls in part within the Drumcliff Springs Inner Protection Zone. The proposal includes a road bridge crossing over the river. The span of the river is at its widest point at this location and falling within Flood Zone A is prone to flooding. Any bridge design will be required to ensure there is no disturbance to the river bed and flow and no negative impacts on the qualifying interests of the SAC.
- There is an area of oak/ash/hazel woodland located east of the Drumcliff Road where the proposed safeguard starts. A habitat and ecological survey will be required as part of route selection. As part of these assessments the extent of habitat along the river bank, particularly in relation to otter habitat, whereby a 10m habitat zone is required to be preserved, will be required.
- A Construction Method statement will be required to demonstrate how surface water in construction will be managed in relation to the River Fergus (SAC), as well as an ecological assessment of the river bank including a survey and assessment of habitat for otter in adherence with AA advisory.

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

SEA Comment/Recommendation

Development of this safeguard should take account of:

- The safeguard passes from the Quin Road through the current Mart site, over the railway line, then connecting through to Clon road.
- The section of the safeguard east of the railway line lies within Flood Zone A and will require flood-risk assessment.
- Creating an additional link is likely to reduce the volume of traffic currently using the existing road which passes over the existing railway bridge on the Quin Road which could have positive

effects in relation to road safety and therefore public health and well-being.

- The proposed link should ensure integration of pedestrian and cycle provision, allowing for ease of access from the services and facilities on the Quin Road and the Mart (OS15) and promoting town centre pedestrian permeability. Improving accessibility has potential positive benefits with regard to human health and quality of life, by encouraging physical activity, reducing car emissions which has positive effects in relation to local air quality and climate adaptation.

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

SEA Comment/Recommendation

Development of this safeguard should take account of:

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

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

SEA Comment/Recommendation

Development of this safeguard should take account of:

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

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

SEA Comment/Recommendation

Development of this safeguard should take account of:

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

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

SEA Comment/Recommendation

Development of this safeguard should take account of:

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

9 Interchange (M18) to Quin Road (R469)

SEA Comment/Recommendation

Development of this safeguard should take account of:

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

10 Cycle path/footpath West Clare Railway Greenway

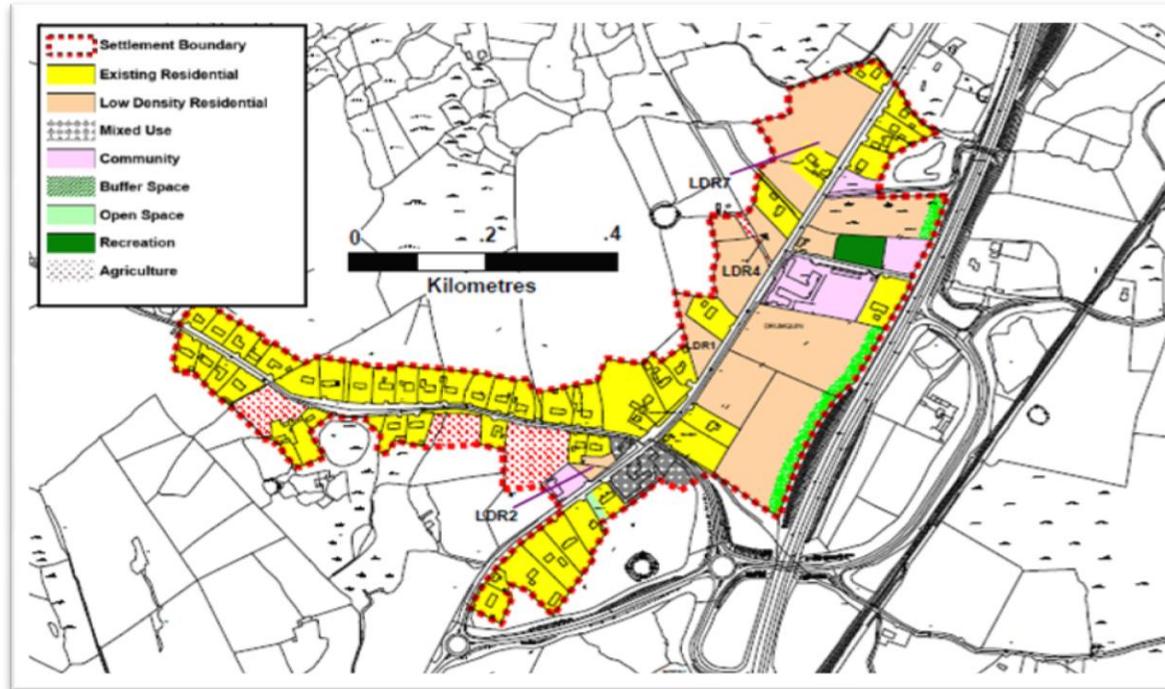
SEA Comment/Recommendation

Development of this safeguard should take account of:

- The route of the greenway follows the line of the West Clare Railway through and along the eastern boundary of Lee's Road Amenity Park and then through agricultural land to the western boundary of the draft plan area. There are a variety of habitats along the route including broadleaf woodland, grassland, scrub, wet grassland and over a stream flowing to Lough Cleggan, a wetland area and proposed NHA. An ecological assessment will be required to inform the design and management of the route to ensure appropriate mitigation is incorporated into

its implementation, both at construction and management of its operation.

- The provision of a cycle path utilising dis-used infrastructure has positive effects in relation to biodiversity and soil and geology. Provision of an outdoor recreational facility has potential positive benefits for human health and quality of life, as well as indirect benefits in relation to biodiversity, air quality and climate change.



Detailed Assessment of Landuse Zonings

Impact

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

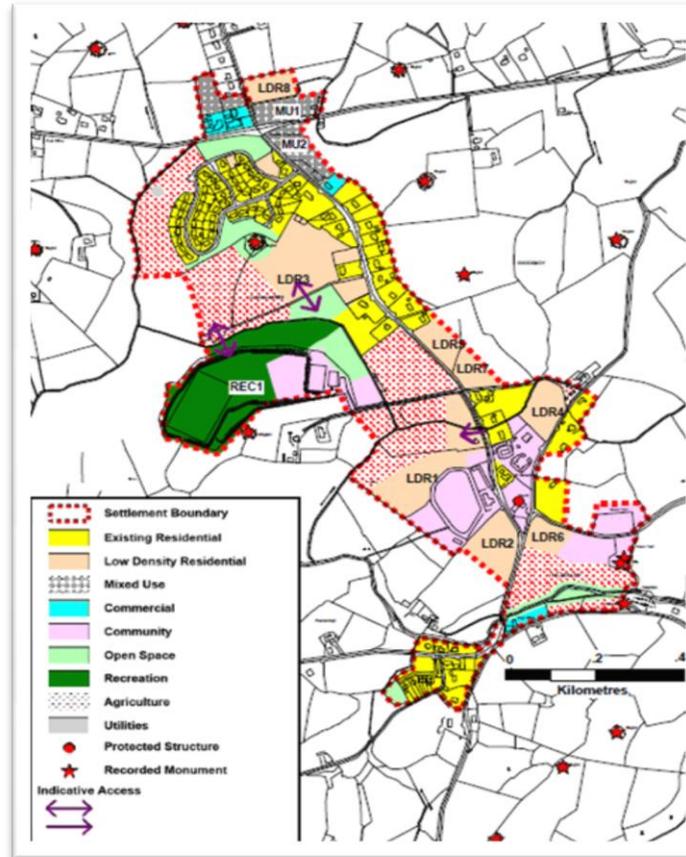
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Existing Residential	<p>Water Supply Water is supplied to Barefield from the Ennis Public Water Supply. A mains rehabilitation project is currently underway to reduce leakage in the supply network and it is expected that there will be sufficient water supply to serve population target for Barefield.</p> <p>Wastewater Waste water is pumped from the village in to Ennis for treatment. General objective - To make provision for the sustainable growth of the village which will allow for its expansion in line with available water and wastewater treatment facilities which will support existing services and encourage further expansion of the service base within Barefield. Consistent with current use and does alter extent of current zoned lands. There is currently a waste water pump situated outside the primary school in the village with sewerage being pumped back in to Ennis from here. This reflects positively on SEO WS1 & WS2 but negatively on WW1 & WW2.</p>
Low Density Residential	<p>LDR1, LD2, LDR5, & LDR6 are all areas of land within the centre of the village, as infill site, that are easily accessible and well located in relation to the school and other community facilities. Low density development could be accommodated on the sites which would reinforce the village core. Any proposals must be in character with the existing village built form so as not to have a detrimental impact on the village setting or character. LDR3 & LDR4 contain the habitat type GS1 which should be assessed in terms of its local biodiversity importance prior to any future development. Any future LDR development would need to ensure the capacity of the pump to accommodate future waste water from such developments. This reflects positively on SEO WW1 & WW2. The inclusion of a buffer running along by the M18 and parallel with LDR5 will act to protect the residential amenity and reflects positively on SEO P1, P3, B1, B5 & B6.</p>
Community	<p>C1 & C2 represent the current uses in the village as the church and school and do not alter the zoning. C3 allows for the accommodation of future community uses within the village which reflects positively on SEO P1.</p>

Duration and determination on whether mitigation is required

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

Low Density Residential	The broadleaved trees and hedgerows associated with LDR1, 3, 4, 5, & 6 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.
	Any future LDR development would need to ensure the capacity of the waste water pump at Barefield school to accommodate future waste water from such developments until such time as the provision of a sustainable system is
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Barefield should be strictly adhered to in particular the buffer zone include at BU1 associated with LDR5 and LDR3.



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
P1 - P3, B1, B5, L1			B2, B3, B4, B6, S1 - S5, W1 - W7, C1 - C3, T1 & t2, WA1, WS1 & WS2, WW1 & WW2, RE1, CH1 - CH3, L2,

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

Low Density Residential	<p>LD1 Land adjacent to the school This site has the potential to accommodate low density housing development situated directly adjacent to the school. Development on this site will reinforce the southern centre of the village, supporting the services to ensure their viability and vitality. The topography of the site is undulating and any future residential development proposals shall be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site. Access to the site will be off the local road running along the eastern boundary of the site.</p> <p>LD2 Land south of the school This is a site adjacent to the school and opposite the church and is suitable for low density housing. Development of this site will reinforce the southern centre of the village and support existing services. The site is elevated from the public road. Any future residential development proposals shall be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site. Access to the site shall be off the local road running along the eastern boundary of the site.</p> <p>LD3 - Any development within this zoning should ensure the Recorded Monument CL032-047 is fully protected and an appropriate buffer put in place to protect it. The development should also ensure access to OS6 as a priority open space area.</p>
Mixed Use	The mixed use zoning reflects the current uses such as the community centre and various local enterprises and outlets.
Recreation	REC1 represents the current use as the all weather astro turf pitch, playground, community walk areas and allows for further expansion of this amenity and facility in Kilmaley. This zoning reflects positively on a number of SEO's (P1 - P3, B1 through the planting of 300 trees, L1 & B5)
Community	C1 - C5 represents the current uses within Kilmaley as the school, church etc and does not add to the zoning.
Commercial	COM 1 - 3 represent the current uses on these sites as the post office, Kilmaley Inn etc and does not alter the c current zoning.
Duration and determination on whether mitigation is required	

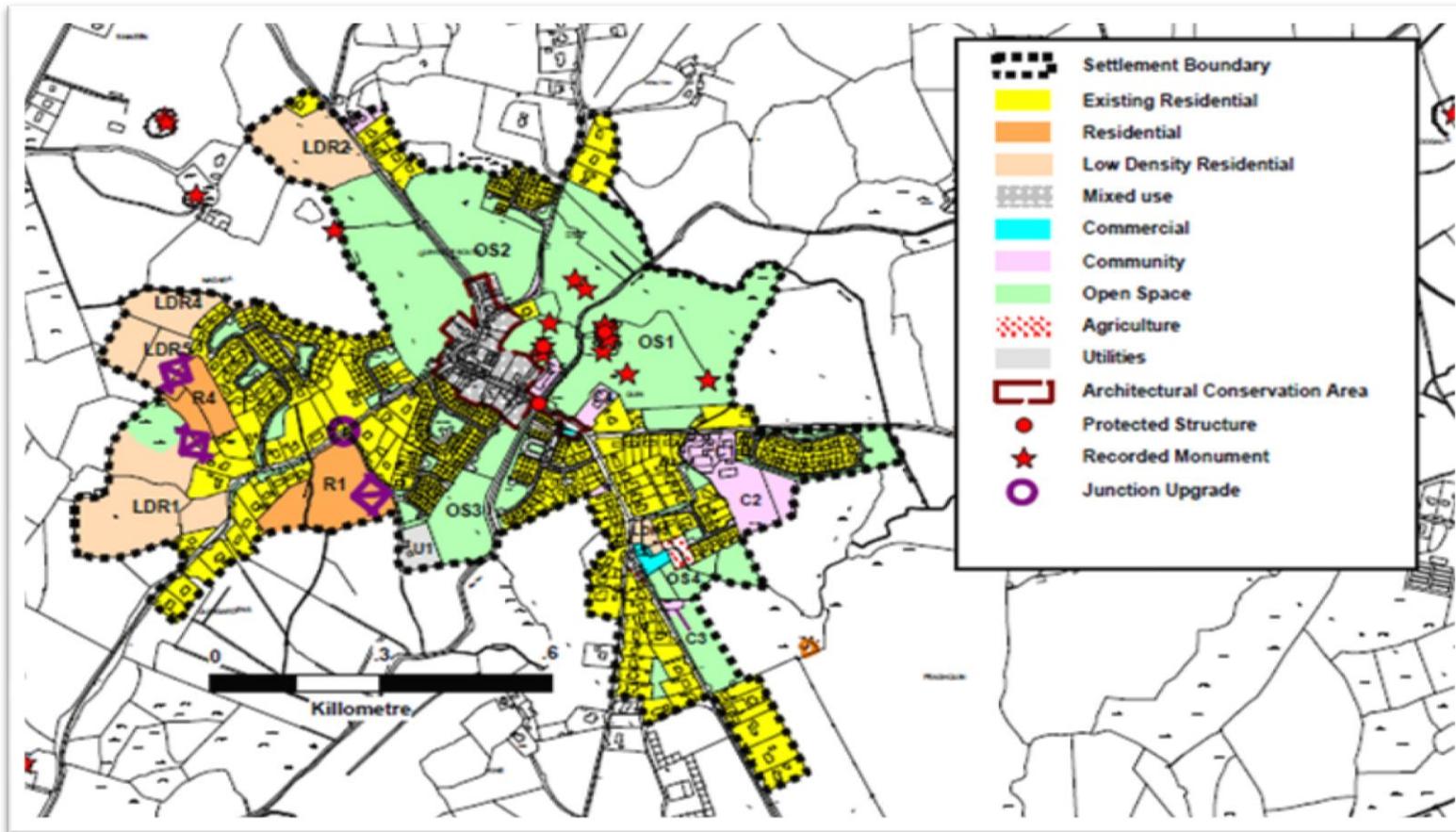
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Flood Risk

As per the SFRA, the Open space and agricultural zonings are appropriate and should be maintained. Further development with the community zoned land and within Flood Zone A or B should be less vulnerable or water compatible, and development within the existing residential should be located within Flood Zone C.

All Zonings

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



Detailed Assessment of Landuse Zonings

Impact

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

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

Existing Residential	<p>This represents the current zoning and does not alter the extent of zoning under this category.</p> <p>Water Supply Quin is connected to the Shannon/Sixmilebridge Public Water Supply and as such is subject to any constraint on this scheme from the Castle Lake, which serves a number of settlements in South and East Clare, with constraints to future development resulting from the fact that it is operating with only around 10% spare capacity (equating to approx. 1,500 cubic metres per day).</p> <p>Wastewater The existing wastewater treatment plant is operating at capacity and funding for works to upgrade the treatment plant have been secured and work will commence shortly on designing the upgrade to the plant. These works will primarily aim to ensure that effluent discharges are in accordance with the required standards, but will also provide capacity to cater for the target population.</p>
	<p>R2 - Backland site to the north-east of the existing Madara housing development. Access to this site shall be taken from the existing Madara estate road to the west. A detailed hydrological assessment of this site, carried out by a suitably qualified person, shall accompany any applications for development.</p> <p>Proposals for development on this site (and sites R3 and R4) shall assess the capacity of the existing junction with the public road to accommodate additional units within this estate.</p> <p>R3 - Backland site behind the existing Madara housing development. There is an existing permission for 8 no. units on this site – ref. P07/1147(Check this). In the event that the permitted development is not carried out or expires, this site is considered appropriate for a low density residential scheme, accessed via the existing Madara estate. Proposals for development shall ensure that the residential amenities of existing dwellings at the southern boundary are protected.</p> <p>R4 - Backland site to the west of the existing Madara housing development. Development of this site shall be strictly contingent on achieving safe vehicular access to the satisfaction of the Council. Existing residential amenities to the east and south of the site shall be protected.</p>

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

Low Density Residential	<p>LDR1 - A visually sensitive gateway site, located at the southwest entrance to the village. Development of this site is strictly conditional on achieving a safe road access, as it has poor horizontal and vertical alignment in the vicinity of the site. Layout and design shall ensure that the residential amenities of existing adjacent houses are protected.</p> <p>LDR2 - This is an important gateway site on the northern approach to the village. It is considered suitable to accommodate a row of houses facing onto the Ennis road, which will provide additional definition for this entry point into the settlement. The site shall be served by a single access only.</p>
Mixed Use	<p>MU1 - MU14 are largely contained within the Architectural Conservation Area in the centre of the village of Quin. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>
Commercial	<p>COM1 represents the current use on this site of Malachy's bar and car park. COM2 represents the current use at the Abbey Tavern and does not add to this.</p>
Open Space	<p>OS1 Quin Abbey and surrounds. The grounds and setting of Quin Abbey are of national importance as a historical and archaeological site. Quin Abbey is a Protected Structure. Developments within this area will be strictly limited to the heritage management and maintenance of the site. The lands immediately adjoining the southern boundary are reserved for road safety improvements in the form of a drop off point for the school. This objective reflects positively on CH1, CH2 & CH3.</p> <p>OS2 The fields east of the Ennis road are essential to the appreciation of the setting of Quin Abbey. Permission has previously been refused for residential development on these lands by reason of interference with views of Quin Abbey and that decision was subsequently upheld by An Bord Pleanala. The Council would support a public parkland use for the subject lands, however it would need to be clearly demonstrated that the character, views and prospects afforded of the Abbey would not be irrevocably altered.</p> <p>West of the Ennis Road, the lands are elevated and unsuitable for residential development. However, a public parkland use here would also be supported. This objective supports and reflects positively on SEO CH1 - CH3 by affording protection to Quin Abbey.</p>

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

OS3 Attractive area of open space located adjacent to the Rine River, and linking with the established open space areas in the Dun Na Manach development. The Council will support the ‘opening up’ of pedestrian links between Dun Na Manach through this open space area to the village centre. The river presents a quality amenity here that would be harnessed by creation of a riverside walkway. This objective reflects positively on the SEO **B1, B3, B4, B5 & B6**.

OS4 This site has been zoned as open space taking account of its proximity to Poulmagordon Cave SAC. This cave is of international importance and is designated for the Annex II species, Lesser Horseshoe Bat and the Annex I habitat - Caves not open to the public (natural limestone cave – phreatic rift maze formation). The cave is used by hibernating lesser horseshoe bats, with numbers averaging 85 with a previous peak count of 116 in 2009 (internationally important numbers). The northern part of OS4 is criss-crossed by hedgerows – hedgerows function as important commuting routes for bats to and from the cave. Bats are particularly sensitive to human disturbance, light pollution (e.g. from housing developments) and habitat fragmentation.

The purpose of this zoning is to protect the cave from developments likely to result in habitat fragmentation or loss (i.e. loss of hedgerows), light pollution and human disturbance. The site is currently used for agricultural purposes, i.e. grazing livestock, and the continuation of this activity is deemed as the best course of action to protect the SAC and its bat population.

This zoning reflects positively on SEOs **B1, B2 & B3** together with **P1 & P3**.

Enterprise

ENT1 - This large site is located within easy walking distance of the village core and open space area OS3. It is bound by mature hedgerows, with housing to the west and east. A small stream traverses the site and any development proposals which involve crossing this stream shall ensure that it is adequately piped to ensure that no backup of waters occurs to the north of the subject site. Access shall be taken from the eastern side of the site at the public road. Layout and design of units shall ensure that the residential amenities of existing adjacent houses at the western boundary are protected.

This site was removed and changed to Low Density Residential.

Architectural Conservation Area

The centre of the village has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape, which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP18.2 of the CDP.

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

Duration and determination on whether mitigation is required

Architectural Conservation Area	The centre of the village of Quin has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
Residential Development (All)	<p>All future residential development within Quin will be strictly dependent upon the upgrade and provision of a suitable Waste Water Treatment facility in terms of effluent discharge and capacity from Castle Lake in relation to drinking water.</p> <p>Given the presence of 4 Lesser Horsehoe Bat Roosts surrounding the village of Quin coupled with Poulmagordon Cave SAC (A Lesser Horseshoe Bat SAC), all residential developments within an surrounding Quin village should adhere to the Guidance Notes for: Planners, engineers, architects and developers December 2010 in relation to Bats and lighting. The existing tree line, hedgerow and mature trees located within the vicinity of R2 - R4, and LDR3 should be retained as suitable foraging and commuting roots for bats.</p>
Residential Development	R1 - Any development associated with this site shall ensure the protection of the small stream traversing the site as this feeds into the Rine River which is currently at "Good" status. No deterioration in water quality should be permitted which may jeopardise the Rine river from meeting its WFD objectives.
All development	All future development within Quin will be strictly dependent upon the upgrade and provision of a suitable Waste Water Treatment facility in terms of effluent discharge and capacity from Castle Lake in relation to drinking water.
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Quin should be strictly adhered to.

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

Changes arising from Proposed Amendments

R1

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

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

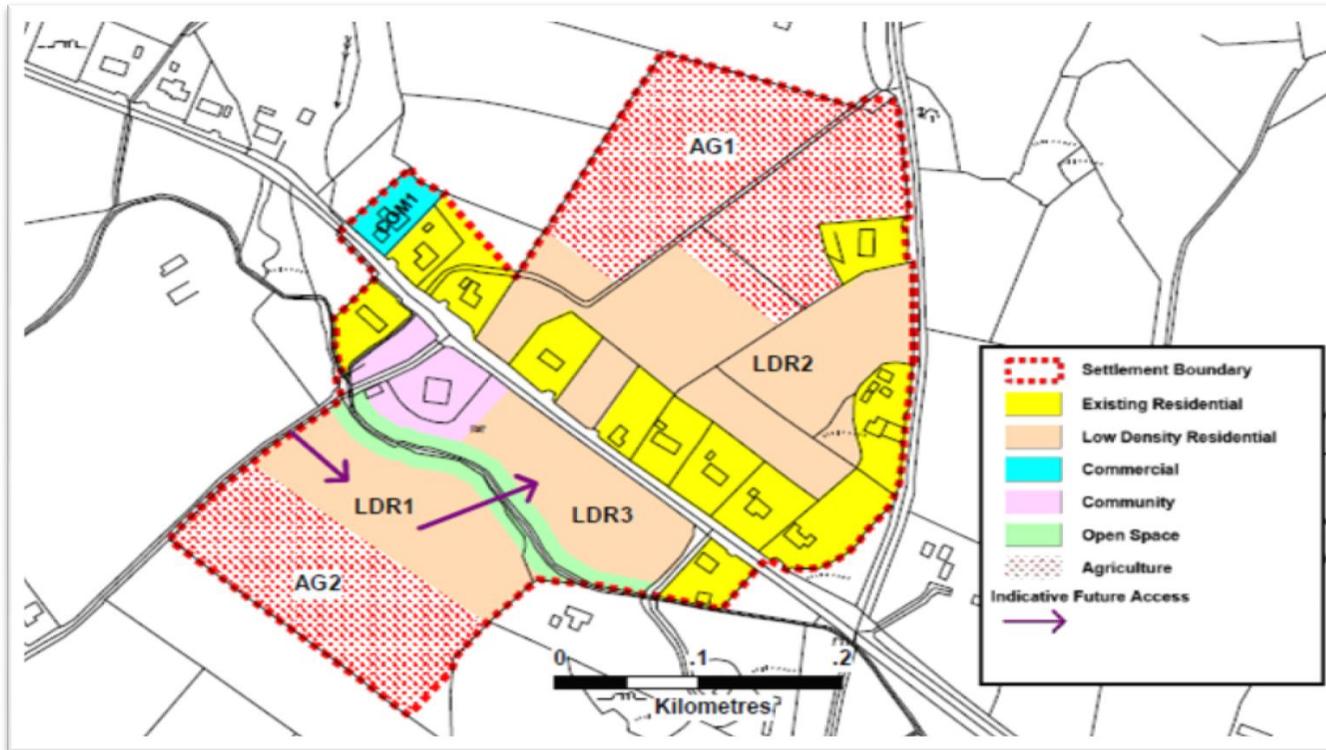
Karst features located in the immediate and surrounding area.

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

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

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

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



Detailed Assessment of Landuse Zonings

Impact

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

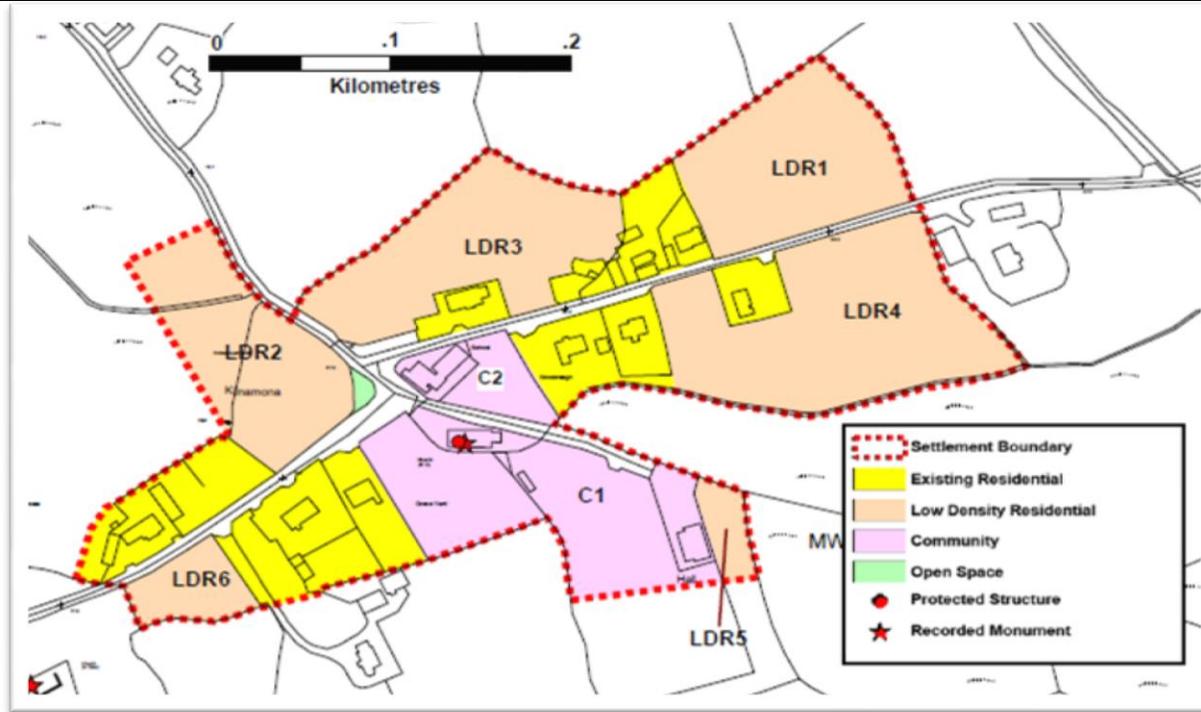
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Existing Residential	<p>Consistent with current use and does alter extent of current zoned lands. Clooney is served by a public water supply but there is no public waste water treatment facility in the area. It is therefore highly likely that the current existing residential properties is having a negative effect on both the groundwater and the surface water in this area. This reflects negatively on SEO WW1 & WW2.</p>
Low Density Residential	<p>LD1 This site is located on the southern side of the village, to the rear of the church. The land is gently undulating. This site is suitable for the provision of serviced sites or infill development, reflective of the rural character of the area and proportionate to the size and scale of the existing village and its current population. The lands on the southern side of the site are slightly elevated and, dependent on layout and design, single storey dwellings may be required in this area. The above does not preclude the division of LD1 into individual sites, allowing individuals to design and construct their own dwelling. However, access shall only be from the 3rd class road to the west and the site layout shall provide for in-depth development Access to LD1, including the lands directly adjoining the R352, shall be from the minor road only. Upgrade of the junction of the minor road and the R352 may be required in order to achieve the required sight distance to ensure traffic safety at the junction. The stone boundary along the northeast boundary of the site (along the R352) shall be retained and incorporated into any future development on the land. Proposals for development on these lands must be accompanied by a flood risk assessment of the site.</p> <p>LD2 Of particular importance on these lands, is the thicket of woodland and scrub lining the minor road. This small area of woodland contributes greatly to the rural character of the area and is a highly attractive addition to the village. The trees shall be preserved and this woodland area shall be integrated into the future development of the LD2, whether the lands are developed as serviced sites, or as a series of individual sites. Access to the site shall be from the minor road only. Upgrade of the junction of the minor road and the R352 may be required in order to achieve the required sight distance to ensure traffic safety at the junction. There is no public waste water treatment facility serving the village. It is envisaged that this situation will continue for the foreseeable future. This reflects negatively on SEO WW1 & WW2.</p>
Community	<p>C1 represents the current uses in the village as the community centre, school etc and do not alter the zoning.</p>

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

Duration and determination on whether mitigation is required

Low Density Residential	<p>This zoning is highly dependant on the suitability of the land to accommodate on-site treatment plants. Planning permission will not be permitted where the application fails to meet the EPA Code of Practise in relation to one off housing.</p> <p>Any development associated with LD1 should ensure the protection of the Hell River which should include for a buffer zone of 10m along the riparian zone and all neceary measures to ensure its current Water Framework Directive status of "good" is maintained.</p>
All Zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Clooney should be strictly adhered to.</p>

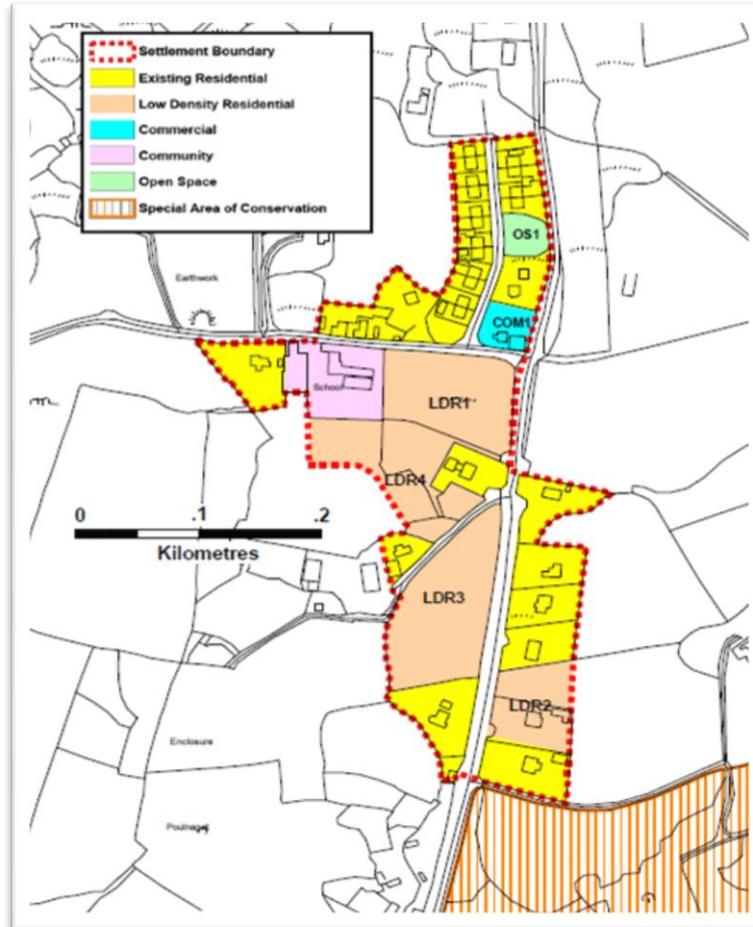


Detailed Assessment of Landuse Zonings

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

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

Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does not alter extent of current zoned lands. There is no public water supply or waste water treatment facility serving the village. Kilnamona is served by a group water scheme. There is no public sewerage scheme serving the village so development is limited to small scale growth until such a time as a sewerage scheme is provided. It is therefore highly likely that the current existing residential properties is having a negative effect on both the groundwater and the surface water in this area.
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned. LD1 is an area of land to the east of the village that is easily accessible and well located in relation to the school and other community facilities. Low density development could be accommodated on the site which would reinforce the village core. Any proposals must be in character with the existing village built form so as not to have a detrimental impact on the village setting or character. There is no public waste water treatment facility serving the village. It is envisaged that this situation will continue for the foreseeable future. This reflects negatively on SEO WW1 & WW2 .
Community	C1 & C2 represent the current uses in the village as the community centre, school etc and do not alter the zoning.
Determination on whether mitigation is required	
Flooding	Further development with the community zoned land and within Flood Zone A or B should be less vulnerable or water compatible, and development within the existing residential should be located within Flood Zone C.
All Residential Development	In the absence of a Waste Water Treatment System for the village the EPA Code of Practise for Waste Water Treatment Systems in all residential development must be strictly adhered to in order to ensure no significant long term effects on the receiving environment.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilnamona should be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

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

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

Existing Residential	Consistent with current use and does alter extent of current zoned lands. Toonagh – Main estate in village has a small on-site secondary treatment plant; water supply is by Toonagh-Dysart GWS, a private group scheme with water source in Ballycullinan Lake. This reflects negatively on SEOs WW1 & WW2 and has a neutral effect on WS1 & WS2 .
Low Density Residential	LDR1 - LDR4 reflect the develop on greenfield areas and as infill sites. Toonagh Waste Water Treatment Plant is currently operating at full capacity and therefore any future development associated with LDR1 - LDR4
Community	C1 represents the current uses in the village as the school and do not alter the zoning.
Commercial	COM1 represents the current use as Toonagh stores and does not alter or add to the current use.

Duration and determination on whether mitigation is required

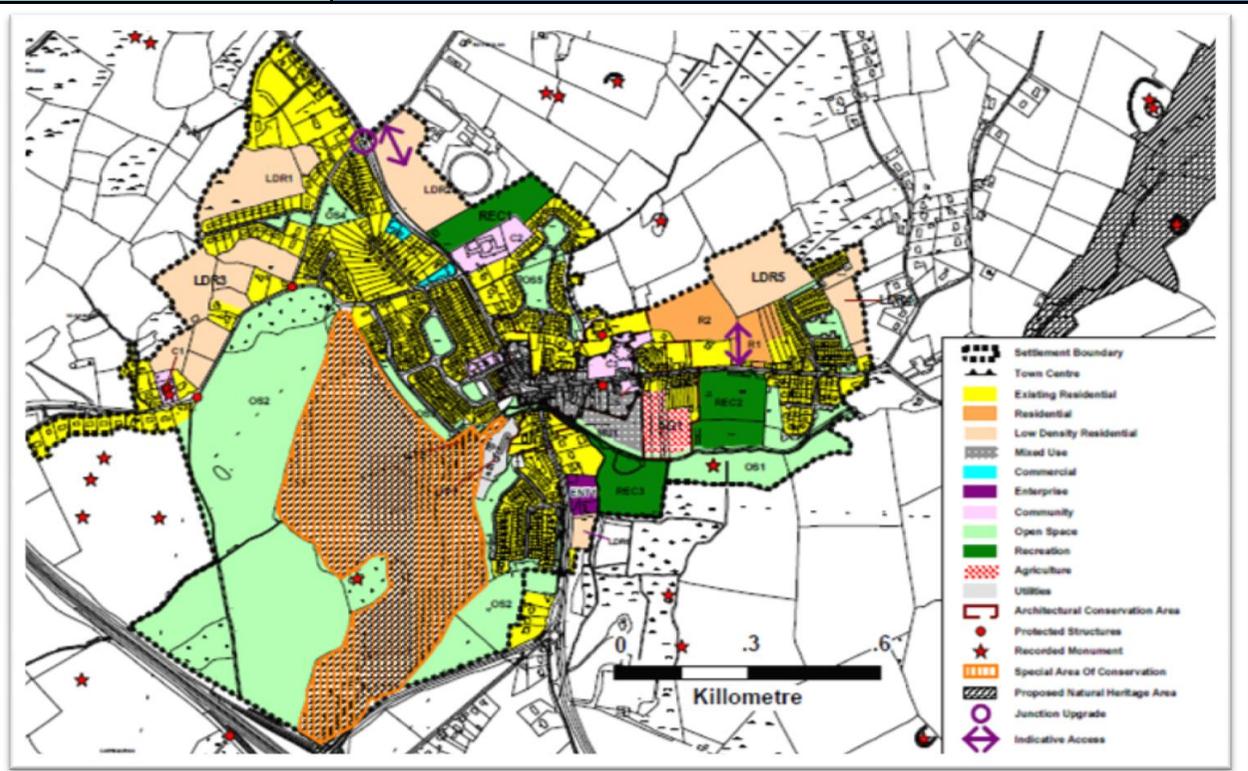
Low Density Residential	Any future residential development, commercial or employment generating development should be subject to the provision of increased capacity at the Waste Water Treatment Plant in order to ensure protection of and achievement of at least good status in the Shallee River as per the requirements of the WFD.
All zoning	Any future development within the Toonagh settlement should ensure the integrity of the Toonagh SAC is maintained and that no significant effects on the conservation objectives of the SAC occur. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Toonagh should be strictly adhered to.
	Given the presence of Toonagh SAC which is designated for the protection of the Lesser Horseshoe Bat, all future developments within an surrounding Toonagh village should adhere to the Guidance Notes for: Planners, engineers, architects and developers December 2010 in relation to Bats and lighting. The existing tree line, hedgerow and mature trees located within the vicinity of the settlement should be retained as suitable foraging and commuting roots for bats.

Municipal District - Shannon

Settlement - Newmarket on Fergus

Landuse (Ha)

Residential = 3.19
Low Density Residential = 15.8
Mixed Use = 3.44
Enterprise = 0.56
Commercial = 0.33
Community = 2.67
Existing Residential = 37.03
Recreation = 4.71
Utilities = 0.98



Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Shannon	Settlement - Newmarket on Fergus
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensivity or importance of the receiving environment)	
Existing Residential	<p>The current residential development zoning does not change. The upgrade of the town’s wastewater treatment plant is complete and operational, with adequate capacity to accommodate future development. The town is also served by a public water supply (Castle Lake) which operates at 10% spare capacity most of the time, except during cold spells when demand spikes. This reflects positively on SEO WS1, WW1 & WW2.</p>
Low Density Residential	<p>LDR1 - This site is considered appropriate for a low to low-medium density housing scheme, with access taken from the existing cul-de-sac road to the south. Layout and design of any proposal shall ensure that the existing residential amenities to the south and east are protected.</p>
	<p>LDR2 - This is a highly prominent gateway site on the northern approach to the town. It is located in close proximity to the existing school, sports ground and Supervalu shop. The site is suitable in principle for permanent housing of a low to medium density and provides the opportunity of developing a streetscape along its considerable road frontage, affording improved entry definition to the town from this side. Access shall be taken onto the local road to the north to enable a full streetscape to be developed along the western frontage. The adjacent junction may require improvement to facilitate the development of this site and the cost of any works deemed necessary shall be borne by the developer. Development on this site shall pay careful attention to design and layout and shall ensure that the views afforded to and the setting of, the adjacent Georgian estate, are preserved and that existing feature stone walls are retained. This objective reflects positively on CH1 - CH3 and L1 - L2.</p>
	<p>LDR3 - These lands are located on the west side of the town and consist of a number of infill and backland sites with potential to accommodate a low density scheme of serviced sites. Access shall be taken at an appropriate point(s) onto the local road to the south. The section of the land to the northeast of the site may be accessed from the local road to the east in the event that area of the site is being developed in advance, or independently of, the remainder of LDR3. Development proposals shall ensure that the residential amenities of adjacent dwellings to the north, east and south are protected. This reflects positively on SEO S1, T1 & T2.</p>

Municipal District - Shannon	Settlement - Newmarket on Fergus
Residential	<p>R1 - This small linear site has been identified as being suitable for permanent housing, given its location in close proximity to the town centre and community zoned lands. The site is considered acceptable in principle for medium to high-density housing, with vehicular access provided off Ballycar Road. One vehicular access shall be taken onto the Ballycar Road to serve both R1 and adjacent R2, with layout and design maximised by adopting a master plan approach to this land bank which reflects positively on P1 & P2, C1 - C3, T1 & T2.</p> <p>R2. This site is located east of the town centre and adjacent to R1 above. It has been identified as suitable in principle for permanent housing of a medium or medium- high density. Access shall be taken from the Ballycar Road and the development of R2 should form part of a masterplan that includes the lands designated as R1 above. Any layout proposed for the site shall ensure that the residential amenities of the existing properties to the south are protected and that the existing well– defined tree line to the north is maintained. This objective and landuse zoning reflects positively on B1, B5 & B6.</p> <p>The residential housing estates in Sixmilebridge have mushroomed and expanded in an approach which has led to the significant interconnection of one estate to another. While in an isolated incidence this can have positive effects however in the case of Sixmilebridge it is occurring at practically each and every area zoned for residential use which is leading to unsocial behaviour, lack of ownership and sense of place and an overall impact on the quality of life for residents. In addition this represents a significant health and safety risk due to the increased number of vehicles passing through the estate (instead of just accessing), the speed of vehicles and the lack of safety measures re same e.g. speed bumps, speed restrictions etc. This represents a significant negative effect on SEOs P1 - P3.</p>

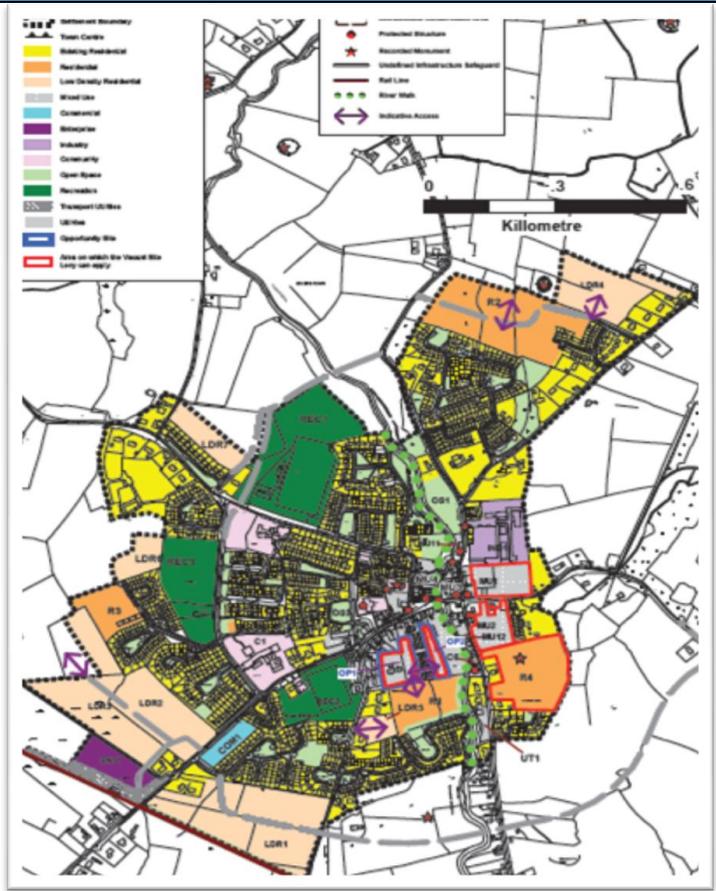
Municipal District - Shannon	Settlement - Newmarket on Fergus
Enterprise	<p>E1 - There is an existing permission on this site to demolish the existing dwelling and petrol filling station and to construct a mixed-use development of 33 no. apartments and 5 no. retail shops. In the event that this permission is not taken up, the site has been identified for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. Any development / redevelopment proposals must respect the established town character, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the town centre.</p>
Community	<p>The community zonings C1 – Church, C2 – National School, C3 – Church and Public, Car Park C4 – Library and Health Centre and C5 – Handball Alley are to be retained in community use and reflect positively on SEO P1 - P3 in particular.</p>
Open Space	<p>OS1 - Some of the lands currently accommodate a town park (O'Regan Park) at REC3 and walking route. The area has been zoned to protect the established amenity value and to facilitate future expansion. There is potential to extend the existing walking route eastwards linking to the Goodwood estate and southwards as an enlarged loop. The area also protects the floodplain of the river (the Mill Stream) at this location. This objective and zoning reflects positively on SEO P1 - P3, B1, B2, B5 & B6.</p> <p>OS2 - These lands are in private ownership and have been zoned as open space having regard to the habitat they support and their proximity to the designated SAC – Lough Gash Turlough. There are significant pockets of mature woodland throughout the site, together with a small pond that has a high probability of being linked hydrologically to the turlough. The site is also home to the ruins of Carrigoran Castle, which is a Recorded Monument.</p> <p>The purpose of this zoning is to protect the turlough from developments likely to lead to impacts on the water quality and hydrology of the turlough, human disturbance on the wildfowl species which use the turlough, disturbance of the sensitive shoreline and wet habitat of the turlough, and impacts on the mature woodland on the site. The site is currently used for agricultural purposes, i.e. grazing livestock, and the continuation of this activity is deemed as the best course of action to protect the SAC/NHA. In the event that a development proposal comes forward, it will be required to undertake screening for Appropriate Assessment and shall also provide a woodland management plan in consultation with the National Parks and Wildlife Service. In addition, development proposals shall be accompanied by detailed hydrological, hydro-geological and ecological reports pertaining to the turlough habitat and adjacent OS2 lands. This reflects positively on SEO B1, B2, B3 and B4.</p> <p>OS3 / OS4 / OS5 – Established Green Areas These are green areas associated with established residential developments within the town and shall be retained and protected for their amenity value.</p>

Municipal District - Shannon	Settlement - Newmarket on Fergus
Mixed Use	MU1 - This site has been identified as having potential to facilitate the expansion of the existing town centre area and to establish a pedestrian link with the town park - open space OS1 - to the south.
Recreation	REC1 – McDonough Park- This site is currently the grounds of Newmarket Celtic FC and shall be retained in recreational use. REC2 – C.L.G. Cora Caitlin - This site consists of a GAA pitch and associated facilities and shall be retained in recreational use. REC3 – O’Regan Park - This area accommodates a town park, named O’Regan Park and shall be retained for recreational use. These sites are to be retained for recreation use and reflect positively on SEO P1 & P3 .
Duration and determination on whether mitigation is required	
Mixed Use	MU1 - Any development of this site must pay attention to the special historic or Architectural Conservation value of the surrounding area with development carried out in a sympathetic manner in keeping with the designated ACA.
Architectural Conservation Area	The centre of the village of Newmarket on Fergus has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
River Walkway	This walkway has been removed from the map based on the recommendations of the AA.
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Newmarket on Fergus should be strictly adhered to.
All zonings	Given the presence of the Lesser Horseshoe ca. 430m south-west of the closest zoning parcel and future development associated with residential, community, enterprise, mixed use, recreation or open space should take into consideration impacts to all bat species and their roosts which are protected under both EU and national legislation.

Municipal District - Shannon

Settlement - Sixmilebridge

Landuse (Ha)
Mixed Use = 7.64
Commercial = 0.6
Enterprise = 1.15
Industrial = 1.93
Residential = 10.43
Low Density Residential = 17.06
Community = 3.63
Existing Residential = 39.28
Recreation = 10.71
Utilities = 0.22
Transport utilities = 0.66



Detailed Assessment of Landuse Zonings

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

Municipal District - Shannon	Settlement - Sixmilebridge
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	<p>The current residential development zoning does not change. The town's wastewater treatment plant has sufficient capacity to accommodate future development. The town is also served by a public water supply (Castle Lake), which operates at 10% spare capacity most of the time, except during cold spells when demand spikes. This reflects positively on SEO WS1, WW1 & WW2.</p>
Low Density Residential	<p>LDR located adjacent to the existing Gort Na Null housing estate together with one off housing. Given its prime location on the Rosmanagher Road on the entrance to the village it is well located to provide pedestrian access to the village and amenities which reflects positively on P1 & P2, C1 - C3, T1 & T2.</p>
	<p>LDR1 This site is located on the Rosmanagher Road and is in close proximity to the majority of the services in the village. There are a number of mature broadleaf trees on the site together with hedgerows that shall be retained and incorporated into any development proposals put forward for the lands as the entire site is within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. A buffer zone should be incorporated along the boundary of LDR2 and the railway line for safety and human health purposes.</p>
	<p>LDR2 & LDR3 are located on the Shannon Road in close proximity to the railway station. The locations provide for pedestrian access to the village and its amenities including the school and railway station. The development of these sites should include an analysis of the traffic numbers and overall traffic management onto the Shannon Road.</p>
	<p>LDR4 - This site is located north of the future Sixmilebridge relief road and adjoins an existing residential development to the south which is partially constructed. There are existing detached houses to the front of the site at the public road and a Recorded Monument – CL052-019 Ringfort – adjacent to the western section of the site. The site is considered to have potential to accommodate a low density scheme of serviced sites only. Access shall be taken from the future relief road, which shall be constructed and along the site, prior to commencement of development. Design and layout shall be such that the residential amenities of the adjacent dwellings are protected and the integrity and setting of the Recorded Monument is preserved. This objective reflects positively on SEOs CH1 - CH3.</p>

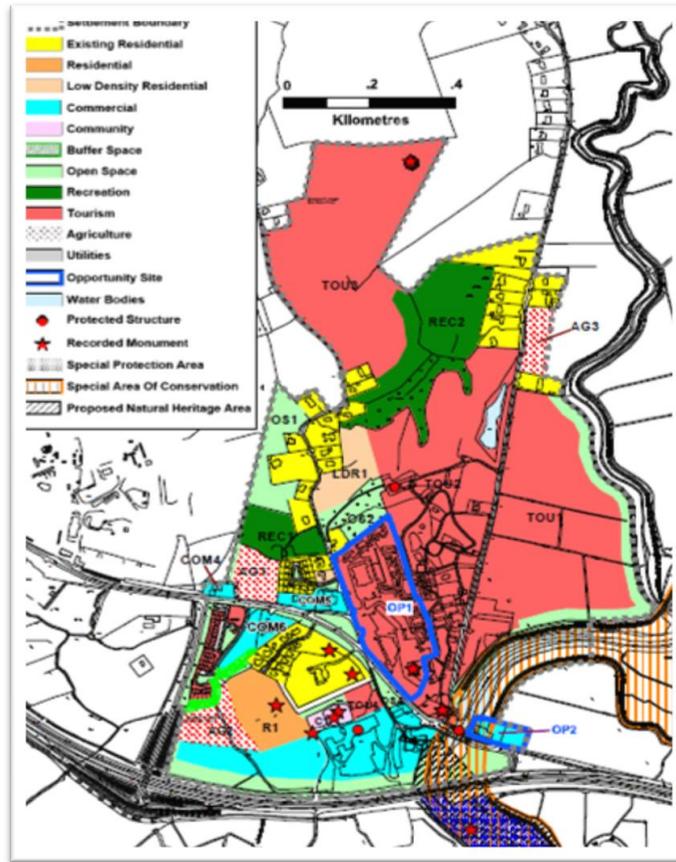
Municipal District - Shannon	Settlement - Sixmilebridge
Residential	<p>R1 - This site is considered appropriate for a medium to high density residential scheme, intrinsically linked with mixed use development in MU2 and with good pedestrian permeability, soft landscaping and linkages through MU2 to the town centre. Development on the subject site must take cognisance of the adjoining Architectural Conservation Area (ACA), enhance the public realm and not detract from the character of the ACA. Consideration must also be given to the visual aspects of the development due to its elevated topography and location on an important approach road to the town. All proposals for development on this site shall be accompanied by a Flood Risk Assessment. The objective and zoning for this location reflects positively on SEOs CH1 - CH3, P1,T1 & T2, L1 & L2.</p> <p>R2 - This site has been identified for medium to high density permanent housing. Access shall be provided through the adjacent site to the west. Opportunities shall be explored to secure direct pedestrian access to the town centre to the north. Layout and design of units shall ensure that the residential amenities of existing houses to the west and south are protected. Units to the south shall be orientated to overlook the existing adjoining area of open space. The development of this site shall be addressed in the context of the overall development of adjoining lands, including LDR4.</p>
Residential	<p>The residential housing estates in Sixmilebridge have mushroomed and expanded in an approach which has led to the significant interconnection of one estate to another. While in an isolated incidence this can have positive effects however in the case of Sixmilebridge it is occurring at practically each and every area zoned for residential use which is leading to unsocial behaviour, lack of ownership and sense of place and an overall impact on the quality of life for residents. In addition this represents a significant health and safety risk due to the increased number of vehicles passing through the estate (instead of just accessing), the speed of vehicles and the lack of safety measures re same e.g. speed bumps, speed restrictions etc. This represents a significant negative effect on SEOs P1 - P3.</p>
Enterprise	<p>E1 - This flat greenfield site is located on the Shannon road at the edge of the town, in close proximity to the existing railway station and park and ride facility. The site has been identified for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. Such potential uses include start up incubator units, research facilities etc. Any development proposals must respect the established town character, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the town centre. The layout of any future development proposals shall take account of the infrastructure safeguard that runs through the site and access/egress onto the R471 shall be taken via same. The design of any scheme shall ensure that the established residential amenities along the north-eastern boundary are protected.</p> <p>This is in line with the SEOs in that it supports the working environment (P1) and could potentially provide employment opportunities locally within the village settlement.</p>

Municipal District - Shannon	Settlement - Sixmilebridge
Community	<p>C1 - Community Crèche and Playground. This site is located opposite Bridge United football ground and consists of a community creche, playground and open space area, serving surrounding residential areas and the town as a whole. The site shall be retained in community use. This objective reflects positively on SEO P1, P3 & T1.</p> <p>C2 - National School. This site, located west of the town centre, accommodates Sixmilebridge National School and an adjoining grassland area. This area of grassland shall be retained to facilitate future expansion of the school which has been granted planning permission in 2015. This objective reflects positively on SEOs P1 by providing new and improved classroom environments, recreational and amenity facilities and will protect green spaces for school use (P3) together with preventing incompatible land use at this location in the village in line with P2.</p>
	<p>C3 - Sixmilebridge Railway Station and Park and Ride. This site, located on the south western boundary of the town, consists of Sixmilebridge railway station and park and ride facility. It is an objective to promote and support the existing services available and to facilitate their future expansion. This objective reflects positively on SEOs P1- P3 S1 through the re-use of an existing site rather than building on a greenfield site, it will minimise and support sustainable transport through the reduction in car journeys to adjacent settlements for activities such as scouts and through the presence of pedestrian access from the village directly to these facilities. Old Station House has been sold by council to scouts for use by 14th Clare Scout Troop and permission was granted for its conversion to a Scout den. This has been done & officially opened as such.</p>
Open Space	<p>OS1 Riverbank. This is an open site straddling the O'Garney River to the north of the town centre, lying partly within the designated Architectural Conservation Area (ACA). The larger portion of the site lies on the eastern riverbank and fronts Frederick Square/Kilmurry Road to the east. The southern section of OS1 lies wholly within the ACA and adjoins residential developments to the north and west. The low boundary treatment on the Kilmurry Road and the vegetation pattern within the site affords open views across the river and to the west.</p> <p>This site presents an opportunity for a riverside amenity park, providing an important recreational facility for the local community. The creation of a footbridge linking the two open space areas either side of the river, whilst being a feature, would facilitate pedestrian connectivity between the newer residential areas to the north and the established town centre and older residential areas to the south and west. This objective and zoning reflects positively on SEO P1 - P3, B1, B2, B5 & B6.</p> <p>OS2 - Green Area and Grotto. This is a small area of green space, including a grotto, which serves an established residential area and shall be maintained in its current use.</p>

Municipal District - Shannon	Settlement - Sixmilebridge
Mixed Use	<p>MU1 - This prominent, sloping site is located across from the old market house and directly adjacent to the town centre. It has potential to facilitate the expansion of the existing town centre area through the development of a mixed use residential/commercial scheme, which respects the existing pattern of development in the town. Vehicular access can be taken from Frederick Square through the existing access and from the Clonlara Road, through a new access located near the southwest corner. The existing walled pump at the southern boundary of the site shall be preserved. All proposals for development on this site shall be accompanied by a Flood Risk Assessment.</p> <p>MU2 - It is considered that MU2 has potential to accommodate a car park, given its location in close proximity to and within walking distance of the town centre. The provision of additional car parking in Sixmilebridge should be accompanied by a comprehensive traffic management strategy that seeks to ensure the free flow of traffic through the town, reduced congestion and maximising the opportunities for increased pedestrian and cycle links to the town centre. The size and location of any future car parking provision on the site, while complementing the existing, shall not prejudice the opportunity to consolidate and enhance the existing townscape at this prominent town centre location, as part of an overall mixed use scheme for the MU2 lands.</p>
Commercial	<p>COM1 – Bunratty Road This site has been identified for the provision of a petrol filling station and shop for the town. The site is considered appropriate taking account of its accessible location proximate to the railway station, park and ride and proposed future relief road.</p>
Recreation	<p>REC1 – GAA Pitch, Clubhouse and Associated Facilities. REC2 – Bridge United Grounds. REC3 – GAA Pitch and Clubhouse. These sites are to be retained for recreation use and reflect positively on SEO P1 & P3.</p>
Industry	<p>I1 - Corner of Frederick Square/George's Street. This site to the northeast of the village centre is located on the corner of George's Street / Frederick Square and partially within the designated Architectural Conservation Area. The site is occupied by a number of existing industrial / business operations, including Mid West Trailer Works, Impact Ireland Metals Ltd., Metal Tech Engineering Ltd, Total Insulation, a laundrette and other small businesses. There are a number of vacant units within the site.</p> <p>This area is characteristic of the history of Sixmilebridge as an early industrialised centre. The site has the potential to accommodate appropriately scaled and designed intensification of the existing industrial / commercial operations. Enterprise developments would also be open to consideration on this site.</p> <p>However, before any further intensification of this site would be permitted, it is considered that a formal management plan should be drawn up for the site. A comprehensive site management plan would ensure that the full potential of this</p>
River Walk	<p>To promote the development of a walkway from Sixmilebridge to Bunratty and to/around the lakes in the surrounding area.</p>
Undefined Infrastructural Safeguard	<p>The settlement of Sixmilebridge contains a number of sections identified as undefined infrastructural safeguards</p>

Municipal District - Shannon	Settlement - Sixmilebridge
Duration and determination on whether mitigation is required	
All Residential	Residential Development at R1, R2, R3, R4, LDR2, LDR3, LDR4, LDR5 should not be allowed to interconnect with the surrounding existing residential developments within Sixmilebridge in such a way that may lead to unsocial behaviour or which may impact on human health.
Residential	<p>Within LDR2 there are a number of mature broadleaf trees on the site that shall be retained and incorporated into any development proposals put forward for the lands as the entire site is within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. The development of this site has the potential to result in negative impacts on the environment. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular those contained in Chapter 14 & 16) and through the careful design and layout of the proposed development to a vigh high standard at the planning application stage.</p> <p>LDR2 & LDR3 are located on the Shannon Road in close proximity to the railway station. The locations provide for pedestrian access to the village and its amenities including the school and railway station. The development of these sites should include an analysis of the traffic numbers and overall traffic management onto the Shannon Road.</p> <p>LDR4 - The integrity and setting of the Recorded Monument CL052-019 Ringfort should be preserved.</p> <p>R1 - Any proposed residential development at this location must ensure the Recorded Monument CL052-07800 is protected and the integrity and setting of the Recorded Monument is preserved.</p>
Architectural Conservation Area	The centre of the village of Sixmilebridge has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
River Walk	<p>Any site investigations, field surveys, design or planning in relation to a river walkway should take into consideration the recommendations and mitigation measures identified in the CDP AA.</p> <p>This safeguard was removed from the zoning map following the recommendations of the AA.</p>

Municipal District - Shannon	Settlement - Sixmilebridge
Flood Risk	<p>The areas of land located either side of the O'Garney River have been identified as being at risk of flooding in the Strategic Flood Risk Assessment for this plan. In this regard, any future planning applications made on lands subject to zonings OS1, I1, MU1, MU2, R1, R2 and other lands in the vicinity of the river will be required to undertake a complete Flood Risk Assessment having regard to the SFRA contained in Vol. 10 of the Clare County Development Plan and the OPW / DoEHLG Planning Guidelines on Flood Risk Management.</p>
All Zonings	<p>Given the recording of the Lesser Horseshoe ca. 1.4km north-east of the closest zoning parcel together with other local records for Pipistrelle and Daubenton species within the settlement all future development within the settlement should ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Sixmilebridge should be strictly adhered to.</p>
Tree Quality Assessment	<p>The Category A trees identified in the Sixmilebridge settlement within C4 should be retained and protected as part of any future development at this location as it has a significant conservation, historical, commemorative or other value.</p> <p>The Category B trees identified in the Sixmilebridge settlement within C1, C2, MU1, UT1, LDR1, OS2, OS47 should be assessed further in light of any future proposed development and retained where possible.</p>
Changes arising from the Proposed Amendments	<p>R1</p> <p>Mitigation: In order to ensure the zoning does not reflect a negative impact on the residential amenity of the existing development adjacent to the site the buffer zone which has been incorporated along the river side of R1 should be continued along the southern boundary of the entire site. This will also ensure the mature hedgerow and treeline at this location is retained ensuring important wildlife corridors within the village settlement are incorporated into such developments.</p>



Detailed Assessment of Landuse Zonings

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

Municipal District - Shannon	Settlement - Bunratty
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	The current residential development zoning does not change. The upgrade of the town's wastewater treatment plant is complete and operational, with adequate capacity to accommodate future development. The town is also served by a public water supply (Castle Lake) which operates at 10% spare capacity most of the time, except during cold spells when demand spikes. This reflects positively on SEO WS1, WW1 & WW2 .
Low Density Residential	<p>LDR1 - Poorly drained land located in the northeast of the village fronting onto the Low Road. This land is considered suitable for developer-led serviced sites. One vehicular access shall be used to serve a number of properties fronting onto the public road. Development of these lands will contribute to the formation of a streetscape, something that is currently lacking in the village, and will also assist in providing improved definition on this approach. Development proposals shall be accompanied by detailed drainage plans which outline methodology for connection to the existing water and wastewater infrastructure. Details shall also be provided in respect of footpath connectivity along the Low Road to the core area. Layout and design of units shall ensure that the residential amenities of existing adjacent houses are protected.</p> <p>LDR2 - is a parcel of land located adjacent to the N18/M18 motorway on the main Ennis to Limerick Road in Bunratty West. The mature trees and hedgerow to the north west of the site together with the hedgerow fronting the motorway should be retained for biodiversity purposes. A open space buffer zone should also be incorporated into any development proposal from a human health perspective and also to act as a noise buffer between any proposed development and the motorway.</p>
Residential	R1 - Site located in the southwest of the village adjacent to the cemetery. There are existing dwelling houses to the northeast and northwest with Bunratty Manor Hotel and the cemetery adjacent to the east. Having regard to the proximity of the site to the cemetery (which includes two Recorded Monuments) any applications for development will be required to submit a detailed archaeological survey. This site has been identified for medium density permanent housing and shall be developed as a whole. Vehicular access to the site shall be determined at application stage, however the lane alongside the graveyard would not be considered suitable due to the high level of archaeological potential. Notwithstanding, this access alongside the graveyard shall be fully explored in the context of providing pedestrian connectivity from R1 to the core area of the village, subject to any archaeological constraints being fully mitigated. Layout and design of units shall ensure that the residential amenities of existing adjacent houses are protected. This objective reflects positively on CH1 - CH3, C1 - C3, T1 & T2 .

Municipal District - Shannon	Settlement - Bunratty
Community	<p>The community zoning at C1 represents the cemetery which is adjacent to the village and will be retained as such in a sympathetic manner with surrounding future development so as not to impact on its architectural value and historical context.</p>
Open Space	<p>OS1 – Scrubland at western boundary This area of land acts as a buffer zone between the village and the adjacent quarry operated by Roadstone This objective and zoning reflects positively on SEO P1 - P3, B1, B2, B5 & B6 and should be retained as open space.</p> <p>OS2 – Wooded area adjacent to hotel An area of woodland north of the previously operated Shannon Shamrock Hotel. There is an opportunity to maximise the use of this amenity space in conjunction with the future development of adjacent site C1. . This reflects positively on SEO B1, B2, B3 and B4.</p> <p>Strip of land adjacent to the river that provides unobstructed views of the Castle from the N18. Part of this site is designated as a Special Protection Area, Special Area of Conservation and proposed Natural Heritage Area. This area of land shall remain free from development this reflects positively on P3, B1B2, B4, B5 & B6.</p> <p>OS4 – Area of Open Space Adjacent to Creamery This developed central area of well-maintained open space consists of public seating and mature trees. It should be maintained and enhanced as a passive public park amenity area for the benefit of the local resident population and visitors.</p>
Recreation	<p>REC1 – Bunratty FC Grounds The current recreational use of this site shall be retained.</p> <p>REC2 – Lands to the North of the Folk Park These lands have been zoned for provision of leisure and recreation facilities / amenities in the village. The natural topography of the site and the mature trees and the land shall be integrated into future development proposals for REC2. These sites are to be retained for recreation use and reflect positively on SEO P1 & P3.</p>
Agriculture	<p>AG1 – Lands to the North of the N18 The existing trees along the southern and western boundaries of the site shall be retained on this site in the interest of providing screening from the adjoining National Primary Route.</p>

Tourism

TOU1 – Lands to the east of the Low Road

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

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

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

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

The type of tourist related development which will be considered appropriate on this site shall seek to build on and enhance the existing visitor experience at Bunratty, namely the Castle and Folk Park. Future developments on this site should have regard to and compliment the established attractions. In this context, development solely of holiday homes shall not be considered acceptable.

TOU3 - These lands are located at the northern end of the folk park and rise steeply towards the Hill Road to the west. The area is bounded by woodland and existing dwelling houses to the north and west. Further development on this site shall compliment the activities within the Castle and folk park. A comprehensive tree survey carried out by a qualified expert shall be submitted as part of any planning application. Hydrological and geological surveys of the site shall also accompany any development proposals. In recognition of the historic, architectural and archaeological importance of Bunratty, the Council will consult with the DoEHLG and NPWS in respect of future development proposals on this site.

TOU3 - The site of the Shannon Shamrock Hotel is a key opportunity site to be retained for the development of tourism use and to facilitate any future expansion / renovation / redevelopment of the existing premises / site.

Municipal District - Shannon	Settlement - Bunratty
	<p>TOU4 - These lands have been identified as being suitable for the expansion of the existing tourism offer in the village of Bunratty. Development on this site must complement the activities within the Castle and Folk Park. This site is elevated and therefore the protection of the visual amenities of the area must be a key consideration in the preparation of development proposals on the site. The amount of built development on the most elevated areas of the site shall be limited to reduce the impact of development on the subject lands on the visual amenities of the area. The mature trees on the site are a valuable asset to both the subject lands and the setting of the village and shall be retained and integrated into future development on the site wherever possible.</p> <p>The type of tourist related development which will be considered appropriate on this site shall seek to build on and enhance the existing visitor experience at Bunratty, namely the Castle and Folk Park. Future developments on this site should have regard to and complement the established attractions. In this context, development solely of holiday homes shall not be considered acceptable.</p> <p>The development of TM4 shall make provision for pedestrian linkages to the village centre, via the adjoining tourism and recreation zoned lands to the south (TM2, TM3 and REC2) where feasible.</p> <hr/> <p>TOU5 – Adjoining Bunratty church and graveyard This site is located adjacent to Bunratty cemetery and old church, together with the remains of the town defences, which are both Recorded Monuments. The area has a high archaeological sensitivity. It is considered that the site may have potential to accommodate a small tourist facility, subject to fully demonstrating that it will not result in any adverse effects on the archaeological potential of the area or the setting of the existing Recorded Monuments. Any proposals for development on this site will be required to submit an archaeological impact assessment and a visual impact assessment. Design, layout and material selection shall be of a high standard appropriate to the context of the site.</p>
Commercial	<p>COM1 Bunratty Village This is the site of the existing Creamery public house and restaurant, the Bunratty Village Mills complex and Bunratty Manor Hotel. There is scope to further expand the tourist retail outlets here, thereby intensifying the existing retail centre. Developments will be required to compliment the scale, proportions and materials of existing structures.</p> <hr/> <p>COM2 - This is a key opportunity site in the village. The redevelopment of the site is considered desirable, in the interests of economic development, employment, tourism promotion and with subsequent visual amenity and benefits for the area as a whole. Only one access point to the site shall be provided. Adequate parking to accommodate any future use shall be provided within the curtilage of the site. The site overlaps with the Lower River Shannon SAC. Any application must include measures to prevent impacts on the water quality of the SAC.</p>

Municipal District - Shannon	Settlement - Bunratty
River Walk	A river walk along the Bunratty river and linking with Sixmilebridge has been proposed.
Duration and determination on whether mitigation is required	
Tourism	<p data-bbox="501 288 927 312">TOU1 – Lands to the east of the Low Road</p> <p data-bbox="501 352 1722 408">This is a large site opposite the grounds of Bunratty Castle and Folk Park. The site slopes gently from the Low Road down towards the river. Any development proposals shall be in line with the SFRA with only water compatible uses permitted.</p> <p data-bbox="501 416 1722 472">Any future development associated with TM4 must ensure the Native Woodland Habitat and the trees for preservation located partially within and adjacent to REC2 must be retained</p>
Open Space	<p data-bbox="501 512 1722 568">OS4 - the mature trees located within this zoning should be protected and retained within this landuse zoning and in association with AG1</p> <p data-bbox="501 576 1722 632">OS2 - Contains Native Woodland Habitat and Trees for preservation. Any future development of this site must ensure the protection of these trees and habitat.</p>
River walk	This river walk has been removed based on the recommendations of the SEA and AA.
Recreation	REC2 - the mature trees located within this zoning shall be retained as part of any future development.
Commerical	<p data-bbox="501 767 1722 895">COM1 - Any future development on this site will need to ensure the incorporation of a buffer zone in particular along the boundary of the Ratty River as part of OS3 to ensure the protection of the Lower River Shannon SAC at this location. It should also include for the preservation of the mature trees on site. It is recommended that the zoning at OS3 is changed to a buffer to protect the adjacent river and European sites at this location.</p> <p data-bbox="501 903 1722 959">COM6 - a buffer has been included along the boundary of COM6 and between R1 to protect the river corridor at this location as per the findings of the SEA and AA.</p>
Residential	<p data-bbox="501 1007 1722 1062">LDR1 - the zoning for residential development at this location has been changed to agricultural zoning based on the findings of the SEA, AA and Flood Risk Assessment</p> <p data-bbox="501 1110 1722 1166">LDR2 this zoning has been removed and the adjacent zoning at R2 altered to include agricultural zoning based on the findings of the SEA and AA.</p> <p data-bbox="501 1182 1722 1214">R1? Was reduced in area and altered to include for agricultural zoning based on the findings of the SFRA.</p>
	TMB 1- 4 zonings were removed from the zoning map as these references (TMB = Tidal Mud Banks) relate to areas which are designated as part of an SAC
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bunratty should be strictly adhered to.

Municipal District - Shannon**Settlement - Bunratty**

Changes arising from the Proposed
Amendments

COM1

Mitigation: The mature trees and hedgerow to the north west of the proposed zoning at COM1 should be incorporated into a 10m buffer space along the overpass into Bunratty.

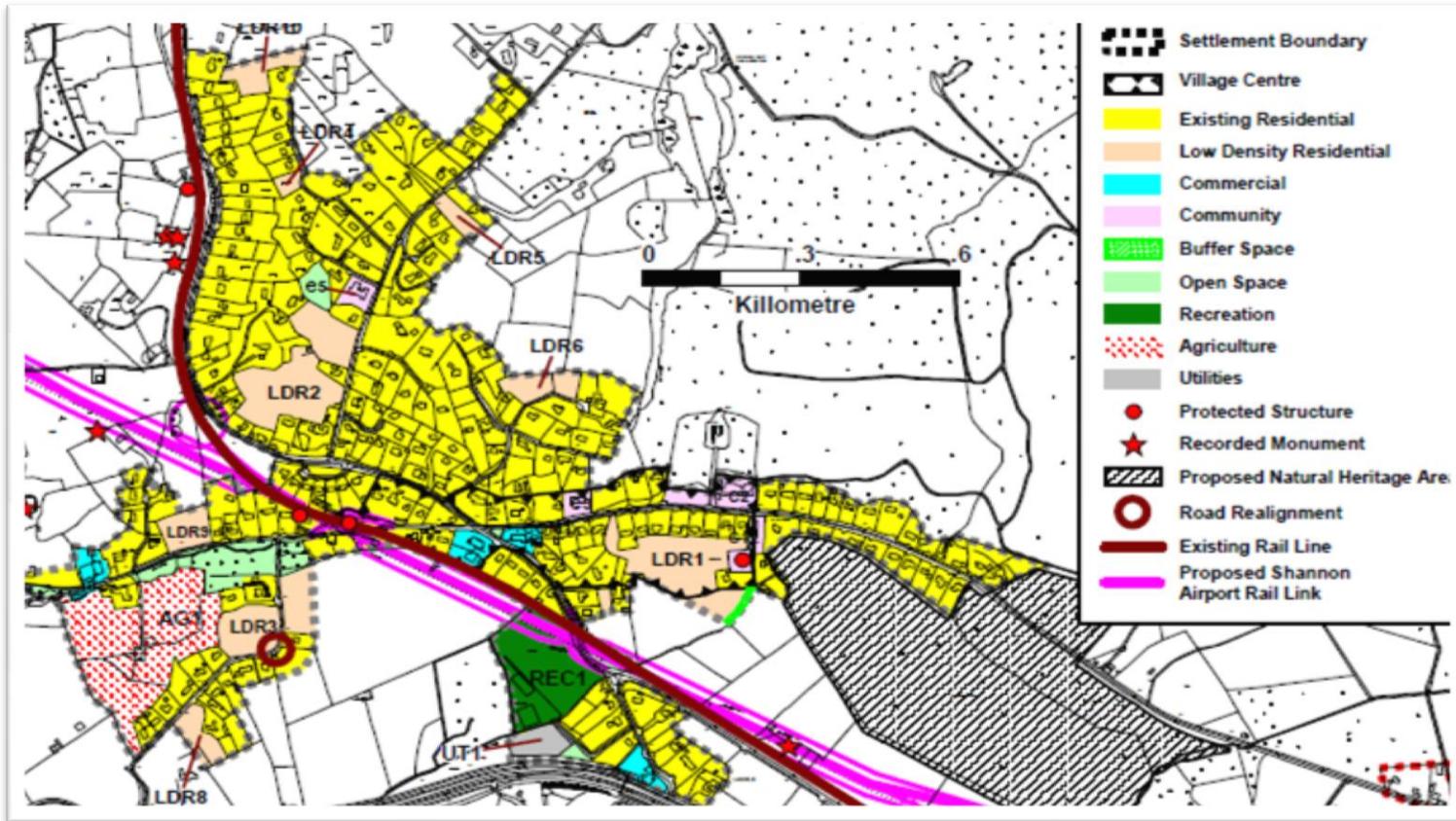
Mitigation: Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.

Mitigation:

Development applications must allow for a 10m Otter habitat buffer zone from the Urlan Beg River.

AG1

Mitigation: A 10m wide buffer zone should be incorporated along the agricultural zoning at AG1 on the western boundary of the site adjacent to the Roundstone Quarry.



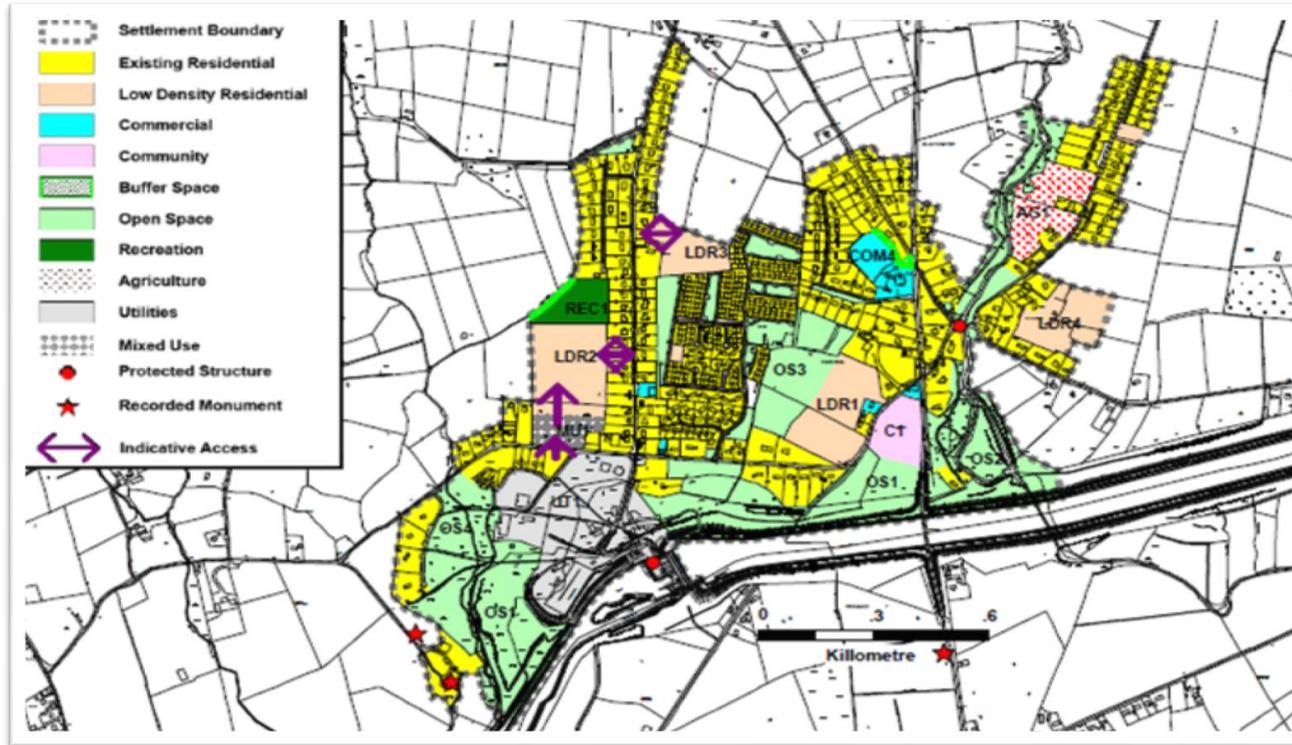
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Shannon		Settlement - Cratloe	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	<p>The current residential development zoning does not change, however as per the EPA Domestic Waste Water Risk methodology which identifies areas of high risk to human health and the environment from domestic WWTS the Cratloe area is located within Zone 4A which has a very high risk. Existing residential development within Cratloe are currently serviced by individual septic tanks / treatment systems, however there is inadequate percolation of effluent wastewater as a result of geological characteristics, with consequent seepage into the aquifer and contamination of the groundwater and a number of watercourses in the area. This situation is already acute and is unsustainable as indicated through the EPA Domestic WWT report. The town is also served by a public water supply (Castle Lake) which operates at 10% spare capacity most of the time, except during cold spells when demand spikes. This reflects positively on SEO WS1 but negatively on P2, B4, WW1 & WW2.</p>		
Low Density Residential	<p>LDR1 - This site is considered appropriate for a low to low-medium density housing scheme, with access taken from the existing cul-de-sac road to the south. Layout and design of any proposal shall ensure that the existing residential amenities to the south and east are protected.</p>		
	<p>LDR2 - significant infill site within an area of considerable existing residential development. This reflects negatively on SEOs P1 - P3, C1 - C3WS2, WW1 & WW2 together with visually on the landscape given the views from this location and also from the surrounding hinterland from which this site is highly visible.</p>		
Duration and determination on whether mitigation is required			
Low Density Residential	<p>The general and housing objectives must be strictly and completely adhered to in relation to any and all applications for future housing within the Cratloe settlement. Compliance with the Drinking Water Directive, Urban Waste Water Treatment Directive, Dangerous Substance Directive, Water Framework Directive and the Habitats Directive must be inherent in this regard.</p>		

Municipal District - Shannon	Settlement - Cratloe
	<p>LDR1 - This site is bounded by the Brickhill West Stream on both sides of the site which feeds into the Lower River Shannon SAC. Strict control measures in addition to those set out in the general and housing objectives will need to be applied to this site to ensure the conservation objectives of the SAC are not significantly affected.</p> <p>Development at this location will need to be sympathetic of the existing single dwellings bordering this site.</p> <p>A 10m buffer zone should be included along the Brickhill west Stream to ensure the riparian zone is afforded sufficient protection.</p> <p>A buffer zone has been included at LDR1</p> <p>LDR2 - This zoning should be removed and replaced with community and commercial zoning in order to provide services and facilities within the village centre representing sustainable development which will benefit both existing and future residents of Cratloe. All developments at this location must be sympathetic to the surrounding existing residential developments and to the landscape within which it is located.</p>
Open Space	<p>There is a distinct lack of "Open Space" within the settlement itself to provide for amenity and recreational areas for the local residents. Additional open space should be zoned within the settlement itself in order to ensure a positive effect on human health and the environment and therefore reflect positively on P1 - P3</p>
All Zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Cratloe should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

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

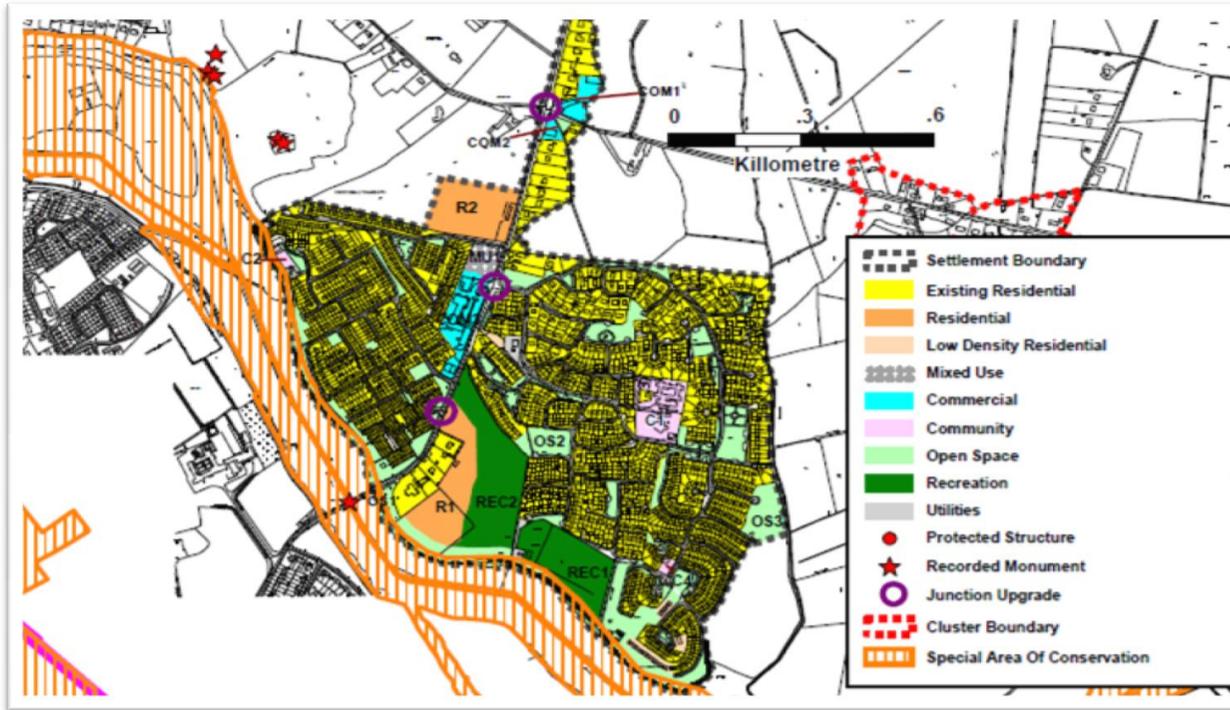
Municipal District - Shannon	Settlement - Ardnacrusha
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>The village is served by public water main (Limerick supply via the Roo West reservoir), with adequate capacity for existing and future development. There is a private Wastewater Treatment Plant which serves Ardnacrusha. Parkroe also has a treatment plant but has not been taken in charge. Clare County Council have prepared a draft of the Preliminary Report for the South East Clare Grouped Sewerage Scheme, which has been submitted to the Department of Environment, Community and Local Government for their consideration. This reflects negatively on SEO WW1 & WW2.</p>
Low Density Residential	<p>The settlement of Ardnacrusha is located largely within a zone identified as being at high risk from domestic waste water. This coupled with the issues relating to waste water treatment within Ardnacrusha and Parkroe are of particular concern for the achievement of the Water Framework Directive Objectives.</p> <p>LDR1 – Blackwater This is an enclosed residentially zoned site adjacent to open space OS3 and with access onto the Ardnacrusha Road. It is well located, with an open space area to the rear and community zoned lands across the road. An internal footpath shall be created to ensure connection of LDR1 with OS3. As the site is surrounded on three sides by existing dwellings, development proposals shall ensure the preservation of all established amenities. A boundary of mixed broadleaved woodland divides the site in two and shall be retained and incorporated into any future site layouts. Development of this site shall be contingent on the provision of a safe vehicular access along the road frontage to the satisfaction of the Council's road section.</p> <p>LDR2 - This flat site is located at the western boundary of the village and lies north of Ardnacrusha Power Station. It is located adjacent to enterprise-zoned lands to the south (E1) and recreation zoned lands to the north (REC1). There is an existing permission on part of the subject site (and including E1 to the south) for a mixed use development including 56 dwellings, crèche, retail and doctors surgery. In the event that this permission expires, or is not taken up, the site is considered suitable in principle for a low density scheme of houses.</p>

Municipal District - Shannon	Settlement - Ardnacrusha
	<p>LDR3 – Lakyle North</p> <p>An ‘Extension of the Appropriate Period’ has been granted for a residential development of 15 units on this site. In the event that the permitted scheme is not carried out, This site, as for LDR1 and LDR2 above, is considered suitable to accommodate a low-density type of development. Consideration should be given to linking new open space areas within the scheme with existing adjacent open space areas to encourage increased pedestrian movement within the settlement.</p> <p>LDR4 - Blackwater Demesne - The old stone wall located within this zoning which historically formed a boundary to the gardens associated with Springhill House should be retained and used to enclose and provide "Open Space" within any future development associated with this zoning at LDR4. this will reflect positively on SEOs P1, P3 and CH1 - CH3.</p>
Open Space	<p>OS1 - These lands adjoin the Headrace and Tailrace Canal in the village and are in the ownership of the ESB. The zoning of the lands as Open Space does not imply that public access to the lands is permitted. These lands are reserved for ESB operations and to provide a safety buffer along the periphery of the watercourses.</p> <p>OS2 – Blackwater Valley Woodlands</p> <p>This woodland area shall be maintained and protected in current use.</p> <p>OS3 - This site is centrally located and within easy walking distance of many established and future residential areas, lending itself to the future development of a public park amenity facility for the benefit of the local community. Future residential developments within the village shall make financial contributions towards the provision of this facility.</p> <p>OS4 – Woodland South of Power Station</p> <p>This woodland area shall be maintained and protected in current use.</p>

Municipal District - Shannon	Settlement - Ardnacrusha
Recreation	<p>REC1 - This site is located at the western end of the village and is considered suitable in principle for the provision of a recreational facility to serve the surrounding resident population. Access to the site shall be taken from adjacent low-density residential site LDR2. The development of this site for recreational purposes would also benefit the workforce employed at Ardnacrusha power station and any future development on enterprise zoning E1.</p>
Community	<p>COM3 - This site consists of a mix of uses, including a TESCO store, petrol filling station and shop, public house, butchers, community crèche, car park and Clare County Council local area offices. There is potential for further expansion of this neighbourhood to the north and proposed future development uses shall compliment those already in place and shall ensure that adjacent residential amenities are protected.</p>
Enterprise	<p>E1 – West Side This site is located on the western side of the settlement north of the power station. There is an existing permission on part of the subject site (and including LDR1 to the north) for a mixed use development including 56 dwellings, crèche, retail and doctors surgery. In the event that this permission expires, or is not taken up, the site is considered to have potential to accommodate an appropriate form of enterprise development that will aid job retention within County Clare. Any development proposals must be appropriate to the residential nature of the surrounding area and demonstrate that established amenities are protected.</p>
Community	<p>C1 – Westbury Church and Nursing Home. This site shall be retained in community use. C2 – Riverside This greenfield site has the potential to accommodate a community facility which will be of benefit to the local resident population. Any development proposals shall ensure that the established residential amenities at the northern and western boundaries of the site are protected. An appropriate buffer shall be maintained to the SAC and all development proposals shall be required to demonstrate that they will not result in impacts on the SAC water quality (either at construction or operational stages). Taking account of the flooding history in the area, proposals for development will be required to take account of section 9.4(update in line with finalized Vol 1) of this plan and the OPW / DoEHLG Planning Guidelines on Flood Risk Management, and undertake a complete Flood Risk Assessment if required. C3 – Adjoining R463 The location of this site fronting directly onto the R463, together with its proximity to the existing neighbourhood commercial centre (COM3) and location to the front of residential zoned site R1 provides the opportunity for a community facility that will be of benefit to the significant local resident population.</p>

Municipal District - Shannon	Settlement - Ardnacrusha
Open Space	<p>OS1 – Riverside Walkways To be maintained and enhanced.</p> <p>OS2 – Open spaces within established residential areas To be retained for amenity use and enhanced where necessary.</p> <p>OS3 – New open space associated with R1 This area of open space shall be developed in conjunction with R1 and ensure the provision of a pedestrian link to the existing Westbury estate via OS2.</p>
Recreation	<p>REC1 – Grounds of St. Nicholas GAA To be retained in existing sporting / leisure use.</p>
Duration and determination on whether mitigation is required	
All Residential Deveopment	<p>Any changes to existing residential development or any new residential development Development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>
Low Density Residential	<p>LDR1 - Given the location of this site adjacent to an area of open space and incorporating Wet Grassland (GS4) and Mixed Broadleaved Woodland (WD1) together with being identified as an area of high bat landscape any proposal for future development must be preceeded by an ecological assessment of the site.</p> <p>LDR2 - Existing trees on the western boundary shall be retained and a tree survey of the entire site submitted with any planning application. The residential amenities of the dwellings fronting onto the public road should be preserved and, to this end, consideration should be given to accommodating public open space requirements in this area. This site also contains Wet Grassland Habitat (GS4) and is adjacent to the North Ballycannon River. Any devleopment on this site will need to ensure the protection of the aquatic environment and all associated habitats and species of importance.</p> <p>LDR3 - As the entire settlement including this site is located within an area of high bat landscape the existing hedgerows should be retained as part of any future development in order to maintain foraging and commuting roots for all bats species.</p> <p>LDR4 - Blackwater Demesne - The old stone wall located within this zoning which historically formed a boundary to the gardens associated with Springhill House should be retained and used to enclose and provide "Open Space" within any future development associated with this zoning at LDR4. This will reflect positively on SEOs P1, P3 and CH1 - CH3.</p>

Municipal District - Shannon	Settlement - Ardnacrusha
Open Space	OS3 -Given the location incorporating Wet Grassland (GS4) and Mixed Broadleaved Woodland (WD1) together with being identified as an area of high bat landscape any proposal for future development must be preceded by an ecological assessment of the site in association with any development at LDR1 or on its own for OS3.
	OS2 & OS4 - These lands contain a mixture of mature trees and woodland. Due cognisance must be taken to the retention and preservation of these mature trees which facilitate an abundance of habitats and species and contribute to the overall visual amenity of the area. It is also recommended that these lands be designated as Trees for Preservation in the settlement.
Recreation	a FRA together with the retention of the existing hedgerow. In addition, the potential impacts to the water quality of the North Ballycannon River at this location should be assessed. A 10m otter buffer zone has been included along each river bank where already not developed.
Community	COM3 - any expansion to this neighbourhood space should include for educational facilities together with medical and pharmacy outlets which will serve to alleviate traffic journeys into Limerick City together with providing direct local services within the community.
	COM4 - a buffer has been included along the boundary of COM4 in line with the requirements of the SFRA.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ardnacrusha should be strictly adhered to.
Changes arising from Proposed Amendments	<p>LDR5</p> <p>Mitigation: Ensure that any development application is accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.</p> <p>Mitigation: Existing hedgerows should be retained as part of any future development in order to maintain foraging and commuting roosts for bat species.</p>



Detailed Assessment of Landuse Zonings

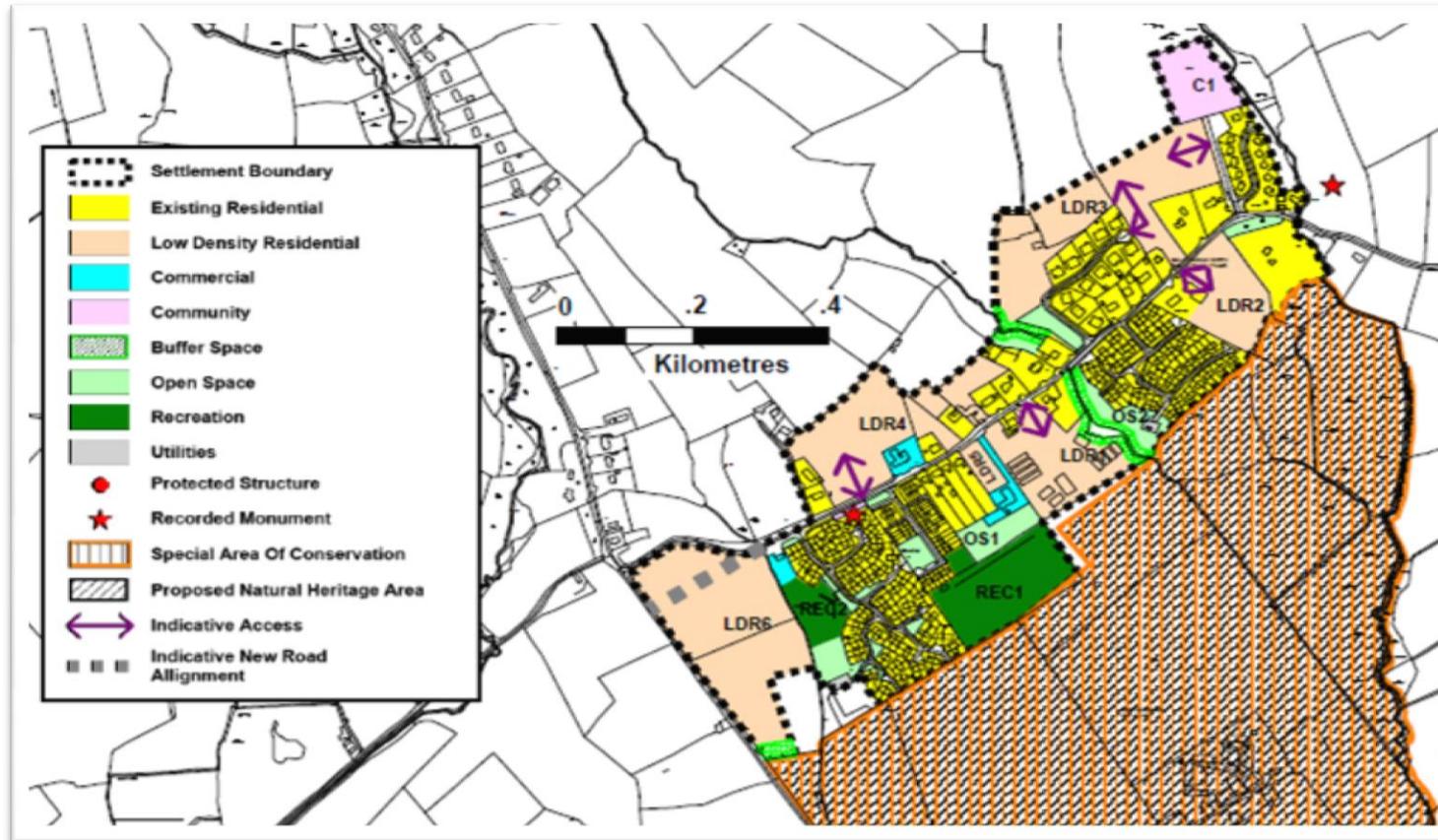
Impact			
+	-	+/-	0
	P1, T1 & T2		P2 - P3, B1 - B6, S1 - S5, W1 - W7, C1 - C3, WA1, WS1, WS2, RE1, L1, L2

Municipal District - Shannon	Settlement - Athlunkard
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>The village contains two large housing estates, namely Shannon Banks and Westbury, which are divided by the R463 regional road that bisects the settlement. As for the other Parteen villages, demand for residential development has come from both locals and Limerick commuters.</p> <p>The constraints identified above for the Parteen villages may impact on the achievement of the assigned population targets, and future development is strictly contingent on achieving a satisfactory resolution to these matters. In particular, there are capacity issues along the R463 due to high traffic volumes at peak times, and this is exacerbated by the bottleneck at Athlunkard Bridge. This reflects negatively on SEO P1, T1 & T2.</p>
Low Density Residential	<p>LDR1 - North of Westbury</p> <p>This is a flat Greenfield site bounded by dwellings on the R463 to the west and the existing Westbury access road to the south. It is suitable in principle for a low density scheme of units. Access shall be taken onto the Westbury road at the extreme south-eastern corner, subject to achieving required entrance width and visibility splays. Development of this site shall:</p> <ul style="list-style-type: none"> a) be contingent on the provision of a safe vehicular access along the road frontage to the satisfaction of the Council's road section; and b) require the provision of appropriate traffic calming measures either side of the proposed entrance location; <p>As the site is surrounded by existing dwellings, development proposals shall ensure the preservation of all established amenities.</p>
Residential	<p>R1 - This is a large residential site fronting onto the R463, with river frontage along the southern boundary, and has potential to accommodate a medium to high density housing development. The R1 lands shall be developed in their entirety. Any development proposals on this site will be required to undertake screening for Appropriate Assessment and an appropriate buffer zone (minimum 30m) shall be maintained to the SAC. The masterplan must incorporate a habitat and species survey as part of an ecological impact assessment, which will inform any environmental assessment.</p> <p>Housing along the southern boundary shall be orientated to face onto the river. Development of the adjoining open space area OS2 shall be carried out by the developer(s) of R1 and development of OS2 shall be in addition to the minimum open space standards required within the R1 zoning.</p> <p>Access shall be directly onto the R463 at a point directly opposite the northernmost access to Shannon Banks. Developer contributions shall be sought towards the provision of a roundabout at this point. The development of R1 shall also be contingent on demonstrating that the additional traffic volumes to be generated can be satisfactorily accommodated on the existing network in the absence of the northern Limerick distributor road.</p>

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

Municipal District - Shannon	Settlement - Athlunkard
Community	<p>C1 – Westbury Church and Nursing Home. This site shall be retained in community use.</p> <p>C2 – Riverside This greenfield site has the potential to accommodate a community facility which will be of benefit to the local resident population. Any development proposals shall ensure that the established residential amenities at the northern and western boundaries of the site are protected. An appropriate buffer shall be maintained to the SAC and all development proposals shall be required to demonstrate that they will not result in impacts on the SAC water quality (either at construction or operational stages). Taking account of the flooding history in the area, proposals for development will be required to take account of section 9.4(update in line with finalized Vol 1) of this plan and the OPW / DoEHLG Planning Guidelines on Flood Risk Management, and undertake a complete Flood Risk Assessment if required.</p> <p>C3 – Adjoining R463 The location of this site fronting directly onto the R463, together with its proximity to the existing neighbourhood commercial centre (COM3) and location to the front of residential zoned site R1 provides the opportunity for a community facility that will be of benefit to the significant local resident population.</p>
Open Space	<p>OS1 – Riverside Walkways To be maintained and enhanced.</p> <p>OS2 – Open spaces within established residential areas To be retained for amenity use and enhanced where necessary.</p>
Recreation	<p>REC1 – Grounds of St. Nicholas GAA To be retained in existing sporting / leisure use.</p> <p>REC2 – Recreational area or Open Space associated with R1 This area of open space shall be developed in conjunction with R1 and ensure the provision of a pedestrian link to the existing Westbury estate via OS2.</p>
Duration and determination on whether mitigation is required	
Existing Residential Development	<p>Any changes to existing residential development must be strictly contingent on the satisfactory resolution of the traffic issues in Athlunkard and the surrounding Parteen villages.</p>
Low Density Residential	<p>Half of R1 has been removed from zoning as residential and replaced with open space (OS3) in line with the recommendations of the SEA and AA and in particular the SFRA which identified this area as being in Flood Zone A.</p>

Municipal District - Shannon	Settlement - Athlunkard
	A portion of R3 has been removed from zoning as residential and replaced with open space (OS43) in line with the recommendations of the AA.
Community	COM3 - any expansion to this neighbourhood space should include for educational facilities together with medical and pharmacy outlets which will serve to alleviate traffic journeys into Limerick City together with providing direct local services within the community.
Open Space	OS1 is located with a flood zone and therefore only water compatible uses should be allowed here in line with the SFRA.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Athlunkard should be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

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

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

Existing Residential Development	<p>An SAC directly abuts the southern boundary of the village therefore all proposed alterations to residential development within the settlement will be required to screen for Appropriate Assessment.</p> <p>The village is served by public water main (Limerick supply via Roo West reservoir) and has an existing treatment plant, which is at capacity. As such any future extensions or alterations to existing residential development will be subject to the sufficient provision of Waste Water Treatment facilities.</p> <p>This reflects negatively on SEO B2, WW1 & WW2.</p>
Low Density Residential	<p>LDR1 - The central location of this site affords the opportunity for a high quality low density residential development that will contribute to the existing village character and enhance the village streetscape. A footpath shall be provided along the entire road frontage. The layout of units shall also enable future residents to avail of existing adjoining open space amenity area OS2. Due to its location adjacent to the SAC, all development proposals shall be required to at least screen for Appropriate Assessment and an appropriate buffer maintained to the SAC.</p> <p>LDR2 - This sloping site includes trees for preservation at the road boundary, which must be protected. A footpath shall be constructed along the road frontage, linking to the adjacent footpath network. Stone from the existing derelict building shall be recycled on site and used for the erection of stonewall boundaries within the development. Due to its location adjacent to the SAC, all development proposals shall be required to undertake screening for Appropriate Assessment. Mature trees along the southern site boundary shall be retained, with an appropriate buffer maintained to the SAC.</p>

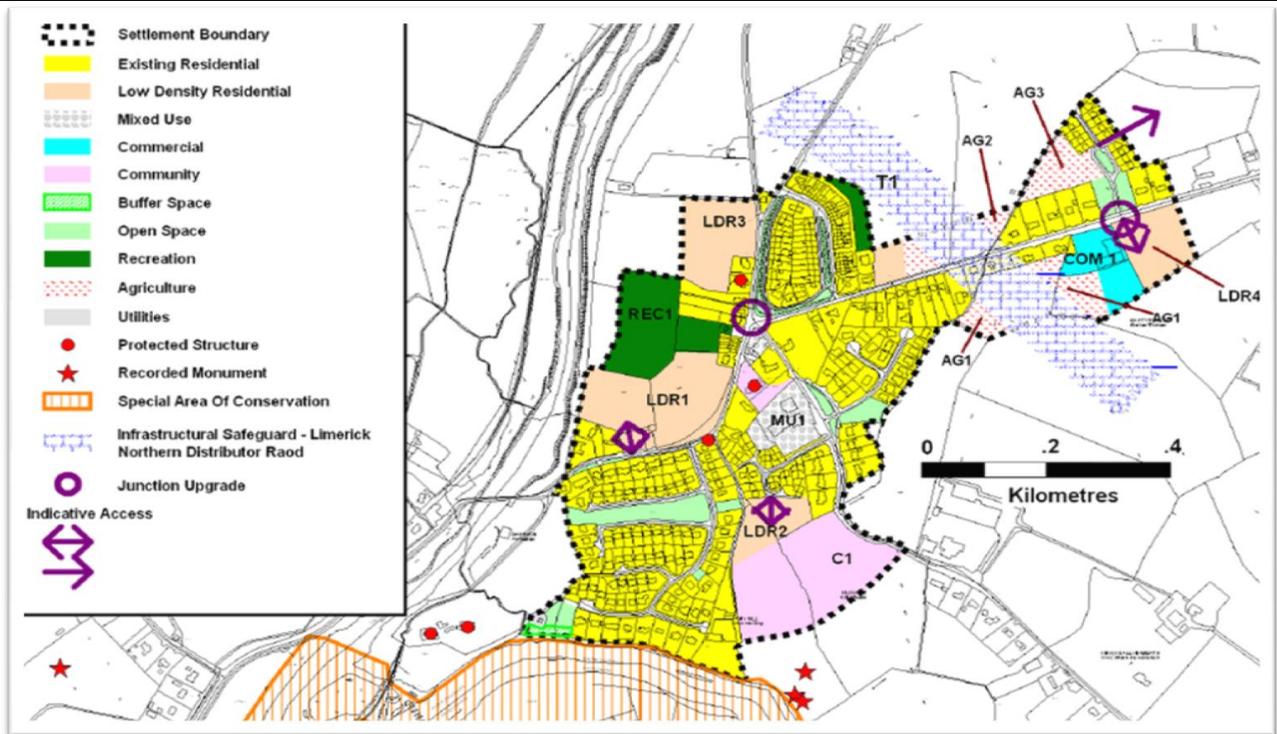
Municipal District - Shannon	Settlement - Ballycannon North
	<p>LDR3 - This is a sloping greenfield site located to the rear of the existing Elmwood development in the village and extending east as far as the cemetery. It is suitable in principle for a low density scheme of units, complementing the existing form and layout of Elmwood. Access shall be taken onto the existing estate road, with potential to serve the eastern portion of the site through either the existing Elmwood estate or the graveyard access road, subject to upgrade. Development proposals shall ensure the preservation of all established residential amenities along the southern site boundary by the provision of an appropriate buffer, e.g. tree planting, extensive back gardens etc. Proposals shall also include a tree retention / management plan to ensure the preservation of the existing mature trees on site.</p> <p>LDR4 - This is a large, flat greenfield site located at the western end of the village adjacent to the existing Meelick tavern public house. Development at the road frontage of this site will assist in defining the approach to the village on this side. Layout, design and finishes must be of the highest standard and appropriate to the established village character. The amenities of the existing dwellings along the western boundary shall be protected. Access to the site shall be west of the Meelick tavern – the road frontage to the east shall not be used for vehicular access but pedestrian access may be considered suitable subject to residential amenity. Footpath connection to the existing shop shall be provided at the developer’s expense.</p> <p>The eastern portion of LDR4 has the potential to accommodate only a very small number of dwelling units, subject to resolving issues of access, elevated site levels and protection of established residential amenities. Development proposals shall also take cognisance of the existing mature trees and hedgerow network on the site.</p>
Open Space	<p>OS1 / OS2 – Open Space Areas Open space areas within established residential areas, the objective for which is to retain and enhance where necessary.</p> <p>OS3 - Mature Roadside Trees These trees create an attractive approach to the village from the eastern side and provide important natural definition. They are to be retained.</p>

Municipal District - Shannon	Settlement - Ballycannon North
Open Space	<p>OS1 – Riverside Walkways To be maintained and enhanced.</p> <p>OS2 – Open spaces within established residential areas To be retained for amenity use and enhanced where necessary.</p> <p>OS3 – New open space associated with R1 This area of open space shall be developed in conjunction with R1 and ensure the provision of a pedestrian link to the existing Westbury estate via OS2.</p>
Recreation	<p>REC1 -A significant portion of this zoning is located within a European site and therefore represents a likely significant effect. This reflects negatively on SEO B1, B2, B4, B5 & B6.</p>
Duration and determination on whether mitigation is required	
All Residential Deveopment	<p>Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p> <p>Any changes to existing residential development or any new residential development within the settlement will be required to screen for Appropriate Assessment.</p>
Low Density Residential	<p>LDR1 - Due to its location adjacent to the SAC, all development proposals shall be required to at least screen for Appropriate Assessment and an appropriate buffer maintained to the SAC. The North Ballycannon River runs adjacent to this site, therefore any future development should ensure no impacts to the receiving watercourse.</p> <p>Zoning boundary along LDR1 has been ammended to include a 10m otter buffer zone.</p> <p>LDR2 - Existing trees on the western boundary shall be retained and a tree survey of the entire site submitted with any planning application. The residential amenities of the dwellings fronting onto the public road should be preserved and, to this end, consideration should be given to accommodating public open space requirements in this area. This site also contains Wet Grassland Habitat (GS4) and is adjacent to the North Ballycannon River. Any deveopment on this site will need to ensure the protection of the aquatic environment and all associated habitats and species of importance.</p>

Municipal District - Shannon	Settlement - Ballycannon North
Open Space	<p>OS3 -Contains trees for preservation which should be retained as part of any future development and is linked with LDR3. OS2 - should be re-zoned to contain a buffer zone for the river at this location in order to provide a river corridor as Otter habitat zone for both commuting and foraging. Part of OS2 & OS8 has been removed from the open space zoning and replaced as a buffer zone.</p>
Recreation	<p>The portion of this zoning (REC1) located directly within the European site should be removed from the zoning. Half of REC1 has been removed from the zoning as recreation and has not been replaced. All other mitigations measures and recommendations arising from the AA should be strictly adhered to at this location.</p>
Changes arising from the Proposed Amendments	<p>LDR6 Mitigation: Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area. Mitigation: A 25m buffer zone should be incorporated along the boundary of this Low Density Residential zoning along the south eastern boundary of the site. Mitigation: Ensure a detailed Construction Environmental Management Plan (CEMP) is produced as part of any planning application for further development detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction; Ensure that surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.</p>

Municipal District - Shannon

Settlement - Parteen



Detailed Assessment of Landuse Zonings

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

Municipal District - Shannon	Settlement - Parteen
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	The village is served by public water main (Limerick supply via the Roo West reservoir), with adequate capacity for existing and future development. The settlement is also connected to the Limerick Main Drainage Sewerage Scheme. This reflects positively on SEO WW1 & WW2 .
Low Density Residential	<p>LDR1 – Adjacent to the pitch and putt</p> <p>This central infill site adjoins the existing pitch n’ putt course. Development of this site will assist in consolidating the urban form. Development of the adjoining open space area OS1 shall be carried out by the developer of LDR1 and development of OS1 shall be in addition to the minimum open space standards required within the R1 zoning. The existing mature tree-line adjoining the pitch and putt course shall be retained.</p> <p>Access shall be taken onto the road fronting the site at the point shown by the indicative access, with careful consideration of the access point location required as a result of nearby bends in both directions. A footpath shall be provided inside the existing front boundary wall to preserve the existing planted amenity area and this footpath shall link with a future pedestrian crossing between OS1 and C1 (development contributions will be sought from residential developments in the village towards the provision of same).</p>
	<p>LDR2 – South Side</p> <p>This backland site is accessed via the existing cul-de-sac and provides the opportunity to extend this existing development to the south. The site is surrounded by residential development on three sides and any proposals must ensure that the amenities of these properties are protected. Development of this site shall be contingent on the provision of satisfactory access arrangements from the existing cul-de-sac and proposals for development shall also include detailed drainage plans taking account of the presence of watercourses in the area.</p>
	<p>LDR3 - North of Pitch and Putt</p> <p>This gently sloping site is located at the northern end of the village, bounded by public road to the east and a private access lane to the north. The site, located in close proximity to the village centre, is considered suitable in principle for a low density scheme of houses, consolidating the existing urban form on the opposite side of the road.</p>

Municipal District - Shannon	Settlement - Parteen
	<p>LDR4 - East of the Co-Op This site is located adjacent to and east of the existing CO-OP business between existing houses provides an opportunity for access onto the public road. Access to the site should be taken in the vicinity of the entrance to Firhill estate. The orientation and design of units on the site, together with the treatment of the eastern site boundary shall take cognisance of the fact that this is a prominent site at the eastern approach to the village.</p>
Transport	<p>T1 – Parking and traffic calming Consideration shall be given to implementing traffic and parking controls on the R464, with clear demarcation of on-street parking layout and loading / delivery bays. Provision of traffic calming measures on approach roads to the village, providing clear boundary / gateway definition with the use of highly visible road markings, materials and associated signage.</p> <p>T2 – Junction upgrade The Council shall, subject to resources, upgrade the junctions indicated on the settlement plan for Parteen, in order to safely accommodate existing and future development and associated traffic flows.</p> <p>T3 – Traffic Safety The Council shall ensure that the existing bridge warning signs on approach to the village from Limerick are kept clear and unobstructed and will consider additional placement of warning signs and associated road markings on the same approach road.</p> <p><u>LNDR</u></p>
Commercial	<p>COM 1 – Dairygold Cooperative Society The current business operations of the Dairygold Cooperative Society provide a valuable service to both local residents and the wider rural community. Additional lands have been designated solely to accommodate any appropriate future expansion of the existing business on the site.</p>
Open Space	<p>OS1 – Public Park The central location of this site within the village lends itself to the creation of a small public park that will serve the local community. The existing road frontage is already attractively planted with trees and scrubs – this can be complimented by developing an amenity area on the adjacent lands. No vehicular access shall be permitted onto the site.</p>
Recreation	<p>REC1 – Pitch n’ Putt grounds To be retained in recreational usage.</p> <p>REC2 – Play area This area consists of a basketball court and children’s playing pitch. It shall be retained in its current community / recreational use to serve the surrounding community.</p>

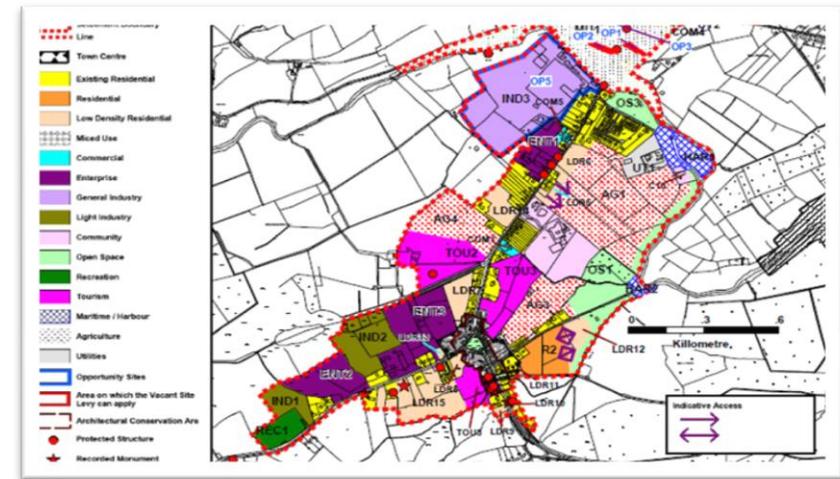
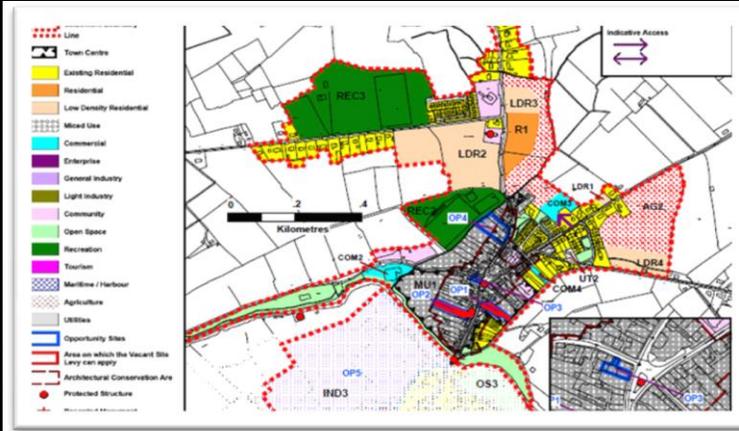
Municipal District - Shannon	Settlement - Parteen
Community	C1 – St. Patrick’s Church and National School To be retained in current community use.
Duration and determination on whether mitigation is required	
Transport	As per the findings of Amendment No. 1 of the South Clare Local Area Plan to incorporate the preferred route of the Limerick Northern Distributor Road measures shall be incorporated at project development state to ensure that appropriate visual and noise screening and landscaping of sensitive areas are integrated as part of the delivery of the route. Severance and access issues shall be mitigated by the provision of appropriate measures which will incorporate safe passage for cyclists, pedestrians and vehicular traffic. The associated measures identified in Section 7 of the SEA Environmental Report associated with Amendment No. 1 should also be implemented in order to monitor significant environmental effects of implementation of the adopted plan.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Parteen should be strictly adhered to.
Open Space	A buffer has been included at OS10 to provide future protection to the European sites at this location

Municipal District - Killaloe

Settlement - Scarriff/Tuamgraney

Landuse Zonings (Ha)

Residential = 4.52
Low Density Residential = 19.72
Existing Residential = 26.78
Commercial = 1.84
Agriculture = 32.94
Mixed Use = 12.56
Open Space = 13.48
Tourism = 11.42
Light Industry = 6.62
General Industry = 14.8
Community = 9.17
Open Space = 13.48
Recreation = 13.44
Utilities = 2.13
Maritime = 2.64
Enterprise = 13.8



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0

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

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

Existing Residential	<p>The zoning here represents the current areas of lands zoned for residential development and does not add further to it. Furthermore, there has been considerable investment in service infrastructure in the town; the waste water treatment facilities have recently been upgraded and now have sufficient capacity to accommodate new development in the area into the future which is identified under Low Density Residential and Residential zoning.</p>
Residential	<p>R1 is bounded by the Scarriff stream which is currently at moderate status and therefore has a Water Framework Directive Objective of restore to "good" status. Any future development at this location will need to take into consideration the requirements of the WFD and the achievement of its objectives. A significant portion of R1 contain the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas.</p>

Municipal District - Killaloe

Settlement - Scarriff/Tuamgraney

Low Density Residential

LDR1 is an infill site and is in keep with the surrounding linear housing adjacent to this site, it does not represent a negative effect on the environment.

LDR2 is a green field site on the edge of the town directly opposite an existing residential development and adjacent to the the recreational area (REC2) which provides access to playing pitches etc. This zoning reflects positively on SEO **P1 - P3** and will not reflect negatively on **WW1 & WW2** due to the recent upgrade to the waste water treatment system in the town.

LDR3 is bounded by the Scarriff stream which is currently at moderate status and therefore has a Water Framework Directive Objective of restore to "good" status. Any future development at this location will need to take into consideration the requirements of the WFD and the achievement of its objectives.

LDR4 takes in an area of scrub adjacent to the R352 and a small portion of agricultural lands which is currently pasture lands directly behind this. Access can only be made directly from the R352 and an existing house has been built within this zoning in recent years. The zoning of this portion of lands does not reflect positively on SEO **T2** or **P2**. There is also a large drain running through this site which may require culverting and may have potential for flooding.

LDR5 & LDR6 provides for additional residential development within the settlement of Scarriff/Tuamgraney and represents seuquential growth from the town centre. Access is already available for pedestrians through the existing provision of footpaths directly to the site and overall the zoning reflects positively on SEO **P1- P3, T1- T2 & C1 - C3**.

LDR7 represents the sequential growth from the town centre, the tree line hedgerow on the road side together with the boundary hedgerows should be retained to provide foraging and commuting routes for bat species.

LDR8, LDR9, LDR10, LDR11, LDR13, LDR14 are all infill sites and in general are not in contrary to the stated SEOs. The broadleaved hedgerow surrounding LDR14 should be retained as a foraging and commuting route for bat species given the high bat landscape rating in this area for all bat species.

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
	<p>LDR12 & R2 is a large site located in close proximity to the village core in Tuamgraney. The design and layout of any future development on these lands must reflect the traditional character of Tuamgraney and the scale of the existing village. R2 covers an extensive area and it is preferable that the lands be developed as a series of smaller developments or in a clearly phased manner. The development of the lands as a single entity is not considered to be appropriate. Notwithstanding this, a masterplan outlining proposals for the entire site must be submitted as part of any planning application on these lands.</p> <p>Standards of both public and private open space associated with development on these lands must reflect the rural village environment.</p> <p>Vehicular access to the lands shall be designed in consultation with the Road Design Section of Clare County Council. Improvement works to the junction with the R352 may be required as part of any development on the site.</p> <p>Any proposed development on the subject lands must incorporate Sustainable Urban Drainage Systems in order to ensure that there is no excessive surface water run-off to the surrounding drainage system. The Croaghrum river runs around the boundary of this site and flows into the Scarriff river which enters Lough Derg. Both the Croaghrum River and the Scarriff River are at poor status under the Water Framework Directive and therefore require restoration to at least good status. Any future development within R2 or LDR12 will need to ensure the requirements of the WFD are achievable. The existing hedgerow and treelines should be retained along all field boundaries associated with this zoning in order to protect the biodiversity and feeding/foraging routes for all bat species as this is a high landscape area for bats.</p> <p>LDR12 contains a significant portion of the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas. Any future development should be subject to a flood risk assessment given the nature of this habitat.</p>
	<p>The proposed zoning at LDR15 should seek to protect monuments CL028 -059, CL028-055 and the two protected structures present within or adjacent to this site this will ensure the zoning reflects positively on SEOs, CH1 - CH3 for this objective.</p>

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
Light Industry	<p>IND1 & IND2 Further lands have been made available here for the extension of the existing Tuamgraney Business Park with a view to providing further employment opportunities. Lands have been zoned for enterprise, commercial and industrial activities, encompassing existing businesses and additional lands for expansion. The space available is suitable for a range of incubator, light industry and enterprise developments, in accordance with the character of the area, to provide a good quality sustainable working environment with high environmental standards being applied throughout. This objective reflects positively on SEO P1 & P2, T1 & T2</p>
Industry	<p>IND3 is in line with and confirms the existence of the former Finsa site. IND3 encompasses the site of the existing plant and additional lands adjacent to it. Tuamgraney is situated in an area of high biomass resource (forestry). Building on the proud heritage of the former use, opportunities exist for the provision of low carbon or green technology companies to operate at this location. Clare County Council encourages the retention of the existing industrial use within the town to promote local employment. The zoning of these lands reflect positively on the SEOs in particular C2 & C3 in reducing Green House Gas Emissions and dependency on car usage together with T1 & T2 in terms of sustainable modes of transport.</p>
Mixed Use	<p>MU1 - MU10 are largely contained within the Architectural Conservation Area in the centre of the town of Scarriff and Tuamgraney. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP x.x of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>
Recreation	<p>REC1, 2 and 3 represent the current use on these sites as sports grounds and serve to retain their use in order to provide the wider community with amenity and recreational facilities. This reflects a positive impact in particular on SEO P1 - P3.</p>
Commercial	<p>The change of use in relation to COM5 from Low Residential Development adjacent to the existing surrounding residential development and mixed use. The provision of this area for commercial use is in line with the sequential approach and may provide employment opportunities for the surrounding residential areas. It is close to the town centre providing pedestrian and other sustainable transport modes.</p>
Agriculture	<p>AG1 - AG6 represents the area of land within the settlement zoned for agricultural purposes.</p>

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
Tourism	<p>TOU1 is zoned for tourism use and does not alter the zoning from the current Local Area Plan. Given the importance of the site for bat species (High rating for all bat species under the Bat Landscape assessment) trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors, commuting routes and/or foraging areas for bats. Full account must be had to the flight paths of bats in relation to the retention of trees. A buffer zone should be retained around Protected structure 91 to ensure adequate protection.</p> <p>Any development at TOU2 must be cognisant of the adjacent special historic or architectural character of the settlement and the surrounding rural nature of both Scarriff and Tuamgraney.</p> <p>TOU3 reflects the current use of this site incorporating the East Clare Heritage Centre, Tuamgraney Castle and graveyard and affords protection to these important architectural and cultural heritage features which should be protected and retained and sites of importance within the settlement.</p>
Enterprise	<p>ENT1, 2 & 3. Existing industrial activity is centred on the Tuamgramey Business Park which is the main employer in the East Clare area. The former Finsa factory (IND3) is designated as an opportunity site for employment and enterprise purposes.</p> <p>There is potential for complementary further industries to locate close to the former Finsa factory and appropriate lands have been zoned for further industrial development in the area. Development of incubator, light industry and enterprise units will be encouraged to locate in Tuamgraney Business Park.</p> <p>IND1, IND2 and Lands Zoned for Enterprise Use</p> <p>This zoning is in accordance with the character of the area, to provide a good quality sustainable working environment. High environmental standards should be applied throughout in order to ensure a positive effect on SEOs L1, L2, P1, P2, W1 - W7C1 - C3, T1 & T2 together with WA1, WS1, WS2, WW1 WW2.</p>
Architectural Conservation Area	<p>The centres of Scarriff and Tuamgraney have been designated as Architectural Conservation Areas (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of the Clare County Development Plan 2011-2017 this plan (Vol 1) . This objective reflects positively on SEO CH1 - CH3.</p>
Duration and determination on whether mitigation is required	

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
Architectural Conservation Area	<p>The centre of the town of Scarriff_Tuamgraney has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
Tourism	<p>TOU1 - Given the importance of the site for bat species (High rating for all bat species under the Bat Landscape assessment) trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors, commuting routes and/or foraging areas for bats. Full account must be had to the flight paths of bats in relation to the retention of trees. A buffer zone should be retained around Protected structure 91 to ensure adequate protection.</p> <p>Any development at TOU2 must be cognisant of the adjacent special historic or architectural character of the settlement and the surrounding rural nature of both Scarriff and Tuamgraney.</p>
Low Density Residential & Residential	<p>Ensure all monuments and protected structures are afforded the appropriate protection and a sufficient buffer zone placed around them both during and post construction in order to maintain the integrity of the features.</p> <p>The broadleaved hedgerow surrounding LDR14 should be retained as a foraging and commuting route for bat species given the high bat landscape rating in this area for all bat species.</p> <p>R1 is bounded by the Scarriff stream which is currently at moderate status and therefore has a Water Framework Directive Objective of restore to "good" status. Any future development at this location will need to take into consideration the requirements of the WFD and the achievement of its objectives. A significant portion of R1 contain the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas. R1 must also incorporate a large extent of open space and take full account of the "openspace" zoning definition. It is also recommended to outline the river on the settlement map and include a buffer zone along the river. A portion of the residential zoning at R1 has been removed and replaced with agricultural zoning in line with the recommendations of the SEA and AA.</p>

Municipal District - Killaloe

Settlement - Scarriff/Tuamgraney

R2 is a significant zoning within Tuamgraney and will require careful planning ensuring the open space zoning at OS2 is strictly adhered to. The existing hedgerow and treelines should be retained along all field boundaries associated with this zoning in order to protect the biodiversity and feeding/foraging routes for all bat species as this is a high landscape area for bats.

LDR12 & R2 - The design and layout of any future development on these lands must reflect the traditional character of Tuamgraney and the scale of the existing village. R2 covers an extensive area and it is preferable that the lands be developed as a series of smaller developments or in a clearly phased manner. The development of the lands as a single entity is not considered to be appropriate. Notwithstanding this, a masterplan outlining proposals for the entire site must be submitted as part of any planning application on these lands.

Standards of both public and private open space associated with development on these lands must reflect the rural village environment.

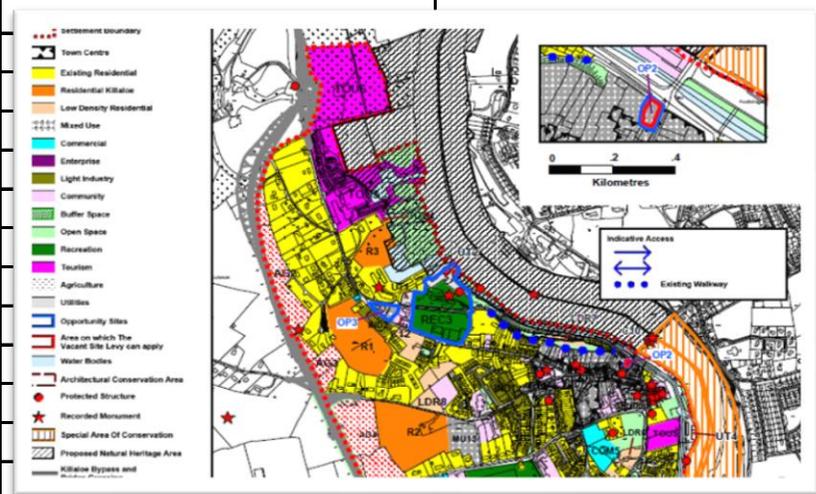
Vehicular access to the lands shall be designed in consultation with the Road Design Section of Clare County Council. Improvement works to the junction with the R352 may be required as part of any development on the site.

Any proposed development on the subject lands must incorporate Sustainable Urban Drainage Systems in order to ensure that there is no excessive surface water run-off to the surrounding drainage system. The Croaghrum river runs around the boundary of this site and flows into the Scarriff river which enters Lough Derg. Both the Croaghrum River and the Scarriff River are at poor status under the Water Framework Directive and therefore require restoration to at least good status. Any future development within R2 or LDR12 will need to ensure the requirements of the WFD are achievable. The existing hedgerow and treelines should be retained along all field boundaries associated with this zoning in order to protect the biodiversity and feeding/foraging routes for all bat species as this is a high landscape area for bats.

LDR12 contains a significant portion of the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas. Any future development should be subject to a flood risk assessment given the nature of this habitat.

Municipal District - Killaloe	Settlement - Scarriff/Tuamgraney
	<p>LDR3 is bounded by the Scarriff stream which is currently at moderate status and therefore has a Water Framework Directive Objective of restore to "good" status. Any future development at this location will need to take into consideration the requirements of the WFD and the achievement of its objectives. A portion of LDR3 has been removed from the residential zoning and replaced with agricultural zoning following the recommendations of the SEA and AA.</p>
All zoning	<p>The entire settlement of Scarriff-Tuamgraney is located within the Shannon - Graney/Scariff <i>Margaritifera</i> (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development in terms of Low Density Residential, Commercial, Tourism, Enterprise, Agriculture, Community, Open Space, or Mixed Use will need to take into consideration the potential negative effects on this species and its habitat.</p>
Tree Quality Assessment	<p>The Category A trees identified in the Scarriff/Tuamgraney settlement within REC3, AG5, LDR2, OS17, TOU3 should be retained and protected as part of any future development at these locations as they have a significant conservation, historical, commemorative or other value.</p> <p>The Category B trees identified in the Scarriff/Tuamgraney settlement within OS6, OS1, HAR1, HAR2, TOU1, MU9 should be assessed further in light of any future proposed development and retained where possible.</p>
Industry	<p>IND3 - Prior to any future expansion or intensification of operations on this site the current exceedances associated with the former Finsa facility in relation to groundwater parameters as documented in the Annual Environmental Report (AER) as part of the IPPC licence (P-0022-03) should be remediated.</p>

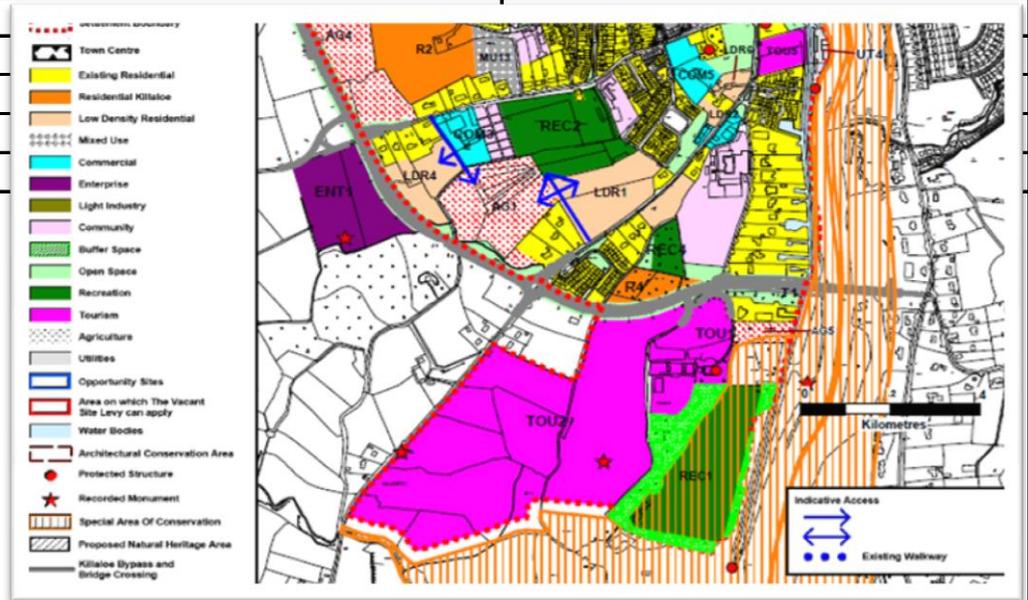
Municipal District - Killaloe



Settlement - Killaloe

Landuse Zonings (Ha)

Residential = 9.5	Low Density Residential = 8.07
Commercial = 2.52	Enterprise = 3.96
Light Industry = 1.3	Mixed Use = 6.59
Community = 8.49	Recreation = 13.96
Tourism = 37.52	Utilities = 1.26
Existing Residential = 41.65	



Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe		Settlement - Killaloe
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Residential	Lands have been identified within the town of Killaloe as being suitable for residential use (R1 & R2) . Waste water from Killaloe is treated in Ballina in Co. Tipperary. The existing waste water treatment plant is currently operating at hydraulic capacity and cannot accommodate any further significant development. Network improvements and improved operational control of pumping stations are required to reduce hydraulic overloading. Proposals to upgrade the Ballina WWTP are being developed by Irish Water having regard to the significant seasonal load to the treatment plant and the requirements of the WWDL issued by the EPA on 13 Aug 2015. Given the location of R1 on the outskirts of the settlement adjacent to an area of agricultural use at AG3 and R2 to AG4 a full ecological assessment of the site will be required prior to any development which will serve to inform any Habitats Directive Assessment as deemed necessary.	
Low Density Residential	LD1 - LD6. LD5 is part of and within an existing residential area (Ard na Deirge) and is in fitting with the surrounding area within the settlement. LD2 & LD6 are surrounded by open space, existing residential development and commercial areas within the settlement and are in keeping with the surrounding area also. LD1, 3 & 4 will require ecological assessment given the surrounding landuse as open space and agriculture coupled with the proximity to the Lower Shannon SAC prior to any application for development.	
Industry	IND1 is in line with and confirms existing use at this location. There are a number of small industrial units located within Killaloe, providing employment and services to the surrounding community. Clare County Council encourages the retention of the existing industrial units within the town to promote local employment. It is recognised that some of these units may need to be upgraded during the lifetime of this Plan and the CDP encourages such development. The zoning of these lands reflects positively on the SEOs in particular S1 which promotes the re-use of existing built environment, derelict, disused and infill sites.	
Mixed Use	MU1 - MU14 are largely contained within the Architectural Conservation Area in the centre of the town of Killaloe. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.	

Municipal District - Killaloe	Settlement - Killaloe
Commercial	<p>The change of use in relation to COM5 from Low Residential Development adjacent to the existing surrounding residential development and mixed use is in line with the sequential approach and may provide employment opportunities for the surrounding residential areas. It is close to the town centre providing pedestrian and other sustainable transport modes. This objective reflects positively P1, T1 & T2.</p>
Agriculture	<p>AG1 has been zoned for agricultural purposes to facilitate the potential for the development of allotments for the people of Killaloe and reflects a positive impact in particular on SEO P1, P2 & P3.</p>
Tourism	<p>TOU2 is adjacent to the Lower River Shannon Natura 200 site. Given the extent of the area zoned for 'Tourism' at Killestry, the adjacent ecologically sensitive shoreline and SAC, it is imperative that there are no significant impacts on the adjoining Lower River Shannon Natura 2000 site. Any plan or project with the potential to impact on the integrity of the SAC must be subject to ecological assessment and Habitats Directive Assessment. Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the water quality must be avoided as these can have potential negative impacts on the aquatic ecosystems, e.g. fish habitat. Encroachment must be avoided by establishing a riparian buffer zone. Habitat fragmentation and/or loss must be avoided, and trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors. Full account must be had to the flight paths of bats in relation to the retention of trees. The area within and across the wider extent of TOU2 contains GS4 Wet Grassland habitat . This type of grassland can be found on flat or sloping ground in upland and lowland areas. At this location it occurs on wet or waterlogged mineral or organic soils that are poorly-drained and subjected to seasonal or periodic flooding.</p> <p>TOU6 is located on the edge of the settlement and contained until recently Mature Spruce and Mixed Forest planted in 1998. This plantation has recently been removed from the site. It has good connectivity to the town of Killaloe with existing footpaths in place for pedestrian access. It is adjacent to an existing area of residential housing and tourism use together with close proximity to the new Infrastructure Safeguard for the route of the relief road.</p>

Municipal District - Killaloe		Settlement - Killaloe
Ardclooney Integrated Tourism Site - TOU7	<p>The proposal in relation to integrated tourism at this site does not represent a sustainable location in terms of development and is not within the settlement area and "as the crow flies" is situated c.3.7km south of Killaloe, 2.9km to the west of Birdhill, and 2.9km north of O'Briensbridge.</p> <p>Assessment against Strategic Environmental Objectives (SEOs)</p> <p>Any development at this location is in direct conflict with SEO B2 as approximately half of the site is within the Lower River Shannon SAC and does not achieve the conservation objectives for the site. (Please see the NIS for a more detailed assessment of this site under the Habitats Directive). With regard to biodiversity and SEO B1, B2 & B3 the EIA associated with planning application P04-2597 recorded Otters at this site together with existing records from NPWS for this site, this species is protected under the SAC designation and therefore are in conflict with B1, B2 & B3.</p> <p>It fails to meet SEO B4 as the Water Framework Directive identifies Lough Derg as a provisional Heavily Modified Waterbody with an Ecological Potential Class of Moderate. Any future development at this location must meet the requirements of the WFD and transposing regulations. Physical modifications to the shoreline at this location on Lough Derg could affect the natural sediment processes and biodiversity therefore failing to meet the requirements of the Water Framework Directive and the achievement of "Moderate Ecological Potential" as required under the WFD. It is also a nutrient sensitive lake as identified under the EPA Register of Protected Areas and therefore any future use at this location which could potentially negatively affect this designation as a sensitive area under the Urban Waste Water Treatment Directive (91/271/EEC) does not meet the requirements of B4, W2, W4.</p> <p>The EIA associated with planning application P04-2597 also identified the presence of zebra mussels adjacent to the site which would be exacerbated should there be increased interference from human activity in this area which conflicts with B5.</p>	

Municipal District - Killaloe		Settlement - Killaloe	
	<p>A fish hatchery established since 1958 at Parteen Dam is reliant on this section of the river for the migration of fish species. Any development in this area would have a potential negative impact on the riparian zone. Any development (both construction and operational phases) may cause large scale surface and sub surface disturbance and would cause significant direct short to long term negative impacts on the aquatic ecosystems and water quality which includes siltation and nutrient loading. This would likely result in damage or even loss of habitats for aquatic species, including lamprey and Atlantic Salmon for which the SAC is designated. This is in conflict with W1 & W2.</p> <p>The location of the site approximately 4km from Killaloe on a greenfield site does not represent sustainable development and is in conflict with C3 in increasing car dependency, C2 in increasing emissions of greenhouse gases and WW1 as there is no current infrastructure in terms of connection to public sewer network to ensure the treatment of wastewater which meets EU requirements prior to discharge at this sensitive location.</p> <p>Given its location along the shores of Lough Derg in an area with no other similar developments or residential housing it will also negatively impact on the landscape quality from both shores of the lake due to its inappropriate siting as per L2.</p>		
Defined Infrastructural Safeguard	<p>Killaloe and Ballina suffer from traffic congestion on the old bridge. A new Shannon river crossing, Killaloe by-pass and upgrade of the R494 was approved by An Bord Pleanála in 2012 to alleviate this problem. This plan provides an Infrastructure Safeguard for the approved route of both the by-pass and the river crossing. Completion of this project will transform Killaloe and Ballina by reducing travel time, improving the flow of traffic, reducing noise and pollution, improving environmental quality and providing opportunities for enhanced access.</p> <p>Once the infrastructure and traffic management issues are addressed, there will be considerable scope for further development in both settlements to meet the needs of current and future residents. Such development will include residential, community and employment-generating uses, to ensure the sustained future growth of the linked settlements.</p>		
Duration and determination on whether mitigation is required			
Tree Quality Assessment	<p>The Category A trees identified in the Killaloe settlement within OS2 & C9 should be retained and protected as part of any future development at these locations as they have a significant conservation, historical, commemorative or other value.</p>		

Municipal District - Killaloe		Settlement - Killaloe	
	<p>The Category B trees identified in the Killaloe settlement within LDR6, OS2 & OS30 should be assessed further in light of any future proposed development and retained where possible.</p>		
Residential Development	<p>Waste water from Killaloe is treated in Ballina in Co. Tipperary. The existing waste water treatment plant is currently operating at hydraulic capacity and cannot accommodate any further significant development. Network improvements and improved operational control of pumping stations are required to reduce hydraulic overloading. Proposals to upgrade the Ballina WWTP are being developed by Irish Water having regard to the significant seasonal load to the treatment plant and the requirements of the WWDL issued by the EPA on 13 Aug 2015. Until such time as the issues arising with capacity are resolved any future residential development should be put on hold.</p>		
	<p>Water is supplied to Killaloe from the Killaloe Public Water Supply which is fed from a groundwater source. There is a significant amount of water currently being lost from the network. If this loss can be reduced by 10% then there will be sufficient treatment capacity to serve the needs of the targeted population. Irish Water is currently investigating the possibility of connecting Killaloe to the Newport Water treatment Plant in Tipperary via Ballina to ensure security of supply. Until such time as the issue with leakage and loss from the network can be address any future residential development should be put on hold.</p>		
Architectural Conservation Area	<p>The centre of the town of Killaloe has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>		

Municipal District - Killaloe		Settlement - Killaloe
Tourism	<p>Any development within TOU6 will be subject to an upgrade in both the waste water and water treatment plants within the town. A masterplan shall be prepared for the site showing linkages to neighbouring developments and the surrounding area, services and roads access.</p> <p>The development of holiday homes / short stay accommodation will not be permitted at this location.</p> <p>Due to the location of the subject site adjoining a proposed Natural Heritage Area and upstream from the Lower River Shannon SAC, all proposals for development on the site must initially be subject to a habitat and species survey followed by an ecological impact assessment. Nutrient loading, siltation or any negative impacts on water quality must be avoided as these can have potential negative impacts on the water quality and on the aquatic ecosystems, e.g. fish habitat. Encroachment must be avoided by establishing a riparian buffer zone. Habitat fragmentation and/or loss must be avoided, and trees and hedgerows must be retained and maintained throughout the site as these act as wildlife corridors. Full account must be had to the flight paths of bats in relation to the retention of trees. The migration paths and habitats of mammals, birds and fish along the Lower River Shannon must not be disrupted. Any future development must not lead to the further spread of invasive species (Rhododendron and Japanese Knotweed) at this site and will need to provide as part of the overall site masterplan a work programme for the safe removal and eradication of Japanese knotweed on this site. The landscape is designated as vulnerable and a scenic route runs along the entire western boundary of the site. The ecological assessment will inform a Habitat Directive Assessment where necessary. These assessments must consider the cumulative and in-combination environmental and ecological impacts of the proposed development on the wider area. Furthermore any development proposals on this site must adhere to the requirements of the Water Framework Directive and the Shannon River Basin District Management Plan.</p> <p>The existing mature trees which provide a boundary to this site should be retained as foraging and commuting routes for bats and as a screening to any future development at this location which will minimise visual impact from Lough Derg and from Ballina.</p> <p>Furthermore, due to the location of the site in close proximity to the historic site of Brian Boru's fort, an archaeological assessment of the site must be submitted as part of any development proposals for the site.</p>	

Municipal District - Killaloe		Settlement - Killaloe	
Ardclooney Integrated Tourism Site	<p>TOU7</p> <p>The SEA recommends this zoning is excluded as it is in direct conflict with the following SEOs B1, B2, B3, B4, B5, W1, W2, WW1, C2, C3 and L2. The proposal in relation to integrated tourism at this site does not represent a sustainable location in terms of development and is not within the settlement area and "as the crow flies" is situated c.3.7km south of Killaloe, 2.9km to the west of Birdhill, and 2.9km north of O'Briensbridge.</p> <p>In light of recent changes to legislation it is no longer sufficient to say that protective policies or objectives included in parts of the plan will counteract potential significant or adverse effects of development of sites within the plan area. Strategic examination and analysis are required at the plan level as the basis for considering the effects alone or in combination with other plans and projects on European sites in view of their conservation objectives. Clare County Council as the competent authority must have sufficient information to screen out the potential for significant effects or otherwise zoning which leads to this significant effect cannot be accommodated.</p> <p>Marina and berthing facilities are not suitable proposals for this location.</p> <p>The Tourism zoning should be removed from all parts of this site as it is not possible to determine a finding of no significant effects.</p> <p>This zoning was removed from the Draft CDP based on the recommendations of both the SEA and the AA. As part of the resolution submitted by the Killaloe Municipal District Elected Members on the 19th of December a previously unseen report entitled "Appropriate Assessment (Stage 2) of the Zoning of Lands at Ardcloney, Co. Clare for Integrated Tourism" was submitted. The content of the resolution and accompanying documentation does not change the findings of the appropriate assessment of the CDP 2011- 20174 or the assessment of likely environmental effects contained in the Addendum to the Environmental Assessment (September 2016). Tourism related facilities are not suitable proposals for this location and the Tourism zoning should be removed from all parts of this site as it is not possible to determine a finding of no significant effects.</p>		

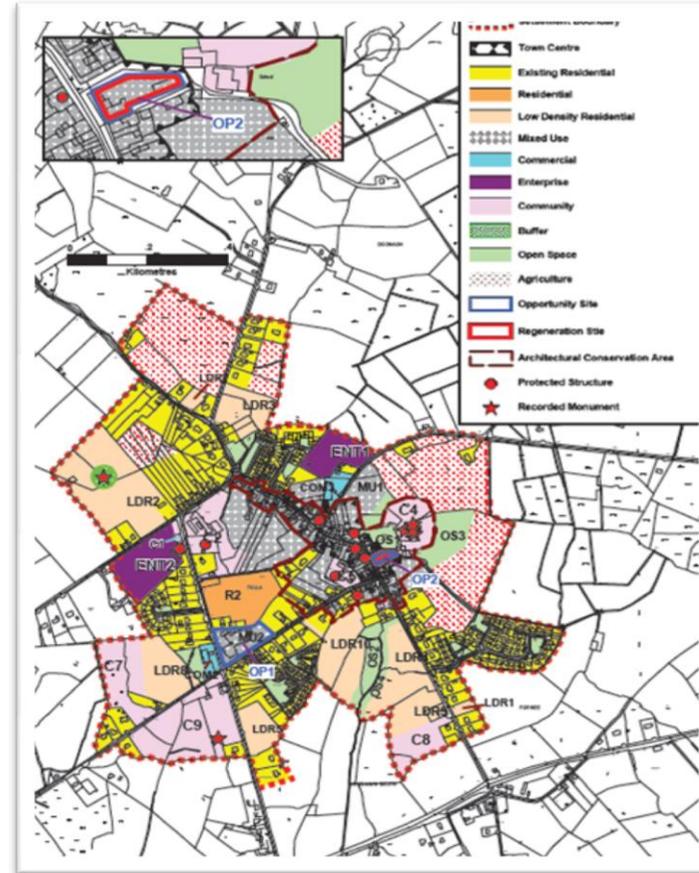
Municipal District - Killaloe		Settlement - Killaloe	
Changes arising from the Proposed Amendments	<p>R3</p> <p>Mitigation: Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.</p> <p>Mitigation: Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any planning application detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction; Ensure that surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.</p> <p>Mitigation: Development applications must be accompanied by an Ecological Impact Assessment and Appropriate Assessment Screening Report and/or 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, usage of the area by Otter for breeding/resting/foraging , an assessment of the potential impact of the proposed development on Lower River Shannon SAC QI fish species (at various stages of their lifecycle) including spawning/breeding/migration habitats, occurrence of SPA SCI species in the vicinity of the proposed development site and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint particularly in relation to SCI birds and Otter.</p>		

Municipal District - Killaloe		Settlement - Killaloe	
	<p>LDR7 Mitigation: Any development application should include an assessment of the site by a suitably qualified Ecologist as to the presence of Japanese Knotweed, rhizomes of the species can be present in soil up to 7m wide and 3m deep from the over ground parent plant. If present a suitable course of action should be outlined by an Invasive Species Specialist to prevent the spread of the species e.g. do not trim, cut, flail or chip the plants as tiny fragments can regenerate new plants and spread on land and downstream through watercourses and attention should also be directed to the proper disposal of 'vector' materials i.e. soil, to a licenced waste facility. This should be carried out in line with CDP Objective 14.26</p> <p>Mitigation: Proposals to upgrade the Ballina WWTP are being developed by Irish Water having regard to the significant seasonal load to the treatment plant and the requirements of the WWDL issued by the EPA on 13 Aug 2015. Until such time as the issues arising with capacity are resolved any future residential development should be put on hold.</p>		
	<p>R4 - Open Space to RES Mitigation: Any future planning application associated with this site will be required to undertake an ecological assessment outlining the habitat types present together with a hydrological assessment indicating the surface water flows across the site.</p>		

Municipal District - Killaloe

Settlement - Tulla

Landuse (Ha)
Low Density Residential = 14.88
Residential = 2.112
Mixed Use = 10.31
Commercial = 0.74
Enterprise = 3.51
Community = 11.51
Existing Residential = 26.42



Detailed Assessment of Landuse Zonings

Impact

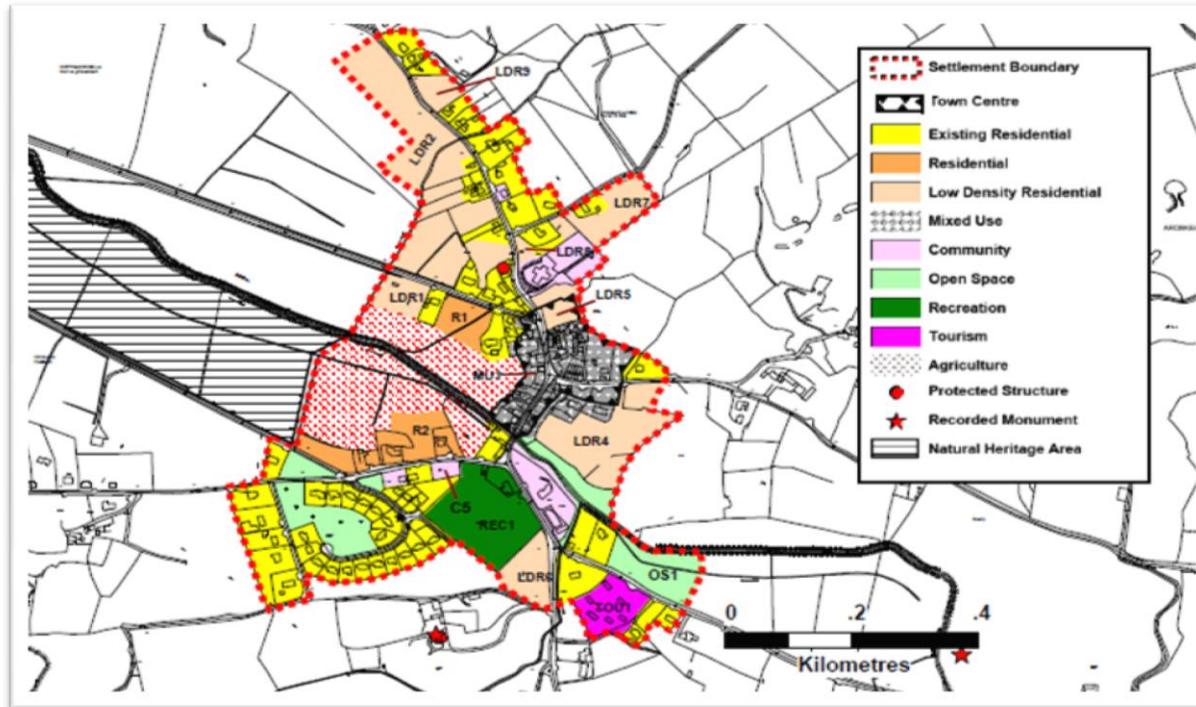
+	-	+/-	0
P1, T1, T2, S1, S5, B1, B2, B6, C1 - C3			P2, P3, B3, B4, B5, S2, S3, S4, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

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

Existing Residential	Consistent with current use and does alter extent of current zoned lands.
Residential	R1 and LDR10 must take full account of the integrity of OS2 and OS4, the scale and character of the settlement and streetscape and its location in close proximity to the ACA, and its amenity value. There is adequate capacity in the waste water treatment facilities in the town to accommodate future development. The town is also served by a public water supply.
Low Density Residential	<p>Any new development proposals within LDR2 must retain and protect SMR CL035-021 located within this zoning. A buffer zone must be instated surrounding the enclosure to ensure its longterm protection. The inclusion of LDR5 and the change of use for this portion of land from community to Low Density Residential is in keeping with the surrounding land use zoning which is currently existing residential and open space. Low Density Residential development at this location along the main road is in compliance with the SEOs and does not represent a negative impact given the extensive community zoning at C9 which will offset any loss at LDR1.</p> <p>The change of use from Agriculture to Low Density Residential at LDR6 & 7 represents sequential residential development from the town centre out and so will support the core strategy and sequential approach and the zoning of infill sites which reflects positively on SEO S1. The retention of the surrounding lands for agricultural use is in keeping with SEO B1 & B5 together with T1 & T2 given the close proximity to the town centre.</p> <p>LDR9 is in close proximity to the village centre and within easy walking/cycling distance reflecting positively on SEO P1, T1 & T2. In maintaining the sequential approach LDR9 should be prioritised for development prior to LDR1 - LDR8.</p>
Community	C1 - C5 reflect positively on SEO C1 - C3 & T1-T2 together with CH1-CH3 in terms of developing a sustainable community where opportunities for working within the town centre will reduce the impacts of emissions and the requirement of cars to travel to and from work. C1 - C5 each contain a recorded monument or a protected structure which should be retained and protected through the provision of a sufficient buffer zone surround the structure to provide protection.

Municipal District - Killaloe	Settlement - Tulla
Open Space	<p>OS1 - Any proposals for development at the adjoining LDR4 site should include for development of OS1 as an amenity area. This area of land (OS1), straddling the River to the north of the R466, has the potential to be developed into an attractive amenity area that will serve the local community. The Owenogarney River feeds into Castle Lake (drinking water supply for Sixmilebridge) just north of Sixmilebridge and is currently at "Good Status" under the Water Framework Directive. The lake is currently classified as mesotrophic, meaning that it is of intermediate productivity, and is within an area of 'extreme' groundwater vulnerability (GSI). This signifies its importance as a resource which requires increased protection. Castle Lake is a proposed Natural Heritage Area which feeds the Owenogarney or Ratty River, which in turn forms part of the Ratty River Cave SAC and flows into the Shannon Estuary SAC. Any development at OS1 or LDR4 must not impact on the status of the Owenogarney River with the potential for downstream impacts on Castle Lake of the associated SACs.</p>
Mixed Use	<p>All existing trees and hedgerows within MU1 must be retained particularly along the site's eastern boundary and should not negatively impact on the Architectural Conservation Area of the town centre.</p> <p>MU2 - These lands are located at a highly visible junction on the approach to Tulla marking a key entrance point to the town. Therefore a high standard of design and layout will be required of any future development proposals on the lands. The vacation of the site by the secondary school opens the way for the sites redevelopment for mixed uses that would complement the range of established uses in the vicinity.</p>
Agriculture	<p>The change of zoning AG6 & 7 from Low Density Residential to Agricultural use reflects positively on the SEOs in particular B1, B6, S1, S5 together with L1 & L2. The positive impact on the SEOs is also realised through the linkages with OS3 and OS1.</p>
Duration and determination on whether mitigation is required	
	<p>Any new development in LDR10 must take into consideration the presence of GS1 & GS4 habitat and the overall effects of the loss of this habitat in terms of biodiversity. In addition the Riparian Woodland habitat WN5 located just outside but directly adjacent to R2 and connected with OS2 & OS4 requires careful consideration in terms of negative effects from any future development at R2. A full ecological assessment of the habitat area should accompany any planning application.</p>

Municipal District - Killaloe	Settlement - Tulla
Residential	Any new development proposals within LDR2 must retain and protect SMR CL035-021 located within this zoning. A buffer zone must be instated surrounding the enclosure to ensure its longterm protection. This recommendation was taken on board.
Low Density Residential	LDR9 is in close proximity to the village centre and within easy walking/cycling distance reflecting positively on SEO P1, T1 & T2. In maintaining the sequential approach LDR9 should be prioritised for development prior to LDR1 - LDR8.
Community	A protection buffer zone is required around the protected structures and recorded monuments located within C1 - C5.
Changes arising from the Proposed Amendments	<p>LDR4</p> <p>The Riparian Woodland habitat WN5 located just outside but directly adjacent to LDR4 and connected with OS2 & OS4 requires careful consideration in terms of negative effects from any future development at LDR4. A full ecological assessment of the habitat area should accompany any planning application.</p>



Detailed Assessment of Landuse Zonings

Impact

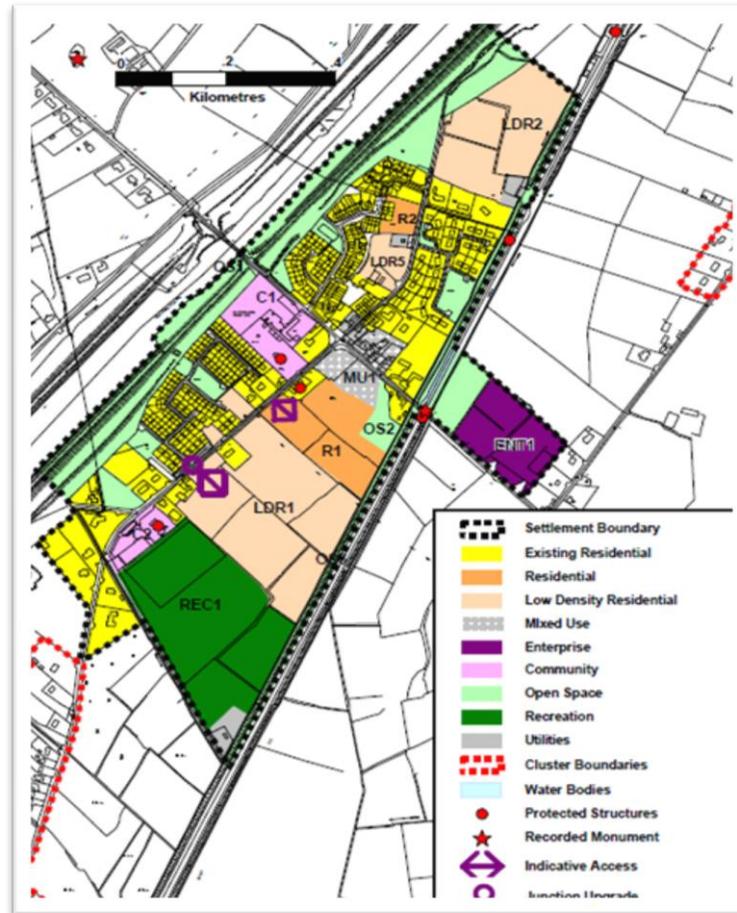
+	-	+/-	0
B1, B3, B4, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2	P1 - P3, WW1 & WW2		

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

Existing Residential	Consistent with current use and does alter extent of current zoned lands
Residential & Low Density Residential	<p>LD1 & LD2A & R2 lie adjacent to Doon Lough Bog NHA (000337). The site comprises a raised bog, that includes both areas of high bog and cutover bog, woodlands, lakes, marsh, fen and wet meadows. The site is bounded by roads to the west, south and east. The high bog is bounded by mineral ridges to the west and east and wet grassland to the south. The site also includes a large lake system with a variety of fringing habitats, which include scrub, woodland, marsh, and wet grassland. Current landuse on the site includes angling, amenity use, peat cutting and agriculture. There has been active peat-cutting around the raised bog in the recent past but it very limited. Areas of cutover have been reclaimed for agricultural purposes to the south, east and north of the site in the past. <i>Rhododendron ponticum</i>), an invasive species, grows on parts of the bog. Damaging activities associated with peat-cutting and agricultural reclamation include drainage and burning of the high bog. These are activities that have resulted in loss of habitat and damage to the hydrological status of the site, and pose a continuing threat to its viability.</p> <p>Doon Lough Bog NHA is a site of considerable conservation significance, comprising as it does, a raised bog, a rare habitat in the E.U. and one that is becoming increasingly scarce and under threat in Ireland. The site is especially important due to its location, as it is one of the most westerly raised bogs in the country. Ireland has a high proportion of the total E.U. resource of raised bog (over 50%) and so has a special responsibility for its conservation at an international level.</p> <p>While not located directly within the NHA, LD1, LD2A, R1 & R2 pose a significant threat to the NHA given the proximity to the NHA and the location of LD1, R1 & R2 along the riparian zone of the Broadford River thereby providing a direct hydrological connectivity to the NHA and in particular Doon Lough. Under the Domestic Waste Water Treatment System National Inspection Plan the area surrounding LDR1, R1 & R2 are identified as being an area which poses a risk to human health and the environment. It is therefore critical that no further residential or low density residential development should take place in these locations until such time as the required infrastructure is in place i.e. the proposed sewerage treatment system.</p>

	<p>LDR2, LDR2B, LDR2C, LDR3, LDR4, LDR5, LDR6, LDR7, LDR8 and LDR9 represent significant levels of proposed zoning for residential development in this village setting. As outlined above no further residential development should take place in these locations until such time as the required infrastructure is in place to accomodate the development and ensuring no significant negative effects on the Broadford River. In addition, given the significant number of residential zonings which have been identified which would represent inward migration to the the counter acting commerical and community zoning has not been identified to provide additional facilities and amenities together with employment opportunities locally.</p>
Open Space	<p>A green buffer should be zoned as OS7 along the river bank of LD1 to ensure future development does not encroach on the riparian zone or lead to direct impacts on the Broadford River or indirect impacts to the Doon NHA.</p>
Commercial	<p>The zoning at COM1 ties in with the current use on the site as a petrol station and pub to the forefront of the site. To the rear is an area of scrub dominated by Gorse (<i>Ulex sp.</i>) and unimproved grassland. This portion of the (outside of the existing use) lies within the Slieve Aughty Mountains SPA. Any plan or project within this zoning must consider any potential significant negative effects on the SPA. Any plan or project which is likely to to have a negative impact on this SPA must undergo a Habitats Directive Assessment as per Objective CDP 14.3 of the Clare County Development Plan 2017 - 2023.</p>
Community	<p>C1 is largely a greenfield site. The existing broadleaved tree line along the riparian zone of the Graney river should be retained as part of any future development of this site as foraging and communting routes for bat species. A riparian buffer zone should also be maintained along the Graney River which is currently at good status under the Water Framework Directive.</p>
Open Space	<p>OS1 contains an area of Wet Woodland Habitat WN5 as the Broadford River flows through this zoning. Any proposed development of this area must take into consideration impacts on the river system and surrouning wet woodland haibtat. The riparian zone and woodland habitat should be incorporated into any future development ensuring the protection of the river water quality, the aqautic ecosystem and foraging/communting routes for bats. The open space should provide for recreational and amenity space for the village in keeping with the character and scale of the village.</p>
<p>Duration and determination on whether mitigation is required</p>	

Residential	<p>No further development should take place in LDR1, R1 & R2, LDR2, LDR2B, LDR2C, LDR3, LDR4, LDR5, LDR6, LDR7, LDR8 and LDR9 until such time as the required infrastructure is in place i.e. the proposed sewerage treatment system. The zoning at R2 was reduced and changed to AG1 taking into consideration the findings of the AA. The zoning at LDR1 and R3 were also removed and changed to AG1 based on the findings of the AA and SFRA.</p> <p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Boradford River or the Doon NHA.</p> <p>Appropriate lands should be zoned within the village of Broadford to provide for the necessary community, recreational, amenity and employment opportunities to co inside with the provision of residential accomadation. This is in keeping with SEO P1, P2 & P3.</p>
Open Space	<p>A 10m riparian buffer should be zoned as OS7 along the river bank of LD1 to ensure future development does not encroach on the riparian zone or lead to direct impacts on the Broadford River or indirect impacts to the Doon NHA. this would also maintain a habitat corridor for aquatic and fluvial species e.g. Otter and also maintain a buffer between proposed development and the river corridor. The zoning at LDR1 and R3 were also removed and changed to AG1 based on the findings of the AA and SFRA.</p> <p>The Broadford River joins the Owenogarney River downstream. Any proposals for development at OS1 must have due consideration of the current WFD Status of the Owenogarney River and the potential for downstream effects on the Castle Lake drinking water abstraction source and associated SACs of the Ratty River Cave and the Lower River Shannon</p>
Community	<p>The existing broadleaved tree line along the riparian zone of the Broadford River should be retained as a foraging and commuting route for bat species as part of any future development of the school. A riparian buffer is provided along the Broadford River which is currently at good status under the Water Framework Directive.C1 is largely a greenfield site.</p>
All zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Broadford should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

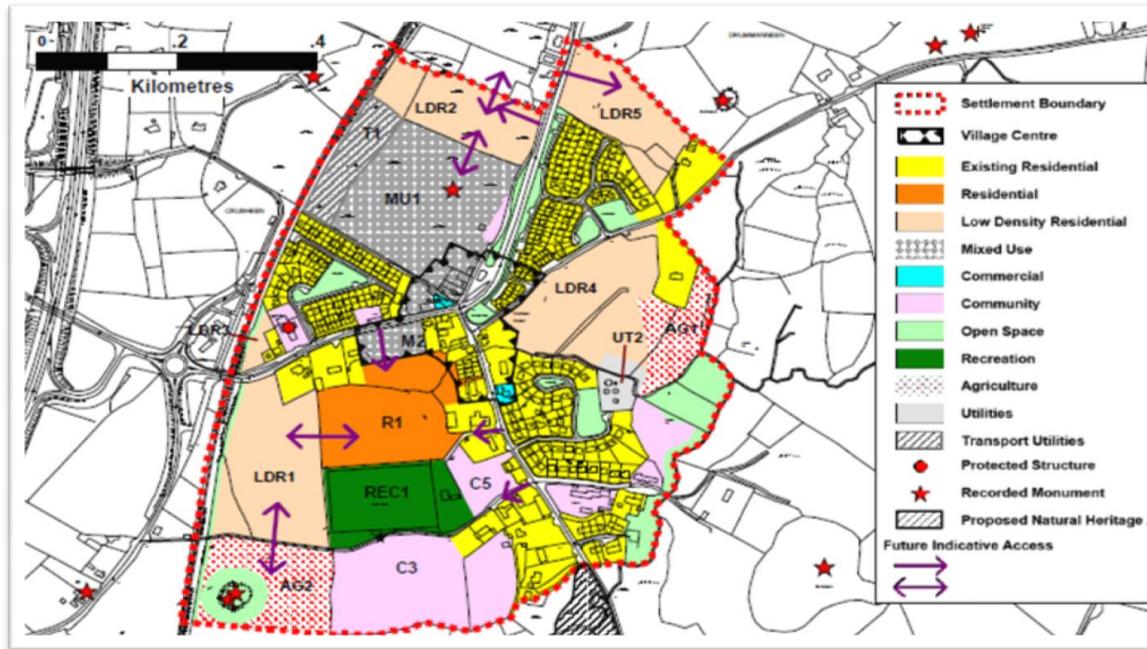
Impact			
+	-	+/-	0
	B1- B5, C1 - C3, CH1-CH3.		P1 - P3, B6, S1 - S5, W1 - W7, T1, T2, WA1, WS1 - WS2, WW1 & WW2, RE1

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

Existing Residential	<p>The zoning here represents the current areas of lands zoned for residential development and does not add further to it. Clonlara is connected into the Limerick Main Drainage network together with being connected to the Limerick City Water Supply, which will enable all demands for future residential development to be met. This reflects positively in terms of SEOs WW1 and WW2.</p>
Low Density Residential	<p>LDR1 – Errina Canal This is a large site adjacent to and directly south of R1. Layout and design on this site should relate positively with R1 to the north, affording pedestrian access to the village centre and allowing for good pedestrian permeability. Ideally, LDR1 should be considered with R1 as part of an overall master plan approach to their future development (refer above). Existing residential amenities along the adjoining public road shall be protected and a streetscape developed to enhance village character and compliment the existing development on the western side of the road. Layout shall also maximise the resource of the canal by designing / orientating units to face onto same.</p> <p>LDR2 – Village North This low-lying site is located at the northern extent of the defined settlement boundary and is framed by the Headrace Canal to the west and Errina Canal to the east. This site is considered appropriate for a low density housing scheme, serviced sites, with access taken from the existing adjacent public road. The developer shall be required to submit proposals for and make a special contribution towards the widening and improvement of the public road in order to facilitate suitable access to the proposed development. Layout and design of any proposal shall ensure that the existing residential amenities to the south are protected. Development proposals shall take account of the location adjacent to the Headrace and Errina canals – with opportunities to link open space areas with future canal side walks and amenity areas associated with the waterside location.</p>

Municipal District - Killaloe	Settlement - Clonlara
Mixed Use	Development on these lands shall consist of small-scale retail / commercial and residential development designed to meet the day-to-day needs of local residents. Layout and design of units shall consolidate the urban fabric of the village core and shall present an attractive and welcoming façade to the crossroads and main street onto which the site fronts. This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Recreation	REC1 is retained in its existing sports and amenity use, as it meets a strategic requirement for sports and leisure facilities in the settlement area and serves a wide catchment. An area shall also be identified within these lands for additional car parking facilities.
Enterprise	ENT1 - There is an existing commercial unit on this site – Clonlara Wholesale Distributors Ltd. The site has been identified as being suitable in principle for the development of a small-scale local enterprise centre with a view to providing a source of employment within the community. The fields adjoining the existing business have also been zoned for enterprise development to facilitate any future expansion. An appropriate buffer of open space is maintained to the canal. Any development / redevelopment proposals must respect the predominantly rural nature of the area, be sensitive to established amenities and not result in heavy volumes of traffic or HGV's through the centre of the village.
Community	C1 & C2 reflect the current use on these sites as the school, church, creche, GAA clubhouse and other community uses.
Open Space	OS3 contains WN5 Riparian Woodland Habitat. Any future development within LDR1 and R1 should take into consideration this habitat type ensuring a full ecological survey is undertaken to establish the extent and value of this habitat ensuring it is retained as part of the overall development for these sites and incorporated as part of the overall masterplan.
Duration and determination on whether mitigation is required	

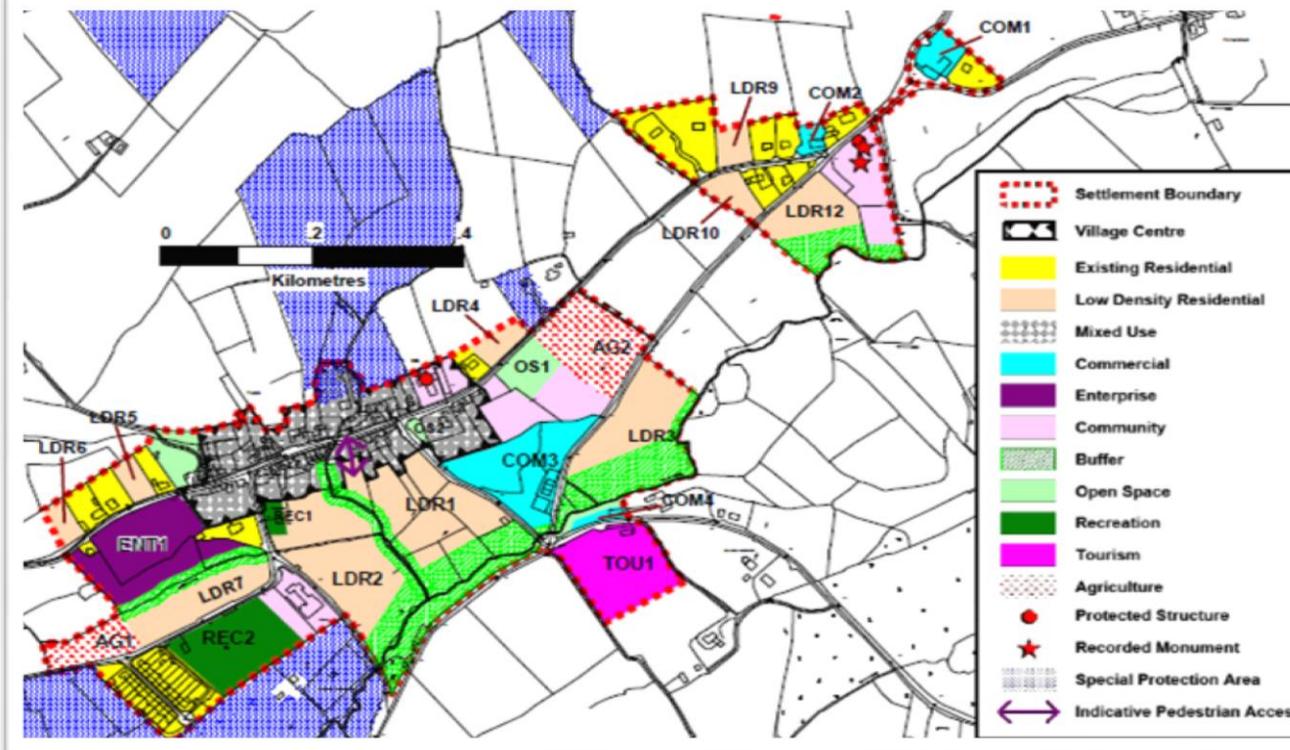
Municipal District - Killaloe	Settlement - Clonlara
Residential	<p>Within LDR1, LDR2 and R1 there are a number of mature broadleaf trees that shall be retained and incorporated into any development proposals put forward for the lands as the entire site is within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. The development of this site has the potential to result in negative impacts on the environment. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular those contained in Chapter 14) and through the careful designed layout of the proposed development to a very high standard at the planning application stage.</p> <p>LDR1, LDR2 & R1 contain the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas.</p> <p>The provision of Sustainable urban Drainage Systems (SuDS) is also recommended for all proposals on lands zoned for residential development.</p>
Open Space	<p>OS3 contains WN5 Riparian Woodland Habitat. Any future development within LDR1 and R1 should take into consideration this habitat type ensuring a full ecological survey is undertaken to establish the extent and value of this habitat ensuring it is retained as part of the overall development for these sites and incorporated as part of the overall masterplan.</p>
Enterprise	<p>Clonlara offers a strategic location for enterprise and indigenous employment generating development in the village. However, noting its rural location and village setting it is recommended that any proposed development shall be sensitive to established village amenities and shall not result in the generation of heavy volumes of traffic or HGVs through the centre of the village.</p>
All zoning	<p>Full protection should be afforded to the recorded monuments and protected structures located within the settlement ensuring a buffer zone is applied around each structure in order to adequately protect the integrity of these structures.</p>



Detailed Assessment of Landuse Zonings

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

Municipal District - Killaloe	Settlement - Crusheen
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Residential	Consistent with current zoning and does not alter extent of lands zoned. The Residential zone at R2 contains scrub (WS1), wet grassland (GS4) and dense bracken (HD1) habitats. At LDR6 it contains scrub (WS1). Due to these water sensitive habitats there is concern over potential impacts to ground and surface water. Any proposed development at this location must avoid any direct or indirect impact to water quality at this location and to the proposed NHA.
Open Space	OS1 - OS12 are consistent with current zoning and should be strictly adhered to in all locations.
Mixed Use	MU1 contains a Recorded Monument and any future development may impact negatively upon it. This presents a potential adverse impact of permanent duration. However, the Mitigation Chapter of the Environmental Report details measures which will be incorporated and required at the pre planning stage. The SEA recommends a buffer around the archaeological enclosure (CL018-053).
Commercial	COM1 & COM2 confirms the existing village centre uses and will not significantly affect the receiving environment.
Recreational	REC1 reflect the current use as the GAA grounds and does not alter the extent of the current zoned lands.
Agriculture	AG1 & AG2 reflect the current extend of zoning. The buffer surrounding the recorded monuments (CL026-017001 & CL026-017002) should be maintained within AG2.
Community	C1 - C5 reflect the current use at the national school and the future needs for the village in terms of expansion for community purposes. The zoning does not significantly affect the receiving environment. The hedgerow along the boundary of C2 should be maintained as foraging areas for bats given the importance of the landscape for all bat species as per the Bat Conservation Ireland Landscape map.
Duration and determination on whether mitigation is required	
Low Residential Housing	<p>Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA.</p> <p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.</p>
Mixed Use	Should any development take place within MU1 all necessary steps should be taken to ensure the archaeological enclosure (CL018-053) is fully protected in consultation with Clare County Council.
Community	The hedgerow along C2 should be maintained as a foraging area for bats.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Boston should be strictly adhered to.



Detailed Assessment of Landuse Zonings

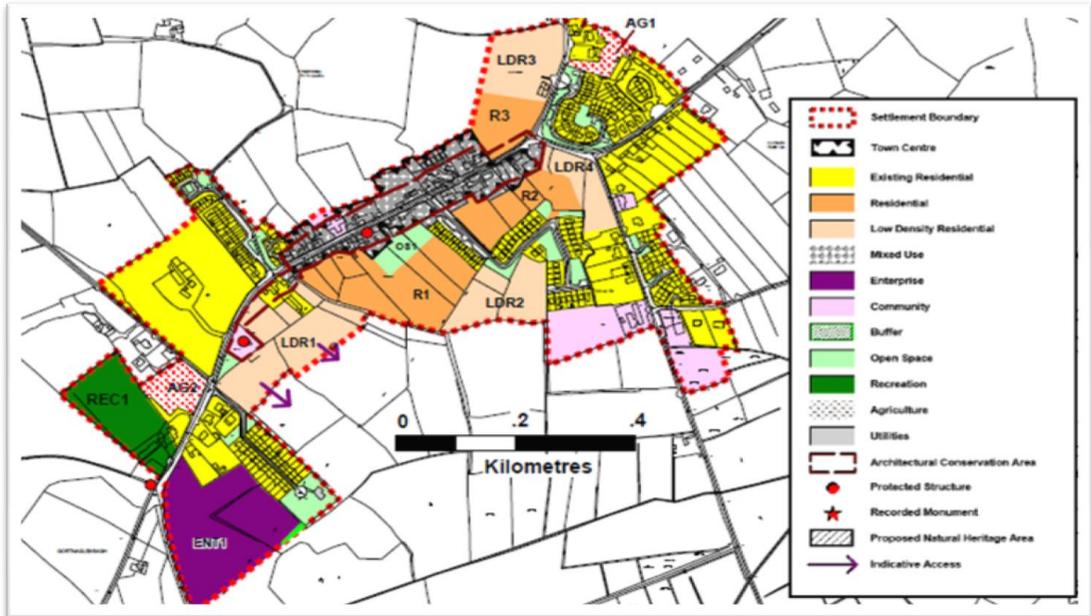
Impact

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

Municipal District - Killaloe		Settlement - Feakle	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Low Density Residential	<p>The proposed zoning at LDR1? has the potential for negative effects on the environment and is contrary to SEOs L1 & L2 together with B1 - B6. LDR1? is dominated by the habitat type GS4 Wet Grassland which should be carefully assessed as part of any planning application process as part of an overall ecological assessment.</p> <p>While a buffer zone of open space has been provided around LDR1?, LDR2? and LDR11? the extent and proximity of these zonings combined are likely to have significant negative effects on the receiving environment. The Glenbonniv river which forms a tributary of the Owenwillen River runs parallel and between LDR1, LDR2, LDR3, LDR11 & LDR12. The extent of zoning on both banks of the river at this location provide little protection to the physical integrity of the stream ecosystem and will impact on both the middle and outer riparian zones. In addition LDR11? contains a recorded monument which should be protected through the provision of a buffer zone surrounding it.</p> <p>Of particular importance in LDR2 is the natural stone wall which runs along the western boundary of this site. This feature shall be retained as part of any future development on these lands. In addition LDR2 must take full account of the recorded monument situated in the northwest corner of the site. A buffer will aid in protecting this monument. LDR3 is also located adjacent to the Owenwillen River with a buffer zone surrounding. This portion of the site should not be zoned in order to protect the riparian zone and remove any potential significant negative effects on the environment from development at this location in combination with further zoning along the river bank in Feakle. This site also contains an area of GM1 marsh habitat which is typically found on level ground near river banks. This habitat has links with Annex I where it may contain pockets of the annexed habitat, 'hydrophilous tall herb fringe communities and of the montane to alpine levels (6430).</p>		
Commercial	COM1 - COM4 provides positive significant effects on the SEOs in particular P1, P2 and P3 through the links with OS3 and the potential for the provision of employment opportunities locally within the village.		

Municipal District - Killaloe	Settlement - Feakle
Open Space	OS1 - This piece of land is considered suitable for the development of an amenity/park area for the community in Feakle. OS2 - OS4 are critical in providing open community and recreational space for local residents within their village centre. It is critical that full account is taken of this zoning within the settlement. This reflects positively on SEO P1 & P3 in particular.
Community	<p>C1 & C3 represent the existing church and school respectively and does not add to the current zoning. Given the extent of lands proposed for zoning as residential it is important that the community needs are also met in terms of providing local facilities for residents. This will ensure SEO P1 is met and the village of Feakle expands in a sustainable manner which will allow those living in Feakle to lead an enhanced quality of life.</p> <p>C2 contains a church and the graveyard and should be developed sympathetically in accordance with the current use. C4 contains GS4 habitat which is typical of wet or water logged soil therefore any future development at this location must take the ground conditions and habitats present into account.</p>
Tourism	TOU1 is located primarily on a piece of spoil and bare ground. Careful site investigations should be carried out prior to any development of this site to ensure the absence of invasive species such as Himalayan balsam and Japanese knotweed which could prove detrimental to any future development.
Enterprise	ENT1 must take full account to the integrity, the scale and character of the settlement and the streetscape. ENT2 should also take into consideration the presence of the dry meadow habitat GS2 throughout the site prior to any development.
Recreation	<p>REC1 Community Playground – these lands have been reserved for the development of a playground to serve the surrounding community.</p> <p>REC2 represents the existing sports grounds in the village.</p>
Duration and determination on whether mitigation is required	
Residential	<p>Low Density Residential Development zoning should not take place at LDR1?, LDR2?, LDR3?, LDR11? or LDR12? given the potential for significant negative effects in particular on the Owenwillen River and the wider in-direct effects on the Graney/Scariff Margaritifera sensitive area either alone or in-combination with other zonings. The zoning at LDR1, LDR1?, LDR2?, LDR3?, LDR11? & LDR12? was changed to buffer in line with the findings of the SEA and AA and in particular the SFRA.</p> <p>The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Boradford River or the Doon NHA.</p>

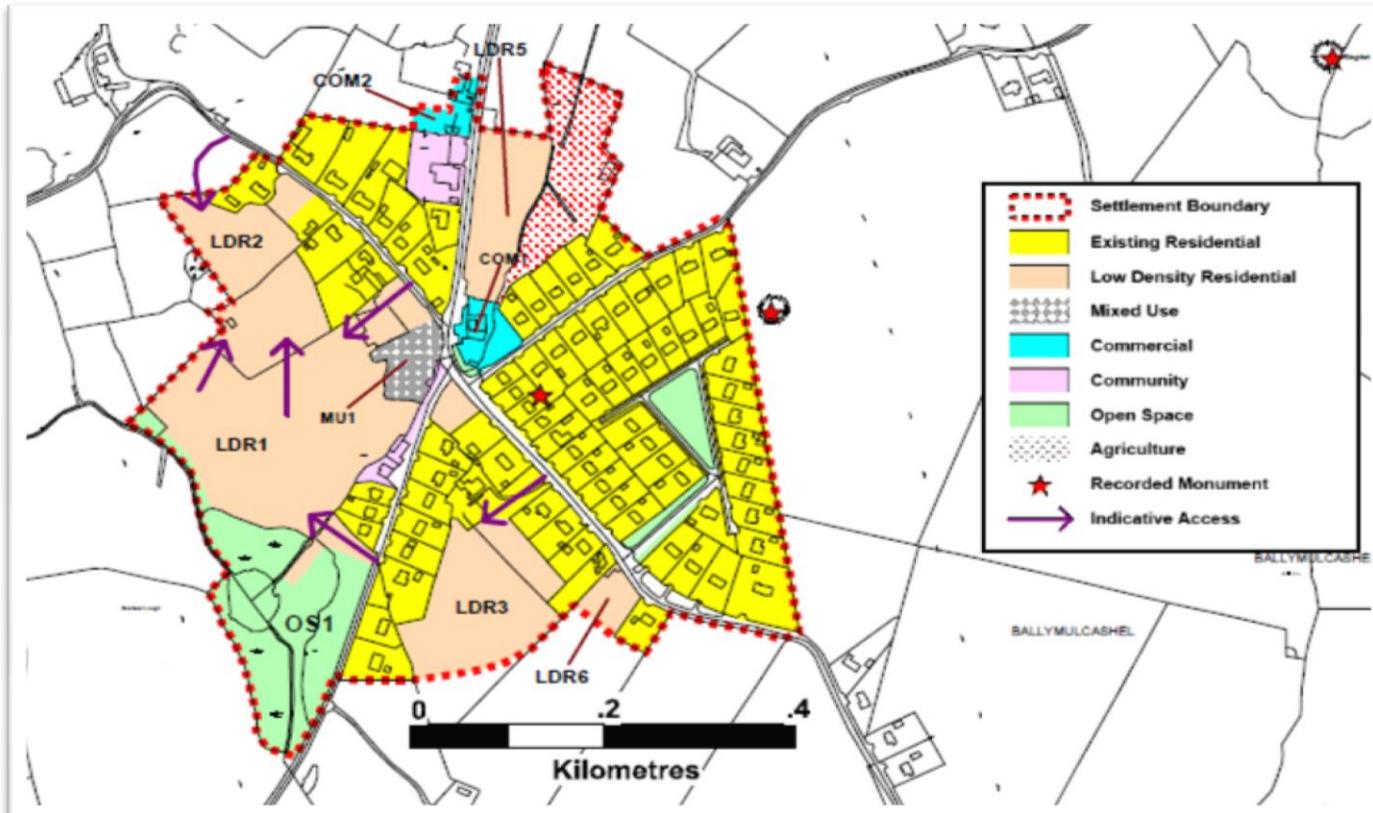
Municipal District - Killaloe		Settlement - Feakle	
	<p>A 10m green buffer should be included between the boundary of OS1 and R1 in order to prevent encroachment of the development onto the fen habitat and to prevent any direct negative effects to both the fen and the lake.</p>		
Community	<p>Additional lands should be zoned for community use within the village settlement of Feakle to allow for an enhanced quality of life and the sustainable development of the village settlement.</p>		
Tourism	<p>Careful site investigations should be carried out prior to any development of this site to ensure the absence of invasive species such as Himalayan balsam and Japanese knotweed which could prove detrimental to any future development. Remediation of the site should be carried out should invasive species be found anywhere on the site prior to any development.</p>		
Enterprise	<p>ENT1 must take full account to the integrity, the scale and character of the settlement and the streetscape. ENT2 should also take into consideration the presence of the dry meadow habitat GS2 throughout the site prior to any development.</p>		
All Zonings	<p>The entire settlement of Feakle is located within the Shannon - Graney/Scariff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development in terms of Low Density Residential, Commercial, Tourism, Enterprise, Agriculture, Community, Open Space, or Mixed Use will need to take into consideration the potential negative effects on this species and its habitat.</p>		
	<p>The village is adjoining the Slieve Aughty Mountains SPA, thus it is essential that no development is permitted that will negatively impact on the integrity of the SPA. Any plan or project with the potential to impact on the integrity of the SPA should be screened for Appropriate Assessment. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Feakle should be strictly adhered to.</p>		



Detailed Assessment of Landuse Zonings

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

Municipal District - Killaloe	Settlement - Kilkishen
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Residential & Low Density Residential	All residential zonings within the Kilkishen settlement should ensure as part of any future development that all existing trees and hedgerows must be retained and take full account for the rural landscape and visual amenity, village character and streetscape setting to ensure no significant negative effects on the biodiversity or landscape of the surrounding area.
Open Space	A sufficiently sized green buffer should be included between the boundary of ENT1 and the river in order to protect the Derrymore River and its riparian zone together with preventing encroachment of the development onto the Bog Woodland and Mature Woodland habitats adjacent to the river thereby preventing any direct negative effects to both the river and the surrounding habitats.
Community	C1, C2, C3 & C4 represent the existing school, church, graveyard and community uses and does not add to the current zoning. Part of C5 currently houses the playground with further space allocated for additional or compatible uses. Given the extent of lands proposed for zoning as residential it is important that the community needs are also met in terms of providing local facilities for residents. This will ensure SEO P1 is met and the village of Feakle expands in a sustainable manner which will allow those living in Feakle to lead an enhanced quality of life.
Enterprise	The zoning at ENT1 borders the Derrymore River and is adjacent to an area of Bog Woodland habitat WN7 and Mature Woodland. This category includes woodlands of intact ombrotrophic bogs, bog margins and cutover bog. Any future development must take full account of the presence of these habitat types and the proximity to the Derrymore river in order to ensure a positive effect on the SEOs in particular BB, B3, B4, B5, and B6.
Recreation	REC1 reflects its current use as a GAA pitch.
Duration and determination on whether mitigation is required	
Residential	All residential zonings within the Kilkishen settlement should ensure as part of any future development that all existing trees and hedgerows must be retained and take full account for the rural landscape and visual amenity, village character and streetscape setting to ensure no significant negative effects on the biodiversity or landscape of the surrounding area.
Enterprise	Any future development at ENT2 must take full account of the presence of the habitat types WN7 and the mature woodland together with the proximity to the Derrymore river in order to ensure a positive effect on the SEOs in particular BB, B3, B4, B5, and B6.
	A sufficiently sized green buffer of 10m should be included between the boundary of ENT1 and the river in order to protect the Derrymore River and its riparian zone together with preventing encroachment of the development onto the Bog Woodland and Mature Woodland habitats adjacent to the river thereby preventing any direct negative effects to both the river and the surrounding habitats. This recommendation was included as per the SEA findings.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilkishen should be strictly adhered to.



Detailed Assessment of Landuse Zonings

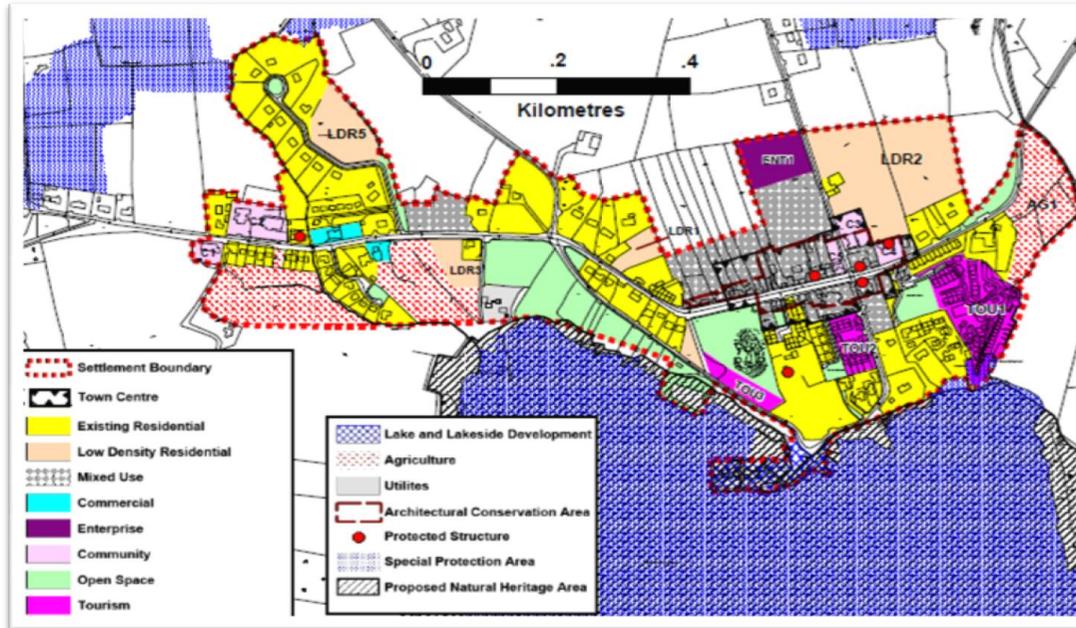
Impact

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

Municipal District - Killaloe		Settlement - Kilmurry	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Residential & Low Density Residential	<p>Kilmurray is connected to the Shannon/Sixmilebridge regional Water Supply and as such is subject to the constraints of that scheme. This reflects negatively on SEO WS1 & WS2.</p> <p>Wastewater</p> <p>The village has no public sewage system. The provision of sewage system by Irish Water would be subject to the constraints of Irish Water's capital investment programme and New Connections Policy. This reflects negatively on SEOs WW1 & WW2.</p> <p>LDR4 is an infill site and reflects positively on SEO S1.</p>		
Residential	<p>R1 - This site allows for residential development to balance the growth of the settlement around a focal point at the crossroads. Careful treatment of the boundary of the development with the open countryside is required. Development on these lands shall be linked to the open space in the village by footpaths (see OS1 below). The design and layout of a medium density residential development must seek to group a variety of house types and sizes in small groups of five to eight located along open space corridors linking to the larger open space area and the village centre. Vehicular access must be taken from the minor road(s) but this feature should not dominate the layout and character of the development.</p> <p>Proposals for development on this site must allow for the scheme to be developed in phases and a clear masterplan for the entirety of the site must be submitted as part of any initial planning application on these lands.</p>		
Open Space	<p>OS1 – Skeheen Lough.</p> <p>The lake and its surrounding wetlands form an attractive area of open space to the south of the church in the village. Access to this site shall be sensitively developed as part of the development of lands at R1.</p>		

Municipal District - Killaloe		Settlement - Kilmurry
Community	<p>C1 & C2 represent the current uses as the school and shop/pub within the village centre. Given the extent of lands proposed for zoning as residential it is important that the community needs are also met in terms of providing local facilities for residents. This will ensure SEO P1 is met and the village of Kilmurry expands in a sustainable manner which will allow those living in Kilmurry to lead an enhanced quality of life.</p>	
Enterprise	<p>These lands have been designated for the development of enterprise and employment-generating uses. Development on the subject site must reflect the scale of the existing settlement and will be subject to the provision of safe access to the site. The subject site is in close proximity to the location of waste water treatment system that serves some of the existing development in the village. Development on the subject lands must maintain the recommended distance between buildings and the waste water treatment system as set out in the EPA Waste Water Treatment Manual – Treatment Systems from Small Communities, Business, Leisure Centres and Hotels.</p>	
<p>Duration and determination on whether mitigation is required</p>		
Residential	<p>All residential zonings within the Kilmurry settlement should ensure as part of any future development that all existing trees and hedgerows must be retained and take full account for the rural landscape and visual amenity, village character and streetscape setting to ensure no significant negative effects on the biodiversity or landscape of the surrounding area.</p> <p>In the absence of a village treatment system all existing and future residential development will need to ensure strict adherence to the EPA Code of Practise for Waste Water Treatment Systems in order to ensure no significant long term effects in parrticular in relation to R1 which borders the Cloverhill stream which is currently at 'poor status' under the Water Framework Directive.</p> <p>LDR2- Sufficient street lighting and footpaths emanating from the village centre to the entrance to LDR2 should form part of the conditions of planning for this site.</p> <p>R1 - A riparian buffer zone of 10m should be placed along the boundary of R1 with the Cloverhill Stream in order to provide protection in terms of water quality and as a wildlife corridor. Please see OS1 in relation to future development at R1.</p>	

Municipal District - Killaloe		Settlement - Kilmurry
Open Space	<p>OS1 – Skeheen Lough.</p> <p>The lake and its surrounding wetlands form an attractive area of open space to the south of the church in the village. Access to this site shall be sensitively developed as part of the development of lands at R1. Parts of R1 and OS1 contain the habitat type WS1 woodlands and hedgerows which has links with Annex I: Stands of juniper scrub correspond to the annexed habitat, 'Juniperus communis formations on heaths or calcareous grasslands (5130)'. OS1 also contains the annex habitat - 7210 *Calcareous fens with Cladium mariscus and species of the Caricion davallianae (Fossitt category PF1). The overall masterplan for R1 needs to take into consideration the presence of these habitat types and associated species and undertake further surveys as necessary to demonstrate the presence or absence of these habitat types within R1. Subsequently, measures should be put in place to protect these features as part of any future development.</p>	
Community	<p>Additional lands should be zoned for community use within the village settlement of Kilmurry to allow for an enhanced quality of life and the sustainable development of the village settlement. The residential zoning at LDR3 should be re-zoned as community to provide this.</p>	
Enterprise	<p>Any future development at ENT1 must take full account of the presence of the habitat type GS4. This type of grassland can be found on flat or sloping ground in upland and lowland areas. Within ENT1 it is found on sloping land and occurs on wet or waterlogged mineral or organic soils that are poorly-drained or, in some cases, subjected to seasonal or periodic flooding. On sloping ground, wet grassland is mainly confined to clay-rich gleys and loams, or organic soils that are wet but not waterlogged. The suitability of this site in terms of ground conditions and potential for localised flooding in addition to a hydrological assessment will need to be carried out as part of any future planning application for this site. ENT1 was removed following the results of the SEA, AA and SFRA and having regard to the topography of the site and the area zoned agriculture.</p>	
All zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilmurry should be strictly adhered to.</p>	



Detailed Assessment of Landuse Zonings

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

Municipal District - Killaloe	Settlement - Mountshannon
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensivity or importance of the receiving environment)	
Residential	<p>The current residential development zoning does not change. The Mountshannon WWTP has undergone an aeration upgrade since the last County Development Plan between 2011 -2012 increase the PE of the plant to 750PE and the overall energy efficiency which will also provide a reduction in costs. This upgrade will provide for future residential development within the village and exceeds the current population statistics which indicate the total population in this settlement was 152.</p>
Low Density Residential	<p>LD1 is located to the rear of the existing houses on the Scarriff Road in the village. Given its prime location on the entrance to the village and with accompanying views from Lough Derg the potential to result in negative impacts on the environment exists. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular.....) and through the careful designand layout of the porposed development to a vigh high standard at the planning application stage. In addition the site is comprised of GS2, GS4 and WS1 habitat types which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. This should take into consideration the potential negative effects of development on this site (LD1) in association with the adjacent Lough Derg SPA and NHA. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment.</p>
	<p>LD2 This site is located to the north of the Main Street and is in close proximity to the majority of the services in the village. There are a number of mature broadleaf trees on the site that shall be retained and incorporated into any development proposals put forward for the lands as the entire site is within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. The development of this site has the potential to result in negative impacts on the environment. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular.....) and through the careful designand layout of the porposed development to a vigh high standard at the planning application stage.</p>
	<p>LD3 is located on the main road on the entrance to the village with direct access to the site. Adjacent to the site is the village sewage treatment works. Any future proposal for development on this site should take into consideration the potential effects on the integrity of the adjacent Lough Derg SPA and NHA. Any development proposals for this site must be accompanised by a habitat and species survey and an ecological assessment, which will inform the assessment under the Habitats Directive as required. It should also be accompanied by a Flood Risk Assessment.</p>
	<p>The zoning of lands for residential use adjacent to LD2 is not in line with the current needs of the village. At present the CSO 2011 statistics indicate the total housing stock at 179 of which 106 are vacant. While this reflects the seasonal nature of the village it also reflects on the need within the village and therefore this objective is not in line and is contrary to the SEOs of the County Development Plan. This site should not be zoned residential and should be retained for agricultural use.</p>

Municipal District - Killaloe	Settlement - Mountshannon
Enterprise	ENT1 represents an area adjacent to the centre of town and its mixed use zoning. This is in line with the SEOs in that it supports the working environment (P1) and could potentially provide employment opportunities locally within the village settlement.
Mixed Use	MU1 - MU8 are largely contained within the Architectural Conservation Area in the centre of the town of Mountshannon. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Commercial	The change of use in relation to COM5 from Low Residential Development adjacent to the existing surrounding residential development and mixed use. The provision of this area for commercial use is in line with the sequential approach and may provide employment opportunities for the surrounding residential areas. It is close to the town centre providing pedestrian and other sustainable transport modes.
Harbour	HAR1 incorporates the existing marine area and associated facilities in Mountshannon and the adjoining carpark area. Any development within HAR1 (Mountshannon Harbour) will require a habitat and species survey and an ecological assessment which will inform a Habitats Directive Assessment. Any development must take full account to the integrity, the scale and character of the rural landscape, rural settlement, and visual amenity (both to and from the harbour area). Any development must adhere to the requirements of the Water Framework Directive and the Shannon International River Basin Management Plan.
Tourism	TOU1 & TOU2 represent the existing tourism use at these locations in the form of holiday homes and marina. TOU3 allows for further tourism expansion within the village and does not reflect negatively on the SEOs for the County Development Plan at this location.
Duration and determination on whether mitigation is required	
Low Density Residential	<p>LD1 - The habitat types GS2, GS4 and WS1 should be carefully assessed as part of any planning application process as part of an overall ecological assessment. This should take into consideration the potential negative effects of development on this site (LD1) in association with the adjacent Lough Derg SPA and NHA. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment. LDR1? & LDR3 have been removed as residential zoning and changed to Agricultural use in line with the AA, SEA and due to their location within Flood Zone A from the SFRA.</p> <p>Within LD2 there are a number of mature broadleaf trees on the site that shall be retained and incorporated into any development proposals put forward for the lands as the entire site is within a high landscape area for bats therefore these broadleaf trees provide both foraging and commuting routes for bats. The development of this site has the potential to result in negative impacts on the environment. These should be avoided through compliance with the policies and objectives of the Clare County Development (in particular those contained in Chapters 14 & 16) and through the careful design and layout of the proposed development to a high standard at the planning application stage.</p>

Municipal District - Killaloe

Settlement - Mountshannon

LD3 - Any future proposal for development on this site should take into consideration the potential effects on the integrity of the adjacent Lough Derg SPA and NHA. Any development proposals for this site must be accompanied by a habitat and species survey and an ecological assessment, which will inform the assessment under the Habitats Directive as required. It should also be accompanied by a Flood Risk Assessment.

Municipal District - Killaloe	Settlement - Mountshannon
	The zoning of lands for residential use adjacent to LD2 is not in line with the current needs of the village. At present the CSO 2011 statistics indicate the total housing stock at 179 of which 106 are vacant. While this reflects the seasonal nature of the village it also reflects on the need within the village and therefore this objective is not in line and is contrary to the SEOs of the County Development Plan. This site should not be zoned residential and should be retained for agricultural use.
Architectural Conservation Area	The centre of the village of Mountshannon has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.
Harbour	HAR1 - Any development within HAR1 (Mountshannon Harbour) will require a habitat and species survey and an ecological assessment which will inform a Habitats Directive Assessment. Any development must take full account to the integrity, the scale and character of the rural landscape, rural settlement, and visual amenity (both to and from the harbour area). Any development must adhere to the requirements of the Water Framework Directive and the Shannon International River Basin Management Plan.
Tree Quality Assessment	The Category A trees identified in the Mountshannon settlement within C1, C2, C4, COM1, AG2, LDR3, OS2, OS11, OS1, LDR4, MU4, TOU1 & OS3 should be retained and protected as part of any future development at these locations as they have a significant conservation, historical, commemorative or other value.
	The Category B trees identified in the Mountshannon settlement within C3, C4, OS6, TOU1, OS11 and MU8 should be assessed further in light of any future proposed development and retained where possible.
All Zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Mountshannon should be strictly adhered to.
Changes arising by resolution made by the Elected Members	To zone a small area to the south of Aistear Park in Mountshannon for Tourism uses and to insert text into the plan as follows: This site has to been zoned solely to accommodate the provision of a Holy Island visitor information centre. Other tourism developments will not be permitted in this area. Future development proposals on this site should avoid impacting upon healthy significant mature trees in the area. A Flood Risk Assessment will be required with any future planning application. Mitigation: Any future development at this location relating to the Holy Island Visitor centre will be strictly in compliance with and adhere to the mitigation measures as identified in the Visitor Management and Sustainable Tourism Plan for Holy Island.
Changes arising from the Proposed Amendments	ENT1 Objective CDP 15.5 should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.



Detailed Assessment of Landuse Zonings

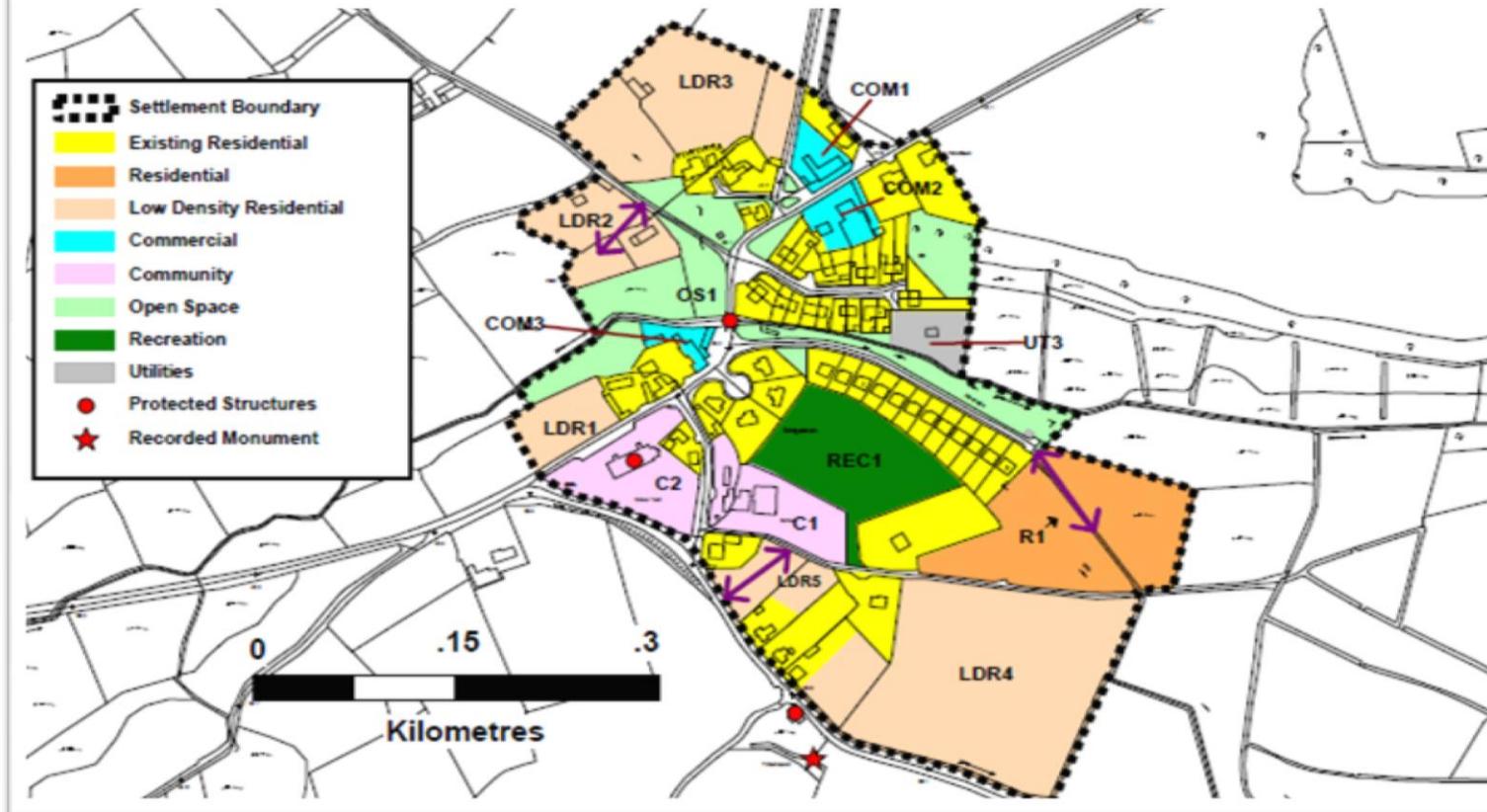
Impact			
+	-	+/-	0
W6	W1, W2, W4, WW2 & WW1.	B1 - B6	P1, P2, P3, P1, P2, P3, S1, S2, S3, S4, S5, W3, W5, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

Municipal District - Killaloe	Settlement - O'Briensbridge
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	<p>The zoning here represents the current areas of lands zoned for residential development and does not add further to it.</p> <p>O'Briensbridge does not have a Waste Water Treatment System while Bridgetown does have a Sewerage Treatment Plant however it will require upgrade. It is likely that the current existing residential developments are having an adverse effects on the receiving environment, water courses or adjacent ecological designations. This presents a negative impact on the receiving environment and on SEOs B1, B2, B3, B4, W1, W2, W4, WW2 & WW1.</p>
Low Density Residential	<p>LDR1 - This large site is located on the edge of the settlement bounded by the River Shannon SAC to the east and south and the Head Race canal to the north. The site has been identified as being at risk of flooding in the Clare County Development Plan 2011-2017 Strategic Flood Risk Mapping.</p> <p>LDR2 - This site is located at the southern end of the village and adjoins the River Shannon designated SAC at its southern and eastern boundaries. An appropriate buffer shall be maintained to the SAC and all development proposals shall be required to fully demonstrate, by way of hydrological assessment, that they will not result in impacts on the SAC water quality (either at construction or operational stages). This objective reflects positively on SEO B2 & B3.</p>
Residential	<p>R1 - This site is located at the south-eastern boundary of the settlement and is bisected by an existing ditch. Access shall be taken either from Riverdale or by upgrading the existing access lane beside the school and associated junction onto the public road (at developer expense), with the additional option of taking access onto the public road through LDR5. Design and layout shall ensure the creation of an appropriate entry definition on the southern approach to the village and shall protect established residential amenities to the west. Development proposals shall also be accompanied by a tree preservation plan to protect the significant vegetation in the eastern portion of the site. The objective for this site reflects both positively and negatively on the SEOs. Through the inclusion of mitigation measures in relation to the SAC this will reflect a positive effect on the environment in relation to B1 - B6.</p>
	<p>R2 - This site is located in close proximity to the village core and adjacent to the Head Race Canal. It consists of a number of fields in agricultural use. The site shall be developed in a comprehensive manner and any applications for development shall be accompanied by a master plan for the whole site. Access options are to the south onto the existing cul-de-sac road and west through Cois Na Sionna. Sight lines at the southern access are restricted due to an existing tree on the neighbouring road frontage, which would require attention as part of any development proposals. Layout and design of units shall ensure that the residential amenities of existing properties to the east, west and south are protected.</p>

Municipal District - Killaloe	Settlement - O'Briensbridge
	<p>R3 - This site is located within easy walking distance of the village core. It is bound by the River Shannon to the south, cul-de-sac to the north and drainage ditch to the east. There is an existing B&B premises on the site. This site has been identified for low to medium density permanent housing. Access shall be provided to the satisfaction of the Roads Department of Clare County Council, with footpath connection provided to the village centre at the developer's expense. The existing cul-de-sac road shall be upgraded to facilitate the development of R3 and also LDR1 (refer below). Layout and design of units shall ensure that the residential amenities of existing houses to the west and north are protected. An appropriate buffer shall be maintained to the SAC and all development proposals shall be required to demonstrate that they will not result in impacts on the SAC water quality (either at construction or operational stages).</p> <p>The site has been identified as being at risk of flooding in the Clare County Development Plan 2011-2017 Strategic Flood Risk Mapping. In this regard, any</p>
Mixed Use	<p>Development on these lands shall consist of small-scale retail / commercial and residential development designed to meet the day-to-day needs of local residents. Layout and design of units shall consolidate the urban fabric of the village core and shall present an attractive and welcoming façade to the crossroads and main street onto which the site fronts. This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>
Recreation	<p>REC1 is retained in its existing sports and amenity use, as it meets a strategic requirement for sports and leisure facilities in the settlement area and serves a wide catchment. An area shall also be identified within these lands for additional car parking facilities.</p>
Community	<p>C1, C2 & C3 reflect the current uses on these sites as the graveyard, childrens playground, tennis courts, open space area and car park. These sites shall be retained in community use and do not alter the current zoning.</p>
Architectural Conservation Area	<p>O'Briensbridge is a rural village nestled between the River Shannon to the east and the Headrace canal to the west. Framed along a linear streetscape sloping towards the River Shannon, the village core is designated as an Architectural Conservation Area. ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of the Clare County Development Plan 2017-2023. In addition to this there is also various Protected Structures and Recorded Monuments within the settlement boundary</p>
Open Space	<p>O'Briensbridge has various tracts of open space including green areas, woodland, tennis courts, community and riverside amenities. It is recommended that these areas are maintained and enhanced appropriately. The development of the riverside walkway along the River Shannon is seen as an attractive amenity value to the area.</p>
Duration and determination on whether mitigation is required	

Municipal District - Killaloe		Settlement - O'Briensbridge	
Residential	<p>An appropriate buffer shall be maintained to the SAC and all development proposals will require a hydrological assessment to demonstrate that they will not result in impacts on the SAC water quality (either at construction or operational stages). It is also recommended that a 10metre buffer be incorporated on the western fringes of the site where a drain separates LDR 1 and R3. This buffer zone has been included as per the SEA Recommendation.</p>		

Municipal District - Killaloe	Settlement - O'Briensbridge
	<p>LDR1, LDR2 & R1 contain the habitat type GS4 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment given the nature of this habitat type as wet grassland which is usually associated with wet or water logged soil in poor drainage areas. LDR1 has been removed as residential zoning and placed as Agricultural use based on the results of the Flood Risk Assessment which placed it in flood Zone A. The zoning at LDR2 has been reduced with Open Space provided for adjacent to the Lower River Shannon SAC in line with the findings of the SEA, AA and SFRA.</p> <p>The provision of Sustainable urban Drainage Systems (SuDS) is also recommended for all proposals on lands zoned for residential development.</p> <p>R1 & R3 - An appropriate buffer (in terms of scale and extent) shall be maintained to the SAC and all development proposals will require a hydrological and ecological assessment to demonstrate that they will not result in impacts on the conservation objectives for which the SAC was designated (either at construction or operational stages).</p> <p>R2 contains the habitat type GS1 Dry calcareous and neutral grassland within OS4 which lies adjacent to R2. This should be carefully assessed as part of any planning application process as part of an overall ecological assessment.</p>
Open Space	<p>Given O'Briensbridge is a rural village nestled between the River Shannon SAC to the east and the Headrace canal to the west the settlement is constructed as an island which requires careful consideration and protection which can be realised through the provision of new and protection of existing open spaces. Any future development within this settlement should take due consideration of the open space zoning and the requirements in relation to this.</p>
Tree Quality Assessment	<p>The Category A trees identified in the O'Briensbridge settlement within OS9 should be retained and protected as part of any future development at this location as they have a significant conservation, historical, commemorative or other value.</p> <p>The Category B trees identified in the O'Briensbridge settlement within LDR2, OS16, R1, LDR3, OS9, OS5 and OS4 should be assessed further in light of any future proposed development and retained where possible.</p>
All zonings	<p>All recorded monuments and protected structures within the settlement should be afforded the same protection through the provision of buffer zones in order to provide adequate protection.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in O'Briensbridge should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
	B1- B4, W1, W2, W4, WW2 & WW1.		P1 - P3, B5- B6, S1 - S4, W1 - W7, C1 - C3, T1 - T2, WA1, WS1,WS2, RE1, CH1 - CH3, L1 & L2

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

Existing Residential

The zoning here represents the current areas of lands zoned for residential development and does not add further to it. Bridgetown does have a Sewerage Treatment Plant however it will require upgrade. It is likely that the current existing residential developments are having an adverse effects on the receiving environment, water courses or adjacent ecological designations. This presents a negative impact on the receiving environment and on SEOs **B1, B2, B3, B4, W1, W2, W4, WW2 & WW1.**

LDR1 – Bridgetown West

This site is located on the western boundary of the village, opposite the church and cemetery and within easy walking distance of the school. Access shall be taken at a point midway between the existing junctions to the east and west. Design and layout shall ensure the creation of an appropriate entry definition on the western approach to the village. The mature tree line which bisects the site should be retained where possible, except where removal is required to facilitate vehicular access to the rear of the site.

LDR2 – Adjacent to OS1

This site contains some derelict buildings and slopes down from the road to the rear boundary. It provides the opportunity for a low density scheme of units maximising the amenities provided by the mature hedgerows and peaceful setting. Access shall be taken at a point onto the public road which maximises sight lines in both directions.

LDR3 – Bridgetown North

There is an existing permission for a dwelling house on the western part of the site. In the event that the existing permission expires or is not taken up, the overall site is considered suitable in principle for a low density scheme of serviced sites. Layout and design shall take account of the existing slopes on the site and shall ensure that the residential amenities of the existing dwellings at the southern boundary are preserved. One access point only shall be taken onto the subject lands.

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

Low Density Residential

LDR4 – Bridgetown South

This large site is located at the south eastern extremity of the village and affords the opportunity to develop a low density scheme of units which will be in close proximity to the existing school and recreational grounds. There are mature trees along the southern boundary which should be preserved. This site covers a large area. If development proposals come forward that do not utilise the entirety of the site, a site masterplan must be prepared showing connectivity to future development areas and an outline of the type of development that is proposed for the remainder of the site. It must also address the visual, environmental and social perspective and in particular the accessibility to the site. Access shall be taken via the existing lane to the north, which shall be upgraded at the developer's expense. The development of LDR4 shall not take place until such time as satisfactory access / egress onto the public road has been provided. Ideally this access to the public road shall be taken in the vicinity of the indicative access arrow on LDR5 but access may also be taken via the lane to the south of the primary school, subject to satisfactory upgrade of the junction at the western end of the lane.

LDR5 – School site

This site is located opposite the school and has the potential to accommodate a small number of dwellings subject to retaining the residential amenities of existing adjacent dwelling houses. More importantly, this site has the potential to accommodate an access road which could facilitate the future development of the larger residential zoned sites to the east, avoiding the existing bottleneck junction to the west between the school grounds and private dwelling.

LDR2 - This site is located at the southern end of the village and adjoins the River Shannon designated SAC at its southern and eastern boundaries. An appropriate buffer shall be maintained to the SAC and all development proposals shall be required to fully demonstrate, by way of hydrological assessment, that they will not result in impacts on the SAC water quality (either at construction or operational stages). This objective reflects positively on SEO **B2 & B3**.

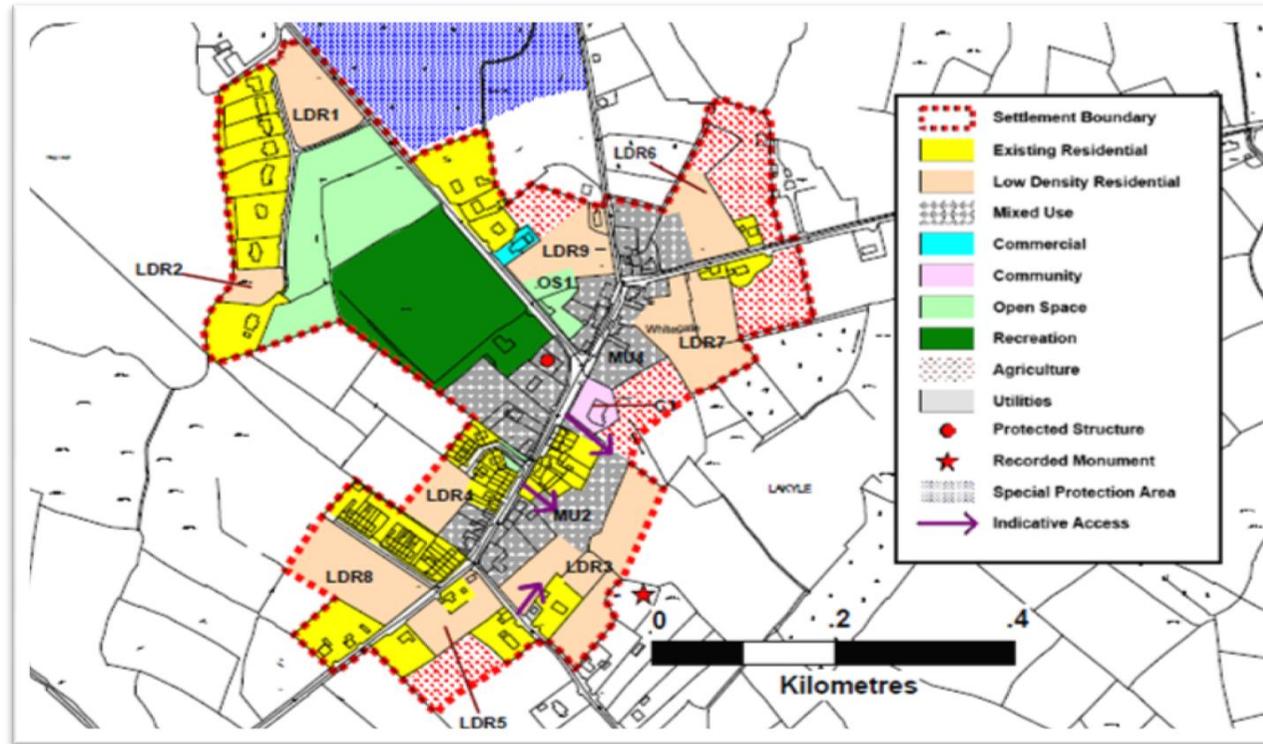
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)

Residential	<p>R1 - This site is located at the south-eastern boundary of the settlement and is bisected by an existing ditch. Access shall be taken either from Riverdale or by upgrading the existing access lane beside the school and associated junction onto the public road (at developer expense), with the additional option of taking access onto the public road through LDR5. Design and layout shall ensure the creation of an appropriate entry definition on the southern approach to the village and shall protect established residential amenities to the west. Development proposals shall also be accompanied by a tree preservation plan to protect the significant vegetation in the eastern portion of the site. The objective for this site reflects both positively and negatively on the SEOs. Through the inclusion of mitigation measures in relation to the SAC this will reflect a positive effect on the environment in relation to B1 - B6.</p>
	<p>R2 - This site is located in close proximity to the village core and adjacent to the Head Race Canal. It consists of a number of fields in agricultural use. The site shall be developed in a comprehensive manner and any applications for development shall be accompanied by a master plan for the whole site. Access options are to the south onto the existing cul-de-sac road and west through Cois Na Sionna. Sight lines at the southern access are restricted due to an existing tree on the neighbouring road frontage, which would require attention as part of any development proposals. Layout and design of units shall ensure that the residential amenities of existing properties to the east, west and south are protected.</p>
Recreation	<p>REC1 is retained in its existing sports and amenity use, as it meets a strategic requirement for sports and leisure facilities in the settlement area and serves a wide catchment.</p>
Community	<p>C1 & C2 reflect the current uses on these sites as the Bridgetown School and associated playground, together with the church and graveyard at C2. It is an objective to retain these lands as community to facilitate any future expansion of the existing school on the site, which serves Bridgetown, O'Briensbridge and the surrounding rural catchment.</p>
Open Space	<p>OS1 – Village Green, Bridgetown this is an attractive local amenity area at the centre of the settlement. This open space should be retained within the settlement at all times which will reflect positively on P3.</p>

Duration and determination on whether mitigation is required

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

Residential	<p>LDR1, LDR2 & LDR3 contain the habitat types GM1, GS4 and WD2 which should be carefully assessed as part of any planning application process as part of an overall ecological assessment. Any proposal for development on this site shall also be subject to and accompanied by a Flood Risk Assessment.</p> <p>The mature trees at LDR1 and LDR4 should be retained as part of any future development. The zoning at LDR2 has been refined to exclude the extent of land adjacent to the river and provide a riparian buffer zone as OS9 based on the AA and SFRA results.</p> <p>R2 contains the habitat type GS1 Dry calcareous and neutral grassland within OS4 which lies adjacent to R2. This should be carefully assessed as part of any planning application process as part of an overall ecological assessment.</p>
Open Space	<p>Given O’Briensbridge is a rural village nestled between the River Shannon SAC to the east and the Headrace canal to the west the settlement is constructed as an island which requires careful consideration and protection which can be realised through the provision of new and protection of existing open spaces. Any future development within this settlement should take due consideration of the open space zoning and the requirements in relation to this.</p>
Tree Quality Assessment	<p>The Category B trees identified in the Bridgetown settlement within LDR3, LDR2, OS1, OS2 & OS8 should be assessed further in light of any future proposed development and retained where possible.</p>
All zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bridgetown should be strictly adhered to.</p>

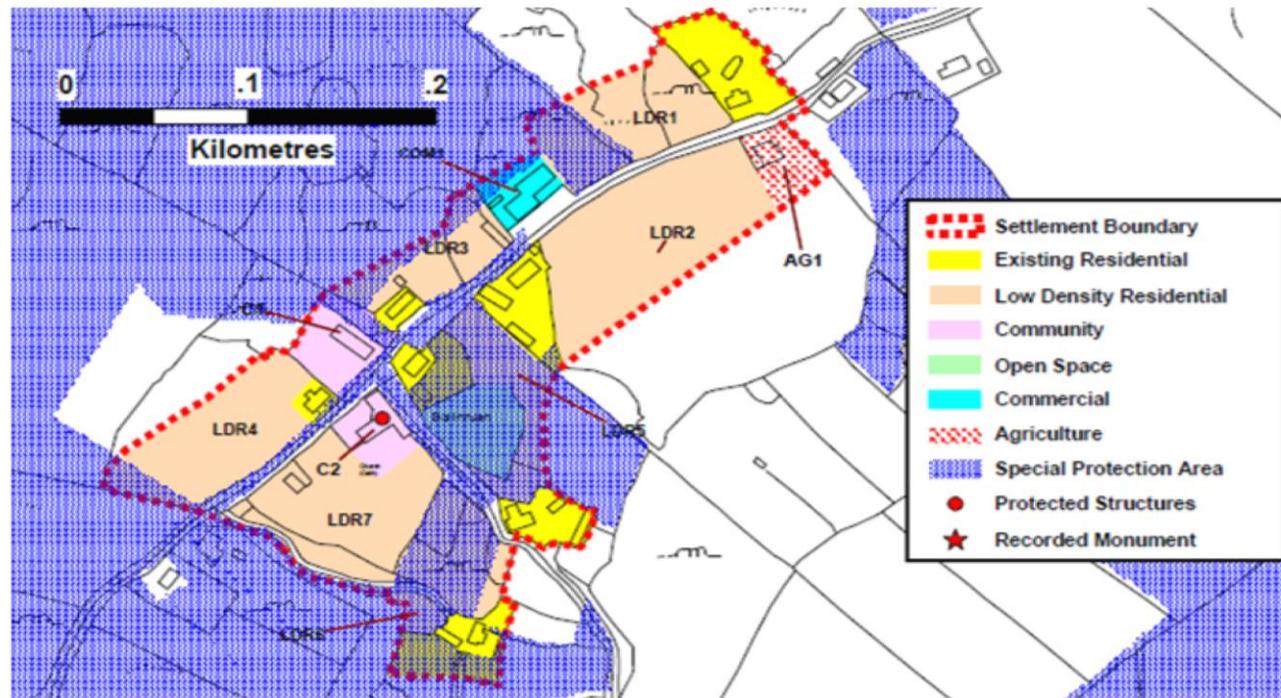


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe	Settlement - Whitegate
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	The current residential development zoning does not change. Whitegate is serviced by a public water supply and also has a public waste water treatment plant. Both of these services have adequate capacity to accommodate further development therefore the identification of Low Density Residential development at LDR1 - LDR9 should be conditional on the upgrade to these systems. Any future development at LDR1 should take into consideration in-direct effects on the adjacent SPA (The Slieve Aughty Mountains SPA)
Mixed Use	<p>MU1 is an extremely important and highly visible site. It is particularly prominent when arriving in the village from a western direction i.e. from Portumna and the approach to the village will be enhanced by appropriate development of this site. The lands are suitable for either residential or commercial use or a mixture of both. Development on these lands must be reflective of the scale and rural character of the village and create a visually attractive approach to the village. This specific objective reflects positively on SEO T1 & T2, L1 & L2.</p> <p>MU2 is a large site to the rear of the shop and Post Office in the village. It is located close to all of the major services in the village and has a number of potential access points. It is ideally situated to provide for the future expansion of the village. The site is suitable for a number of uses such as residential, mixed-use, or small-scale commercial/employment-generating uses. Development proposals for these lands must be reflective of the scale and character of the existing village and its population. This objective and zoning reflects positively on SEO T1, T2, L1 & L2.</p>
Open Space	The zoning for open space at OS1 and OS2 should be strictly adhered to with further areas of Open Space allowed for within LDR3, LDR5 & LDR8 in particular to allow these objectives to reflect positively in respect of SEO P1 and P3 in particular.
Community	C1 reflects the current use of this site as St Caimin's church and does not alter the community zoning within this settlement it therefore reflects a neutral impact on the SEO's.
Commercial	The only commercial area identified within the settlement is the existing funeral home which has a neutral impact on SEOs for this settlement.
Recreation	This zoning at REC1 reflects the current use as the GAA pitch and does not represent a change in use or zoning. This has a neutral impact on the SEOs for this settlement.
Duration and determination on whether mitigation is required	
Low Density Residential	Any future development at LDR1 should take into consideration in-direct effects on the adjacent SPA (The Slieve Aughty Mountains SPA)
All zoning	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Whitegate should be strictly adhered to.

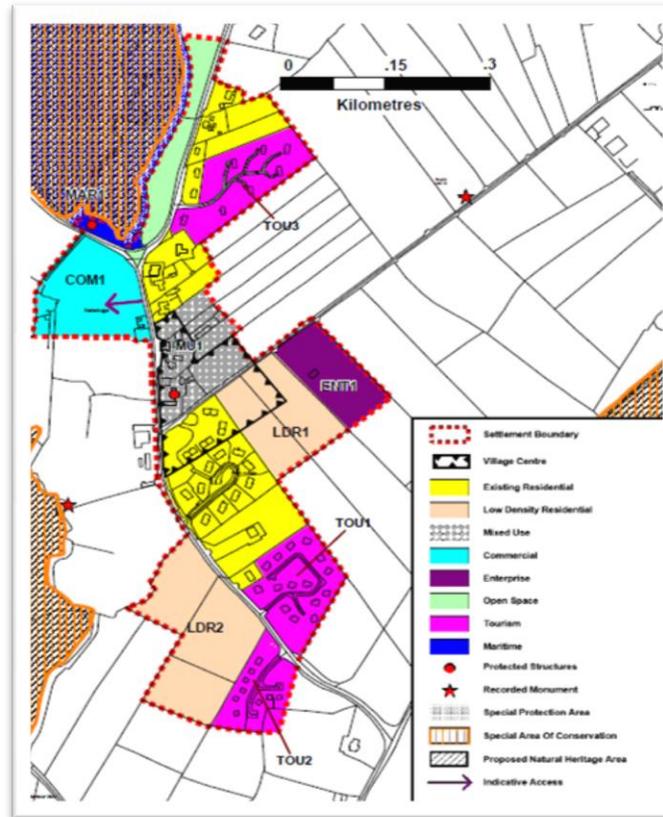


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe	Settlement - Ballinruan
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned. The Low Density Residential zoning at LDR1, LDR3, LDR4 & LDR7 encroaches in part on the surrounding SPA (Slieve Aughty Mountains SPA). Any proposed development within these locations in particularly must avoid any direct or indirect impact which lead to significant adverse effects on the conservation objectives of the SPA.
Open Space	OS1 is consistent with current zoning and should be strictly adhered to in line with the zoning definition recommendation.
Community	C1 & C2 reflect the current use at the national school and church. The zoning does not significantly affect the receiving environment.
Agriculture	AG1 reflects the current extend of zoning and does not represent a significant effect on the environment.
Commercial	COM1 reflects the current use of this site for a bar and lounge and does not represent a significant effect on the environment.
Determination on whether mitigation is required	
Low Residential Housing	Any future residential development within LDR1,3,4 or 7 should be subject to the requirements of the Habitats Directive given the proximity to the Slieve Aughty designated European site. See also AA assessment for further relevant mitigation measures and recommendations at site and project level.
	Any future residential development should also be subject to the provision of a public sewerage scheme ensuring the EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ballinruan should be strictly adhered to.



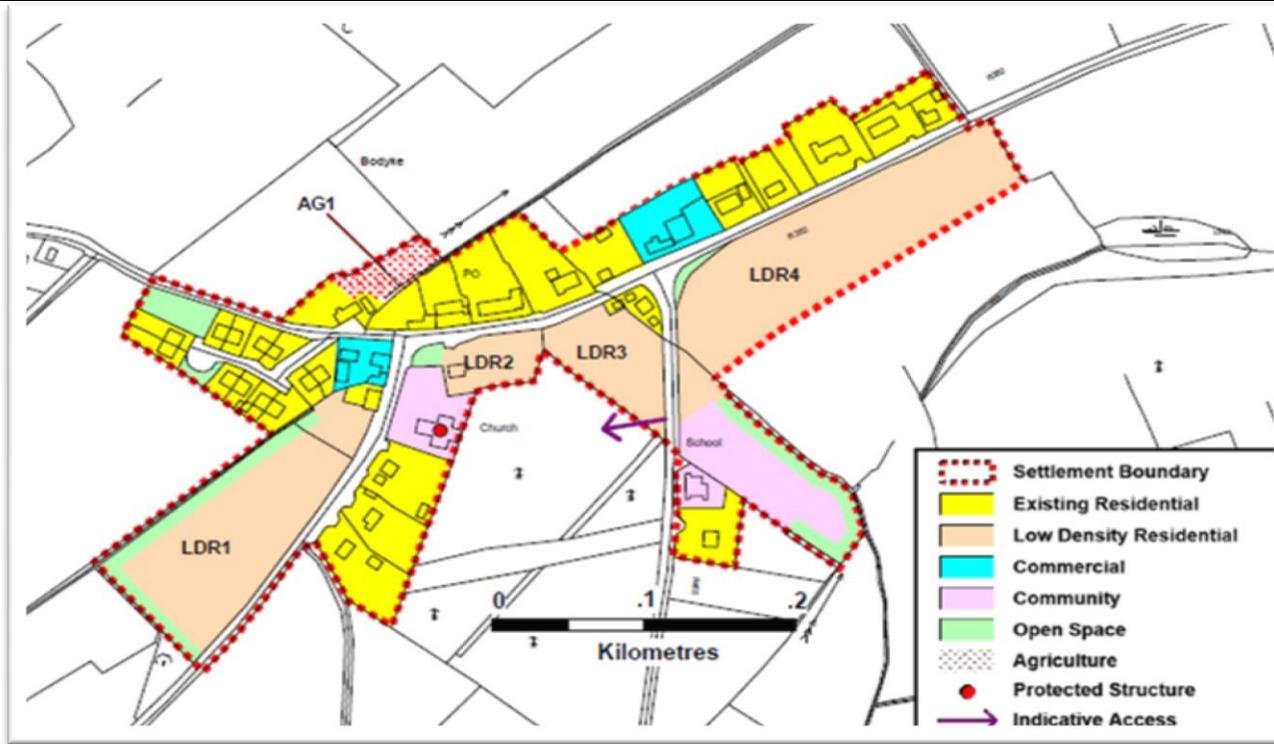
Detailed Assessment of Landuse Zonings

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

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

Municipal District - Killaloe

Settlement - Bodyke

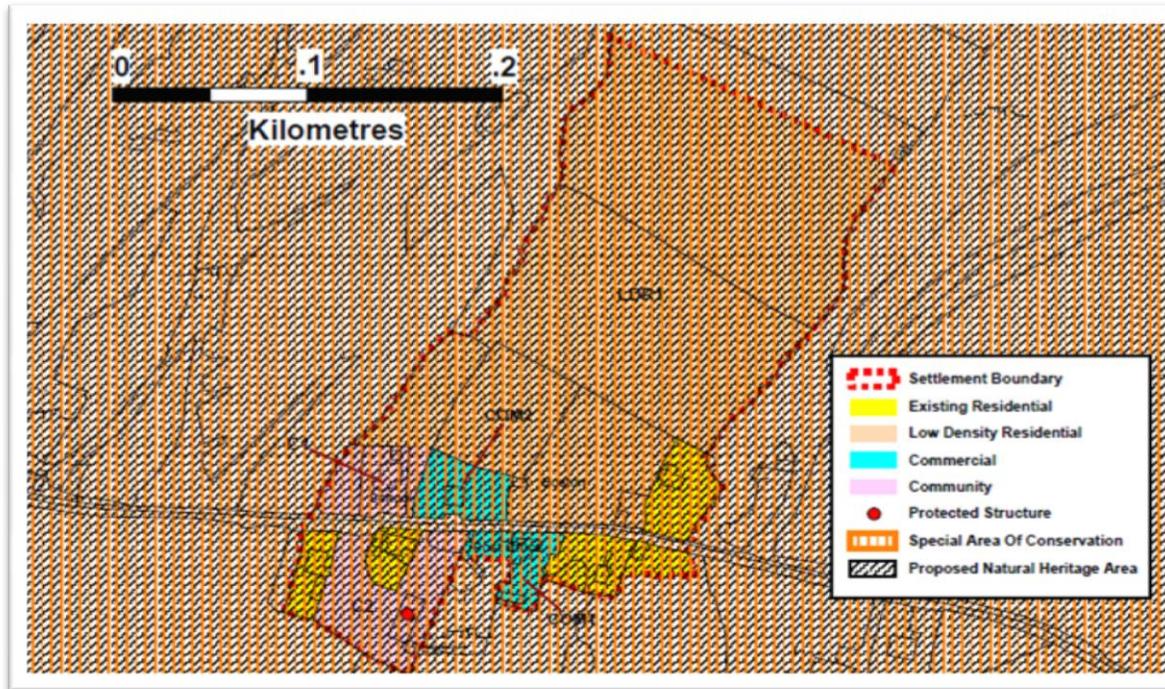


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe	Settlement - Bodyke
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands.
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned.
Community	C1 & C2 reflect the current uses at these sites as the school and church and allows for the future growth of the village. This objective and zoning reflects positively on P1.
Open Space	OS1 - OS5 reflects positively and is in line with SEOs P1 & P3
Commercial	COM1 & COM2 have been identified to support existing and new businesses in the village. The redevelopment of unused buildings within the village for new enterprises will particularly be encouraged. This reflects positively on P1, P3, S1
Duration and determination on whether mitigation is required	
Low Density Residential	Any future development at LDR3 & LDR4 should ensure the protection of the mature trees associated with the trees for preservation designation within Bodyke.
	In order to facilitate future growth within LDR1 - LDR4 any future development should include for the provision of a waste water treatment system that will accommodate future development.
	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding environment in particular groundwater which has a significant interaction with the surface water in this area.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bodyke should be strictly adhered to.

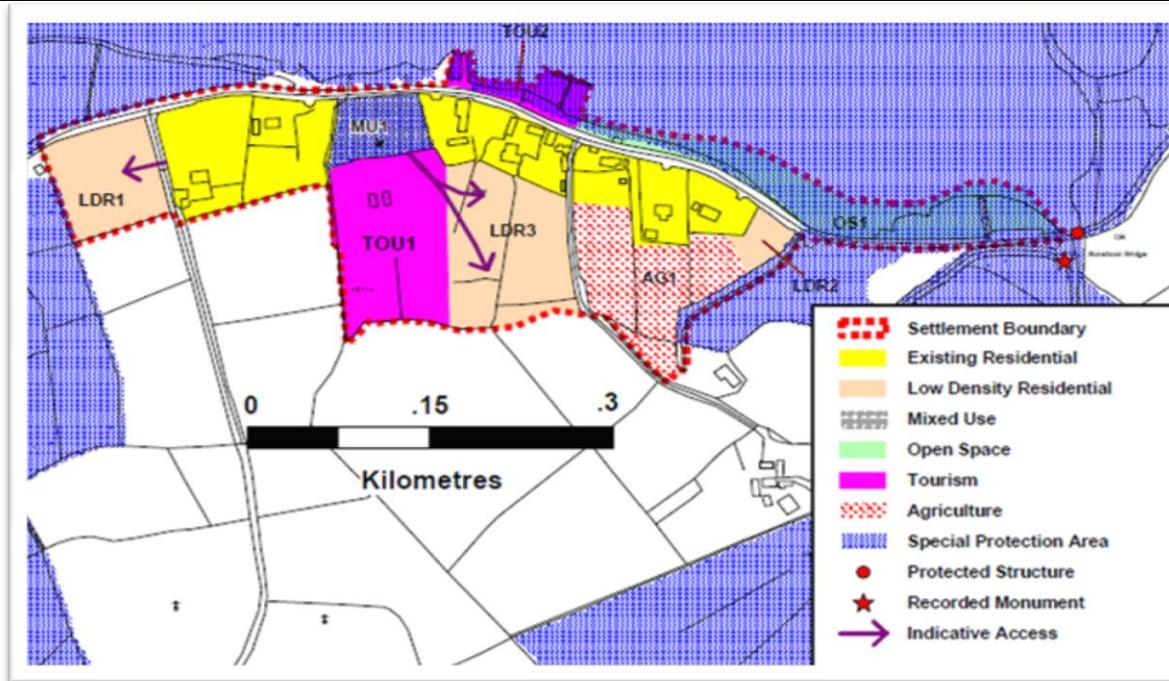


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe	Settlement - Boston
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands. Boston has experienced little growth in recent years partly arising from the lack of wastewater infrastructure. While the village is served by a Group Water Scheme, it has no public sewerage scheme and lies within an area of extra extreme groundwater vulnerability. It is therefore highly likely that the current existing residential properties is having a negative effect on both the groundwater and the surface water in this area. (The Lough Mannagh Groundwater Body status is currently at good status as per the 2010 - 2012 WFD status)
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned.
Community	C1 & C2 are consistent with current zoning which relates to the school and other community features. No expansion is anticipated.
Commercial	COM1 & COM2 confirms the existing village centre uses and will not significantly affect the receiving environment.
Duration and determination on whether mitigation is required	
Residential	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA.
	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.
All zoning	<p>NHAs are protected from works which would destroy or significantly alter, damage, or interfere with the features for which the sites were designated. Therefore, given the location of the Boston settlement within both an SAC (001926 East Burren Complex) and an NHA (001926) East Burren Complex any future proposals within this settlement will be required to undertake a Habitats Directive Assessment and/or an EIA in order to prepare an EIS of the significant effects on the NHA or SAC.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Boston should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

Impact

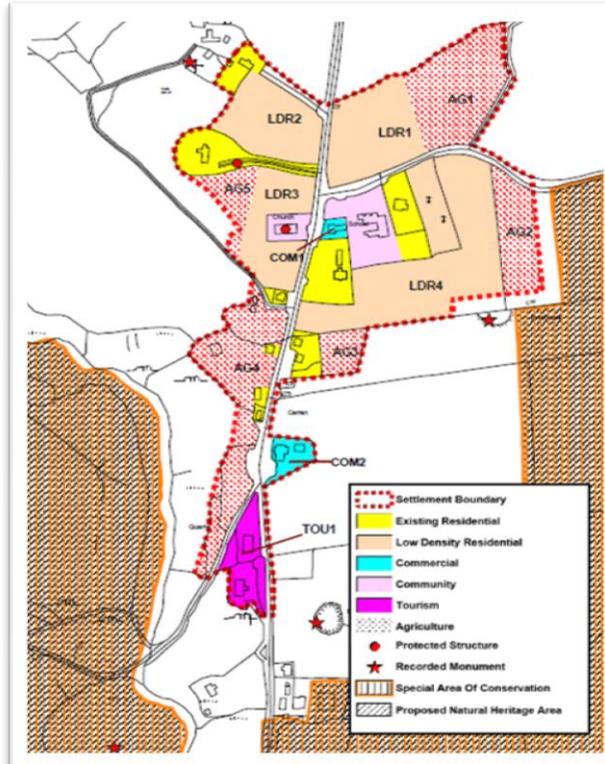
+	-	+/-	0
P1, P2, P3, B5, B6, P1, P2, P3, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2	B1 - B4, W2, W4		

Municipal District - Killaloe	Settlement - Caher
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does not alter extent of current zoned lands
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned. The Low Density Residential zoning at LDR1, 2 & 3 are located adjacent to the Slieve Aughty Mountains SPA. Any proposed development within these locations in particular must avoid any direct or indirect impact which lead to significant adverse effects on the conservation objectives of the SPA.
Open Space	OS1 has been designated as an area of open space adjoining Lough Graney. Development proposals coming forward on these lands must be the subject of a Habitats Directive Assessment Screening and full Appropriate Assessment if deemed necessary. Only developments that can clearly demonstrate beyond scientific doubt that there will be no significant effects on the conservation objectives of the qualifying features of the surrounding SPA will be permitted.
Tourism	TM1 has been identified as being able to accommodate a wide variety of tourism-related uses, having regard to its location in a highly scenic area, close to Lough Graney. Development on the site is subject to the ability to provide appropriate services on the site in a manner that will support the local economy and provide amenities to the area.
Mixed Use	MU1 while identified as part of the overall Slieve Aughty Mountains SPA has undergone forestry felling in recent years. This site has been identified as an indicative access point for TM1 and therefore is linked to this site. (See mitigation measures associated with TM1)
Agriculture	AG1 - AG5 reflect the current use and does not alter the extent of the current zoned lands.
Duration and determination on whether mitigation is required	
All zoning	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA.
	The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.

Municipal District - Killaloe	Settlement - Caher
Tourism	<p>TM1</p> <p>a) The mature trees on the lands at TM1 shall be retained and incorporated into development proposals on the site.</p> <p>b) It must take into account its location in a highly scenic location, close to Lough Graney, the village character and streetscape settings, and be subject to the ability to provide appropriate services on the site.</p> <p>c) The site must be developed in a manner that will provide amenities to the area and not detract from adjoining properties amenities.</p> <p>d) As this site is located within an SPA any plan or proposal for this site will be subject to a Habitats Directive Assessment.</p> <p>e) Given the requirement for access to this site at TM1 through MU1 any proposal for TM1 and its associated Habitats</p>
All zoning	<p>The entire settlement of Caher is located within the Shannon - Graney/Scariff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development in terms of Low Density Residential, Commerical, Tourism, Enterprise, Agriculture, Community, Open Space, or Mixed Use will need to take into consideration the potential negative effects on this species and its habitat.</p> <p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Caher should be strictly adhered to.</p>

Municipal District - Killaloe

Settlement - Carron



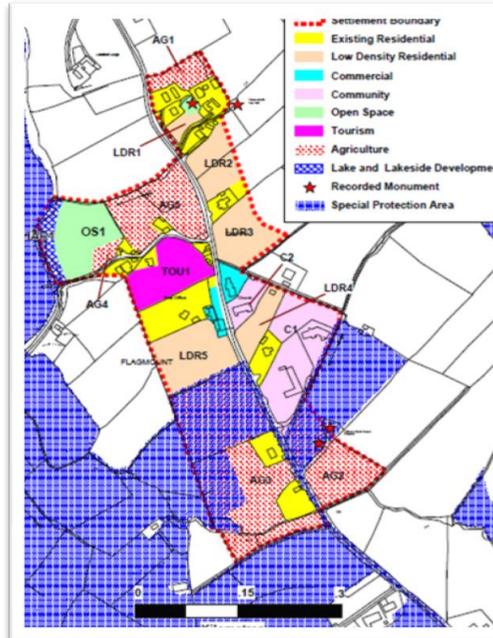
Detailed Assessment of Landuse Zonings

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

Municipal District - Killaloe		Settlement - Carron	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned.		
Commercial	COM1 & COM2 are consistent with current zoning which relates to Carron Community Centre and Cassidy's Pub and Restaurant. No expansion is anticipated for either.		
Tourism	TOU1 is consistent with the current zoning which relates to Clare's Rock Hostel and Accomadation		
Community	C1 & C2 confirms the existing village centre uses relating to the church and national school and will not significantly affect the receiving environment.		
Agriculture	AG1 - AG5 reflect the current use and does not alter the extent of the currnt zoned lands.		
Duration and determination on whether mitigation is required			
All zoning	<p>NHAs are protected from works which would destroy or significantly alter, damage, or interfere with the features for which the sites were designated. Therefore, given the location of the Carron settlement any future residential development, commerical or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA and will be required to undertake screening for EIA and/or a Habitats Directive Assessment in relation to potential significant effects. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Bellharbour should be strictly adhered to.</p>		
	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.</p>		

Municipal District - Killaloe

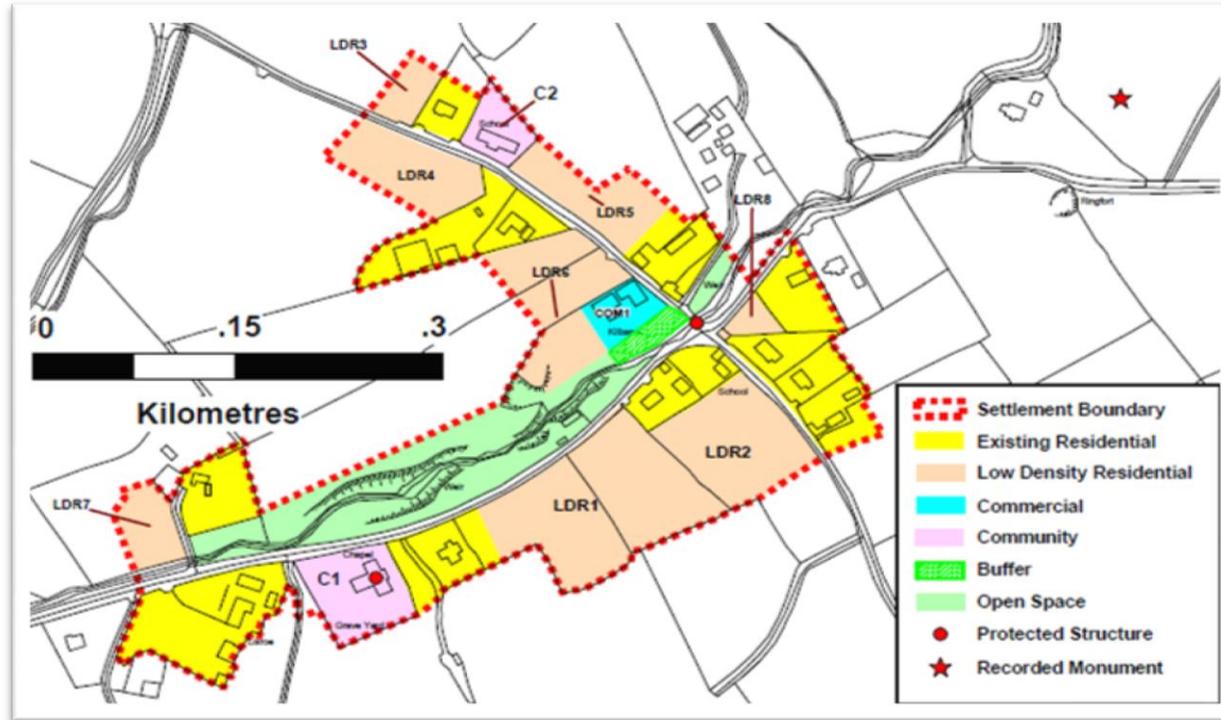
Settlement - Flagmount



Detailed Assessment of Landuse Zonings

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

Municipal District - Killaloe	Settlement - Flagmount
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned. Some of the residential development in the settlement is served by a shared waste water treatment plant but the majority of developments are served by individual waste water treatment plants. It is expected that this situation will continue throughout the lifetime of this Plan.
Tourism	TOU1 while not located within the SPA lies adjacent to it (Slieve Aughty Mountains SPA) and therefore any application for development will need to consider the sensitive nature of their location and ensure that negative impacts on the environmental receptors are avoided. Any plan or proposal will be subject to a Habitats Directive Assessment as CDP 14.2 of the Clare County Development Plan 2017 - 2023.
Open Space & Harbour	OS1 & HAR1 - The existing pier and lakeside areas are important amenity assets in the village for the local community and for visitors alike. There is scope for additional facilities and landscaping of this recreational facility. OS1 comprises an elevated piece of land to the east of the harbour. It has been designated for possible future expansion of this recreational facility, including picnic benches, seating, barbeque areas etc. Given the location of OS1 and HAR1 directly adjacent the Slieve Aughty Mountains SPA any application for development will need to consider the sensitive nature of their location and ensure that negative impacts on the environmental receptors are avoided. Any plan or proposal will be subject to a Habitats Directive Assessment as CDP 14.2 of the Clare County Development Plan 2017 - 2023.
Duration and determination on whether mitigation is required	
Low Density Residential	<p data-bbox="504 978 1686 1066">Given that Lough Graney is the public water source for the Flagmount Area any future residential development, tourism or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the dual nature of Lough Graney as a designated European site and a public water supply.</p> <p data-bbox="504 1114 1686 1169">The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European site and public water supply.</p>
All zoning	<p data-bbox="504 1177 1686 1329">The entire settlement of Flagmount is located within the Shannon - Graney/Scariff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development in terms of Low Density Residential, Commerical, Tourism, Enterprise, Agriculture, Community, Open Space, or Mixed Use will need to take into consideration the potential negative effects on this species and its habitat.</p> <p data-bbox="504 1337 1686 1393">All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Flagmount should be strictly adhered to.</p>

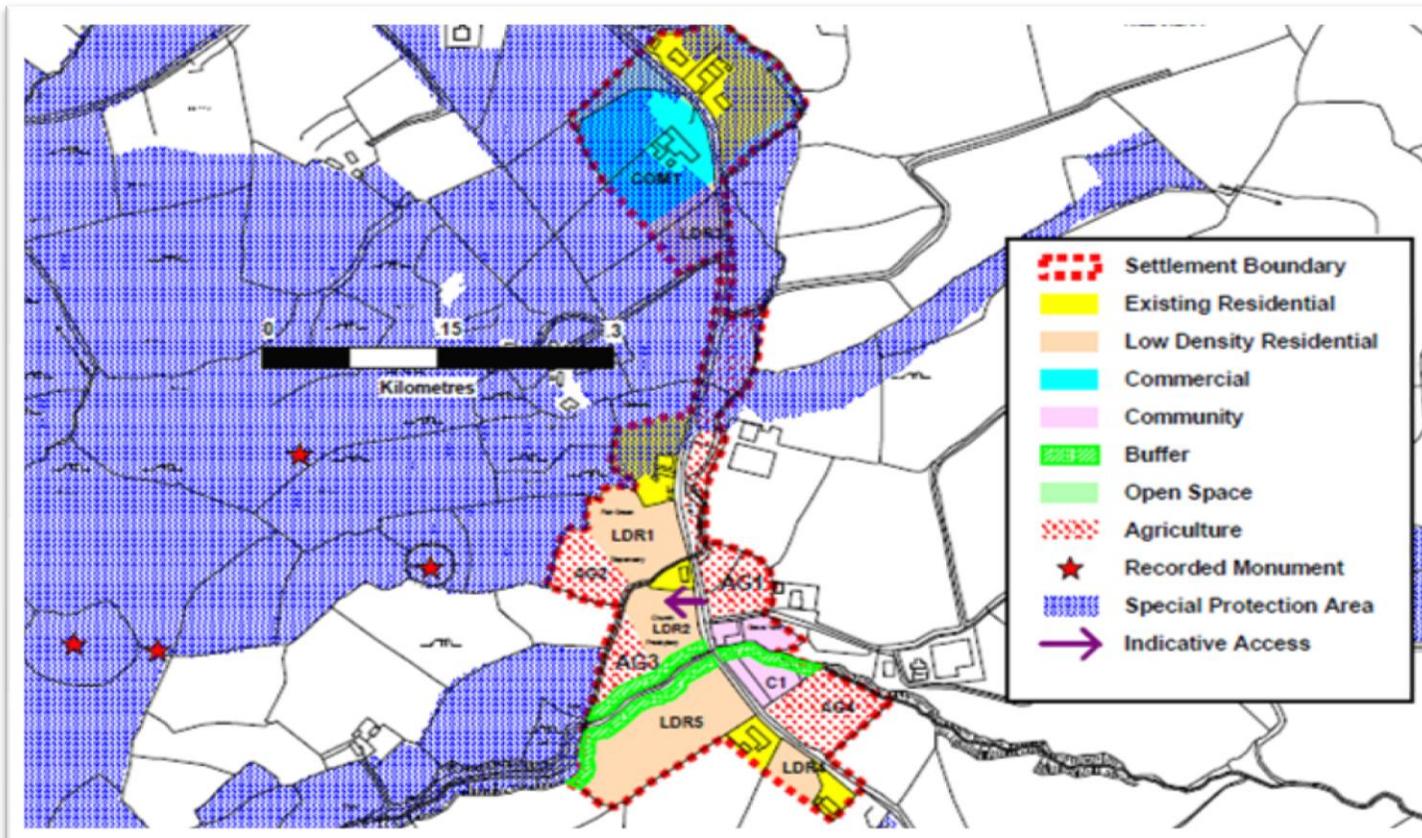


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe		Settlement - Kilbane	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Low Density Residential	<p>Consistent with current zoning and does not alter extent of lands zoned. These sites have been identified as having the capacity to accommodate small-scale in-depth development. Given the scale of the existing village, small clusters of dwellings houses will be encouraged on these sites (subject to the ability to provide appropriate waste water treatment facilities on the sites). The design and scale of any proposed development shall be reflective of the rural character of the village.</p> <p>Individual dwelling houses will be encouraged to locate on the remaining vacant sites within the village.</p>		
Commercial	<p>COM1 is largely a greenfield site. The existing broadleaved tree line should be retained as part of any future development of this site as foraging and commuting routes for bat species in particular Common Pipistrelle and Natterers' Bat. A riparian buffer zone should also be maintained along the Broadford River, a tributary of the Glenomra, which is currently at poor status under the Water Framework Directive.</p>		
Open Space	<p>OS1 contains an area of Wet Woodland Habitat WN5 as the Broadford River flows through this zoning. Any proposed development of this area must take into consideration impacts on the river system and surrounding wet woodland habitat. The riparian zone and woodland habitat should be incorporated into any future development ensuring the protection of the river water quality, the aquatic ecosystem and foraging/commuting routes for bats. The open space should provide for recreational and amenity space for the village in keeping with the character and scale of the village.</p>		
Duration and determination on whether mitigation is required			
Residential	<p>The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Broadford River.</p>		
Commercial	<p>The existing broadleaved tree line should be retained as part of any future development of this site as foraging and commuting routes for bat species in particular Common Pipistrelle and Natterers' Bat. A riparian buffer zone of 10m should also be maintained along the Broadford River, a tributary of the Glenomra, which is currently at poor status under the Water Framework Directive. This buffer was included as per the SEA Recommendation.</p>		



Detailed Assessment of Landuse Zonings

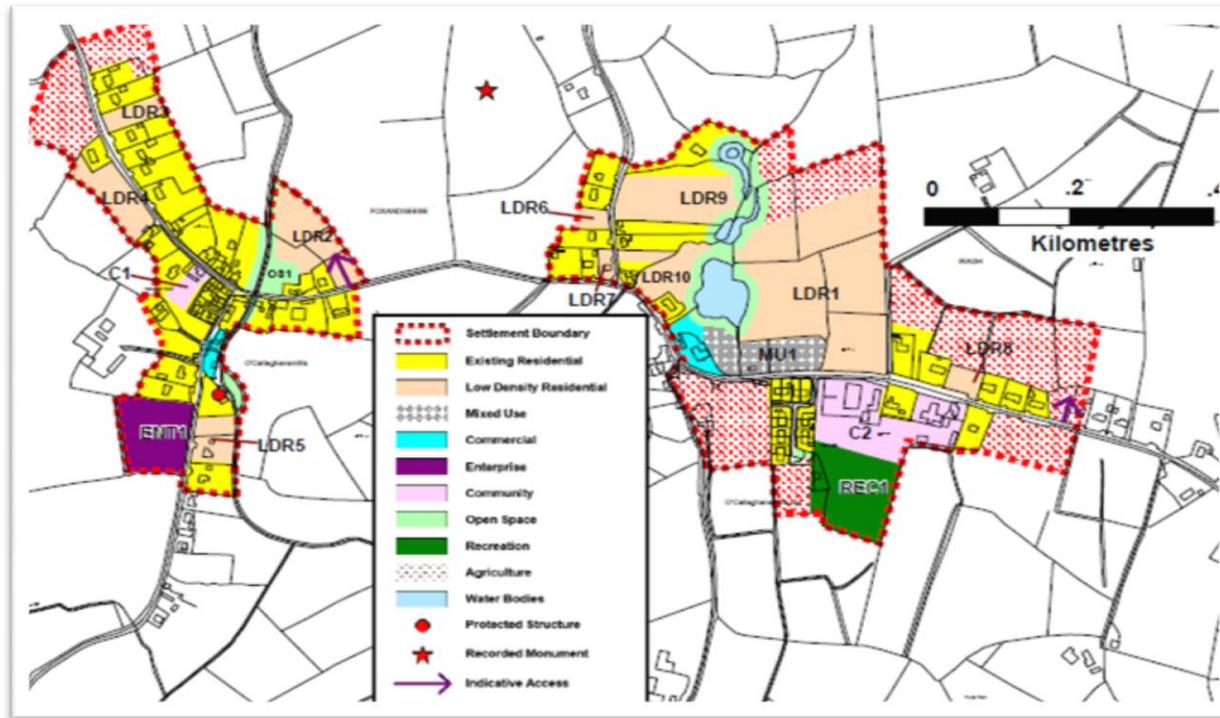
Impact

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

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

Existing Residential	Consistent with current use and does alter extent of current zoned lands. There is no public water supply or waste water treatment facility serving the village. All existing dwellings and businesses in the village are served by individual bored wells and on-site sewerage treatment systems. It is therefore highly likely that the current existing residential properties is having a negative effect on both the groundwater and the surface water in this area.
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned. LD1 & LD2 have been identified as being suitable for the provision of serviced sites or for infill. Residential development shall be restricted to small clusters of dwellings houses. In line with indicative landuse zoning matrix, other uses appropriate to the scale, size and character of the village may also be accommodated on these lands. The identification of these sites as being suitable for the provision of serviced sites does not preclude their development for individual dwelling houses if so required. There is no public water supply or waste water treatment facility serving the village. All existing dwellings and businesses in the village are served by individual bored wells and on-site sewerage treatment systems. It is envisaged that this situation will continue for the foreseeable future. This reflects negatively on SEO WW1 & WW2 .
Commercial	The zoning at COM1 ties in with the current use on the site as a petrol station and pub to the forefront of the site. To the rear is an area of scrub dominated by Gorse (<i>Ulex sp.</i>) and unimproved grassland. This portion of the (outside of the existing use) lies within the Slieve Aughty Mountains SPA. Any plan or project within this zoning must consider any potential significant negative effects on the SPA. Any plan or project which is likely to have a negative impact on this SPA must undergo a Habitats Directive Assessment as per CDP 14.2 of the Clare County Development Plan 2017 - 2023.
Community	C1 is largely a greenfield site. The existing broadleaved tree line along the riparian zone of the Graney river should be retained as part of any future development of this site as foraging and commuting routes for bat species. A riparian buffer zone should also be maintained along the Graney River which is currently at good status under the Water Framework Directive.

Municipal District - Killaloe	Settlement - Killanena
Open Space	OS1 contains an area of Wet Woodland Habitat WN5 as the Broadford River flows through this zoning. Any proposed development of this area must take into consideration impacts on the river system and surrounding wet woodland habitat. The riparian zone and woodland habitat should be incorporated into any future development ensuring the protection of the river water quality, the aquatic ecosystem and foraging/commuting routes for bats. The open space should provide for recreational and amenity space for the village in keeping with the character and scale of the village.
Duration and determination on whether mitigation is required	
Low Residential Housing	The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Graney River. A buffer zone along the Graney River should be strictly adhered to as part of any future development at LDR5. A buffer zone has been incorporated on the Graney River at LDR5 to provide future protection to the Freshwater Pearl Mussel, its habitat and other ecological features of importance.
Commercial	Any plan or project within this zoning must consider any potential significant negative effects on the SPA. Any plan or project which is likely to have a negative impact on this SPA must undergo a Habitats Directive Assessment as CDP 14.2 of the Clare County Development Plan 2017 - 2023.
Community	C1 is largely a greenfield site. The existing broadleaved tree line along the riparian zone of the Graney river should be retained as part of any future development of this site as foraging and commuting routes for bat species. A riparian buffer zone of 10m should also be maintained along the Graney River which is currently at good status under the Water Framework Directive. This recommendation was included as per the SEA Recommendation.
All zoning	The entire settlement of Killanena is located within the Shannon - Graney/Scariff Margaritifera (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is unknown it does contain previous records and therefore any proposed development in terms of Low Density Residential, Commercial, Tourism, Enterprise, Agriculture, Community, Open Space, or Mixed Use will need to take into consideration the potential negative effects on this species and its habitat.



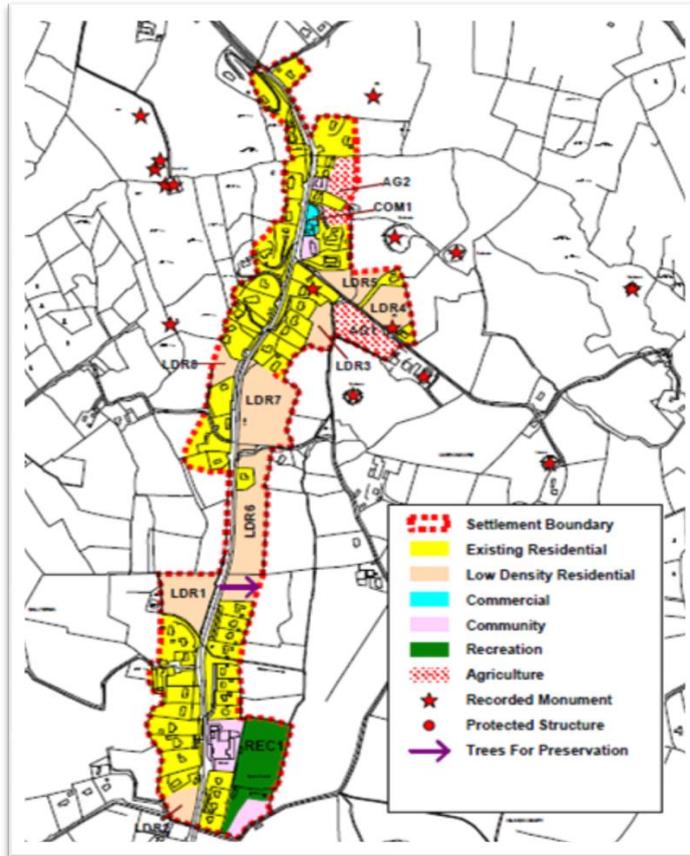
Detailed Assessment of Landuse Zonings

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

Municipal District - Killaloe		Settlement - O'Callaghan Mills	
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Open Space	<p>This area of land, straddling the Mill River to the north of the R466, has the potential to be developed into an attractive amenity area that will serve the local community. The development of this area shall be incorporated into development proposals put forward for the adjoining Low Density Residential site. The Mill River meets the Owenogarney River downstream. Any proposals for development at OS1 should have due consideration of the current WFD Status of the Owenogarney River and the potential for downstream effects on the Castle Lake drinking water abstraction source and associated SACs of the Ratty River Cave and the Lower River Shannon.</p>		
Low Density Residential	<p>Any new development proposals for LD1 must meet the following standards: The design, layout and density of any proposed development must be reflective of the rural character of the area and must have regard to the size and scale of the existing village and its population and the available social and physical infrastructure.</p> <p>There are three ponds located to the west of the site. Development of LD1 must not infringe on the designated buffer surrounding the ponds and must incorporate the green area surrounding the water and views to the ponds into any development proposal for the lands.</p> <p>Development proposals shall be accompanied by a Flood Risk Assessment.</p>		
Duration and determination on whether mitigation is required			
Open Space	<p>Any proposal for development at OS1 or LDR2 should have due consideration of the current WFD Status of the Owenogarney River and the potential for downstream effects on the Castle Lake drinking water abstraction source and associated SACs of the Ratty River Cave and the Lower River Shannon.</p>		
Low Residential Housing	<p>The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the Owenogarney River in particular at LDR2</p>		

Municipal District - Killaloe

Settlement - Ogonneloe

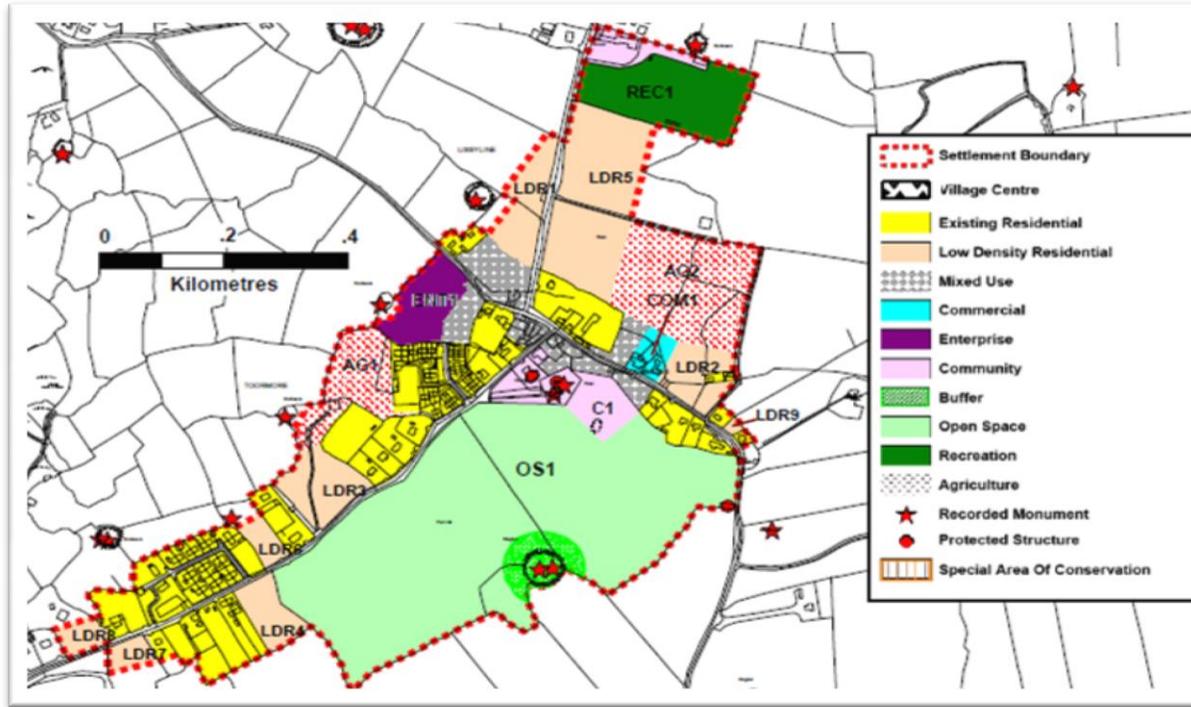


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe	Settlement - Ogonnelloe
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential	Consistent with current use and does alter extent of current zoned lands
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned.
Recreational	REC1 represents the current use as a sports ground and does not alter the extent of lands currently zoned.
Agriculture	AG1 and AG2 represent the agricultural use in the area and is in keeping with the surrounding character of the village.
Community	C1 - C4 represent the existing community uses within the village including the church and school and supports the existing services in the area and the provision of new services to cater for the residents of the village and the surrounding area.
Commercial	COM1 represents the existing use at this location as a bar/shop and does not alter the extent of lands zoned.
Tree Quality Assessment	The Category B trees identified in the Ogonnelloe settlement within C4, REC1, LDR6, LDR7 & LDR8 should be assessed further in light of any future proposed development and retained where possible.



Detailed Assessment of Landuse Zonings

Impact

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

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

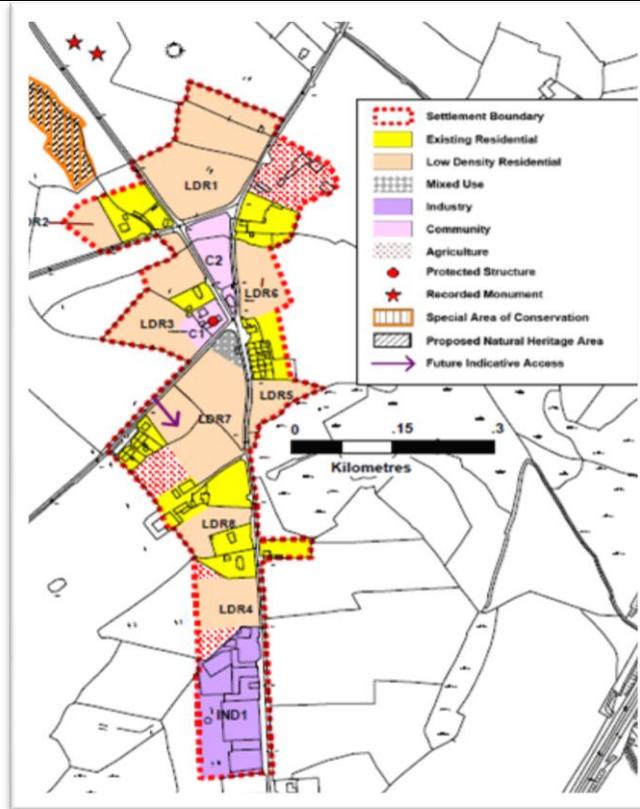
Existing Residential	Consistent with current use and does alter extent of current zoned lands
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Municipal District - Killaloe	Settlement - Ruan
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned. Ruan has a public water supply which is in need of upgrading. It is not served by a public sewerage system which will limit development to small-scale proposals until such a time as connection to a public sewerage system is undertaken.
Community	C1 & C2 are consistent with current use and zoning as the national school and church (old and new). In order to accommodate the needs of the village, additional land at C2 has been identified to the south east of the existing church (in ruins) and adjoining cemetery.
Agriculture	AG1 - AG2 confirms the existing agricultural uses within the village settlement and will not significantly affect the receiving environment.
Enterprise	ENT1 is adjacent to MU1- MU5 and is in keeping with the village settlement and the sequential approach to development of the village. The identification of this site provides the potential for employment opportunities locally therefore assisting in the achievement of SEOs T1, T2, C1, C2 & C3 by reducing the need to drive and cutting out journeys to nearing towns for employment such as Ennis and Corofin thereby reducing Green House Gas emissions.
Mixed Use	Part of the village core has been designated as an area of Mixed Use (MU1 - MU5). This land use zoning will facilitate a range of uses that can provide services for the village. It will also enable the enhancement and further development of a streetscape within the area. the zoning is line with SEO P1, L1 & L2 .
Open Space	A significant area has been identified for Open Space (Give Ha) within the Ruan settlement. While not directly located within any protected area it does lie in close proximity to the Dromore Woods and Loughs SAC & NHA and therefore OS1 is in a very high landscape area for bats. As such the field boundary should be retained as foraging and commuting routes for all bat species in this area. In addition OS1 contains two recorded monuments CL025-069001 & CL025-069002 (Ringfort) and one protected structure RPS 230. A buffer zone should be maintained around these structures as part of any future development.
Duration and determination on whether mitigation is required	
Low Residential Housing	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme.
	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites or groundwater.

Municipal District - Killaloe		Settlement - Ruan
Open Space	<p>The hedgerow along OS1 should be maintained as a foraging and commuting area for bats in this area. A buffer zone to protect the two recorded monuments CL025-069001 & CL025-069002 (Ringfort) this recommendation was taken on board and one protected structure RPS 230 should be maintained around these structures as part of any future development.</p>	
All Zoning	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ruan should be strictly adhered to.</p>	

Municipal District - Killaloe

Settlement - Tubber

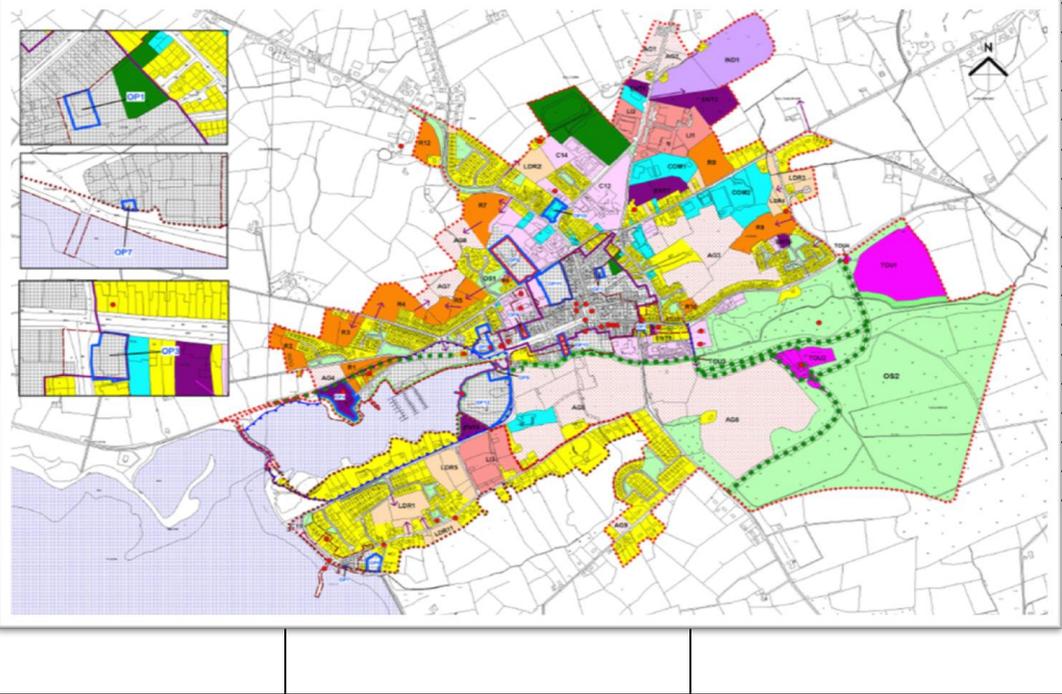


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - Killaloe		Settlement - Tubber
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)		
Existing Residential	Consistent with current use and does alter extent of current zoned lands	
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned. The Low Density Residential zone at LDR5 contains Reed and large sedge swamps (FS1), Wet grassland (GS4) and Marsh (GM1) habitats. Due to these water sensitive habitats there is concern over potential impacts to ground and surface water. Any proposed development at this location must avoid any direct or indirect impact to water quality at this location.	
Community	C1 & C2 are consistent with current use and zoning as the national school, church and parochial house.	
Industry	IND1 identifies existing use for this site and does not expand on the zoning at this location.	
Agriculture	AG1 - AG4 confirms the existing agricultural uses within the village settlement and will not significantly affect the receiving environment.	
Mixed Use	Reflects the centre of the village and its current uses.	
Duration and determination on whether mitigation is required		
Low Residential Housing	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to the designated European sites and the pNHA.	
	The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the surrounding European sites.	
Community	The hedgerow along C2 should be maintained as a foraging area for bats.	

Municipal District - West Clare	Settlement - Kilrush		
Landuse Zonings (Ha)			
Low Density Residential = 9.23			
Existing Residential = 60.62			
Residential = 16.67			
Agriculture = 47.74			
Utilities = 0.29			
Town Centre = 12.37			
Mixed Use = 23.99			
Recreation = 6.09			
Buffer Space = 3.01			
Open Space = 79.37			
Commercial = 10.8			
Tourism = 9.2			
Core Shopping Area = 13.99			
Light Industry = 9.41			
Industry = 7.8			
Community = 16.51			
Enterprise = 6.77			
Detailed Assessment of Landuse Zonings			
Impact			
+	-	+/-	0
S4, P1, T1, T2, B1 & B6 & S5	WW1 & WW2, L1 & L2, C1- C3, P2, P3		B2- B5, S1, S2, S3, W1, W2,W3, W4, W5, W6, W7, WA1, WS1, WS2, RE1, CH1, CH2, CH3

Municipal District - West Clare	Settlement - Kilrush
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
All development	<p>The proper management of water and wastewater is a critical issue in the future growth and development of the settlement of Kilrush and Cappa.</p> <p>Water Supply At present, Kilrush town's daily water demand is in excess of 1200 cubic metres and is supplied from the West Clare Regional Water Supply – (new) Doolough Treatment Plant. This treatment plant also provides water to a significant number of towns and villages in the surrounding area, many which have a large seasonal holiday population. The capacity of the water supply and treatment are sufficient to meet the town's projected population increase. This reflects positively on SEO WS1 & WS2.</p> <p>Wastewater Treatment Kilrush town's wastewater is collected via gravity sewers and four pumps (located at Merchants Quay, Leadmore, Moyne Court Ballynote and Cappa) and a rising mains network and is held at the Kilrush Sewerage Pumping Station (Tidal HoldingTank). Currently the wastewater is discharged from this tank to the sea without treatment. The provision of a Wastewater Treatment Plant for Kilrush is critical to the future planned development of the area. It is Irish Water's objective to provide wastewater treatment at Kilrush by the end of 2021 subject to availability of funding. The achievement of this objective is included as a target in their Draft Water Services Strategic Plan published in February 2015 and the project is included in Irish Water's Investment Plan 2017 to 2017 which will be submitted to the Commission for Energy Regulation, Irish Water's economic regulator, in 2016. This reflects negatively on SEO WW1 & WW2.</p>
Residential	<p>R1 Shanakyle Road</p> <p>The Council envisages that appropriate residential development at this location will help to infill the existing buildings terraced on the Merchants Quay Road. Any proposed development at this location shall take account of the elevated nature of the site, the view of the site from the Marina and Shannon Estuary. This site can be accessed from Merchants Quay Road and/or the Shanakyle Road. Future development must take into account the future indicative access to lands west of the subject site. This reflects positively on SEO S4, but negatively on L1 & L2.</p>

Municipal District - West Clare	Settlement - Kilrush
	<p>R2 Beal An Inbhir, Shanakyle Road</p> <p>The subject site is currently located outside of the settlement boundary of Kilrush on the north-western periphery of the town and is designated Open Countryside. The extent of land zoned for residential uses in Kilrush is established in the Core Strategy, as contained in Chapter 2, Volume 1 of the Draft Clare County Development Plan 2017-2023. The Core Strategy of the development plan sets out the extent of land required to provide for residential development in the Kilrush area to meet the projected population growth during the lifetime of the plan and it is the responsibility of the Planning Authority to zone land in accordance with the identified requirement.</p> <p>While I note the planning history of this site, development should progress in a sequential manner, with lands closest to the centre of the town and its associated facilities and services, zoned and be developed before lands on the periphery of the settlement are brought forward for development.</p> <p>Having regard to the location of the site on the north-west periphery of the settlement and the availability of lands closer to the town centre for residential development it is not appropriate to zone this site for residential development. In addition, this site (and its associated access) is located on a sharp bend on the entrance to the town and while it is inside the speed limit it may prove problematic in terms of sightlines and safe access and egress.</p> <p>The site is elevated on the approach to Kilrush with a potential for impacts on views and projects both from the site itself and also from locations such as Kilrush Creek looking north.</p> <p>The proposed amendment will therefore alter the environmental assessment in the Environmental Report and reflects negatively on Strategic Environmental Objective S1, P1 and P2 together with L1 and L2.</p>

Municipal District - West Clare	Settlement - Kilrush	
	<p>R3 Pella Road</p> <p>This site is accessible from Pella Road. The development of these lands should incorporate a public open space to facilitate both the proposed development and the existing terraces on Pella Road and should be readily accessible to both developments. It should also protect existing residential amenity of the Pella Road Terrace. Future development must take into account the future indicative access to lands to the west and north-west of the subject site.</p>	
	<p>R5 Pound Street</p> <p>This site may be accessible from the Dooneen Park spur road. The development of these lands should incorporate a public open space to facilitate both the proposed development and the existing Pound Street Terraces and should be readily accessible to both developments. Residential amenity of the existing Pound Street Terraces should be protected.</p>	
	<p>R6/OS1 Dooneen Park</p> <p>This site is located at the entrance to Dooneen Park and is an undulating site across which there are unobstructed views of the convent building, a Protected Structure. There is a road already constructed through the middle of the site, north of which is the most elevated area and is zoned as open space in order to preserve the integrity, character and setting of the convent, whilst also serving as open space for residents. South of the road is an area zoned for residential development with the stipulation that any proposal should be for single storey buildings to the rear of the existing dwellings on Pound Street so as not to compromise the convent setting. The existing access road on the site shall service any residential development. Any development shall extend the access road to the boundary wall to the convent to facilitate potential future access to serve traffic generated by any future development proposals in the convent site (Key Opportunity Site KOS2). The open space should be preserved on the southern corner and any future access to the convent building should incorporate careful landscaping that is complementary to the Protected Structure and attendant grounds and contributes to an active natural amenity for the town.</p>	
	<p>R7 Fahy's Road</p> <p>Development on this site on Fahy's Road must take account of the elevated and undulating nature of the lands. Future development must take into account the future indicative access to lands to the south-west of the subject site.</p>	
	<p>R8 Ennis Road.</p> <p>Proposals regarding the subject site shall have regard, with specific reference to design proposals, to the prominence of the subject site which fronts a National Road.</p>	

Municipal District - West Clare		Settlement - Kilrush	
	<p>R9 Wilsons Road The development of these lands will be required to have regard to the adjoining Protected Structure (RPS Ref. K32-Estate Cottage). Any proposed development must provide for future indicative access to lands to the west of the subject site.</p>		
	<p>R10 Russell's Lane This site requires design proposals which are sensitive to the existing dwellings. The design form and density of proposals for the subject site should reflect the site's town centre location and traffic safety issues.</p>		
Low Density Residential	<p>LDR1 Fort Road, Cappa The Council will favour the development of village-appropriate executive-style housing on the subject site. There are 3 no. entrances to the plot identified, 2no.from Fort Road and 1no. from the spur road into the Cappa Drive estate.</p>		
	<p>LDR2 Broomhill The site is located to the north east of Shannon Heights and in the interest of providing a range of housing type and mix in the town, the site lends itself to the provision of serviced sites. Any development must respect the character and setting of the Protected Structure and attendant grounds to the north of the site. In order to facilitate ease of access to future development and to improve accessibility along the existing access road in Shannon Heights, a vehicular turning circle and additional shared parking must be included as part of any development and must be complete prior to the occupation of any of the new residential units.</p>		
	<p>LDR3 Wilsons Road The development of this site should have regard to the need for the proposed scale and form to reflect the existing pattern of development adjoining the site.</p>		
	<p>LDR4 Ennis Road/Wilsons Road This site is zoned for proposed low density residential development. Future development on this site will be required to address both Wilsons Road and the Ennis Road and provide a dual frontage, high quality design which reflects the importance of having a landmark at this location.</p>		
	<p>The development of this site should have regard to its proximity to and visibility from the harbour, estuary and from lands on the other side of the harbour. Any proposed development must be sensitive to its landscape and consider its visual impression when approaching Kilrush from the water, as well as from land. As the site slopes up from the Cappa Road any development on the higher rise to the top of the hill should be single storey to minimise visual impact. Safe pedestrian connectivity between Kilrush and Cappa must be integrated into any proposal.</p>		
Commercial			
Mixed Use			<p>COM1 - COM18 represents the commercial uses within the settlement ranging from the Tesco store to the mart.</p> <p>MU1 - MU11 confirms the existing town centre uses and will not significantly affect the receiving environment.</p>

Municipal District - West Clare	Settlement - Kilrush
Community	<p>C1 - C18 represent the existing community uses in the town associated with the school, community hall, carp parking space at C10, nursing home at C14 and church at C1 to mention a few. Any re-developed of any of these sites will be subject to the conditions of proper planning and environmental assessment.</p>
Tourism	<p>TOU1 Greenfield site, south of Woodroad.</p> <p>This site is located on the eastern periphery of the town, south of Wood Road and east of the Vandeleur Estate. The site is bounded to the south by the Wood River and in its secluded location, is nestled in away from the road. The site is zoned to facilitate a high quality spa/eco type hotel development that is sympathetic to its surrounding environment and that in its design would be sensitive, complementary and integrated into its surroundings whilst allowing for connectivity with the neighbouring Vandeleur Estate and the many attractions of the town itself, including the harbour. Such a development shall contribute to the overall tourism offer of the town at a location which, although not within the town centre, is still within walking distance from it. Any hotel development in this location should have a strong experiential theme relating to its natural environment.</p> <p>Proposed development shall be required to adopt a sustainable approach to design, energy efficiency of buildings and to incorporate alternative renewable methods of energy provision in the overall design of the development in an integrated manner. During construction, operation and maintenance operations, as well as any other associated related development, for example provision of access roads associated with the development of this site, provisions shall be made to ensure that any disturbance to habitats and species is minimised.</p> <p>The site is bounded along Wood Road by a high stone wall, which is also tree lined and both must be retained. In order to ensure the retention of trees, access to the site shall be gained through the entrance to the Vandeleur Estate on the Killimer Road, providing an attractive approach to a development of this kind and ensuring existing landscape features and seclusion of the site are retained. The permitting of a hotel on site TOU1 does not preclude the location and/or need for an additional hotel in the Kilrush area.</p> <p>TOU2 Vandeleur Walled Garden.</p> <p>There are opportunities to develop the remainder of the Walled Garden Complex, to promote the facilities and recreational amenities the area offers, and also for the use of the facilities for public events and civic receptions. The zoning on the subject site facilitates a wide range of uses for the development of tourist and recreational facilities to serve both visitors and locals. There is scope to link the town to the Walled Gardens via Turret Lane (Right of Way), to enable more pedestrian-friendly and scenic access to this natural heritage and wildlife resource.</p> <p>TOU3 Gate Lodge, Turret Lane</p> <p>As mentioned above, the gate lodge, at the edge of the Vandeleur Demesne is an excellent opportunity for the development of a pedestrian access to the Vandeleur Demesne from the town centre. The Council recognises the importance of the resources available to the Demesne and will actively promote opportunities for pedestrian linkages between the Demesne and the town centre. Taken in conjunction with the proposed walkway alongside the Wood River from Cappa Road to Stewart Street which is proposed to link with an existing walkway from Turret Lane, proposals to create pedestrian walkways from Turret Lane to the Demesne would enhance permeability from the town to this unique resource at Vandeleur Demesne.</p>

Municipal District - West Clare	Settlement - Kilrush
Industry	IND1 - is a greenfield site on the R483 Cooraclare Road and represents a positive effect on SEOs P1, T1 & T2 but potentially negatively on SEOs C1 - C3 together with P2 & P3 should an industry which requires the emissions of fumes, gas, smoke or odours come forward for this site.
Light Industry	LI1, LI2, & LI3 - is a greenfield site on the R483 Cooraclare Road and represents a positive effect on SEOs P1, T1 & T2 but potentially negatively on SEOs C1 - C3 together with P2 & P3 should an industry which requires the emissions of fumes, gas, smoke or odours come forward for these site.
Open Space	OS1 & OS2 identify areas of open space primarily associated with the Doonbeg River.
Agriculture	AG1 - AG6 represents the current use of lands within the settlement boundary for agricultural purposes and does not alter their current use. It safe guards their functions and reflects positively on SEO B1 & B6 & S5.
Buffer Space	BS1 and BS2 represent the buffer space srrounding the marina and along the Wood River within the settlement of Kilrush. No developed will take place within these buffer spaces.
Entreprise	<p>ENT3 & ENT4 Represent eixsting ues at these sites as an old factory and Billpost within Kilrush.</p> <p>ENT1,2, 5,6 & 7 will be subject to proper planning and all relevant EC Directives and implementing regulations.</p>
Harbour Area	Two acid oligotrophic lakes (FL2) are found adjacent to Kilrush Marina, one within the SAC boundary and outside of the settlement boundary and one inside the settlement boundary and outside the SAC boundary. This category has links with Annex I Acid oligotrophic lakes correspond to two annexed habitats, 'oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) (3110)' and 'oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoeto-Nanojuncetea (3130).
Determination on whether mitigation is required	
All future development	All future development within the settlement should be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Low Density Residential	<p>It is recommended that any development at LDR1, LDR2, LDR3, LDR5, & LDR10 should incorporate a sufficient portion of open space providing access to amenity and recreational space for all residents and therefore reflecting positively on SEOs P1 - P3.</p> <p>Development at LDR1, LDR3, LDR4, LDR5, LDR6, LDR7, LDR9, LDR10, LDR13 should be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>

Municipal District - West Clare	Settlement - Kilrush	
	<p>LDR1 North Fort Road, Cappa</p> <p>SEA recommended that any development on this site should take account of:</p> <ul style="list-style-type: none"> - A village scale and form that will enhance the village character of Cappa in line with the strategic aims of the Plan for Cappa village to retain and enhance its maritime and village character and encourage sustainable development sympathetic with the environment. - Consideration of the views both from any proposed development and also views of any development from the sea side and designated scenic route, along which tourism traffic from the ferry will be encouraged to travel. - Providing safe integrated pedestrian and cycle access ensuring its connectivity with the village of Cappa and also to the town centre of Kilrush. - Additional traffic volume generated by any future development, albeit proposed low density, to be considered in terms of its impact on the village environment. - Groundwater vulnerability is high - Heritage landscape 	
	<p>LDR2 Broomhill</p> <p>SEA recommended that any development on this site should take account of:</p> <ul style="list-style-type: none"> - The site is elevated and, although to the rear of existing housing, requires consideration in relation to the visibility of future development and therefore careful consideration to design layout and landscaping. - Type of development has to be sympathetic to the amenity of the Protected Structure (Broomhill house K14 – existing 	
	<p>LDR3 Wilsons Road</p> <p>SEA recommended that any development on this site should take account of:</p> <ul style="list-style-type: none"> - Extreme groundwater vulnerability - Heritage landscape - Safe integrated access to the development is required for pedestrians and cyclists to allow for ease of connectivity to the town centre. 	
Residential	<p>R1 & R7 - Given the elevated nature of this site with prospects and views from the estuary any future development at this location must be sympathetic to the landscape and not pose visual impacts thereby reflecting positively on SEO L1 & L2.</p>	
	<p>R1</p> <ul style="list-style-type: none"> - It is recommended that development on this site should take into account: - Poorly protective bedrock. - Seascape location – views to and from the estuary are important considerations when designing any proposed development. - Heritage landscape. - Protect hedgerow boundaries - Protect line of the West Clare Railway that passes through the site along the southern part of the main area of zoned land. This is an important amenity to the town. - Indicative arrows into adjacent agricultural land - ensure safe and integrated access for pedestrian and cyclists to and within the development. 	

Municipal District - West Clare	Settlement - Kilrush	
	<p>R2</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Appropriate landscaping of development to contribute not only to any new development but provide integration and enhancement of residential amenity of the existing terraces on Pound Street. - Groundwater Vulnerability is high. - Heritage landscape. - Safe pedestrian and cycle access to and within the development and incorporate with open space area and inter-linkages with existing developments where possible, and provide for future connectivity with future potential development, illustrated by the indicative access points. 	
	<p>R3</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Protection of tree and hedgerow boundaries. - In Heritage landscape. - Groundwater vulnerability is high. - Safe pedestrian and cycle access to and within the development and incorporate with open space area and connectivity with existing developments where possible, and provide for connectivity with future potential development, illustrated by the indicative access points. 	
	<p>R4</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Protecting what remains of tree and hedgerow boundaries. - Groundwater vulnerability is high. - Heritage landscape. - Safe pedestrian and cycle access to and within the development and incorporate with open space area and inter-linkages with existing developments where possible, and provide for future connectivity with future potential development, illustrated by the indicative access points. 	
	<p>R5</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Appropriate landscaping of development to contribute not only to any new development but provide integration and enhancement of residential amenity of the existing terraces on Pound Street. - Groundwater Vulnerability is high. - Heritage landscape. - Safe pedestrian and cycle access to and within the development and incorporate with open space area and inter-linkages with existing developments where possible, and provide for future connectivity with future potential development, illustrated by the indicative access points. 	

Municipal District - West Clare	Settlement - Kilrush	
	<p>R6</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - The character and setting of the convent - a very valuable sweep of attractive green open space which has a gradual rise to where the eye is drawn to the distinct convent building. This should be retained and protected. It is recommended that the design and layout of future development on the site should be such that it does not interfere with the integrity and setting of the convent by incorporating green open space, which could be utilised by the local community residing in the nearby existing and future development. - Groundwater vulnerability is high. - Heritage landscape. 	
	<p>R7</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - As more elevated site, consider visuals from both within the site and to it. - Groundwater vulnerability is high. - Indicative access into adjacent agricultural land needs to be considered in the context of integrated pedestrian and cycling access, should development be considered appropriate on these lands in the future. - Retain any existing trees and existing boundary hedgerows. - Inclusion of landscaping buffer at south-east boundary with light industrial zoning. 	
	<p>R8</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Groundwater vulnerability is extreme. - Providing a buffer between development and light industrial zoning to rear of the site. - Landscaping and open space must be incorporated in any development and retention of existing trees and hedgerows. 	
	<p>R9 Ennis Road/Wilsons Road</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Its location as a gateway site to the town requiring development that reflects this. - Ensuring a buffer between residential development and the existing commercial zoning to the west of the site. - Retain any existing trees and hedgerows. - Have regard to the Protected Structure located on adjoining land to the south east corner of the site. - Groundwater vulnerability is extreme. - Providing safe integrated access to future development on the site and its connectivity with adjacent and nearby development and facilities and with the town centre. 	
	<p>R9 Wilsons Road</p> <p>It is recommended that development on this site should take account of:</p> <ul style="list-style-type: none"> - Have regard to the Protected Structure located on adjoining land to the south east corner of the site. - Groundwater vulnerability is extreme. - Retaining existing hedgerows and where these remain. 	

Municipal District - West Clare	Settlement - Kilrush	
Mixed Use	<p>The centre of the town of Kilkee has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP x.x of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.</p> <p>Any future development within MU1-MU8 must ensure the protection and maintenance of the County Protected Structures 573,401,398,399,406,408,571,574,308,576.</p>	
Industry	<p>Any proposed development for IND1, LI1, LI2 or LI3 should ensure compliance with all relevant EC Directives including the Air Quality Directive and CAFE Directive. The current air quality in the Rural West AQIH Region is 3 - Good. The index is based on information from monitoring instruments at representative locations in the region and may not reflect local incidents of air pollution.</p> <p>(Air Quality Index for Health)</p> <p>The index was calculated at 12:05, Tue 15-September-2015.</p> <p>Any future development should not lead to a deterioration in air quality from this.</p>	
Tourism	<p>TOU1 - While the zoning at TOU1 has already been set back approximately 10m from the trees for preservation the SEA recommends that a further 15m buffer is included along the boundary of TOU1 and the trees to ensure adequate protection of this important ecological feature both during construction and post construction.</p>	
Entreprise	<p>Following the recommendations of the SEA and AA the zoning boundary at ENT3 & ENT4 was changed to allow for a 10m wide riparian buffer zone between the zoning boundary and the marine area to allow for commuting Otter routes. This was zoned as Buffer Space.</p>	
Open Space	<p>The zoning of OS1 & OS2 as open space must be strictly adhered to in order to provide sufficient buffering from the village development to the river.</p>	
Tourism	<p>Any development proposal within TOU1, TOU2, TOU3, TOU4 should be accompanied by an Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed necessary. The proposal should clearly identify the spatial extent of any tourism activities and should address the potential for increased recreational disturbance (both in isolation and in combination with other tourism activities) to any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.</p> <p>Following the recommendations of the SEA the zoning boundary at TOU1 was altered to include a 25m wide riparian buffer zone in order to protect the surrounding native woodland both during construction and post construction.</p>	
Marine	<p>Future development proposals must not impact on the favourable conservation status of the SAC and SPA. Any plan or project with the potential to impact on the SAC and/or SPA will be subject to screening for Appropriate Assessment and associated ecological assessments. All applications must strictly adhere to the findings of the CDP AA 2017 - 2023.</p> <p>MU1 & MU11 - zoning boundary was ammended on waterside to include a 10m buffer.</p>	
Town Centre	<p>TC5- A 10m wide riparian buffer zone between the zoning boundary and the wood river has been included based on the findings and recommendations of the SEA and AA and zoned as a buffer space.</p>	

Municipal District - West Clare	Settlement - Kilrush
Harbour area	As part of any future proposal for works related to the lock gates or the adjacent marina these lakes should be surveyed and assessed as part of an overall ecological assessment to ensure no long term effects on this habitat or the features and species it supports.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilrush should be strictly adhered to.
Opportunity Sites	<p>KOS1 Former Tile/Bathroom Showroom, Place de Plouzane SEA recommended that redevelopment of this building would positively contribute to the Place de Plouzane area, which has the potential to become revitalised by appropriate redevelopment and enhancement. Integrated pedestrian and cycle access is important to create linkages with the town centre in addition to vehicle access and parking provision. The opportunity to create a public amenity areas on an adjacent area of open space will reinforce the importance for accessibility.</p> <p>KOS2 Former Convent Building The building represents a significant land-mark in the town and its future re-use should reflect this. The convent is a protected structure, situated within an Architectural Conservation Area (ACA) reinforcing the importance of retaining its character and setting. Development on the adjacent site (R6) must be sympathetic in its design and layout to allow for the integrity and setting of the convent to be retained.</p> <p>KOS3 Former Mace Shop (Junction of Moore St. Stewarts St.) The building lies within an Architectural Conservation Area (ACA) requiring any redevelopment to be complimentary to the built heritage and character.</p> <p>KOS4 Former Distillery & Quay The building is a protected structure and lies within an Architectural Conservation Area (ACA) requiring proposals to comply with the requirements of these designations. The building lies on the marina quay within heritage landscape and coastal seascape and with a designated scenic route to the north of the site. Groundwater vulnerability is categorised as 'high', requiring any development proposal to implement SuDS to ensure groundwater quality is protected. Development proposals should be complimentary to the adjacent marina site and seek to create a connection/integrated accessway to it and the town centre.</p> <p>KOS6 Former Harbour Restaurant The site is adjacent to the marine and within heritage and seascape landscapes. The area is categorised as "high" vulnerability. Should any additional development be undertaken they should be integral to the marina.</p> <p>KOS7 Cappa Shop The visual enhancement of this local shop would assist in adding to a seaside village feeling at the entrance to Cappa Village and would highlight to visitors the shop facility. It is situated in a proposed Architectural Conservation Area which requires it to respect the built heritage and maritime village character of the village. It lies within a heritage landscape and seascape requiring sympathetic consideration in any future proposals.</p>

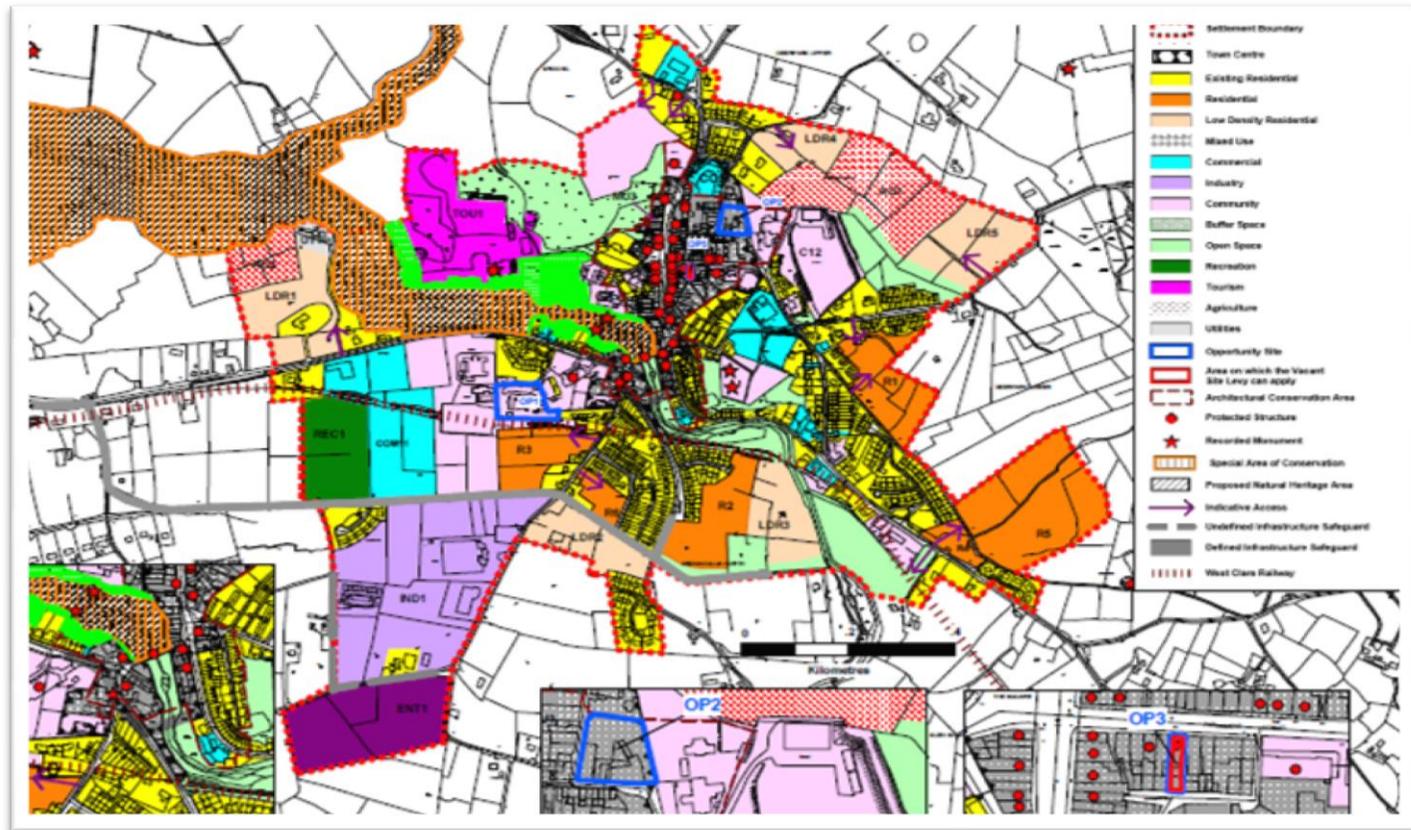
Municipal District - West Clare		Settlement - Kiltrush	
	<p>KOS9 Inis Cathaigh SEA recommended the re-development of existing sites and this one lies within an Architectural Conservation Area within the town centre. Any increase of vehicular traffic generated by a proposal must be considered in terms of the town traffic management.</p>		
	<p>KOS10 Former Creamery Site The re-use of this building is recommended by the SEA. Its proximity to the town centre allows for its integration with good pedestrian and cycle provision to minimise vehicular traffic movements.</p>		
	<p>KOS11 O'Dea's Field, Back Road A greenfield site in such a central location within a town is rare. Development of derelict and brownfield sites are promoted by SEA as the preferred option opposed to greenfield sites. Its environmental value of the site should not be underestimated. Any development on the site should take account of its location within an Architectural Conservation Area and any proposal should reflect the existing built heritage and character. The site's groundwater is categorised as being of "high" vulnerability and any development should implement SuDS to ensure its protection. Any proposal must ensure good pedestrian accessibility with the rest of the town centre and parking must be considered in relation to increased traffic generation caused by a proposal.</p>		
	<p>KOS12 Former Cinema, Frances Street The building is located within an Architectural Conservation Area so its redevelopment must be integrated with the existing built heritage and character. Any increase of vehicular traffic generated by a proposal must be considered in terms of the town's traffic management.</p>		
Changes arising from the Proposed Amendments	<p>R3 Mitigation: Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an on-site treatment system that will ensure no impact to water quality in the area.</p> <p>Mitigation: Ensure a detailed Construction Environmental Management Plan (CEMP) is produced as part of any planning application for further development detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction; Ensure that surface water run-off during operation is treated via a combination of appropriate SuDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.</p> <p>Mitigation: Any development application should include an assessment by a suitably qualified Ecologist as to the potential for the adjoining/adjacent grasslands to support SPA SCI bird species. If the site is deemed suitable, detailed bird surveys should be undertaken on the site to accompany the development application. These assessments and/or surveys should inform an Appropriate Assessment Screening Report and/or Natura Impact Statement, dependent on the outcome of the site survey.</p>		

Municipal District - West Clare

Settlement - Ennistymon

Landuse Zonings (Ha)

Existing Residential = 22.79
Residential = 11.94
Commercial = 6.98
Mixed Use = 4.77
Low Density = 9.8
Community = 15
Tourism = 4.45
Industry = 9.64
Utilities = .45
Recreation = 2.64



Detailed Assessment of Landuse Zonings

Impact

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

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

All Zonings

Water Supply

Water is supplied to the town of Ennistymon is from the Ennistymon Regional Water Supply (RWS) and the Ballymacraven water treatment plant (WTP). This treatment plant also provides water to a significant number of towns and villages in the surrounding area, many which have a large seasonal holiday population. The Ballymacraven WTP is currently at capacity and will need to be upgraded in order to meet the target population of Ennistymon and towns and villages connected to the Regional Water Supply. Irish Water is also investigating the possibility of augmenting the Regional Supply through connecting the Regional Water Supply to the New Doolough Treatment Plant.

Wastewater

The existing plant at Ennistymon is marginally overloaded although it currently complies with its Wastewater Discharge Licence. Irish Water is examining the requirements for the upgrade / expansion of the treatment facilities to cater for projected growth over the life of this plan including seasonal variations in load. A new treatment plant may be required on a new site. This reflects negatively on SEO **WW1 & WW2**.

Low Density Residential

R1 Area of land Deerpark Lower

This site is located to the north east of Ard Donagh estate. It is bounded to the south west by an existing laneway. Proposals for the future development of this site must take into consideration the undulating nature of the site, providing for a mix of high quality designed dwellings. The existing laneway adjacent to the site shall be upgraded in terms of widening, footpath provision, resurfacing and public lighting as part of any development proposal. This reflects positively on SEO **L1 & L2** together with **P1** through the provision and upgrading of the existing pedestrian access.

Municipal District - West Clare	Settlement - Ennistymon
	<p>LDR1 Area of land west of town on the N67</p> <p>This site is situated on the western periphery of the town along the N67 Lahinch Road. The levels on the site are quite varying. The public wastewater treatment plant is located to the rear of the site and is served by an access road off the N67.</p> <p>Proposals for residential development on this site shall be either low density development providing for individual high quality designed dwellings on individual landscaped plots for permanent occupation, or for the provision of serviced sites. Access to the site will be provided from the access serving the public wastewater treatment plant. All planning applications for development on this site shall undertake a Habitats Directive Assessment in accordance with the Habitats Directive (1992).</p> <p>LDR2</p> <p>As part of any development proposals for the future development of this site, the proposed relief road for Ennistymon, the route of which is identified by the infrastructure safeguard, shall be provided as part of any future planning application. (planning authority expects to retain this zoning)</p>
Recreational	The zoning at REC1 represents the current use at this location for the sports grounds with the surrounding zoning for open space. This zoning reflects positively on SEO P1 - P3 .
Industry	IND1 - This zoning reflects positively on the town of Ennistymon through the provision of future potential jobs within the immediate vicinity of residential areas. This reflects positively on SEOs P1, T1 & T2 but potentially negatively on SEOs C1 - C3 together with P2 & P3 should an industry which requires the emissions of fumes, gas, smoke or odours come forward for this site.
Community	C1 - C11 reflect the community uses within the town such as the church, graveyard, fire station etc.
Mixed Use	<p>MU1 - MU7 are largely contained within the Architectural Conservation Area in the centre of the town of Lahinch. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) .</p> <p>This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>
Tourism	TOU1 represents the existing tourism use at this location as the Falls Hotel which is a key facility in the town of Ennistymon providing employment and lesiure facilities.
Duration and determination on whether mitigation is required	

Municipal District - West Clare	Settlement - Ennistymon
Low Density Residential	<p>LDR1 - LDR4 - Development at this location should be for permanent residential housing allowing convenience of access to the services and facilities within the town. While the existing plant at Ennistymon currently complies with its Waste Water Discharge Licence it is marginally overloaded and therefore all future residential development within the settlement should be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>
Commercial	<p>COM1 - Japanese Knotweed has been recorded to the south of the site. Potential for spread of Japanese Knotweed which may be on the COM1 site to European sites via surface waters and/or transport of vector materials.</p> <p>Mitigation: Any development application should include an assessment of the site by a suitably qualified Ecologist as to the presence of Japanese Knotweed. Rhizomes of the species can be present in soil up to 7m wide and 3m deep from the over ground parent plant. If present a suitable course of action should be outlined by an Invasive Species specialist to prevent the spread of the species e.g. do not strim, cut, flail or chip the plants as tiny fragments can regenerate new plants and spread on land and downstream through watercourses and attention should also be directed to the proper disposal of 'vector' materials i.e. soil, to a licenced waste facility.</p>
Agriculture	<p>AG2 - A 10m buffer zone should be included between AG1 and the SAC to protect the aquatic environment from encroachment, sediment and nutrient loss to the channel and provide for Otter commuting and foraging routes.</p>

Municipal District - West Clare	Settlement - Ennistymon
Community	<p>C6 - Japanese Knotweed has been recorded to the north of the site. Potential for spread of Japanese Knotweed which may be on the C6 site to European sites via surface waters and/or transport of vector materials.</p> <p>Mitigation: Any development application should include an assessment of the site by a suitably qualified Ecologist as to the presence of Japanese Knotweed. Rhizomes of the species can be present in soil up to 7m wide and 3m deep from the over ground parent plant. If present a suitable course of action should be outlined by an Invasive Species specialist to prevent the spread of the species e.g. do not trim, cut, flail or chip the plants as tiny fragments can regenerate new plants and spread on land and downstream through watercourses and attention should also be directed to the proper disposal of 'vector' materials i.e. soil, to a licenced waste facility.</p>
Recreation	<p>The portion of open space at OS2 on the eastern boundary of the REC1 zoning should be changed to REC to provide additional capacity for expansion or diversification of the existing sports grounds. This will reflect positively on SEO P1 - P2.</p>
Industry	<p>Any proposed development for IND1 should ensure compliance with all relevant EC Directives including the Air Quality Directive and CAFE Directive. The current air quality in the Rural West AQIH Region is 3 - Good. The index is based on information from monitoring instruments at representative locations in the region and may not reflect local incidents of air pollution.</p> <p>(Air Quality Index for Health)</p> <p>The index was calculated at 12:05, Tue 15-September-2015.</p> <p>Any future development should not lead to a deterioration in air quality from this.</p>
Tourism	<p>TOU1 - The mature trees surrounding the existing hotel within this zoning must be retained as part of any future development within TOU1 as they provide key foraging, commuting and resting areas for all bat species but in particular <i>Nyctalus Leisleri</i> and <i>Plecotus auritus</i> .</p>
Architectural Conservation Area	<p>The centre of the town of Ennistymon has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.</p>
Undefined Infrastructural Safeguard	<p>The mitigation measures identified in the AA should be strictly adhered for in the planning, design and site selection for this currently undefined infrastructural safeguard.</p>

Municipal District - West Clare	Settlement - Ennistymon
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Ennistymon should be strictly adhered to.
Opportunity Sites	<p>OP1 - Mixed Use Site at Former Mart Site</p> <p>The re-use of this building is recommended by the SEA. Its proximity to the town centre allows for its integration with good pedestrian and cycle provision to minimise vehicular traffic movements. Traffic congestion is an existing problem within Ennistymon for which measures should be incorporated to avoid further exacerbating this issue through the redevelopment of the site.</p>
	<p>OP2 Former Convent Site</p> <p>The site represents a significant land-mark in the town and its future re-use should reflect this. The convent is a protected structure, situated within an Architectural Conservation Area (ACA) reinforcing the importance of retaining its character and setting. The Mixed Use zoning must ensure any development is sympathetic in its design and layout to allow for the integrity and setting of the convent to be retained.</p>
	<p>OP3 Former Fitzpatrick site</p> <p>The re-use of this site is recommended by the SEA. Its proximity to the town centre allows for its integration with good pedestrian and cycle provision to minimise vehicular traffic movements.</p>
Changes made to zoning based on the findings of the AA	TOU1 - The zoning boundary was amended to remove the area located within the SAC and allow for a 25m buffer area between the SAC and zoning boundary where existing development does not preclude this.
	UTI1 - The zoning boundary was amended to allow an additional 25m buffer zone between the UT zoning boundary and the SAC boundary, where existing development doesn't preclude this.
	Infrastructural safeguards and river crossings removed from zoning maps based on the findings of the SEA & AA
	OS3 -The zoning boundary was amended to remove the area located within the SAC.

Municipal District - West Clare

Settlement - Ennistymon

Changes arising from the Proposed Amendments

To change the zoning on lands at the existing CBS from Recreation to Community. REC1 -

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

Mitigation: Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any planning application for further development detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction. Ensure that surface water run-off during operation is treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol intercepto, silt trap) prior to discharge to any surface water features.

Inclusion of Infrastructural Safeguard

Mitigation: A Flood Risk Assessment should be undertaken at project design stage given the location within Flood Zone A

Mitigation:

A full bat detector survey of the infrastructural safeguard in line with National Roads Authority Best Practise Guidelines for Bats in the Planning of National Road Schemes should be undertaken in accordance with Appendix III 'appropriate survey timetable'. In addition, the buildings which may be demolished as part of the proposed development should be surveyed for the potential use as hibernation and/or maternity roosts.

A hydromorphology assessment should be undertaken in relation to the proposed bridge structure in terms of suitability, channel morphology such as form, flow depths and velocity together with bank structure.

A Construction Method Statement shall form part of the overall project design together with the development of an Environmental Construction Management Plan (ECMP) which together shall be subject to Appropriate Assessment as part of the overall project assessment.

The project specific assessment should include for all relevant survey and modelling work to demonstrate that the specific design, construction and operation will not impact on the Water Framework Directive or the Marine Strategy Framework Directive. The objectives and requirements of the MSFD and the WFD (Shannon River Basin Management Plan or any subsequent plan) should be considered when assessing proposals for development. The design and construction of development should aim to protect water quality and provide no impediment to the achievement of WFD and MSFD water quality objectives. Operational activities should be designed and carried out so as to not impact on water body status.

Ensure a Construction Environmental Management Plan (CEMP) is produced as part of any design stage detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction;

Mitigation: The design of any in-stream structure shall not lead to any alteration of the channel morphology, flow regime, depositional patterns or interfere with habitat continuity.

Mitigation: All permits and consents required as part of the project shall be addressed at project design stage and incorporated as part of the overall Appropriate Assessment.

Municipal District - West Clare

Settlement - Ennistymon

Mitigation: Ensure that surface water run-off during operation is treated via a combination of appropriate SUDS prior to discharge to any surface water features. River crossing to be a clear span structure with maintenance of natural banks and provision of 10m of otter habitats along the bankside.

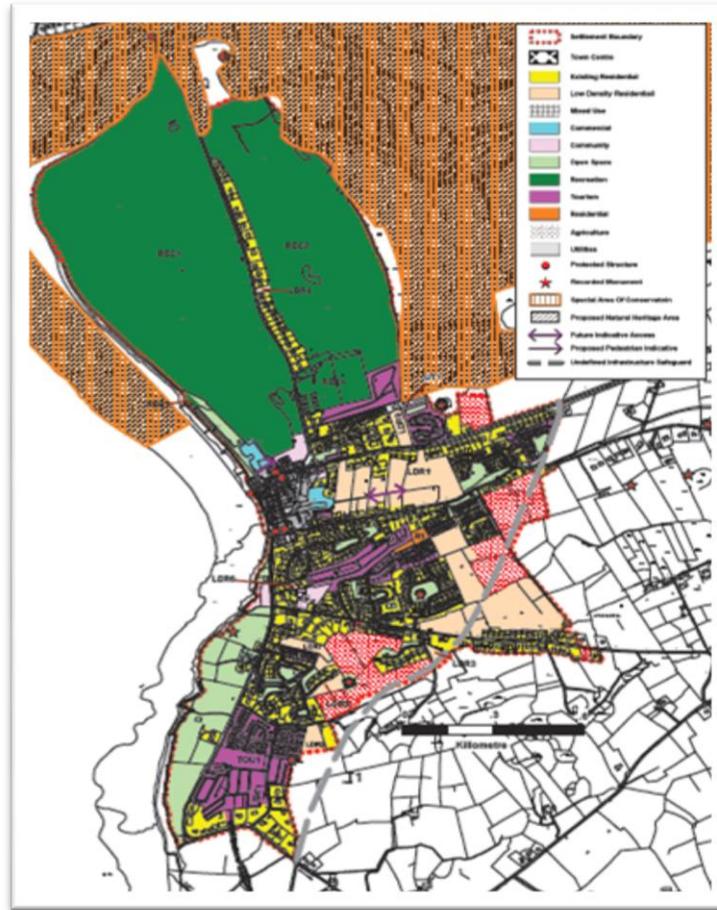
Mitigation: Given the location of the proposed crossing in Ennistymon on the Inagh River upstream of a European Site on-going monitoring to assess the real time environmental impact of all site preparation, construction and post construction works shall take place, by suitably qualified ecologists.

Mitigation: At project level any mitigation measures proposed to avoid or offset the potential for significant effects must also be subject to Appropriate Assessment in order to provide an analysis and the scientific assessment as to the likely efficacy of the mitigation.

Municipal District - West Clare

Settlement - Lahinch

Landuse Zonings (Ha)
Residential = 0.39
Low Density Residential = 17.15
Commercial = 1.24
Agriculture = 12.25
Mixed Use = 3.74
Tourism = 16.45
Utilities = 0.36
Community = 1.93
Recreation = 95.83
Existing Residential = 42.93



Detailed Assessment of Landuse Zonings

Impact			
+	-	+/-	0

Municipal District - West Clare		Settlement - Lahinch	
P1-P3, WW1, WW2, S1 - S4, CH1- CH3, L1 & L2			P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Residential	<p>Lahinch has seen significant growth over the last 10 years, primarily in tourism-related developments in the form of holiday homes, apartments, hotel and serviced accommodation and tourism-related leisure facilities. As with all coastal tourist towns and villages, there is an influx in population during the main holiday periods. It is therefore important to ensure that future development is balanced and contributes to a thriving village community which can support a range of services which are viable year-round, whilst retaining its distinctive village character. Lahinch wastewater treatment plant (WWTP) has sufficient capacity (8400 p.e. design capacity) to meet the needs of the target population. However, there is significant hydraulic overloading on the plant due to infiltration in the network. Irish Water intend to review the current issues with the network and treatment plant and implement a solution through minor works. This reflects negatively on SEOs WW1 & WW2.</p>		
Low Density Residential	<p>LD1 is located in the heart of the town behind the main retail centre to the rear of the existing houses. Given its prime location within the centre of the town the potential to result in negative impacts on the environment exists through the use of these residents as holiday homes, weekend lets etc. This will result in a negative effect on SEOs P1. This should be avoided through the adherence to the general objective (xviii.) <i>To facilitate a permanent resident population to ensure the sustainable growth of Lahinch</i> .</p>		
	<p>LD4 & LD6 are infill site and reflects positively on SEO S1.</p>		
	<p>LD5 contains zoning for a considerable area of land on the verge of the settlement in what is currently agricultural land and visible from a number of approach roads to Lahinch. This has the potential to impact negatively on the landscape (Miltown Malbay Coastal Farmland, Cliffs of Moher and Lahinch Landscape Character Area) and the Liscannor Bay Seascape. This reflects negatively on SEO L1 and L2.</p>		

Municipal District - West Clare	Settlement - Lahinch
	<p>LD7 & LD8 are located adjacent to existing tourist and holiday home developments on the approach to Lahinch on areas of undeveloped agricultural lands. It is likely that development at this location will represent non permanent residency. The zoning of lands for residential use adjacent at LD7 & LD8 is not in line with the current needs of the town. At present the CSO 2011 statistics indicate the total housing stock at 922 of which 649 were vacant on the night of the census. While this reflects the seasonal nature of the village it also reflects on the need within the village and therefore this objective is not in line and is contrary to the SEOs of the County Development Plan. These sites should not be zoned residential and should be retained for agricultural use.</p>
Recreational	<p>The zoning and change of use at REC4 from a proposal site to recreation represents the current planning permission which has been approved subject to conditions for the change of use from the army barracks to a Golf Short Game Practice Area consisting of Greens, Bunkers, Pitching areas and re-profiling of the ground at this address. This change of use reflects positively on SEO P1 - P3, S1 - S4 through the reuse of the demolition materials on site together with L1 - L2 as the facility is in keeping with the surrounding landuse and will not impact on the views and prospects in the area.</p>
Mixed Use	<p>MU1 - MU7 are largely contained within the Architectural Conservation Area in the centre of the town of Lahinch. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p>
Tourism	<p>TOU1 - TOU8 represent the existing tourism use at these locations in the form of holiday homes and caravan parks.</p>
Duration and determination on whether mitigation is required	
Low Density Residential	<p>LD1 - Development at this location should be for permanent residential housing allowing convenience of access to the services and facilities within the town.</p> <p>LD2 - The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the adjoining Clooneyogan North Stream.</p> <p>LD5 - The residential development at this location should be in keeping with the surrounding landscape and should not impact negatively on the views and propects of Lahinch and its picturesque bay.</p>

Municipal District - West Clare	Settlement - Lahinch
	<p>LD7 & LD8 are located adjacent to existing tourist and holiday home developments on the approach to Lahinch on areas of undeveloped agricultural lands. It is likely that development at this location will represent non permanent residency. The zoning of lands for residential use adjacent at LD7 & LD8 is not in line with the current needs of the town. At present the CSO 2011 statistics indicate the total housing stock at 922 of which 649 were vacant on the night of the census. While this reflects the seasonal nature of the village it also reflects on the need within the village and therefore this objective is not in line and is contrary to the SEOs of the County Development Plan. These sites should not be zoned residential and should be retained for agricultural use.</p>
Architectural Conservation Area	<p>The centre of the town of Lahinch has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.</p>
Undefined Infrastructural Safeguard	<p>All relevant mitigation measures and recommendations outlined in the AA for this undefined infrastructural safeguard in Lahinch should be strictly adhered to.</p>
All Zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Lahinch should be strictly adhered to.</p> <p>A coastal protection scheme is underway which will provide some protection to Lahinch, although there will be no defined standard of protection. A strategic coastal erosion plan is also to be developed. New / extensive redevelopment of the town centre should be considered premature until the findings of this assessment are available. Redevelopment / refurbishment of existing properties should take into account historical flooding and should seek to minimise flood risk through building resilience measures.</p>

Municipal District - West Clare

Settlement - Kilkee

Landuse Zonings (Ha)

Utilities = 1.33

Maritime = 1.77

Open Space = 46.56

Community = 3.53

Mixed Use = 13.67

Tourism = 38.26

Recreation = 41.28

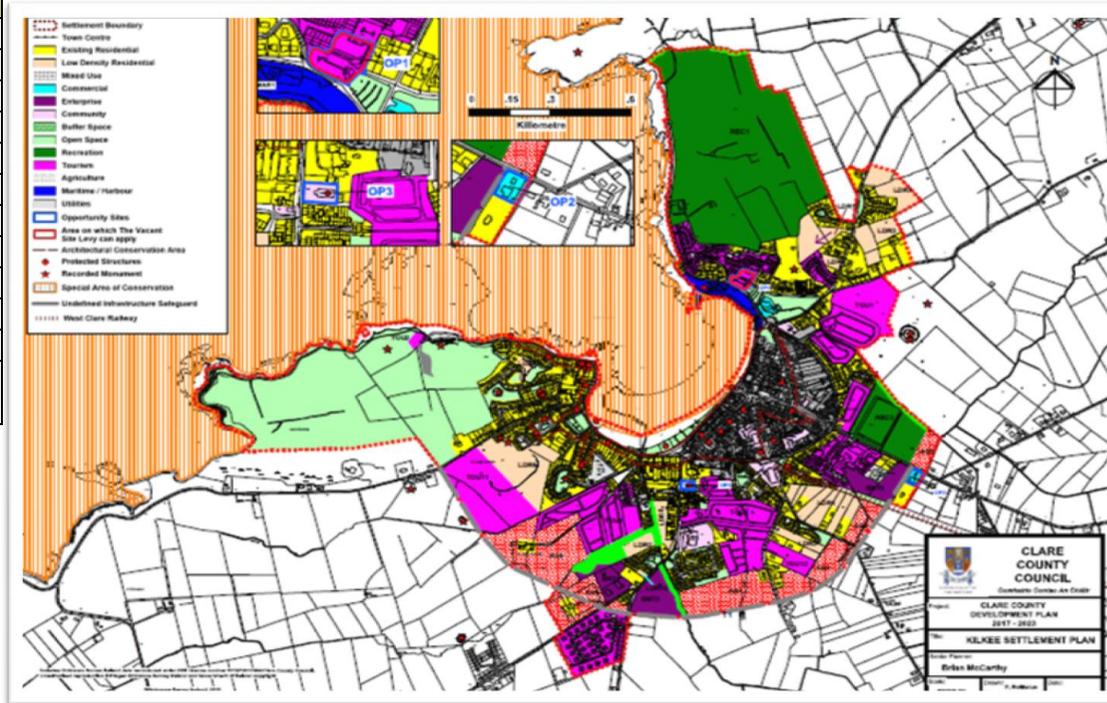
Agriculture = 20.75

Commercial = 0.73

Enterprise = 6.51

Existing Residential = 41.87

Low Density Residential = 16.14



Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Kilkee
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	<p>Water Supply Drinking water is supplied via the West Clare Regional (New) (Doolough Lake) water supply and also from Kilkee's own source at Lisluinaghan, which has its own treatment plant. The West Clare RWS also supplies a significant number of settlements in the area. There is currently spare capacity in the system to cater for population targets but the treatment plant may need to be upgraded in the future.</p> <p>Waterwater There is currently no adequate wastewater treatment in Kilkee. It is Irish Water's objective to provide appropriate treatment for sewage for Kilkee by 2021 and is currently progressing a study to determine the options to provide for Secondary Treatment as required by the WWDL within the period 2016 - 2021 Therefore the current residential development reflects negatively on SEOs WW1 and WW2.</p>
Low Density Residential	<p>LDR1: South Eastern Development Area This is an area of flat, low-lying land located to the south of the town centre area in Kilkee. This site provides an opportunity for in-depth development that will help to consolidate the development of this area, which is relatively degraded. The site is bounded to the north by the line of the former West Clare Railway. The site covers a large area. If development proposals come forward that do not utilise the entirety of the lands, a masterplan must be prepared showing connectivity to future development areas and an outline of the type of development that is proposed for the remainder of the site.</p> <p>LDR2: Land to the Northwest of the Carrigaholt Road This site lies southwest of the town centre and on the northwest side of the Carrigaholt road. Access to this site will be primarily through the existing housing estate and the zoning allows for an extension to same. Any development must reserve a 10 metre margin from the Victoria stream that runs along the boundary of the site.</p>
Marine	<p>MAR1: Existing jetty and Boat House at the east end of Moore Bay This area is reserved for the future development of the pier and land-based facilities for the development of water-based commercial activities and for tourism and leisure uses. Identified within the "Development Strategy for Marine and Leisure Infrastructure 2007-2013" by the Marine Institute, as a potential location for the development of land/sea access and associated infrastructure, there is a major opportunity to develop this area of Kilkee. It is important that development proposals for water-based commercial activities are not detrimental to the tourism and leisure potential of the area. The lands that have been zoned are both within and adjoining a Special Area of Conservation. The area forms part of the Kilkee Reefs. Future development proposals must not impact on the favourable conservation status of the annex habitats for which this SAC is designated.</p>

Municipal District - West Clare	Settlement - Kilkee
Mixed Use	MU1 - MU8 confirms the existing village centre uses and will not significantly affect the receiving environment.
Community	C1 - C3 represent the existing community uses in the town associated with the church, graveyard, school, community hall etc.
Tourism	<p>TOU1: Lands to the East of the N67</p> <p>These lands adjoin one of the existing mobile home parks in Kilkee and have been identified for the development of future tourist facilities in the area. More specifically, the lands at TOU1 have been zoned to accommodate the development of a camping and motorhome site in the area. There is an identified need for motorhome / camping facilities in Kilkee and TOU1, being both scenic and close to the town centre and with excellent links to one of the main transport routes in the area (N67) is considered to be suitable for the development of such facilities. It is envisaged that development of the site will be for the provision of temporary / short-stay tourist accommodation and the development of long-term mobile home parking facilities on these lands will not be permitted.</p> <p>Development proposals must provide for the retention of the stone wall on the northern boundary of the site and must also provide footpaths linking the development to the existing footpath network in Kilkee. Furthermore, developments located on the northern side of the site may be visible from the wider area and therefore development proposals for this area must be designed having due regard to the visual amenities of the wider area.</p> <p>Surface water drainage associated with future development on this site shall be designed to ensure the protection of water quality and associated biodiversity in the area.</p> <p>The zoning of this site for the development of a camping and campervan site does not prohibit a development of the same nature from locating at an alternative suitable site in the town.</p>
	<p>TOU2: Diamond Rocks</p> <p>This small commercial outlet provides a service to visitors during the tourist season on the south side of the bay, at the start of the cliff walk. Having regard to the sensitive location of the site it is considered that a limited form of expansion may be permitted in order to further enhance the potential of the site and an area of land surrounding the existing business has been zoned to accommodate this expansion.</p>
	<p>TOU3: Infill site south of the Well Road</p> <p>The land is zoned to allow for the expansion of existing holiday home accommodation, situated between a caravan park and an existing area of holiday homes and has the capacity for in depth development close to the town centre. Any development must reserve a 10 metre margin from the Victoria stream that runs along the southern boundary of the site.</p>
Open Space	OS1 & OS2 identify areas of open space primarily associated with the Doonbeg River.

Municipal District - West Clare	Settlement - Kilkee
Entreprise	<p>ENT1 & ENT2: Enterprise Lands Existing enterprise activity in Kilkee is small and is concentrated in the Shannon Development enterprise units just off the Carrigaholt Road. These two sites have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for the local community. Proposals for the expansion of existing facilities will also be considered. Any development must reserve a 10 metre margin from the streams that run along the northwest boundary of ENT1 and the eastern boundary of ENT2.</p>
Determination on whether mitigation is required	
Low Density Residential	<p>It is recommended that any development at LDR1 and/or as part of an overall masterplan should incorporate a portion of open space providing access to amenity and recreational space for all residents.</p> <p>LDR2 & LDR8 - The zoning boundary along the Kilkee Upper Stream within LDR2 & LDR8 have been changed to allow for a 10m wide riparian buffer zone between the zoning boundary and the stream. This has been zoned as buffer space following the findings and recommendations of the SEA and AA.</p> <p>LDR11 & LDR12 - These zonings as LDR have been removed from the pre-draft Plan due to their proximity to the Dough Stream/River. A 10m wide riparian buffer zone has also been included at the back of REC1 and included as Buffer Space to provide protection to the Dough Stream/River as per the findings and recommendations of the SEA and AA.</p> <p>Development at LDR1, LDR3, LDR4, LDR5, LDR6, LDR7, LDR9, LDR10, LDR13 should be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>
Mixed Use	<p>The centre of the town of Kilkee has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3. Any future development within MU1-MU8 must ensure the protection and maintenance of the County Protected Structures 573,401,398,399,406,408,571,574,308,576.</p>
Entreprise	<p>Following the recommendations of the SEA and AA the zoning boundary at ENT1 & ENT2 was changed along the Kilkee Lower Stream to allow for a 10m wide riparian buffer zone between the zoning boundary and the stream. This was zoned as Buffer Space.</p>
Open Space	<p>The zoning of OS1 & OS2 as open space must be strictly adhered to in order to provide sufficient buffering from the village development to the river.</p>

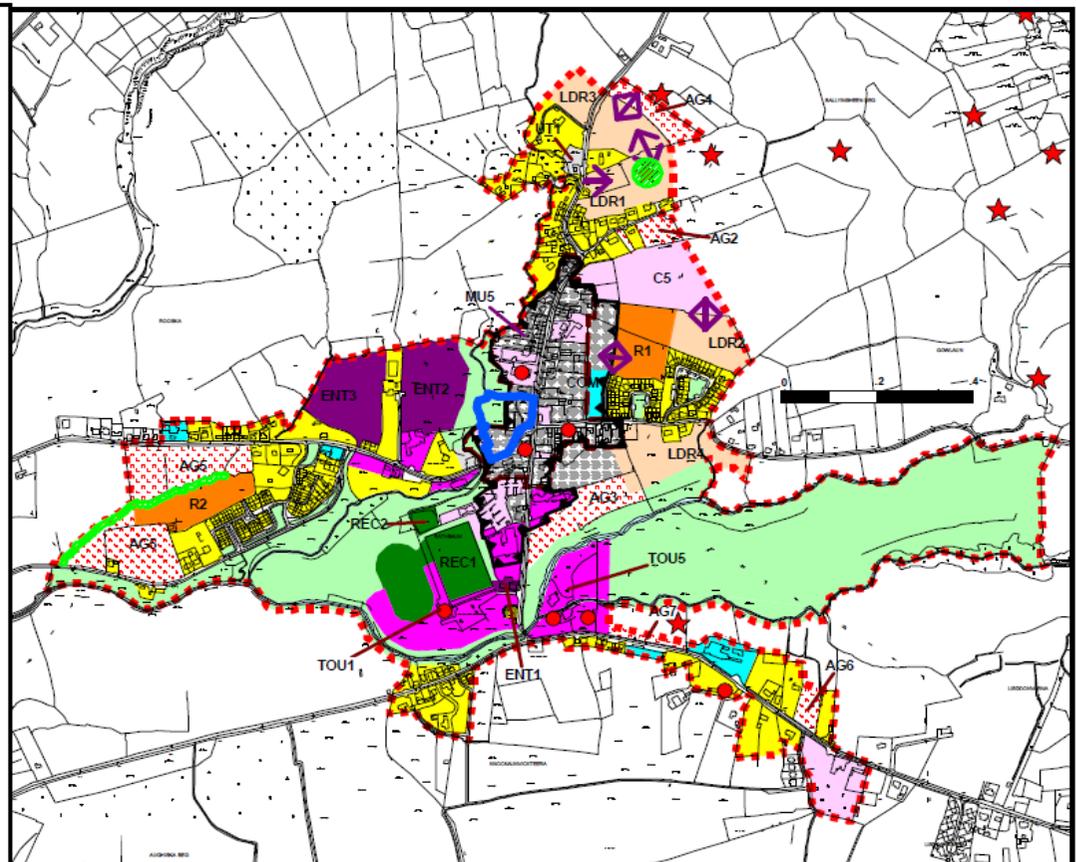
Municipal District - West Clare	Settlement - Kilkee
Tourism	<p>Any development proposal within TOU1, TOU2, TOU4, TOU5, TOU6, TOU7, TOU8, TOU9, TOU10 should be accompanied by an Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed necessary. The proposal should clearly identify the spatial extent of any tourism activities and should address the potential for increased recreational disturbance (both in isolation and in combination with other tourism activities) to any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.</p> <p>Following the recommendations of the SEA and AA the zoning boundary at TOU3 a 10m wide riparian buffer zone has been included along the Kilkee Upper Stream between the zoning boundary and the stream. This has been zoned as Buffer Space.</p>
Marine	<p>Future development proposals must not impact on the favourable conservation status of the SAC and SPA. Any plan or project with the potential to impact on the SAC and/or SPA will be subject to screening for Appropriate Assessment and associated ecological assessments. All applications must strictly adhere to the findings of the CDP AA 2017 - 2023.</p>
Recreation	<p>REC1 - A 10m wide riparian buffer zone between the zoning boundary and the stream have been included based on the findings and recommendations of the SEA and AA and zoned as a buffer space.</p> <p>REC1 contains Kilkee Golf Club which is of key economic, social and recreational importance to the town of Kilkee and the surrounding hinterland. Future development should be in keeping with this use and support the future development and expansion of the facility with compatible uses.</p> <p>REC2 - A 10m wide riparian buffer zone has been included at the back of REC1 which contains the GAA grounds and included as Buffer Space to provide protection to the Dough Stream/River as per the findings and recommendations of the SEA and AA.</p>
Infrastructural Safeguard	<p>Infrastructural safeguard removed following recommendations of SEA and AA</p>
All zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilkee should be strictly adhered to.</p>
Changes arising from the Proposed Amendments	<p>TOU12</p> <p>Mitigation: Development should be contingent on demonstrating the need for any such tourism related industry at this location.</p> <p>Development at Dough should be strictly contingent on the provision of appropriate wastewater treatment that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>

Municipal District - West Clare	Settlement - Kilkee
	<p>TOU2 Mitigation: In order to ensure such a zoning reflects positively on the Strategic Environmental Objectives from the County Development Plan 2017-2023 any future planning application will be required to carry out all necessary environmental assessments to ensure compliance with County Development Plan Objective 2.1. In relation to the visual impact on the receiving environment any future planning application related to this zoning will be required to submit a "Landscape Assessment" which is cognisant of both the Clare "Landscape Character Assessment" and the "National Landscape Strategy for Ireland 2015-2025".</p> <p>Mitigation: Any future planning application within this zoning will be required to install a Class 1 interceptor at the discharge point from the car parking area. A Surface Water Management Plan will also be required as part of any future planning application to ensure the integrity of the Kilkee Reefs SAC is retained.</p> <hr/> <p>ENT1 Mitigation: The buffer zone which has been incorporated along the north western boundary of the site at ENT1 should be expanded to incorporate the extent of lands which are within Flood Zones A & B as per the Draft CFRAMS.</p>

Municipal District - West Clare

Settlement - Lisdoonvarna

Landuse (Ha)	
Mixed Use =	7.58
Commercial =	1.62
Enterprise =	4.95
Residential =	3.41
Low Density Residential =	7.65
Community =	7.01
Existing Residential =	19.08
Recreation =	3.25
Utilities =	.37



Detailed Assessment of Landuse Zonings

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

Municipal District - West Clare	Settlement - Lisdoonvarna
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential Development	<p>R1 & LD2 Lands to the rear of Dún Brendan and Glean Brendan with access off St. Brendan's Road</p> <p>This site has the capacity to provide for low density to low-medium density residential development. Vehicular access to the site shall be via the existing road off St. Brendan's Road. Future access to the community zoned lands north of R1 & LD2 shall be provided. R1 & LD2 are identified to provide for a mix of residential units for permanent occupation. This reflects positively on SEO P1 - P3 together with T1 & T2 as it provides residential accommodation in conjunction with community facilities which will reduce car journeys, benefit health and provide facilities and amenities in the immediate environs. The Aille (Clare) River which flows through Lisdoonvarna is currently at "Poor" Status under the Water Framework Directive and therefore requires measures to ensure it achieves at least "Good" status.</p> <p>R2 - This site is owned by the local authority and exists adjacent to Rooska housing estate. It is intended that this site will only be partly developed residential over the life time of this plan. Other uses may be appropriate such as community facilities, crèches, recreation facilities, and will be permitted to serve the local community. The Aille River runs along the boundary of this site and the overall settlement.</p>
Low Density Residential	<p>LD1 Land on the northern edge of the town, east of the N67</p> <p>This site is located in the north of the town. The topography of the site is undulating and elevated in nature, rising from the road. Residential development proposals will be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site.</p> <p>Development of LD1 is contingent upon access being provided from the existing agricultural entrance adjoining the N67 situated on the southern side of the 100kmp speed limit sign heading north for Ballyvaughan, as indicated by the 'Indicative Access' on the Lisdoonvarna land use zoning map.</p> <p>The road shall be upgraded to a standard that will facilitate vehicular access, footpaths and lighting. LD1 is identified to provide for a mix of residential units for permanent occupation.</p>

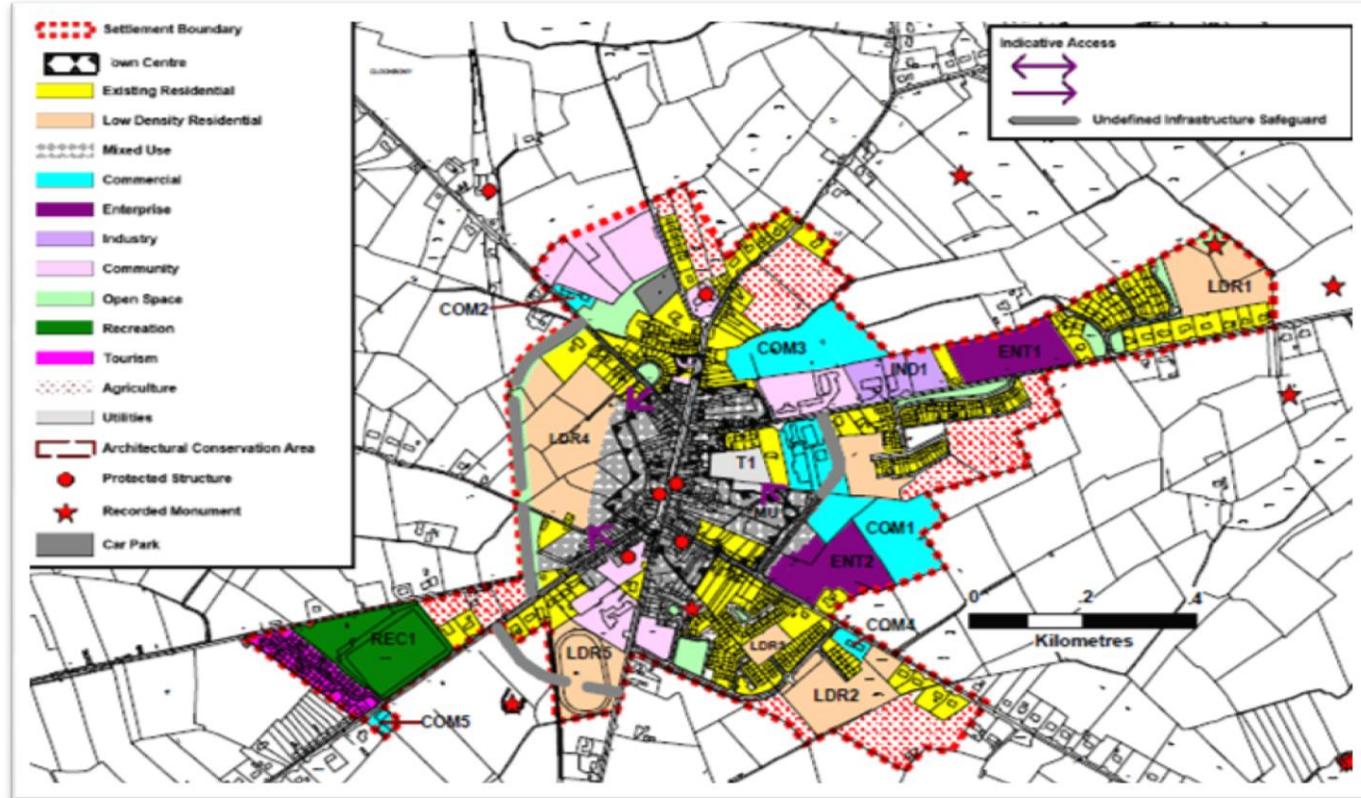
Municipal District - West Clare	Settlement - Lisdoonvarna
Commercial	COM1. This site is located in the town centre and provides an opportunity to accommodate a mix of retail or other uses. Access to serve this site shall be off the existing access road. This site is located within the Architectural Conservation Area in the centre of the town. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Mixed Use	MU1 - MU6 are largely contained within the Architectural Conservation Area in the centre of the town. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol.1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Open Space	The "Trees for Preservation" associated with OS1, OS2 & OS12 should be retained as a key component of the river riparian zone providing foraging and commuting routes for all bat species but in particular for Lesser Horseshore Bats. This feature forms a ket "stepping stone" and provides an ecological corridor as outlined in Article 10 of the Habitats Directive.
Agriculture	AG1 - AG7 has been zoned for agricultural purposes and should be retained as such. This reflects a positive impact in particular on SEO P1, P2 & P3 .
Community	C1 should be retained as part of the "Open Space" zoning OS13 in order to allow for ease of access around the sports grounds and continued use of this site as a recreational facility. This section of open space also provides a viewing area for the sports ground.
Duration and determination on whether mitigation is required	
All zonings	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme and the requirements of the EPA Codes of Practice for waste water treatment given the Aille (Clare) River is currently at "Poor" status in order to meet the requirements of the Water Framework Directive.
Infrastructural Safeguard	This safeguard was removed based on the findings of the AA and SEA.

Municipal District - West Clare	Settlement - Lisdoonvarna
Low Density Residential	<p>LD1 - Development at this location should be for permanent residential housing and it will be a requirement for a master plan to be prepared prior to the submission of any planning applications for an integrated approach to the overall development of this site. Full account should be taken of the landscape and visual amenity, i.e. coastal and seascape settings, and enhance/maintain coastal streetscapes through quality architectural design.</p> <p>The SEA recommends a buffer around the archaeological sites CL008-117 (Barrow-Mound Barrow). This recommendation was taken on board.</p>
Residential Development	<p>R2 - An appropriate riparian buffer of 10m or more should be maintained as a habitat corridor for aquatic and fluvial species e.g. Otter and also to maintain a buffer between proposed development and river corridors. This will also benefit the current "poor" water quality status in the Aille River. This recommendation was taken on board.</p>
Architectural Conservation Area	<p>The centre of Lisdoonvarna has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
Open Space	<p>The "Trees for Preservation" associated with OS1, OS2 & OS12 should be retained as a key component of the river riparian zone within the settlement.</p>
Community	<p>C1 should be retained as part of the "Open Space" zoning OS13.</p>
Changes arising from the Proposed Amendments	<p>LDR4 In order to ensure the requirements of the Water Framework Directive are adhered to a 10m buffer should be applied to the small stream which crosses through this residential zoning in order to provide protection to the Aille River.</p>

Municipal District - West Clare

Settlement - Miltown Malbay

Landuse (Ha)
Low Density Residential = 11.10
Mixed Use = 9.65
Commercial = 6.73
Enterprise = 3.71
Industrial = 1.26
Community = 6.07
Existing Residential = 16.62
Tourism = 1.41
Utilities 0.74



Detailed Assessment of Landuse Zonings

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

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

Residential	<p>The current residential development zoning does not change.</p> <p>Water Supply</p> <p>These towns are supplied with water from the West Clare Regional Water Supply (Old) and Miltwonmalbay Water Supply scheme with water treatment plants Old Doolough and Rockmount. Irish Water proposes to abandon the Rockmount supply and link the network to the treatment plant at DooLough. The Regional Water Supply also serves Mullagh and Quilty. There is sufficient capacity to at the treatment plant to cater for the target population that would be served by this supply.</p> <p>Wastewater</p> <p>The existing WWTP serving the Miltownmalbay is in very poor condition and there are issues with capacity of the receiving water to assimilate the discharge from the plant. The treatment plant does not have the capacity to accommodate the target population. Significant Capital Investment is required to upgrade the wastewater facilities to an acceptable standard. Depending on conditions set in the pending WWDL when issued, a new site or discharge location may be required.</p> <p>There is currently no public WWTP serving Spanish Point. Irish Water will investigate the feasibility of connecting a number of existing private WWTP , which are in poor condition to the WWTP at Miltownmalbay – depending on the capacity of that plant to comply with its licence conditions . This reflects negatively on SEOs WW1 & WW2.</p>
Low Density Residential	<p>LDR1 - LDR5. In order to ensure that Miltown Malbay's role as a small town is maintained and strengthened sufficient land is zoned for residential development at various locations. This zoning should incorporate areas of zoned open space in particular at LDR4 which is a significant area of residential zoning located directly behind the main mixed use town centre. An area of open space zoning at this location would provide amenity areas and green space for those residents located in this area.</p>
Enterprise	<p>ENT1 represents an area adjacent to the centre of town and its mixed use zoning. This is in line with the SEOs in that it supports the working environment (P1) and could potentially provide employment opportunities locally within the village settlement.</p>

Municipal District - West Clare	Settlement - Miltown Malbay
Mixed Use	<p>MU1 - MU10 are largely contained within the Architectural Conservation Area in the centre of the town of Miltown Malbay. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.</p> <p>MU1 - This site bounds the town centre to the south east. Vehicular access to the site shall be from the R474 Ennis road, with provision for a connection to the north from the Ballard Road.</p> <p>As part of any future application on this site, the developer will be required to provide vehicular access to the site identified as T1 which is an objective to serve as a car park for the town centre if necessary.</p> <p>A mix of retail, commercial, office and residential are encouraged on the site identified as ‘mixed use’.</p> <p>The development of this site is contingent upon the provision of pedestrian access to the site from the town centre, which shall be provided through an upgrade of the existing laneway running from the Main Street to the northern corner of the site which is bounded to the north west by T1. Any application for development must provide a pedestrian link from the subject site to the town centre by way of the existing laneway connecting the site with the town centre. The existing laneway shall be upgraded to the satisfaction of the planning authority, as part of any application on the lands. Provision of access serving the lands to the east of the site and the site identified as T1 shall also be provided for, as identified by the indicative future access arrows.</p> <p>Any future development proposals on these lands shall be accessed via the inner relief road that is identified as an ‘infrastructure safeguard’. The provision of car parking, pedestrian access and links to the town centre reflect positively on the SEOs for the town. They represent a sustainable development in the town centre which will facilitate the local residents and benefit their overall well being.</p>
Utilities	<p>This site is located to the rear of the Main Street and provides the potential to be developed as a carpark to serve the town centre if necessary. Access to the site can be gained from the proposed relief road via the site adjacent to the south identified as ‘mixed use’ on the accompanying settlement plan.</p>
Open Space	<p>There is a distinct lack of open space in the settlement as a whole which reflects negatively on SEO P1 and P3. Additional open space land should be zoned within the settlement to improve people's quality of life and to provide green spaces for amenity and recreational uses.</p>

Municipal District - West Clare	Settlement - Miltown Malbay
Duration and determination on whether mitigation is required	
Low Density Residential	<p>LDR1 - LDR5. In order to ensure that Miltown Malbay's role as a small town is maintained and strengthened sufficient land is zoned for residential development at various locations. This zoning should incorporate areas of zoned open space in particular at LDR4 which is a significant area of residential zoning located directly behind the main mixed use town centre. An area of open space zoning at this location would provide amenity areas and green space for those residents located in this area.</p> <p>The provision of Sustainable urban Drainage Systems (SuDS) is also recommended for all proposals on lands zoned for residential development.</p>
Architectural Conservation Area	<p>The centre of the town of Miltown Malbay has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
All Residential Development	<p>No further development should take place in LDR1 - LDR5 until such time as the required infrastructure is in place i.e. Increase in capacity at the Waste Water Treatment Plant, upgrade to the plant or any further alteration which may lead to an increase in capacity of the receiving water to assimilate the discharge from the plant. This should be in line with the EPA Code of Practise for Waste Water Treatment Systems.</p>
Undefined Infrastructural Safeguard	<p>The mitigation measures identified in the AA should be strictly adhered for in the planning, design and site selection for this currently undefined infrastructural safeguard.</p>
Open Space	<p>Additional open space land should be zoned within the settlement to improve people's quality of life and to provide green spaces for amenity and recreational uses.</p>
All Zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Miltown Malbay should be strictly adhered to.</p>

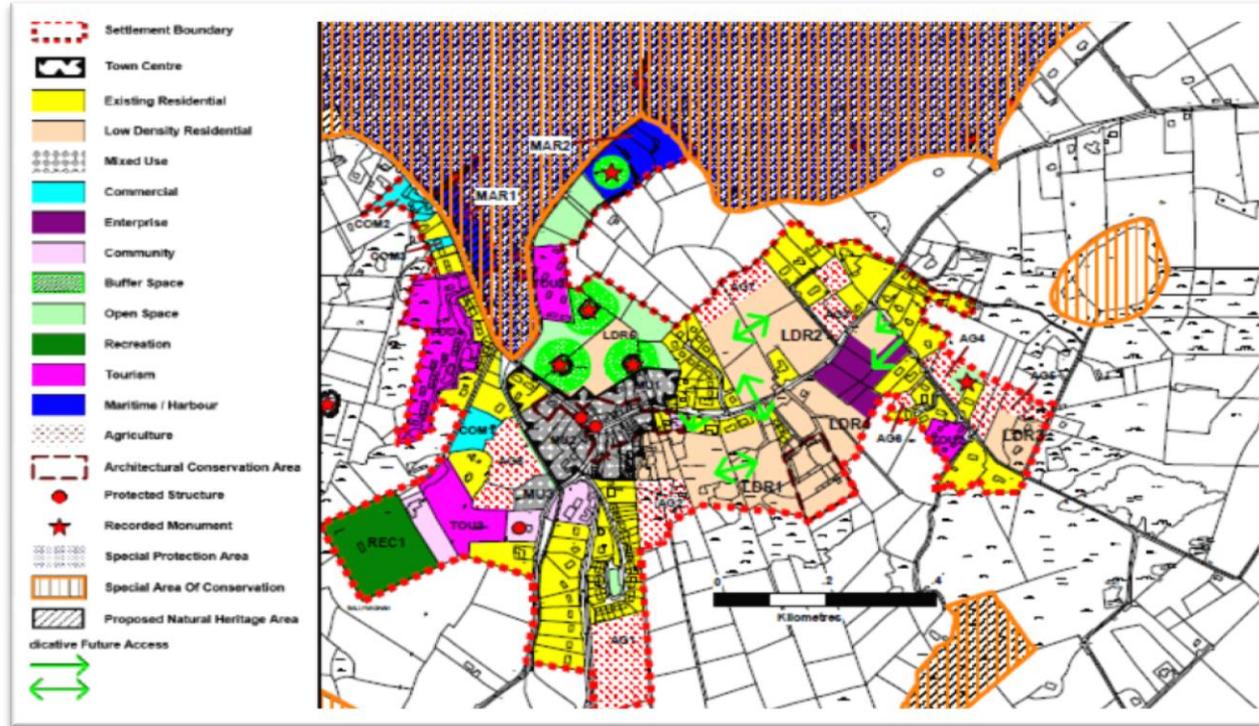
Municipal District - West Clare

Settlement - Miltown Malbay

Changes arising from the Proposed Amendments

C1

There is a record of Japanese Knotweed located directly south-west of this zoning parcel. Any future development must not lead to the further spread of invasive species (Japanese Knotweed) into site. All development at this location will need to ensure it is inline with County Development Plan Objective 14.26 Alien and Invasive Species together with the Invasive Alien Species Regulations 2014.



Detailed Assessment of Landuse Zonings

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

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

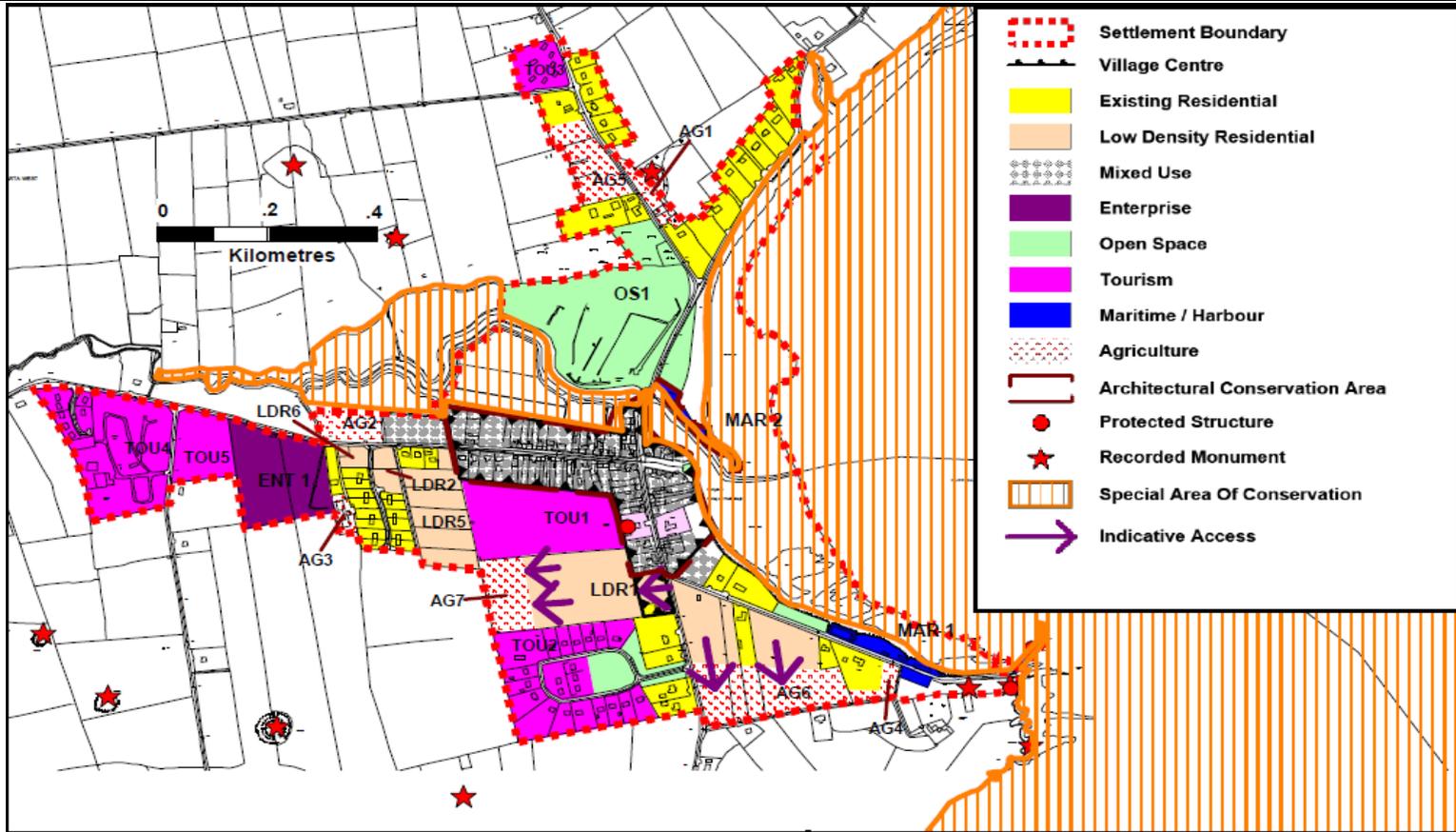
Existing Residential Development	<p>At present, there is limited capacity in the local wastewater treatment facilities. A wastewater treatment plant for Ballyvaughan has been identified in the Council's Assessment of Needs, however the provision of wastewater treatment facilities will be subject to availability of finance and resources. A 'Regionally Important Aquifer' is located in the region and has groundwater vulnerability ratings identified as 'extreme' and 'high'. Protection of groundwater is therefore an important issue in the area. This reflects negatively on SEO P1, WW1 & WW2.</p> <p>Ballyvaughan Bay area is designated as a Special Area of Conservation (SAC) and a Special Protection Area (SPA) which is identified as Inner Galway Bay. It is therefore vulnerable to groundwater contamination in the absence of an adequate wastewater treatment plan. Any plan or project located within, adjacent to or which has the potential to impact on the integrity of an SAC or SPA, must be the subject of a Habitats Directive Assessment. Accordingly, CDP 2.1 of Vol 1 will apply to any future development proposals in this area.</p>
Low Density Residential	<p>LD1 Land to the west of the auxiliary workhouse ACA.</p> <p>This land comprises an area of backland bounded to the east by the ACA and to the west by an area of backlands located off the N67. The site is accessed by an existing entrance from the N67 and development of the site will require that this entrance be upgraded to provide vehicular access whilst also providing for footpaths and lighting within the scheme.</p> <p>The site has the capacity to accommodate low density development providing dwellings for permanent occupation. Any future residential development proposals will be required to provide high quality design of dwellings and layout. The adjacent backlands to the west of the site offer the potential to provide an integrated housing development in conjunction with LD1, thereby potentially providing for a well laid out and designed residential scheme. Access to these lands is constrained by the restricted entrance between the community hall and a dwelling. Access to this parcel of land will be safeguarded by future access from LD1 which is identified as an 'indicative future access' on the accompanying map that shall be included as part of any future planning application on the LD1 lands. This objective representing permanent occupation will have a positive effect on the settlement and will reflect positively on SEO P1.</p>
Mixed Use	<p>MU1 - MU7 confirms the existing village centre uses and will not significantly affect the receiving environment.</p>

Municipal District - West Clare	Settlement - Ballyvaughan
Commercial	COM2 & COM3 confirms the existing commercial use for these locations. These sites lie adjacent to the Galway Bay SPA (004031), Galway Bay Complex (000268) and the Galway Bay Complex NHA (000268). In addition historical records exist for Otter at this location from the Otter Survey of Ireland 1982.
Agriculture	AG1 & AG2 are consistent with the current use on these sites
Open Space	OS1 - OS5 are consistent with current use and identify areas of open space associated with existing residential areas primarily
Enterprise	ENT1 identifies a greenfield site within the settlement with some limited mature trees and hedgerows.
Marine and Tourism	MAR1 & MAR2 together with TOU1 and TOU4 lie directly adjacent to the Galway Bay SPA (004031), Galway Bay Complex (000268) and the Galway Bay Complex NHA (000268).
Economic Development	This includes an objective to facilitate a nursing home development in the Ballyvaughan area. A nursing home development will have a positive long term effect on human quality of life and uncertainty on the remaining SEOs as it is not site specific.
Determination on whether mitigation is required	
All Residential development	<p>Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p> <p>Any future development to the existing residential development north of the N67 on the north eastern side of the settlement should ensure the trees for preservation are retained on site.</p>
Infrastructural safeguard	This safeguard was removed based on the findings of the AA and SEA.
Low Density Residential	<p>Given the size of zoning contained in LDR1 an area of Open Space should be incorporated to provide sufficient amenity and recreational space for the residents within their immediate environs.</p> <p>LDR4 contains a stand of mature broadleaved trees in the north western corner of the zoning this stand should be retained as part of any future residential development at this location.</p>

Municipal District - West Clare	Settlement - Ballyvaughan
Commercial	Given the location of these zonings directly adjacent to the Inner Galway Bay SPA (004031), Galway Bay Complex (000268) and the Galway Bay Complex NHA (000268) any future development, expansion or alteration at these locations will need to ensure screening for Appropriate Assessment is undertaken. Ecological surveys to cover Otter species should also be undertaken and inform any future development application.
Recreation	Risk is limited to existing development. Given the history of flooding and known incidents of wave exacerbated storm damage, it is recommended that redevelopment of sites along the coastline is limited to less vulnerable uses, and sufficient measures are included in the design to ensure flood resilience. If this is not possible, then consideration should be given to relocating properties as they need to be redeveloped.
River Walk	Any site investigations, field surveys, design or planning in relation to a river walkway should take into consideration the recommendations and mitigation measures identified in the CDP AA.
Community	Risk is limited to existing development. Given the history of flooding and known incidents of wave exacerbated storm damage, it is recommended that redevelopment of sites along the coastline is limited to less vulnerable uses, and sufficient measures are included in the design to ensure flood resilience. If this is not possible, then consideration should be given to relocating properties as they need to be redeveloped.
Marine and Tourism	<p>Risk is limited to existing development. Given the history of flooding and known incidents of wave exacerbated storm damage, it is recommended that redevelopment of sites along the coastline is limited to less vulnerable uses, and sufficient measures are included in the design to ensure flood resilience. If this is not possible, then consideration should be given to relocating properties as they need to be redeveloped.</p> <p>Any plan or project located within, adjacent to or which has the potential to impact on the integrity of an SAC or SPA, must be the subject of a Habitats Directive Assessment. Accordingly, CDP 14.2 of Vol 1 will apply to any future development proposals in this area.</p>
Recorded Monuments	<p>The Recorded Monuments CL002-053 associated with MAR2, CL002-050, CL002-052, CL002-054 associated with OS1 and CL002-056, CL002-053 associated with OS3 together with Protected Structure 417 associated with MAR1, 156 associated with C2, 14 & 319 associated with MU1 should be afforded full protected and a suitable buffer put in place to protect these structures in association with any future development.</p> <p>A buffer was included around CL002-053.</p>

Municipal District - West Clare

Settlement - Carrigaholt



Detailed Assessment of Landuse Zonings

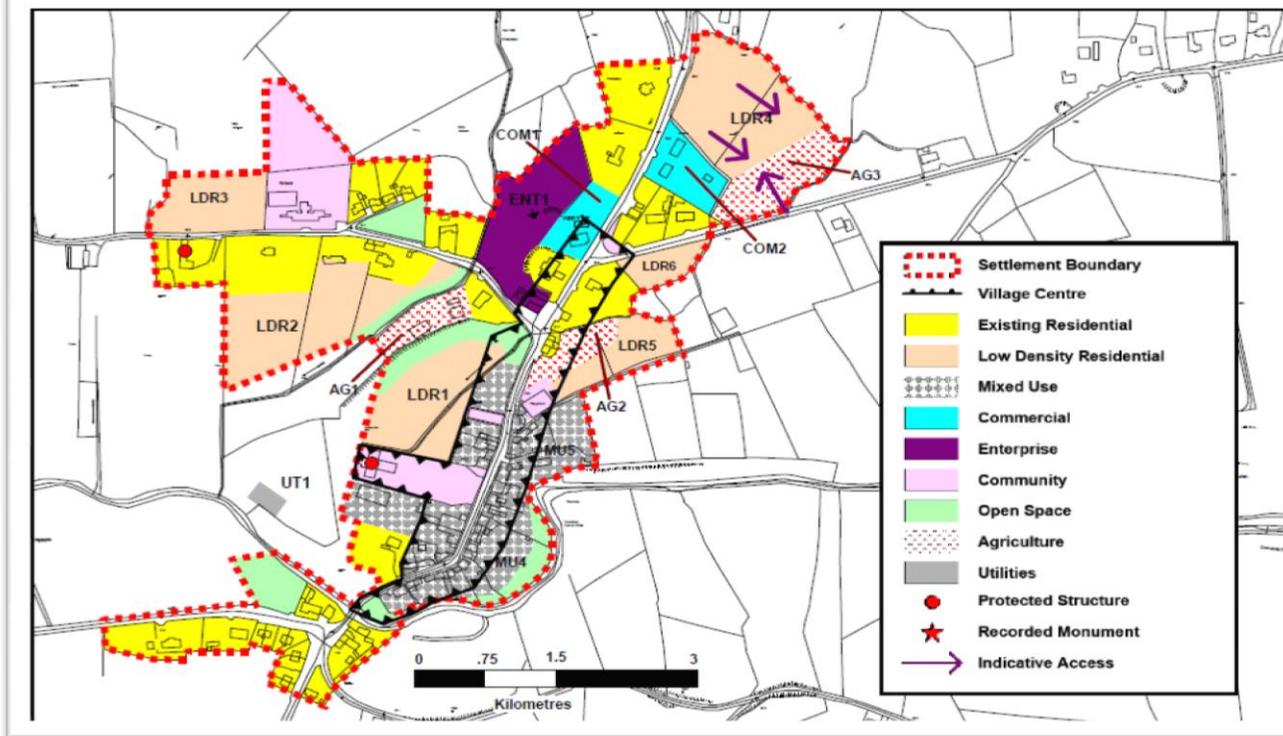
Impact

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

Municipal District - West Clare	Settlement - Carrigaholt
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>Water The town is connected to the West Clare Regional Water Supply (New) and while there is existing capacity to population targets this capacity may need to be upgraded in the future.</p> <p>Wastewater Carrigaholt is not currently served by a public sewage system operated by Irish Water. The provision of such a system would be subject to the constraints of Irish Water’s capital investment programme and New Connections Policy.</p>
Low Density Residential	<p>LDR 1 – Lands to the rear of Community Hall.</p> <p>This site is located in close proximity to the centre of the village and its associated amenities and has been identified as being suitable for residential development to meet the needs of the local community in the future. Dwellings constructed on this site shall be for permanent occupancy only.</p>
Maritime	<p>MAR1: Existing quay, adjacent to Carrigaholt Castle This quay is currently the main commercial focus outside of the village centre. The commercial activity focuses around fishing enterprise and the Dolphinwatch boat, which operates during the tourist season. Maritime related commercial activity will be the focus of this pier, whilst the pier in the Bay will be the focus of development for tourism and leisure use. The Council will facilitate proposals for the extension / upgrade of the facilities currently in place at MAR1 in Carrigaholt. Future developments must not impact on the favourable conservation status of the annex habitats for which the Special Area of Conservation, in which the pier is located, is designated.</p> <p>MAR2: Old Quay, near Carrigaholt Bridge This area is reserved for the future development of the pier and land-based facilities for tourism and leisure uses. "The Marine and Leisure Development Strategy 2007-2013" produced by the Marine Institute promotes the development of existing pier and harbour areas as a tourism and leisure facility. It identifies infrastructure works, subject to funding, to improve land/sea access and associated infrastructure works that could complement the natural amenity around the river and bridge area. Future developments must not impact on the favourable conservation status of the annex habitats for which the Special Area of Conservation, in which the pier is located, is designated.</p>
Agriculture	AG1 & AG9 are consistent with the current use on these sites

Municipal District - West Clare	Settlement - Carrigaholt
Tourism	<p>TOU1 - Land to rear of West Street</p> <p>This site is situated to the rear of West Street to the south-west of the village centre. Its central location lends itself to tourism-related development, situated close to the village services and to the harbour and quay areas. The zoning of this site for Tourism purposes makes provision for tourism-related development, in order to bring people and revenue to the area in a sustainable manner. For the period of this plan the provision of accommodation in the form of holiday homes will not, in general, be considered favourably.</p>
Enterprise	<p>These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community.</p> <p>Other specific objectives for economic development are:</p> <ul style="list-style-type: none"> • To encourage further retail and commercial development. This development shall be located in the centre of the village and the redevelopment of existing unused structures for retail or commercial purposes will be particularly encouraged (see also section on Architectural Conservation Area below) • To encourage developments that will provide services for both visitors to the area and the local population in order to generate year-round activity and employment in the area.
Mixed Use	<p>The centre of the village of Carrigaholt has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP15.5 of this plan.</p>
Open Space	<p>OS1: Area on the northern bank of the Moyarta River</p> <p>This is a low-lying area which has historically been a flood plain during the winter months, at the place where the river meets the sea at Carrigaholt Bay. Given its naturally low level vis a vis sea level, the proximity of the sea itself, the expected rise in sea levels associated with global warming and the implementation of the Planning System and Management – Guidelines for Planning Authorities (2009). it is necessary that the area remain available as flood plain. In addition it is a wildlife habitat and an attractive amenity in the village for both the local community and visitors to the area.</p>
Duration and determination on whether mitigation is required	

Municipal District - West Clare	Settlement - Carrigaholt
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Low Density Residential	LDR1, 3 & 4 were changed from residential zoning to agricultural zoning based on the findings of the SFRA.
Tourism	TOU1 - Land to rear of West Street (3.77ha) The provision of accommodation in the form of holiday homes will not, in general, be considered favourably.
Enterprise	ENT1 - Any proposed development within ENT1 will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure
Maritime	Any future development associated with MAR1 and MAR2 must ensure the requirement of the Habitats Directive, the Water Framework Directive and the Marine Strategy Framework Directive are strictly adhered to.
Open Space	OS1 This is a low lying area, which has historically been a flood plain during the winter months, at the place where the river meets the sea at Carrigaholt Bay. Given it's naturally low level vis a vis sea level, the proximity of the sea itself, the expected rise in sea levels associated with global warming. Also, based on the recommendation of the AA, the land to the north of OS1 was also zoned as Open Space. The Appropriate Assessment did not consider this land to be suitable for development. OS1 in the present plan has been extended and TOU2 removed (included in OS1), which has provided a strong buffer for the SAC.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Carrigaholt should be strictly adhered to.



Detailed Assessment of Landuse Zonings

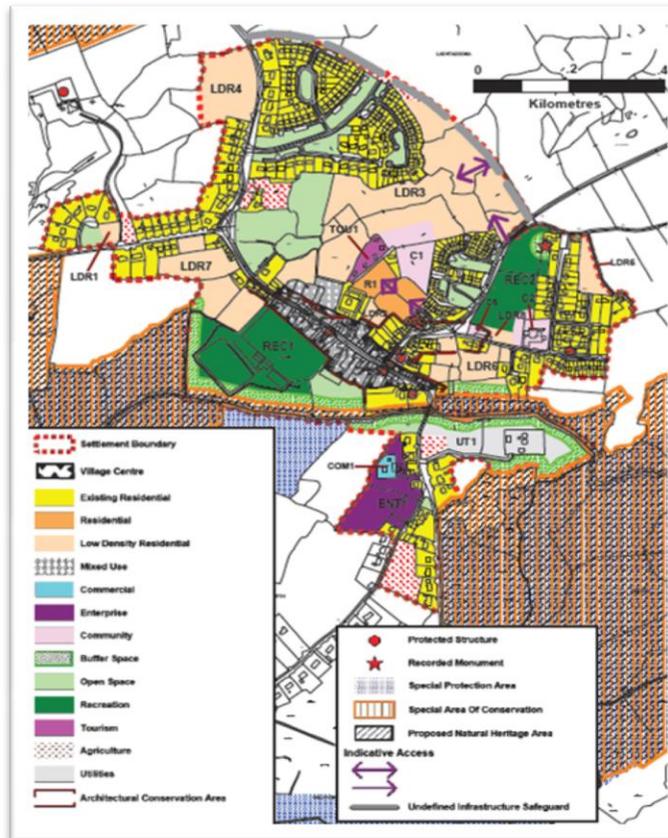
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+	-	+/-	0
			P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

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

Residential	Currently, there is no sewage treatment system serving the village. Cooraclare is connected to the public water supply. Cooraclare is traversed by the Doonbeg River to the south which forms part of the Doonbeg Freshwater Pearl Mussel Sensitive Area. Parts of the village of Cooraclare are located within a moderate to high risk area as per the EPA Domestic Waste Water Risk Register which may be related to the lack of a sewage treatment system.
Low Density Residential	A number of sites within the village have been identified for low density residential development with a view to supporting further development in the village, increase the local population and support existing services in the village. Development on these sites must reflect the scale and traditional character of the existing settlement and the population targets for the area.
	LDR1 - These lands are located in close proximity to the village centre and have been identified as being suitable for low-density residential development due to their location in close proximity to many of the existing services in the area. Due to the location of the lands, close to a small tributary of the Doonbeg River, a Strategic Flood Risk Assessment must accompany any proposals for development on these lands.
Entreprise	These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community.
Mixed Use	MU1 – Village Centre These lands are located at the centre of the village and comprise the existing buildings in the village core and a number of small backland areas. These buildings / lands can accommodate a mixture of uses to allow for the development of the village centre and the expansion of the existing services in the area.
Community	C1 - C5 include for the identification of lands for community purposes at the existing school (C2) with a view to allowing future expansion of the school, church (C4), community hall (C3), playground (C5), shrine (C1) consistent with the existing zoning of these lands.
Commercial	COM1 & COM2 confirms the existing commercial uses for these locations.
Agriculture	AG1 & AG2 are consistent with the current use on these sites
Open Space	OS1 - OS6 are consistent with current use and identify areas of open space associated with the Doonbeg River and adjacent to the school. There is a distinct lack of open space designation within the village of Doonbeg.

Municipal District - West Clare	Settlement - Cooraclare
Duration and determination on whether mitigation is required	
Low Density Residential	<p>LDR1 - The Open Space zoning OS3 must be strictly adhered to in relation to any future development in relation to LDR1. The mature trees located within OS3 should be retained as part of any future development.</p> <p>LDR2 - LDR6 - The mature trees and hedgerows associated with LDR2 - LDR6 should be retained as part of any future residential development as foraging and commuting routes for bats but also as ecological corridors for wider biodiversity issues.</p> <p>The EPA Code of Practise for Waste Water Treatment Systems in LDR1 - LDR6 must be strictly adhered to in order to ensure no significant long term effects on the Doonbeg River.</p>
Mixed Use	<p>The centre of the village of Cooraclare has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
Open space	<p>Further open space should be zoned within the village of Cooraclare in association with ENT1</p>



Detailed Assessment of Landuse Zonings

Impact

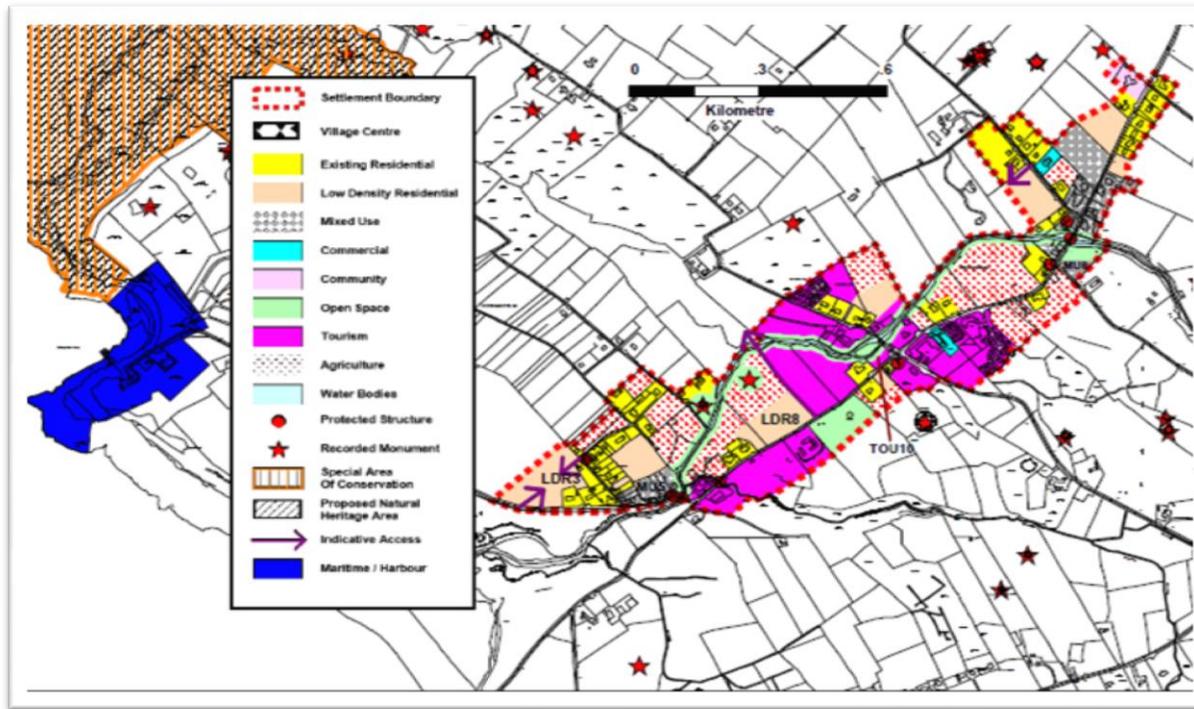
+	-	+/-	0
	WS1 & WS2, T1, T2, C1 - C3	P1 & P3	P2, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, WA1, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2

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

Existing Residential	<p>Consistent with current use and does alter extent of current zoned lands. Water supply is sourced through the Local Authority Water Scheme however capacity is limited this reflects negatively on SEO P1, WS1 & WS2.</p> <p>A new wastewater treatment plant has been built recently in Corofin with sufficient capacity to accommodate the future planned development in this large village.</p>
Low Density Residential	<p>LDR1 & LDR2 contain zoning which is in keeping with the rural nature of the village of Corofin however LDR3 represents a significant area of land stretching from the settlement boundary all the way into the ACA. LDR3 lies adjacent to Loughaun which is a Limestone Marl Lake (FL3) and to an area of Dry Calcareous habitat (GS1). This lake type corresponds to the annexed habitat 'hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. (3140). As these lakes are poor to moderately rich in nutrients any future development immediately surrounding this area needs to ensure no increase in nutrient pressure and no impacts to the lake habitat.</p> <p>The field boundaries which make up this site also contain mature trees which are of benefit to all bat species as commuting and foraging routes and as this area is located within a high bat landscape area it is imperative that these mature trees and hedgerows are maintained as part of any future development. As there are existing capacity issues with the water supply in the village this reflects negatively on WS1 & WS2. It is unlikely that work could be sourced for this many residents within Corofin itself or its immediate surrounds therefore most work will need to be sourced in Ennis which will require numerous commuter trips due to the lack of a sustainable means of public transport. Travel by bus is limited with the most immediate services linking from Inagh to Ennis coupled with the Clare Bus Service this reflects negatively on P1, T1, T2, C1, C2 & C3.</p>
	<p>LDR6 - A portion of this section of zoned land is within the Architectural Conservation Area in the centre of the village of Corofin. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP. In addition a further portion of this site is located within the East Burren Complex SAC.</p>

Municipal District - West Clare	Settlement - Corrofin
	<p>LDR7 A portion of this site lies adjacent to and encroaches on the SAC at this location. In addition, a portion of this section of zoned land sitd behind the Architectural Conservation Area in the centre of the village of Corofin. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP. The site also forms a boundary with the development and the existing playing fields and recreational areas within the village which reflects positively on SEOs P1, P3</p>
Duration and determination on whether mitigation is required	
All zoning	<p>NHAs are protected from works which would destroy or significantly alter, damage, or interfere with the features for which the sites were designated. Therefore, given the location of the Corofin settlement any future residential development, commerical or employment generating development should be subject to screening for EIA and/or a Habitats Directive Assessment in relation to potential significant effects on the surrounding and adjacent European Sites. This should also include for an assessment of in-combination and cumulative effects on the Fergus River downstream in particular associated with the Ennis settlement.</p>
Utilities	<p>UT1 - 25m buffer zone included following the recommendations of the SEA and AA.</p>
Low Density Residential	<p>The SEA recommends reducing the area of lands zoned for low density residential development at LDR3. The mature trees and hedgerows associated with LDR4 should be retained as part of any future development of the site. Any low residential development associated with LDR5 should be cognisant of the surrounding agricultural landuse and the existing farmhouses and farm buildings. Development should be sympathetic to the surrounding landscape and uses on the edge of the settlement within the Corofin and Crusheen Loughlands and the Low Burren Landscape Character Area.</p> <p>LDR6 & LDR7 -The residential zoning located within the SAC has been removed and a buffer zoning put in place following the recommendations of the SEA and AA.</p> <p>LDR6 - A portion of this section of zoned land is within the Architectural Conservation Area in the centre of the village of Corofin. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) .</p>

Municipal District - West Clare	Settlement - Corrofin
	A portion of this section of zoned land sitd behind the Architectural Conservation Area in the centre of the village of Corofin. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to.
Recreation	REC1 zoning boundary was ammended to remove portion located within the SAC. A 20m buffer was also added.
Open Space	OS15 & OS16 were ammended to exclude the European sites as recommended through the AA process.
Recorded Monuments	A buffer should be placed around the recorded monument CL017-117 in REC2
Undefined Infrastructural	This safeguard was removed based on the findings of the AA and SEA.
All zoning	All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Corrofin should be strictly adhered to.



Detailed Assessment of Landuse Zonings

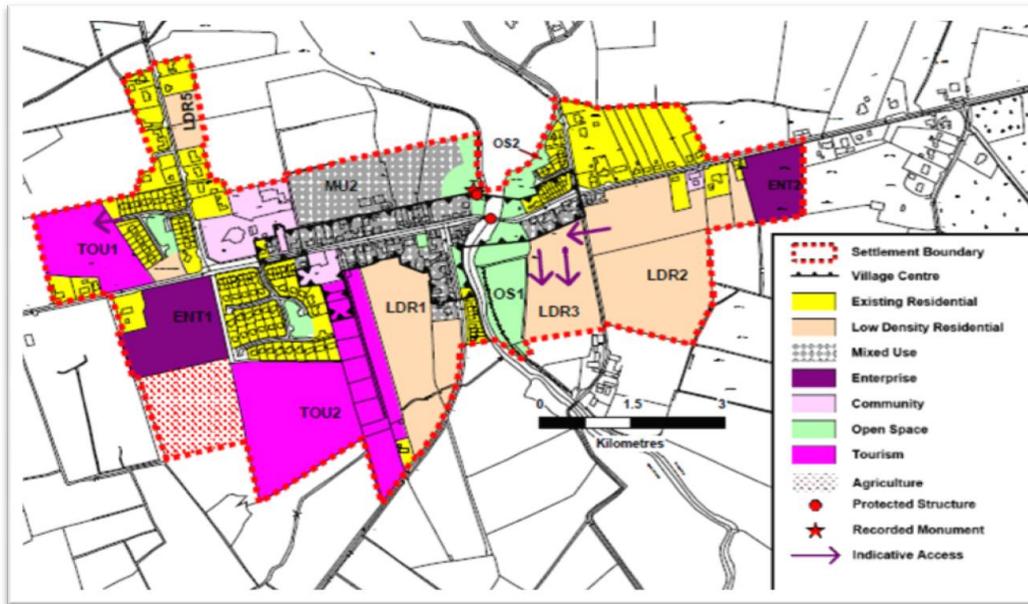
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+	-	+/-	0
B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	P1, WW1, WW2	P1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Doolin
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	Doolin has an adequate water supply however there is no public waste water treatment plant at present in Doolin and existing development is currently serviced by individual wastewater treatment units. Given the majority of Doolin is located within a Karstic Grounwater body it is highly liklely that this is having a negative effect on grounwater within the area and subsequently to the surface water through groundwater surface water interaction.
Low Density Residential	LDR1, 2,5,6,7,8 & 9 are located within Miltown Malbay Coastal Farmlands and the Cliffs of Moher and Lahinch Landscape Character Area. LDR3 & LDR4 are located within Slieve elva Forest and Mainland and the Burren Uplands Landscape Character Area. This objective representing low residential permanent occupation will have a positive effect on the settlement and will will reflect positively on SEO P1 .
Mixed Use	MU1 - MU5 confirms the existing village centre uses and will not significantly affect the receiving environment.
Commercial	COM1 & COM2 confirms the existing commercial use for these locations.
Agriculture	AG1 - AG11 are consistant with the current use on these sites and should be retained in order to maintain the Landscape Charater of the area as the Miltown Malbay Coastal Farmlands.
Open Space	OS1 - OS10 are consistant with current use and identify areas of open space associated with the riparian zone of the Aille River primarily.
Tourism	TOU1, a portion of TOU2, TOU6, TOU11 & TOU12 represent existing tourism within Doolin. A 'Tourism Growth Centre' is identified in the centre of the village. This includes the area around Fitz's Cross. The streetscape and character of Fitz's Cross has evolved around the tourism market. This area has seen the development of two hotels and two holiday home developments which have defined the centre of Fitz's Cross.TOU3 forms a boundary with the Cronagort Stream or Aille River which is currently at "Good Status" under the Water Framework directive. Any future development at this site should ensure the ahievement of at least good status and should not interfere with the achievement of the objective for this waterbody. TOU7 is located on a mature island in the centre of the Aille River. This is an important feature of the river ecosystem and has been morphologically shaped by the river supporting macroptes and providing refuge for macroinverterates and other species.
Duration and determination on whether mitigation is required	

Municipal District - West Clare	Settlement - Doolin
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Low Density Residential	All zonings for low density residential development should take cognisance of their associated Landscape Character Areas and should be planned and development in a sympathetic manner with the surrounding prospects and views.
Tourism	<p>The lands north of the Aille River zoned for 'Tourism' have been identified as an area as potentially within a wider area of flood risk.</p> <p>TOU6 - forms a boundary with the Cronagort Stream or Aille River which is currently at "Good Status" under the Water Framework Directive. Any future development at this site should ensure the achievement of at least good status and should not interfere with the achievement of the objective for this waterbody. The encroachment of Flood Zone A on lands is limited to the riverside margins. Planning applications can address flood risk by limiting buildings to Flood Zone C. Where access may be prevented during a flood event, an emergency plan should be put in place.</p> <p>The SEA recommends removing the zoning for tourism at TOU7 given the location within the centre of the channel, its importance for biodiversity and the risk of developing on a mature island which will be prone to erosion and morphological alteration in the future. This recommendation was taken on board.</p> <p>Any plan or project located within, adjacent to or which has the potential to impact on the integrity of an SAC or SPA, must be the subject of a Habitats Directive Assessment. Accordingly, CDP 14.2 of Vol 1 will apply to any future development proposals in this area.</p>
Recorded Monuments	The Recorded Monument CL008-059002 associated with OS3 and CL008-060 associated with OS4 should be afforded full protected and a suitable buffer put in place to protect these structures in association with any future development.
Agriculture	AG1 - AG11 are consistent with the current use on these sites and should be retained in order to maintain the Landscape Character of the area as the Miltown Malbay Coastal Farmlands.

Municipal District - West Clare	Settlement - Doolin
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Doolin should be strictly adhered to.
Changes arising from Proposed Amendments	<p>MU6</p> <p>Mitigation: In circumstances where certain measures proposed to mitigate or manage the risk of flooding associated with new developments within MU6 are likely to result in significant effects to the environment or European sites, the new developments and any such measures will undergo environmental assessment and Habitats Directive Appropriate Assessment, as appropriate and in accordance with County Development Plan Objective 2.1.</p> <p>Mitigation: Ensure any further development application is connected to a WWTP with adequate capacity for foul water during operation, or that it is serviced by an onsite treatment system that will ensure no impact to water quality in the area.</p>



Detailed Assessment of Landuse Zonings

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

Municipal District - West Clare	Settlement - Doonbeg
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	<p>Water Supply Doonbeg is connected to the West Clare Regional Water Supply (New) and there is sufficient capacity to cater for population targets.</p> <p>Wastewater The village is served by an existing public waste water treatment plant which has sufficient treatment capacity to cater for the target population. Therefore the current residential development should not be reflecting negatively on the SEOs and will overall be reflecting positively on SEO WS1 & WS2, WW1 and WW2.</p>
Low Density Residential	<p>LDR1 - This site is centrally located within the village, south of the Main Street. This site can be accessed either directly from the Main Street or from the local road that runs to the east of the site. It is considered that this site could provide for some appropriate in-fill development whilst also helping to define the streetscape along Main Street. Adequate pedestrian, cycling and vehicular access shall be required as part of any development proposals for this site.</p>
	<p>The majority of LDR2,2A, 2B, & LDR3 residential zoning conforms with existing low density housing present in the village and is either adjacent to existing residential and/or close to the village centre. Development on these sites must reflect the scale and traditional character of the existing settlement and the population targets for the area. LDR2 - Development on this site must be proportionate to the size and scale of the existing settlement.</p>
Marine	<p>MAR1 - This area is reserved for the future development of the pier and land-based facilities for the development of water-based commercial activities and for tourism and leisure uses. It is important that all development that takes place around the pier head area is sympathetic to its sensitive location around Doonmore Castle and Doonmore House, and is in accordance with the proper planning and development of the area. It is important that development proposals for water-based commercial activity are compatible with the tourism and leisure potential of the pier and harbour. Doonmore pier is zoned as 'Maritime' and is located adjacent to the Mid-Clare Coast SPA. It is an objective of the Council to require all planning applications for development within, adjacent to, or affecting Natura 2000 sites, to carry out a Habitats Directive Assessment in accordance with the Habitats Directive (1992) and CDP 14.2 of this plan.</p>

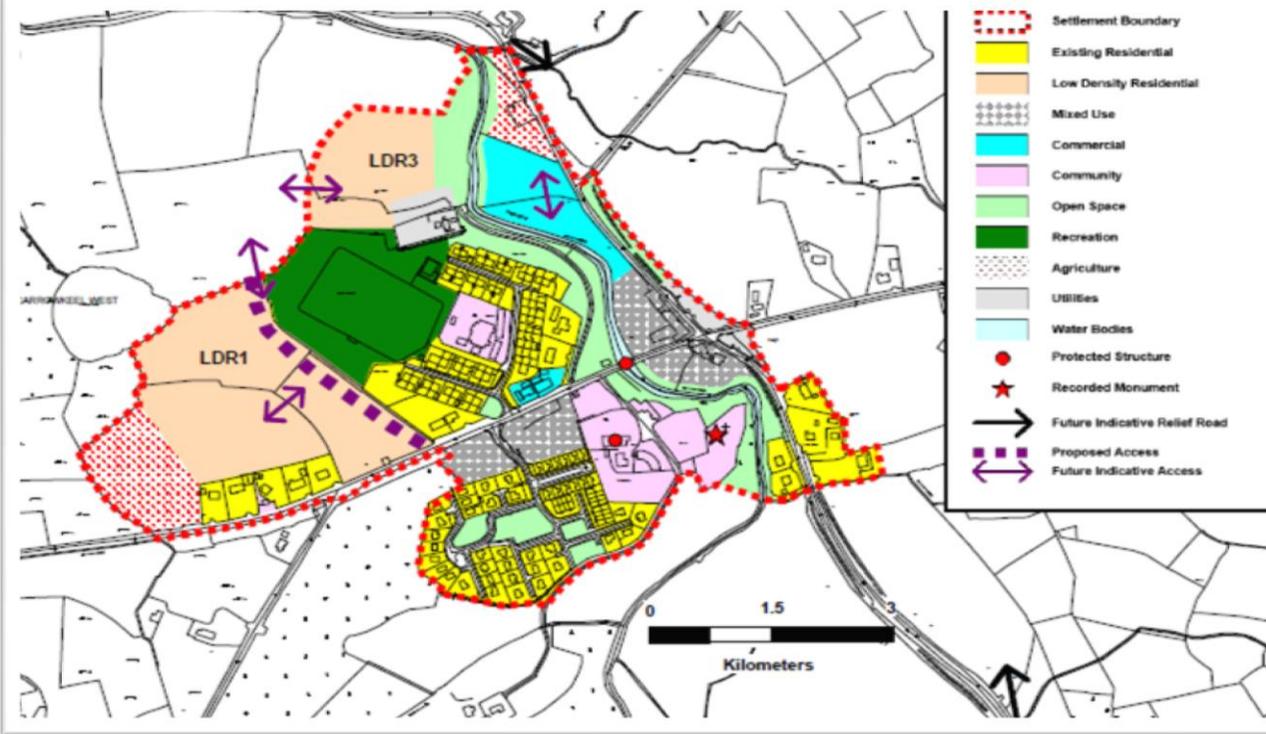
Municipal District - West Clare	Settlement - Doonbeg
Mixed Use	MU1 - MU6 confirms the existing village centre uses and will not significantly affect the receiving environment.
Community	C1 - C3 represent the existing community uses in the village associated with the church, graveyard and community hall.
Tourism	TOU2 represents the existing use as a caravan site and provides for expansion adjacent to it in the future.
Open Space	OS1 & OS2 identify areas of open space primarily associated with the Doonbeg River.
Entreprise	<p>ENT 1 and ENT2 are designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.</p> <p>ENT1 – If possible, access to the site shall be taken from a location within the 50kph speed limit in the village.</p> <p>ENT2 – The access to any development taking place on these lands shall be located within the 50kph speed limit in the village.</p>
Determination on whether mitigation is required	
Low Density Residential	<p>It is recommended that any development at LDR1 is conditional on the adherence of the OS1 zoning and the inclusion of a buffer zone of 5m around the mature trees within OS1 and along the Doonbeg River in order to provide protection to the water quality of the Doonbeg River.</p> <p>The EPA Code of Practice for Waste Water Treatment Systems in LDR1, 2, 2A, 2B & 3 must be strictly adhered to in order to ensure no significant long term effects on the Doonbeg River.</p>
Open Space	The zoning of OS1 & OS2 as open space must be strictly adhered to in order to provide sufficient buffering from the village development to the river.
Tourism	Any future development at TOU2 should be mindful of the current residential use adjacent to this site and should be sympathetic to the permanent nature of this use. It should avoid development which may lead to anti-social behaviour in the adjoining estate or which is incompatible in nature.
Marine	Doonbeg pier is in close proximity to an SAC where otter activity has been recorded and is within an SPA which is home to the tree sparrow a rare species associated with the SPA although not annexed. Future development proposals must not impact on the favourable conservation status of the SAC and SPA. Any plan or project with the potential to impact on the SAC and/or SPA will be subject to screening for Appropriate Assessment and associated ecological assessments.

Municipal District - West Clare

Settlement - Doonbeg

All zonings

The entire settlement of Doonbeg is located within the Doonbeg *Margaritifera* (Freshwater Pearl Mussel (FPM)) Sensitive Area. While the current status of the FPM in this catchment is indicated as extant by the NPWS recent studies have provided additional records which indicate that this population has in excess of 8,000 individual mussels placing it as a very important catchment in County Clare for this species. Therefore any proposed development in terms of Low Density Residential, Commercial, Tourism, Enterprise, Agriculture, Community, Open Space, Marine, Mixed Use will need to take into consideration the potential negative effects on this species and its habitat. All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Doonbeg should be strictly adhered to.



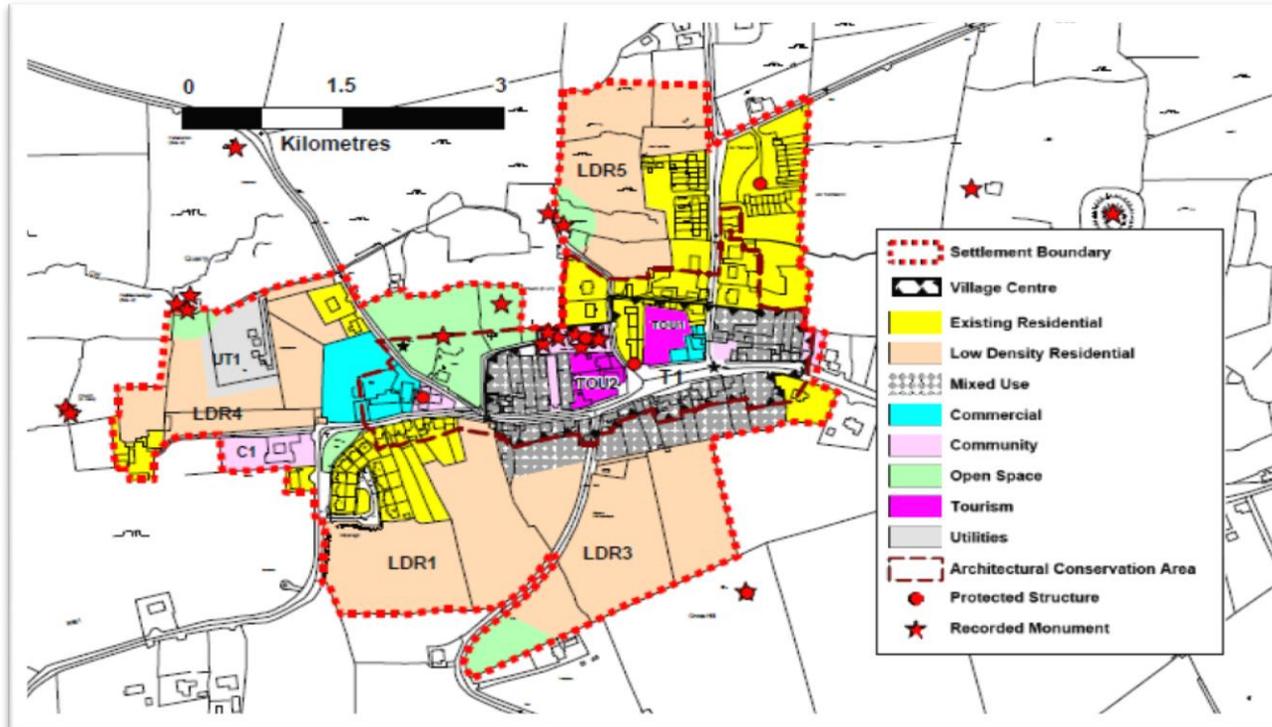
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Inagh
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>Water Supply Water supply is sourced through the Inagh-Kilmaley Group Water Scheme. The DoEHLG has approved funding for the upgrade of the Inagh-Kilmaley Group Water Scheme.</p> <p>Wastewater Inagh has a public sewage system with sufficient treatment capacity to serve the target population.</p>
Low Density Residential	LD1 - The site is situated on the western edge of the village, bounded to the south by the R460, to the east by the sports ground and to the west by an area of land identified as Agriculture. The site has the capacity to accommodate low density development and will reinforce the centre which has evolved around the school, shop, church and community centre. An access road shall be provided within the site and will subsequently provide for potential future access to the lands north of LD1 and to the Agriculture lands to the west.
	While the immediate village centre is located within the UWWT footprint the area outside of this and incorporating LD1 & LD3 are located within an area identified as vary high risk from the EPA domestic waste water risk register and therefore represent a significant threat to both surface and groundwater.
Recreation	REC1 is the existing GAA grounds and associated car park within the village settlement
Commercial	COM2 is zoned right up to the banks of the Inagh River incorporating the riparian zone which reflects negatively on SEO B1, B3, B4, B5, & B6.
Open Space	OS1 - OS12 are consistent with current use and identify areas of open space associated with the Inagh River primarily and which should be strictly adhered to.
Duration and determination on whether mitigation is required	
Existing Residential	The stretch of land zoned as existing residential development on the banks of the Inagh River on the approach to Inagh opposite the Post Office should be zoned as "Open Space" as part of OS9. This recommendation was taken on board.
Low Residential Development	The EPA Code of Practise for Waste Water Treatment Systems in 4,5,6,7,8,9,10 must be strictly adhered to in order to ensure no significant long term effects on the Inagh River, impacts on the current status of the Inagh River and its objective of achieving good status under the Water Framework Directive.

Municipal District - West Clare	Settlement - Inagh
Commercial	COM2 should be altered to allow a sufficient buffer zone of 10m along the riparian zone of the Inagh River as part of OS12
Flooding	Following the undertaking of a justification test for the lands zoned for commercial use at COM2, part of the site was re-zoned as agricultural. The JT also found that the zoning would need to remain and site specific FRA needed as part of the planning application. Risk could be largely managed by locating buildings within Flood Zone C and ensuring finished floor levels are appropriate. Should site levels change, it will need to be demonstrated that this will not increase risk elsewhere. All development should comply with water compatible uses as per the flood risk guidelines.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Inagh should be strictly adhered to.



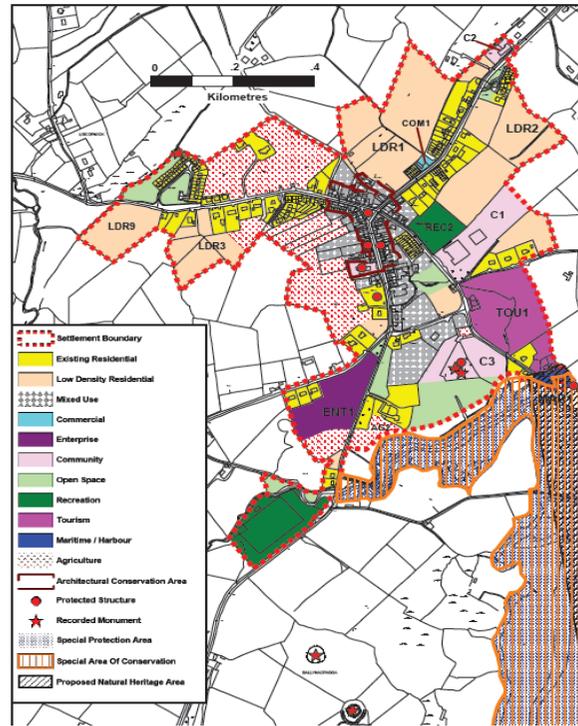
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Kilfenora
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>Water Supply Kilfenora is connected to the Ennistymon Regional Water Supply and as such is subject to the constraints of that scheme.</p> <p>Wastewater The existing treatment plant is overloaded and treated effluent is discharged to ground via a swallow. IW is progressing a study to develop options for the required capacity upgrade and treated effluent discharge options. At this stage it is not possible to say that that the existing infrastructure will be upgraded to cater for future development within the life of this plan.</p>
Mixed Use	MU1 - MU5 confirms the existing village centre uses and will not significantly affect the receiving environment. MU1 - MU5 is largely contained within the Architectural Conservation
Commercial	COM1 & COM2 confirms the existing commercial use for these locations.
Open Space	OS1 - OS5 are consistent with current use and identify areas of open space which are largely associated with the archeological and cultural heritage features and sites located within Kilfenora.
Determination on whether mitigation is required	
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Low Density Residential	All zonings for low density residential development should take cognisance of their associated Landscape Character Areas (LCA) (Kilfenora Farmland and the Low Burren LCA) and should be planned and development in a sympathetic manner with the surrounding prospects and views.
Recorded Monuments	015006, CL016-015004, CL016-015008, CL016-015015, CL016-015013, CL016-015012, CL016-015011 associated with C4, CL016-015010 associated with OS3 and County Protected Structures 124 associated with C4 and 152 associated with C2 should be afforded full protection and a suitable buffer put in place to protect these structures in association with any future development.

Municipal District - West Clare	Settlement - Kilfenora
Architectural Conservation Area	The centre of the village of Kilfenora has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilfenora should be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

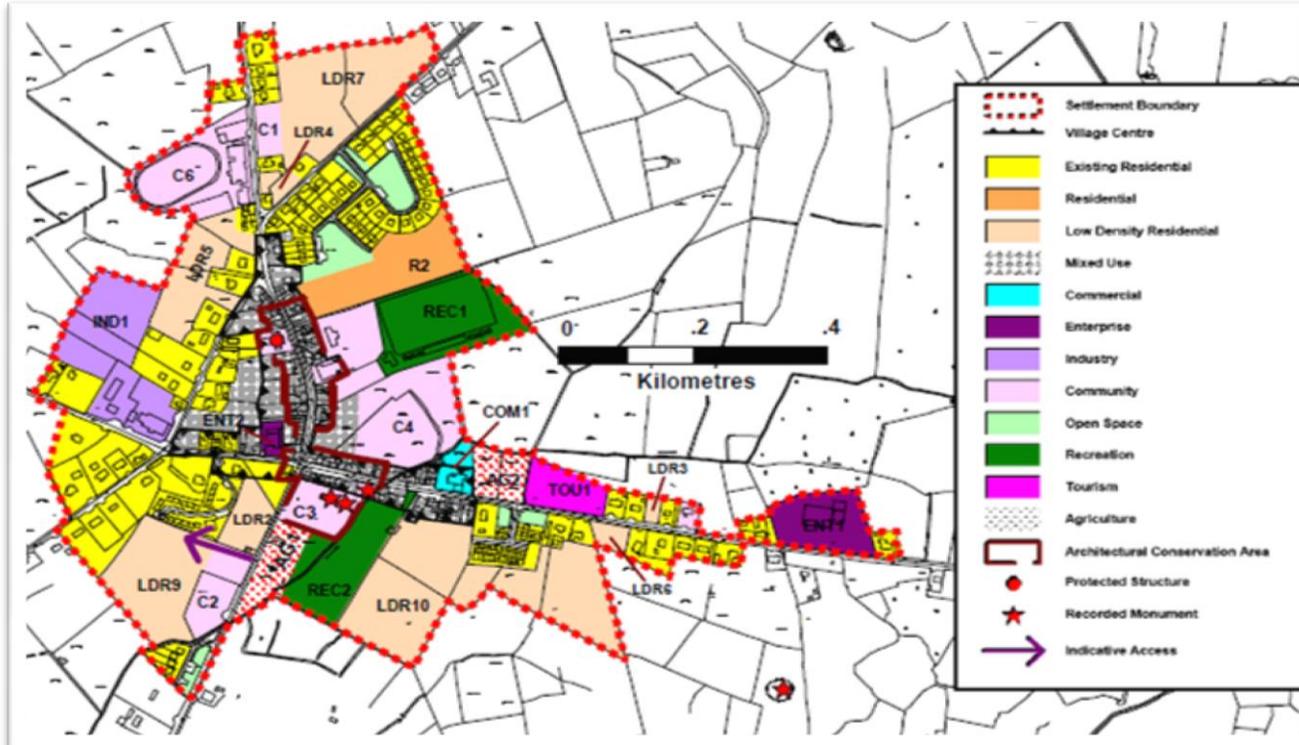
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Municipal District - West Clare	Settlement - Kildysert
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	<p>The town has grown quite significantly over recent years but has managed to retain a 'village-like' character of its own, particularly along its main thoroughfare. Its proximity to Ennis is likely to maintain the demand for housing but care must be taken to ensure the preservation of its distinctive character.</p>
Low Density Residential	<p>Water Supply Public water is supplied by the Killadysert Public water supply sourced from Gortglass Lough/ Cloonsnaghta Lough. There is sufficient treatment capacity to cater for the target population</p> <p>Wastewater Kildysert has its own wastewater treatment plant but an upgrade is required in order to accommodate future development.</p> <p>LDR2 - The site is flat and low lying which allows for development to be accommodated without it having an adverse impact on the landscape or interfering with views of the Shannon Estuary.</p>
Tourism	<p>This site is located on the eastern side of the village bounded by the harbour area to the south and the access road to the harbour to the west. It is intended to make provision for mixed use, tourism-related development, which will bring people and revenue to the area in a sustainable manner.</p> <p>The site lends itself to such development as it allows for in depth development on an area of land that is closely associated with the harbour and also with the town centre. Development of this site will help to support the village centre, without having a negative impact on the village character.</p> <p>Proposals for tourism-related retail developments must be subject to a retail impact assessment to ensure that the proposed development will not impact negatively on the vibrancy and viability of the village centre.</p>

Municipal District - West Clare	Settlement - Kildysert
Marine	<p>MAR1 - This area is reserved for the future development of the pier and land-based facilities for the development of water-based commercial activities and for tourism and leisure uses. The area is identified in the " Marine Tourism and Leisure; Development Strategy 2007-2013" by the Marine Institute, as a potential location for the development of land/sea access and associated infrastructure. There is an opportunity to develop this area of Killadysert, subject to available funding. It is important that any development proposals for water-based commercial activity are not detrimental to the tourism and leisure potential of the harbour.</p> <p>For the period of this plan the provision of accommodation in the form of holiday homes shall not, in general, be considered favourably on lands zoned for Maritime uses.</p> <p>Development must not impact on the favourable conservation status of the annex habitats for which the Special Area of Conservation, in which the quay is located, is designated.</p>

Municipal District - West Clare	Settlement - Kildysert
Mixed Use	MU1 - MU7 confirms the existing village centre uses and will not significantly affect the receiving environment.
Community	C1 - C7 include for the identification of lands for community purposes at the existing secondary school (C1) with a view to providing parking facilities to serve the school, additional lands for further expansion of the new cemetery (C2) with the remainder C3 - C7 consistent with the existing zoning of these lands.
Recreation	REC1 is the existing GAA grounds and associated car park with the addition of REC2 identified to accommodate approved planning permission for recreational area to include all weather playing pitch, new recreational area etc.
Commercial	COM1 - COM4 confirms the existing commercial uses within Kildysert
Agriculture	AG1 - AG5 are consistent with the current use on these sites
Open Space	OS1 - OS8 are consistent with current use and identify areas of open space associated with existing residential areas.
Enterprise	ENT1 - These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.
Duration and determination on whether mitigation is required	
	<p>Careful consideration should be given to the development of LDR1 given its proximity to the mixed use town centre and the Architectural Conservation Area in order to maintain its distinctive village character and so as to take cognisance of the adjoining conservation area and not to detract from the character of the ACA. Development on this site must be proportionate to the size and scale of the existing settlement. Development proposals should enhance the public realm and appropriate site analysis must precede design work.</p> <p>The mature tree line and hedgerow associated with LDR1A and LDR1B should be retained as part of any future development as foraging and commuting routes for bats and also as wildlife corridors as part Article 10 of the Habitats Directive. These areas should be zoned as buffer zones in order to provide sufficient protection.</p>

Municipal District - West Clare	Settlement - Kildysert
Low Density Residential	<p>LDR2 - Residential development on this site shall be proportionate to the size of the existing settlement. Development on the subject lands will be highly visible on the approach to the town from the north and therefore high standards of siting, design and layout will be required of any development proposals on the site.</p> <p>The site covers a large area. If development proposals come forward that do not utilise the entirety of the lands, a masterplan must be prepared showing connectivity to future development areas and an outline of the type of development that is proposed for the remainder of the site.</p> <p>Given the scale of zoning at LDR2 sufficient areas of open space should be incorporated into any future development at this location to provide sufficient amenity and recreational areas within the development.</p> <p>In the absence of an upgrade to the Waste Water Treatment System, the EPA Code of Practice for Waste Water Treatment Systems associated with all residential development must be strictly adhered to in order to ensure no significant long term effects on the River Shannon and the surrounding SAC and SPA designations.</p>
Tourism	<p>TOU1 - The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably on this site. It is intended to make provision for mixed-use, tourism-related development. Proposals for tourism-related retail developments must be subject to a retail impact assessment to ensure that the proposed development will not impact negatively on the vibrancy and viability of the village centre. There is a stream flowing through the centre of the site that flows directly into the SAC. Developments taking place on these lands must have cognisance of this feature and ensure that potential negative impacts on the SAC are mitigated.</p>
Marine	<p>The zoning overlaps to a small extent with the River Fergus Estuaries SPA (Site code 004077), to a greater extent with the Lower River Shannon cSAC (site code 002165) and almost completely with the Fergus Estuary and Inner Shannon North Shore NHA. The Lower River Shannon cSAC has detailed conservation objectives available for it for which the attributes and targets should be used to assess any future development at MAR1 in relation to screening for Appropriate Assessment.</p>
Open Space	<p>The trees for preservation should be retained in association with any future development at OS5</p>



Detailed Assessment of Landuse Zonings

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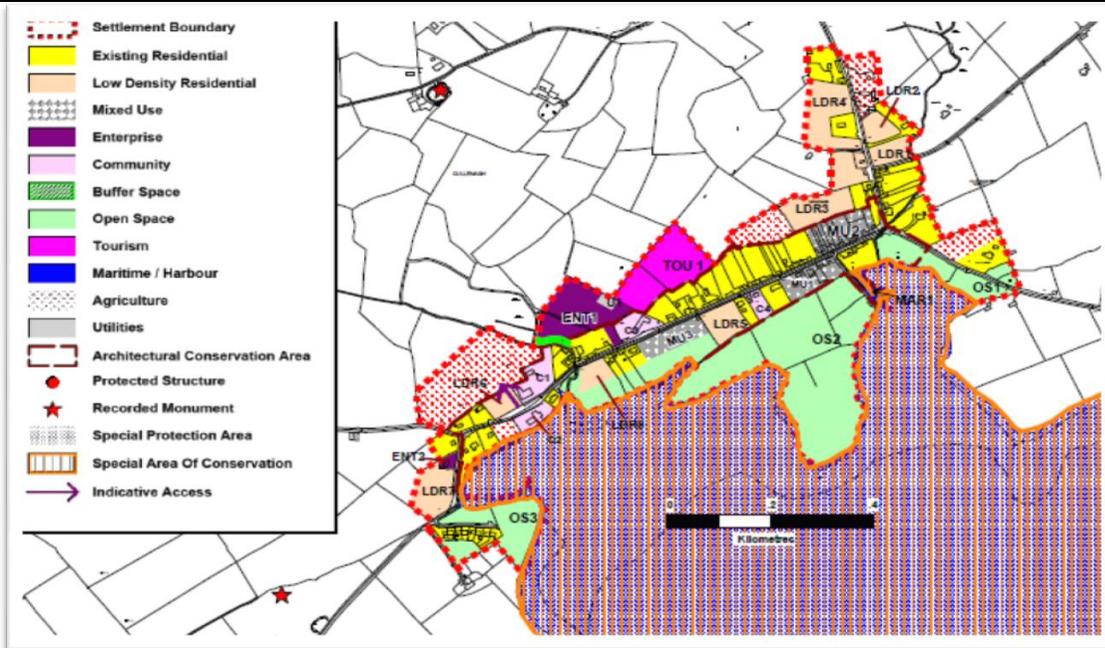
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B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Kilmihil
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	While LDR7, R2 & R3 are on undeveloped, greenfield lands, adjacent to existing residential development (LDR7 & R2) at Croí na mBaile and St. Michael's Place (R3) and are sequential in that they develop from the village centre at R2, and at LDR7 & R3 subsequently and therefore will support the core strategy and sequential approach the Wastewater Treatment Plant in Kilmihil does not have capacity to accomodate future housing at present.
Low Density Residential	LDR1 is subject to periodic flooding/inundation due to the underlying soil type which is blanket peat coupled with the source of the Kilmihil stream within this unit. The Kilmihil stream is currently at "poor status" (Q2 - 3/Q3) and feeds into the Doonbeg River which contains a significant Freshwater Pearl Mussel Population. The freshwater pearl mussel is protected under Annex II and V of the European Community Council Directive on Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC).
	The majority of LDR2,4,5,6,7,8,9 & 10 residential zoning conforms with existing low density housing present in the village and is either adjacent to existing residential and/or close to the village centre. However, given the capacity issues with the Kilmihil WWTP Clare County Council will need to ensure the design, operation and maintenance are in line with the EPA Code of Practice for Waste Water Treatment Systems and that suitable conditions exist prior to the granting of planning permission in line with the EPA Guidance.
Industry	IND1 is in line with and confirms existing use at this location however an area of improved grassland with hedgerows is also zoned adjacent to the existing industrial use. This area has been identified as having a 30.44% suitability index for all bat species in terms of the landscape suitability and in particular a 48% suitability for Brown Long eared bats therefore careful consideration should be given to the maintenance of hedgerows surrounding this site and adherence to appropriate development management controls particularly in relation to Biodiversity & Natural Heritage.
Mixed Use	MU1 - MU7 confirms the existing village centre uses and will not significantly affect the receiving environment.
Community	C1 - C7 include for the identification of lands for community purposes at the existing secondary school (C1) with a view to providing parking facilities to serve the school, additional lands for further expansion of the new cemetery (C2) with the remainder C3 - C7 consistent with the existing zoning of these lands.

Municipal District - West Clare	Settlement - Kilmihil
Recreation	REC1 is the existing GAA grounds and associated car park with the addition of REC2 identified to accomodate approved planning permission for recreational area to include all weather playing pitch, new recreational area etc.
Commercial	COM1 confirms the existing commercial use for this location
Agriculture	AG1 & AG2 are consistant with the current use on these sites
Open Space	OS1 - OS5 are consistant with current use and identify areas of open space associated with existing residential areas primarily
Entreprise	ENT1 identifies the existing site which contains the old Kilmihil mart on the outskirts of the village. Bringing this site into the settlement boundary would encourage and promote the diversification of use for this location.
Duration and determination on whether mitigation is required	
Low Density Residential	It is recommended that LDR1 is not zoned residential and instead is zoned for community or recreational use. This recommendation was incorporated into the settlement zoning. LDR1 is now zoned C4.
	The EPA Code of Practise for Waste Water Treatment Systems in LDR2,4,5,6,7,8,9,10 must be strictly adhered to in order to ensure no significant long term effects on the Doonbeg River.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilmihil should be strictly adhered to.

Municipal District - West Clare

Settlement - Labasheeda



Detailed Assessment of Landuse Zonings

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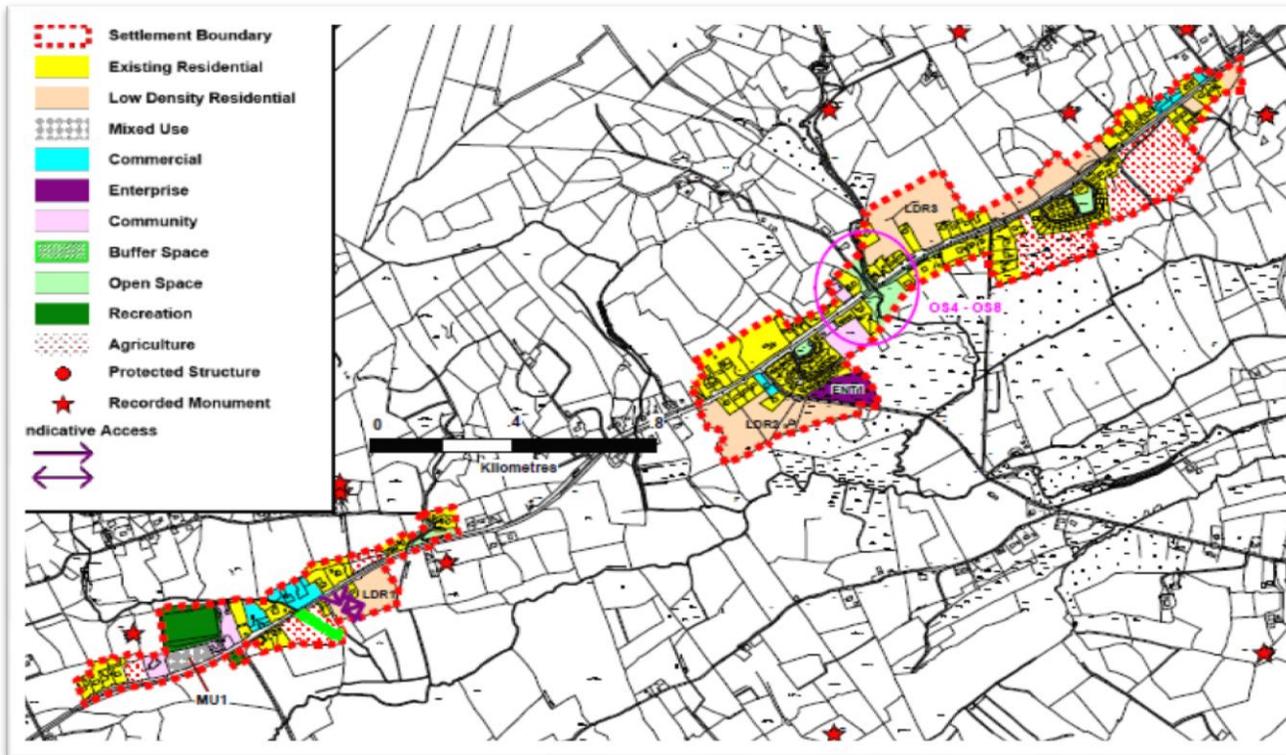
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B1, P1, P2, P3, S5, W3, W7, WS1, WS2, CH1, CH2, CH3, L1, L2	B4, B5, B6, W2, WW1, WW2	S1	B2, B3, S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1,

Municipal District - West Clare	Settlement - Labasheeda
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	<p>While R1, R2 & R3 are on undeveloped, greenfield lands, adjacent to existing residential development (R1 & R2) at Croí na mBaile and St. Michael's Place (R3) and are sequential in that they develop from the village centre at R2, and at R1 & R3 subsequently and therefore will support the core strategy and sequential approach the Wastewater Treatment Plant in Kimihil does not have capacity to accomdate future housing at present.</p>
Low Density Residential	<p>Water Supply Labasheeda is connected to the West Clare Regional Water Supply and there is sufficient capacity to cater for the population target.</p> <p>Wastewater Labasheeda has no public wastewater treatment apart from the local authority housing scheme, which is served by its own system. The remainder of the village is served by individual septic tanks or discharge direct to the foreshore. Preliminary work has been carried out on a proposed wastewater treatment scheme, which may be implemented within the lifetime of the plan subject to funding. The provision of a sewage system by Irish Water would be subject to the constraints of Irish Water's capital investment programme and New Connections Policy.</p> <p>Utilities in Labasheeda Zoning map U1: Site north of main street, rear of the school This site is reserved for the provision of the proposed waste water treatment plant scheduled to be implemented within the lifetime of the Plan (Irish Water advise).</p>
Marine	<p>The small quay is an attractive amenity area, providing good quality land/sea access with potential for further development identified in "Marine and Leisure; Development Strategy 2007-2013" produced by the Marine Institute . Within the harbour, the pier has been considerably upgraded in recent times and an attractive amenity area has been developed. There is also potential to develop water-based commercial activities which are compatible with the tourism and leisure potential of the harbour.</p>
Agriculture	<p>AG1 is located west of the community centre in the village and is in close proximity to the European site.</p>

Municipal District - West Clare	Settlement - Labasheeda
Open Space	The Lower River Shannon cSAC and pSPA is located to the south of the village. There are extensive areas of Open Space zoned between the "development" and "zoned" land in the village and the European site to provide a buffer to protect the conservation interest of the European site. A stream that flows through the villae and directly into the European site has also been buffered (from ENT1 to the European site)Any impacts to the water quality of the stream will result in downstream impacts to the SAC.
Entreprise	ENT1 identifies the existing site which contains the old Kilmihil mart on the outskirts of the village. Bringing this site into the settlement boundary would encourage and promote the diversification of use for this location.
Mixed Use	MU1 - MU3 represents the centre of the village which reflect the need for redevelopment of the unused buildings in particular along the main street in order to revialise the centre of the village.
Tourism	This land is situated to the north and rear of the main street and has the capacity to absorb small-scale in-depth tourism development without having a detrimental impact on the very distinctive and attractive character of the village. Such development would reinforce and support the existing village centre. Development of this site solely for the holiday home uses is not considered appropriate. However, holiday homes can be accommodated on the site as an element of an overall tourism development. Tourism developments that capitalise on the marine-tourism potential of the village will be particularly encouraged. There are a number of opportunities for access to the land from the main street where gaps exist between existing buildings. Development on the site shall be proportionate in siting, scale and design to the existing village.
Duration and determination on whether mitigation is required	
Existing Residential Development	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of an upgrade to the waste water treatment scheme in order to ensure no significant long term effects on the River Shannon or the adjacent European sites.
Future Residential Development	Any future residential development will be dependent on an upgrade to the existing waste water treatment system in the village.
Tourism	This SEA has concerns regarding the tourism zoning for the entire Plan area, particularly having regard to the number of development options that are possible on lands that are zoned for tourism purposes. It is recommended that any masterplan that is required for new sites gives particular attention to matters of design and layout and how these matters reflect the character of the village. It must also address the capacity of each site and the village to absorb the development that is proposed from a visual, environmental and social perspective.

Municipal District - West Clare	Settlement - Labasheeda
Open Space	A riparian buffer zone of at least 10 metres is required at OS6 in conjunction with any development at ENT1 in order to provide protection to water quality but also to maintain a habitat corridor for aquatic and fluvial species such as Otter and to provide a buffer between any proposed development and the stream/river corridor at this location. This buffer zone was included following the recommendation of the SEA.

Municipal District - West Clare	Settlement - Labasheeda
Marine	The zoning overlaps to an extent with the River Fergus Estuaries SPA (Site code 004077) and the Lower River Shannon cSAC (site code 002165). The Low River Shannon cSAC has detailed conservation objectives available for it for which the attributes and targets should be used to assess any future development at MAR1 in relation to screening for Appropriate Assessment.
Agriculture	AG1 - It is the recommendation of this SEA that any development proposals that come forward for this site in the future must provide appropriate environmental assessment and a buffer between the proposed development and the European site.
Mixed Use	The centre of the village of Labasheeda has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Labasheeda should be strictly adhered to.



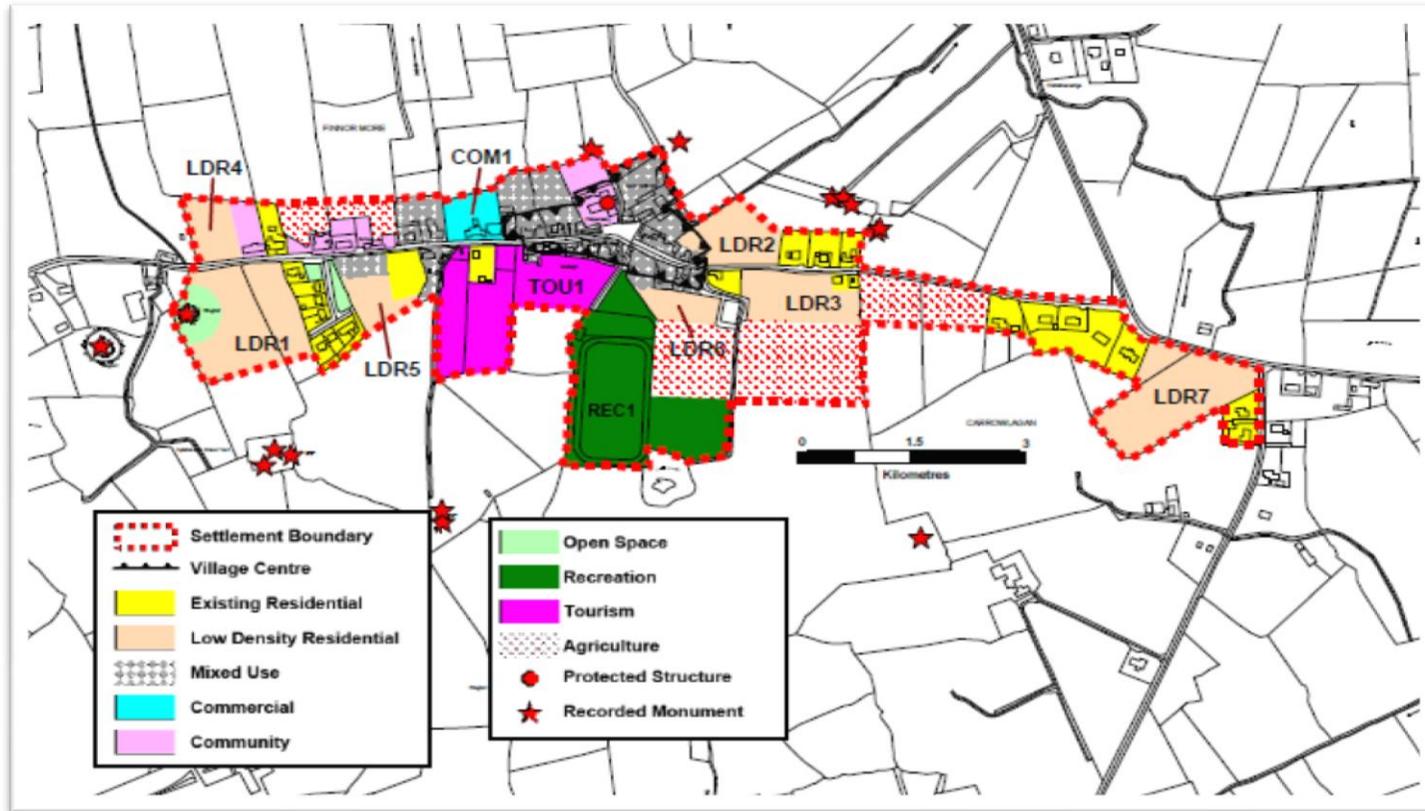
Detailed Assessment of Landuse Zonings

Impact

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

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

Municipal District - West Clare	Settlement - Lissycasey
Existing Residential Development	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment system in order to ensure no significant long term effects on the receiving waters.
Future Residential Development	<p>Any future residential development will be dependent on the provision of a waste water treatment system in the village. The assimilative capacity of receiving waters shall be the controlling factor. The provision of sewage system by Irish Water would be subject to the constraints of Irish Water’s capital investment programme and New Connections Policy.</p> <p>LDR3, 4, 6, 7 & 8 are located along the main Ennis-Kilrush Road (N69) route and will require access directly onto this already extremely busy road. An overall masterplan for the development of LDR3,4, 6, 7 & 8 will be required to include a detailed traffic assessment outlining how the safe egress and ingress of traffic will be managed along this section of the N69. This should take into consideration the sight lines coming to and from Ennis and should consider the option of one central access point for all three parcels of land.</p> <p>The mature trees located within LDR8 and bordering LDR6 should be retained as part of any future development.</p>
Tourism	This SEA has concerns regarding the tourism zoning for the entire Plan area, particularly having regard to the number of development options that could arise on lands that are zoned for tourism purposes. It is recommended that any masterplan that is required for new sites gives particular attention to matters of design and layout and how these matters reflect the character of the town. It must also address the capacity of each site and the town to absorb the development that is proposed from a visual, environmental and social perspective.
Open Space	A riparian buffer zone of at least 10 metres is required along the river bank on both sides within AG1 in order to provide protection to water quality but also to maintain a habitat corridor for aquatic and fluvial species such as Otter and to provide a buffer between any proposed development and the stream/river corridor at this location. A buffer was included following the SEA recommendation.
Agriculture	AG1 is located opposite the commercial zoned lands COM1. Due cognisance must be taken of the stream flowing through the centre of the site should any development proposals come forward for these lands.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Lissycasey should be strictly adhered to.



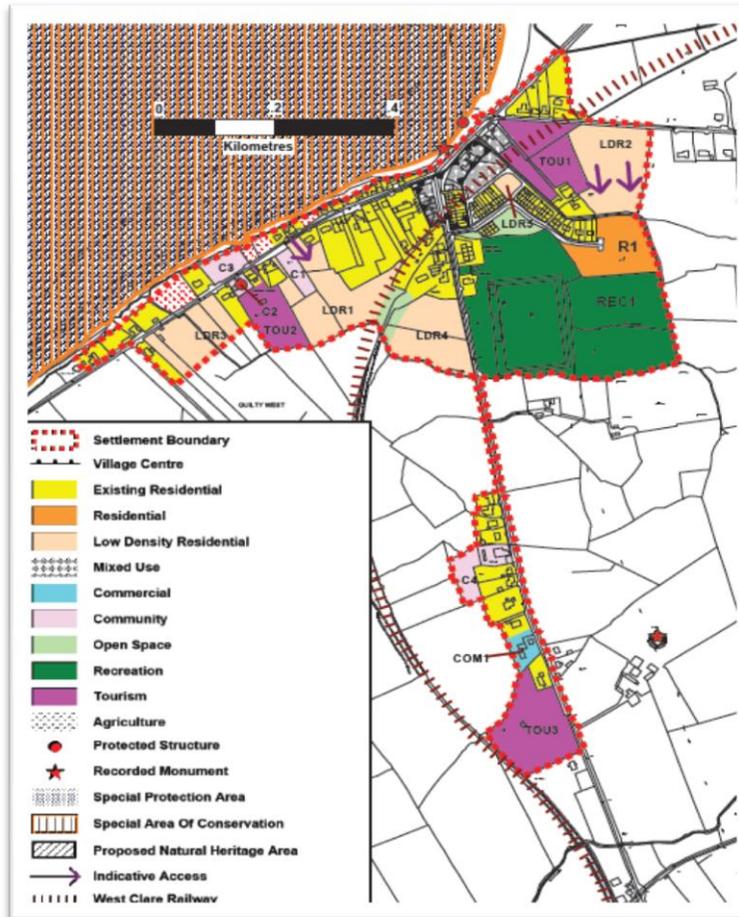
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Mullagh
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	<p>Due to its location, Spanish Point has seen considerable development over recent years in the form of tourism-related activity, primarily tourist accommodation in the form of holiday homes. There are also a number of caravan parks and two hotels in the village. There is currently no public WWTP serving Spanish Point. Irish Water will investigate the feasibility of connecting a number of existing private WWTP, which are in poor condition to the WWTP at Miltown Malbay depending on the capacity of that plant to comply with its licence conditions.</p>
Low Density Residential	<p>Water Supply</p> <p>Water is provided by the West Clare Regional Water Supply and there is sufficient capacity to cater for the population target.</p> <p>Wastewater</p> <p>Mullagh is currently connected to the Quilty wastewater treatment system, which will facilitate the target population.</p> <p>LDR1 - This is a greenfield site located on the western edge of the village opposite the community hall and adjacent to the existing local authority housing estate. The land rises gradually from the roadside to southern field boundary. This site has the capacity to accommodate an in-depth development of permanent residential units to meet the need to accommodate for local population growth and would allow for the natural extension to the existing housing development. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Access to the lands shall be restricted to a single access point.</p>
Recreational	<p>REC1 represents the current use of this site as the GAA Grounds together with providing room for expansion adjacent to the sports grounds. This zoning reflects positively on SEO P1 - P3, together with L1 - L2 as the facility is in keeping with the surrounding landuse and will not impact on the views and prospects in the area.</p>

Municipal District - West Clare	Settlement - Mullagh
Tourism	<p>Mullagh is situated only a short distance away from the tourist areas of Quilty, Spanish Point and Miltown Malbay to the north and Doonbeg to the south. The popularity of the nearby tourist areas is likely to continue to generate demand for holiday accommodation. Mullagh has the potential to capitalise on this demand to a greater extent and provision has been made within the village to facilitate this.</p> <p>This is a large greenfield site located to the rear of the main street and rises gradually from the road to the southern boundary. It is considered that this zoning may make provision for tourism-related development that will bring people and economic activity to the area in a sustainable manner. The zoned area shall require a masterplan outlining a development strategy that has regard to relevant policies and available infrastructure.</p>
Duration and determination on whether mitigation is required	
Low Density Residential	LDR1 - The buffer that exists around the ringfort located in LDR1 must be retained. The mature trees bordering the site must be retained as part of any development proposals in the area. Due to the site being elevated 1.5m to 2m above the public road low density development shall have respect for the visual elements and character of the settlement with regard to layout, design etc.
Commercial	Any future development associated with COM1 - COM3 must ensure there is sufficient capacity in the WWTP to accommodate an increase in population equivalent.
All zonings	Future development in the village must take account of and protect the overall distinctive village character and amenity through compliance with Policies and development control measures, e.g. Sympathetic design and siting of appropriate development.
Tourism	TOU1 - This SEA has concerns regarding the size of this site in relation to the size of the overall village, particularly having regard to the number of development options that can be accommodated in such a zoning. It is firstly recommended that the overall site area is reduced and secondly it is recommended that the masterplan that is required for the site gives particular attention to matters of design and layout and how these matters reflect the character of the village. It must also address the capacity of the site and the village to absorb the development that is proposed from a visual, environmental and social perspective. Holiday homes may be permitted as part of a larger tourism development on the site.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Mullagh should be strictly adhered to.



Detailed Assessment of Landuse Zonings

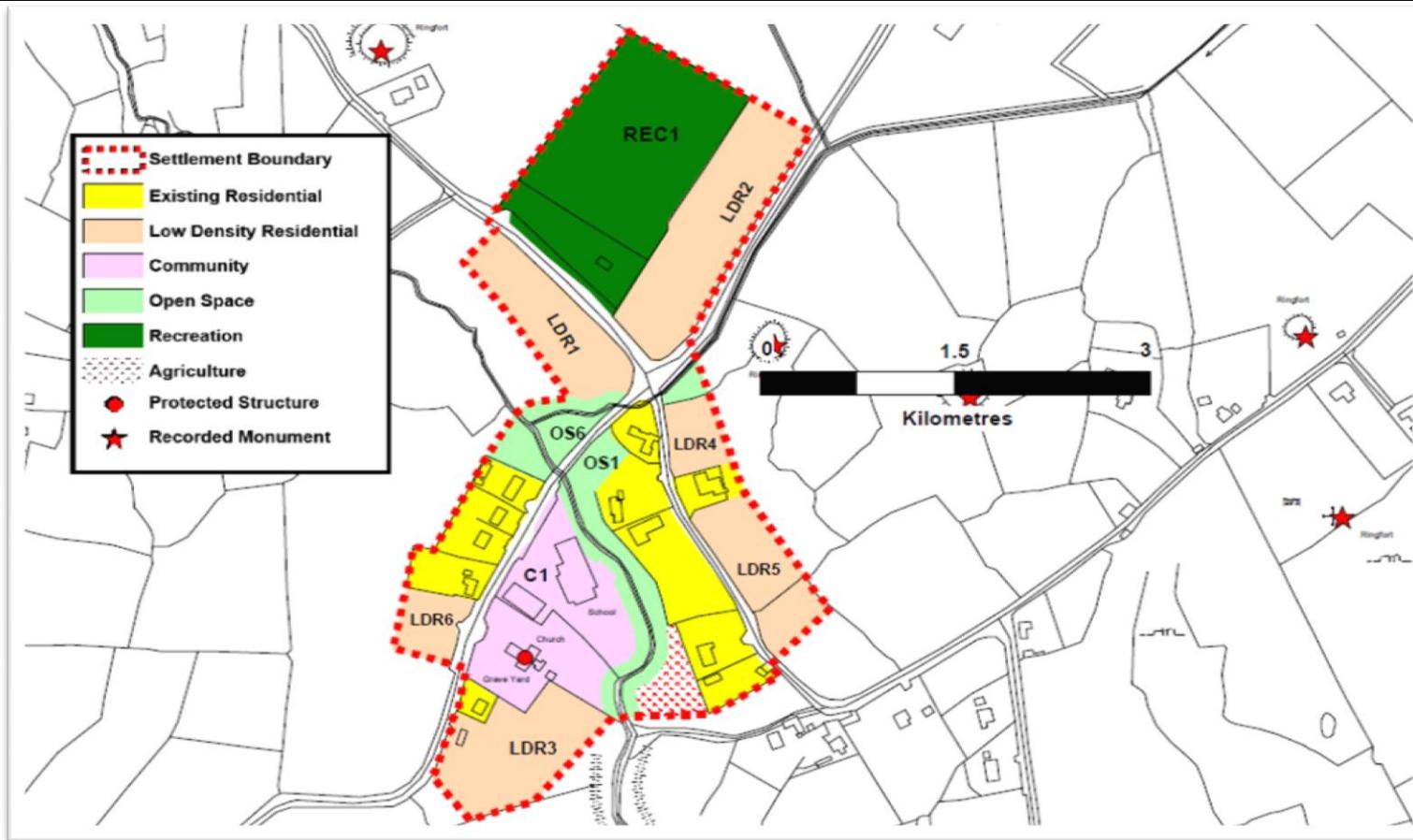
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S5, W3, W7, WS1, , L1, P1, P2, P3	B1, B2, B3, B4, B5, B6, W2, WW1, WW2, W2, C3, C2, L2	S1, CH1, CH2, CH3, WS1 & WS2	S2, S3, S4, W1, W4, W5, W6, C1, C2, C3, T1, T2, WA1, RE1

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

Low Density Residential	<p>Water Supply The village is connected to the West Clare Regional (Old) Water Supply and there is sufficient capacity to cater for the target population</p> <p>Wastewater The village is served by the Quilty/Mullagh sewage scheme which also serves the . Kilmurry Ibrickane agglomeration. The design capacity of this WWTP is 1,365 PE which is sufficient to cater for the current and load to the plant and the target population.</p> <p>LDR1 - This is a greenfield site located behind an existing line of roadside development on Seafield Road. It lies just west of the old West Clare Railway line, which bounds the site to the east. It is considered that this site is suitable to provide for low density residential development. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard. The corridor of the West Clare Railway line shall be preserved.</p> <p>LDR2 - This is a greenfield site to the northeast of the village, which can provide for low density residential development in keeping with the dispersed development pattern of the area. The site is visible from the northern approach to the village and therefore high standards of siting, design and layout will be required of any development proposals on the site.</p>
Recreational	REC1 represents the current use of this site as the GAA Grounds together with providing room for expansion adjacent to the sports grounds. This zoning reflects positively on SEO P1 - P3 , together with L1 - L2 as the facility is in keeping with the surrounding landuse and will not impact on the views and prospects in the area.
Tourism	This site is located on northern edge of the village, but also directly adjacent to the village centre. The zoned area shall require a masterplan outlining a development strategy that has regard to the policies in Chapter 8 & 9 of this plan. It is considered that a limited form of holiday home accommodation may be provided as part of an overall tourism product. Any development proposals should provide for the development of the West Clare Railway line as a recreational route through the site.

Municipal District - West Clare	Settlement - Quilty
Duration and determination on whether mitigation is required	
Low Density Residential	LDR1 - Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a highstandard. The corridor of the West Clare Railway line shall be preserved also.
	LDR2 - These lands have a heacy covering of reedds and rushes. Care must be taken to ensure that development does not result in surface water run-off becuae this has the potential to flow into the nearby Natura 2000 site.
All zonings	<p>All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Qulity should be strictly adhered to.</p> <p>Quilty is located in a Heritage Landscape, as designated by the Clare County Development Plan 2017-2023 (CDP). Therefore, development in the area must have due cognisance of the Heritage Landscape policy and objectives in the CDP.</p>
Tourism	<p>Any development as part of TOU1 should provide for the development of the West Clare Railway line as a recreational route through the site. Development proposals on these lands must be mindful of the traditional coastal/rural character that is a dominant feature of the settlement. Development on this site must reflect both the scale and traditional character of the existing settlement.</p> <p>TOU3 - The caravan park to the south of the school is served by an on-site treatment plant this plant should be operated in line with the EPA Code of Practise for waste water treatment systems at all times.</p>
Changes to Proposed Amendments	<p>LDR3</p> <p>Development at this site which is the subject of the proposed amendment should await the outcome of the Strategic Coastal Erosion Plan before any residential development proceeds.</p>



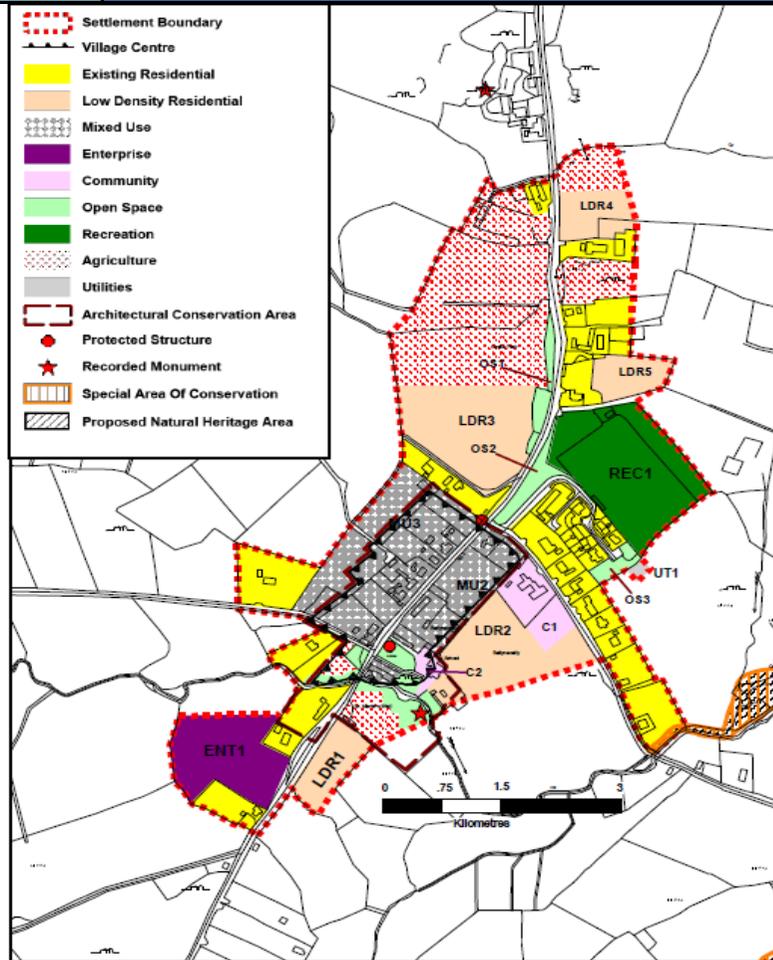
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
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Municipal District - West Clare		Settlement - Ballyea	
	B1,B2,W2, W4		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2,W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential	Consistent with current use and does alter extent of current zoned lands		
Low Density Residential	Much of the land within the settlement of Ballyea is zoned as Low Density Residential. These lands are identified to accommodate small-scale residential developments to support the existing population and services in the village and to encourage incremental growth in the community over the life-time of the plan. Much of the land zoned as Low Density Residential is bordered by mature trees and hedgerow. These features shall be retained wherever possible and integrated into development proposals for the land, in order to protect the character of the area.		
Open Space	OS1 - These lands are located along the river bank and contribute greatly to the character of the village. They are extensively covered by mature trees and make an attractive entrance to the village. Furthermore, the lands provide a flood storage area to allow for seasonal changes in the water level in the river. These lands shall be retained as open space in the interest of the amenity and character of the village.		
Community	C1 reflects the current use as the school, church and graveyard. The zoning does not significantly affect the receiving environment.		
Agriculture	AG1 reflects the current extend of zoning.		
Recreation	REC1 - These lands are located to the north of the village and are occupied by Ballyea GAA club and their associated facilities. The lands are zoned for recreational purposes and shall be retained as such in order to meet the sports and recreation needs of the local community.		
Determination on whether mitigation is required			
	LDR1 - Development proposals for this site must ensure that the development, or its footprint, will not lead to surface water runoff or impact on water quality of the Clareen River. Where the site is being developed as a whole (for a small-scale in-depth development) or being developed by different persons for a number of single dwelling houses, access to the lands shall be restricted to a single access point.		

Municipal District - West Clare	Settlement - Ballyea
Low Residential Housing	<p>LDR3 slopes towards the river and any planning applications for development must incorporate measures to ensure that the development, or its footprint, will not leads to surface water runoff or imapct on water quality/ Any development proposals on these sites should be subject to local level flood risk assessment as part of any planning application. Accordingly any future planning applications made on these lands will be subject to a complete flood risk assessment in line with the relevant CDP objectives.</p> <p>LDR2 - The roadside boundary of these lands is delineated by mature trees and hedgerows and there are also a number of mature trees interspered throughout the site. Development proposals for these lands must make provision for the retention of these trees and hedgerows.</p>
Agriculture	<p>The agricultural zoning AG1 to the south east of the river and the LDR3 zoning to the south west of the river are within the flood zone. LDR3 slopes towards the river and any planning applications for development must incorporate measures to ensure that the development, or its footprint, will not leads to surface water runoff or imapct on water quality/ Any development proposals on these sites should be subject to local level flood risk assessment as part of any planning application. Accordingly any future planning applications made on these lands will be subject to a complete flood risk assessment in line with the relevant CDP objectives.</p>
All Zonings	<p>All relevant mitigation measures and recommendations outlinned in the AA for each of the zonings in Ballyea should be strictly adhered to.</p>



Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
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Municipal District - West Clare		Settlement - Ballynacally	
	B1,B2,W2, W4		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2,W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2,WW1, WW2, RE1, CH1, CH2, CH3, L1, L2
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitvity or importance of the receiving environment)			
Existing Residential	<p>Consistent with current use and does alter extent of current zoned lands.</p> <p>Buildings in Ballynacally are served by private treatment systems, with the exception of the Council housing scheme which adjoins the GAA grounds in the village which discharges to a localised tank. Small individual housing developments will be served by on-site wastewater treatment systems subject to site suitability.</p>		
Low Density Residential	<p>Much of the land within the settlement of Ballyea is zoned as Low Density Residential. These lands are identified to accommodate small-scale residential developments to support the existing population and services in the village and to encourage incremental growth in the community over the life-time of the plan. Much of the land zoned as Low Density Residential is bordered by mature trees and hedgerow. These features shall be retained wherever possible and integrated into development proposals for the land, in order to protect the character of the area.</p> <p>LDR1 - Development proposals on these lands must make provision to retain the trees and hedgerow that form the boundaries of the site.</p> <p>LDR2 - These lands are located to the south of the main street in the village and directly adjoin the national school. They are, therefore, ideally located to provide for the expansion of the existing settlement.</p> <p>LDR3 is located in close proximity to the centre of the village and is considered suitable to accommodate future residential development in the settlement. Development on this site will mark the entrance to the village from the north and therefore high standards of design and layout will be required in order to ensure that the development enhances the character of the village. Parts of the site are elevated in relation to the adjoining public road and neighbouring lands and therefore single storey dwellings may be required on some parts of the site in order to ensure that future development is not visually intrusive and integrates well into the existing village setting.</p>		

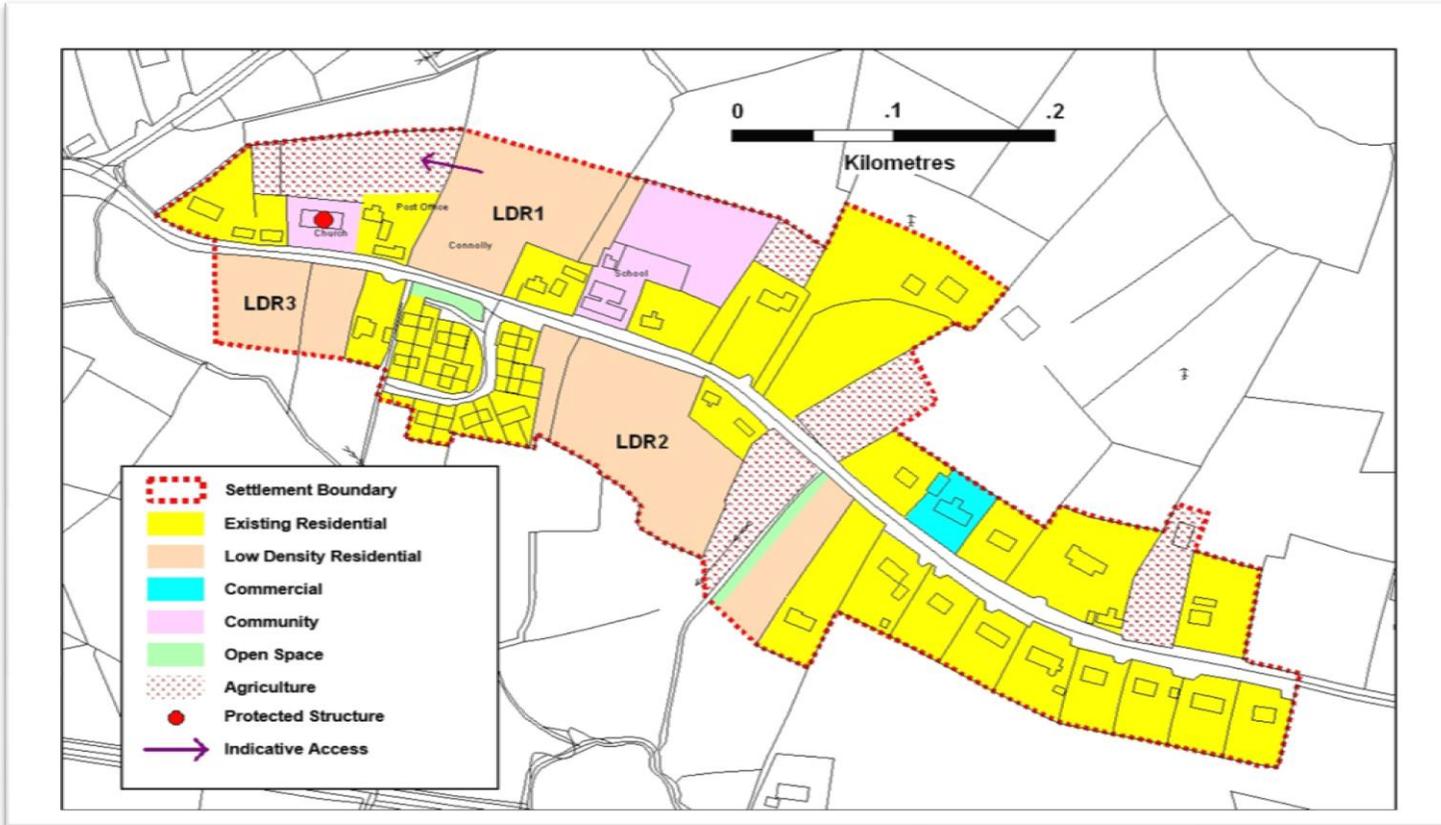
Municipal District - West Clare		Settlement - Ballynacally
Entreprise	ENT1 - These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for members of the local community. Development proposals for these lands must make provision to retain the trees and hedgerow that form the boundaries of the site.	
Open Space	The river in the village flows into the SAC to the east. A buffer has been put in place on either side of the water course to ensure that new development does not result in a negative impact on the SAC and to ensure the protection of riparian habitats.	
Agriculture	AG1 reflects the current extend of zoning.	
Recreation	REC1 - These lands are located near the centre of the village and are occupied by Clondegad GAA club and their associated facilities. These lands are zoned for recreational purposes and shall be retained as such in order to meet the sports and recreation needs of the local community.	
Determination on whether mitigation is required		
Existing Residential Development	It is likely that given the entire of the Ballynacally village is currently identified as being at very high risk within a sensitive area for domestic waste water that the current residential development is having a negative effect on surface water quality. The Ballynacally River is currently at 'Good Status' however the Ballynacally Creek which it feeds into is a 'moderate status'. Any future alterations to existing residential developments must ensure they are in compliance with the EPA Code of Practice for on site waste water treatment systems.	
Low Residential Housing	Any future residential development must ensure compliance with the EPA Code of Practice for on site waste water treatment systems.	
	LDR2 - The adjacent land is sloping towards the river and any planning application must incorporate measures to ensure that the development or its footprint will not lead to surface runoff, impact on water quality, or contribute to the spread of Japanese Knotweed.	
Agriculture	The agricultural zoning AG1 to the south east of the river and the LDR3 zoning to the south west of the river are within the flood zone. LDR3 slopes towards the river and any planning applications for development must incorporate measures to ensure that the development, or its footprint, will not leads to surface water runoff or impact on water quality/ Any development proposals on these sites should be subject to local level flood risk assessment as part of any planning application. Accordingly any future planning applications made on these lands will be subject to a complete flood risk assessment in line with the relevant CDP objectives.	

Municipal District - West Clare

Settlement - Ballynacally

Architectural Conservation Areas

The centre of Ballynacally has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3. In order to preserve the unique character of this estuary village that new infill and adjacent developments reflect the scale, proportions, details and materials of existing buildings in the village.

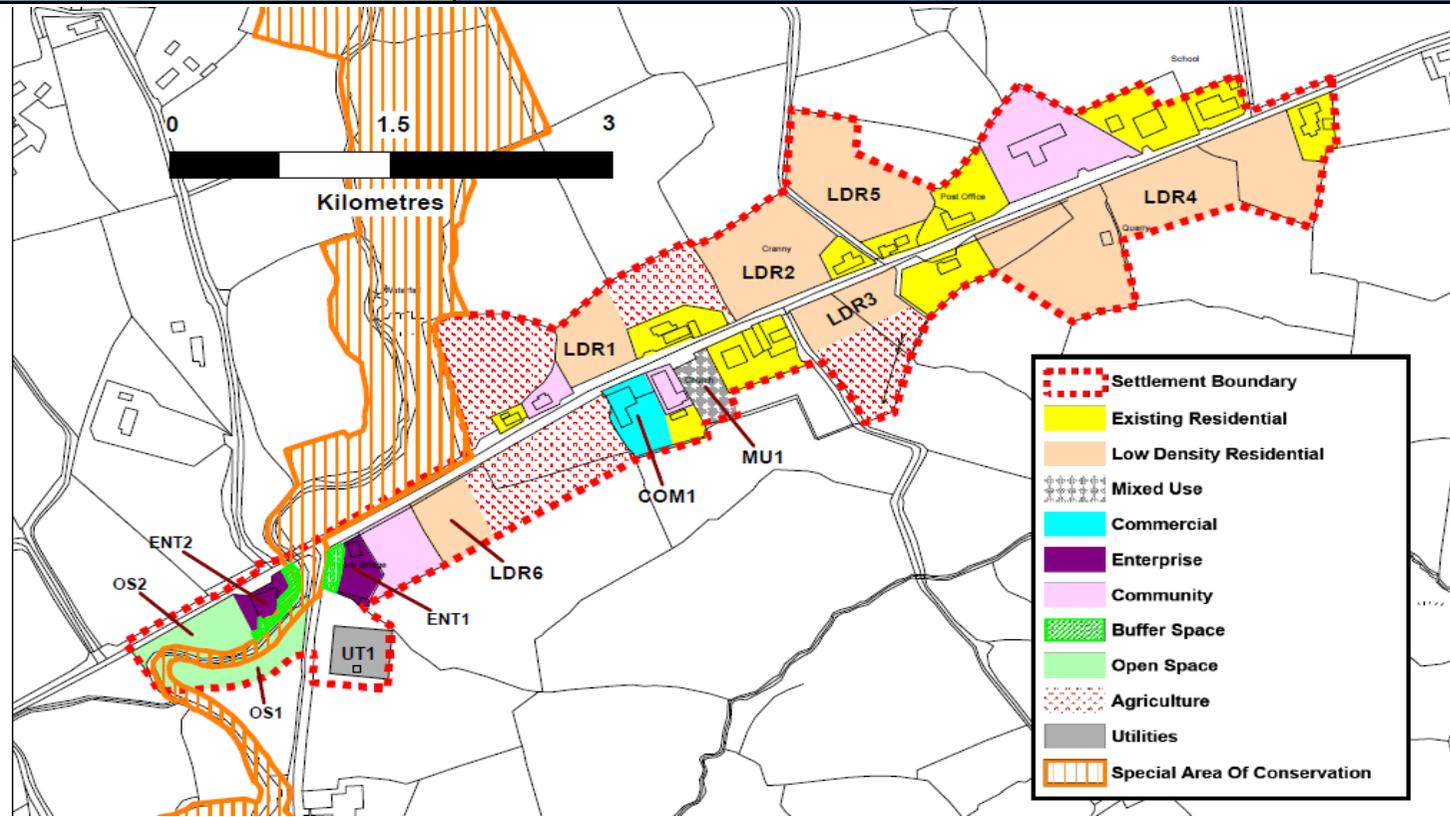


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Connolly
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Low Density Residential	Currently the lack of sewage infrastructure limits the capacity for future development. Proposals for new development in this settlement will require sewage treatment infrastructure to be provided by the developer and must be designed to the satisfaction of Clare County Council. The village has connection to the Kilmaley/Inagh Group Water scheme.
Mixed Use	The mixed use zoning reflects the current uses such as the community centre and various local enterprises and outlets.
Community	C1 - C2 represents the current uses within Connolly as the school, church etc and does not add to the zoning.
Agriculture	AG1- AG5 represents the agricultural zoning in the village settlement and reflects the rural nature of this settlement on the fringe of the upland plateau environment.
Commercial	COM 1 represent the current uses on these sites and does not alter the current zoning.
Duration and determination on whether mitigation is required	
Low Density Residential	LDR1 -LDR3 - these sites have been identified as having the capacity to accommodate small-scale in-depth development. Given the scale of the existing village, small clusters of dwelling houses will encouraged on these sites (subject to the ability to provide appropriate waste water treatment facilities on the site). The design and scale of any proposed development shall be reflective of the rural character of the village. The identification of these sites as being suitable for small-scale in-depth development does not preclude their development for individual dwelling houses. All residential development will need to ensure compliance with the EPA Code of Practice for Waste Water Treatment Systems.
Agriculture	It is recommended that any development taking place on the lands zoned for agricultural use at AG2 must also have due cognisance of the stream which runs north south at this location and ensure that potential negative impacts are appropriately mitigated.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Connolly should be strictly adhered to.



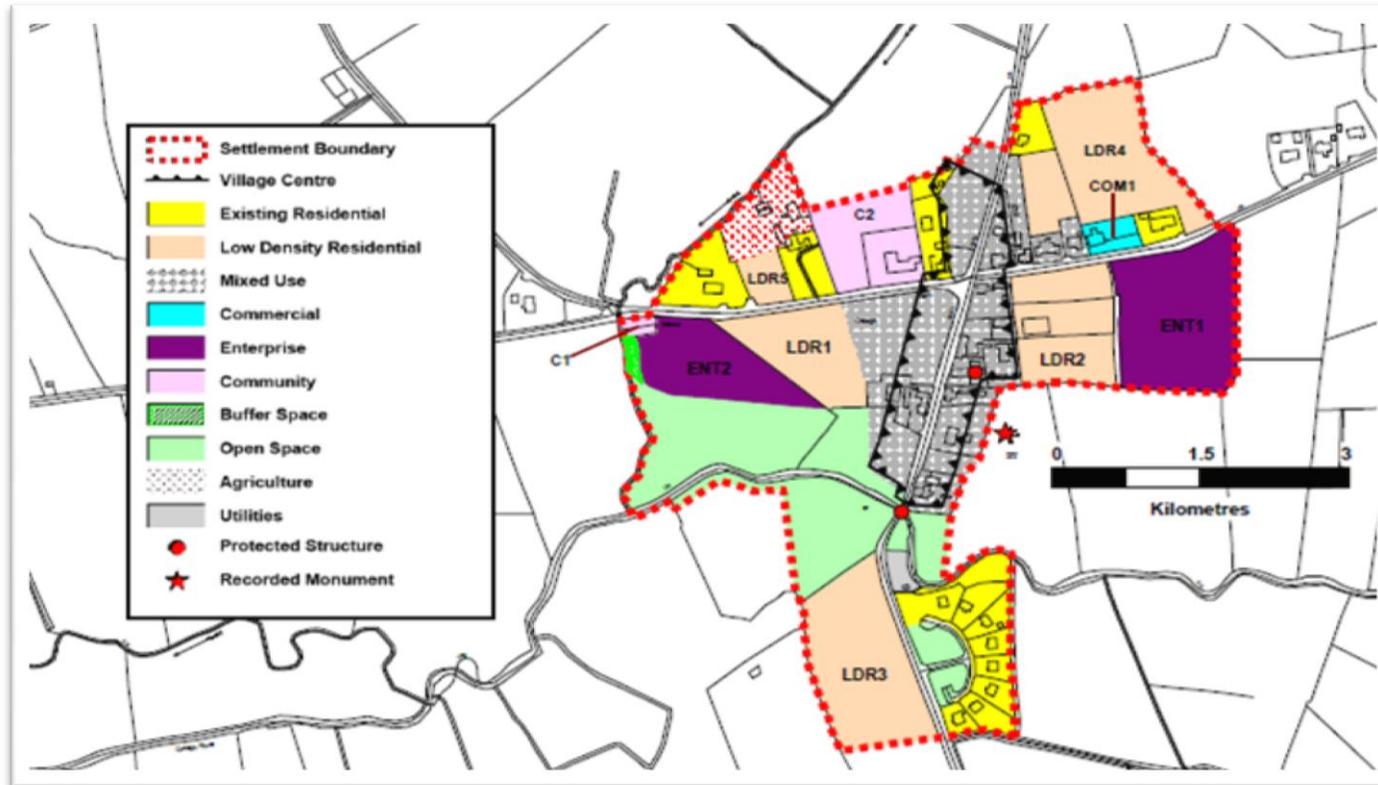
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Cranny
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	Existing buildings in Cranny are served by private wastewater treatment systems and currently there is no public sewer in the village. Cranny is also located in a moderate to high risk from domestic waste water treatment from the EPA risk register.
Low Density Residential	<p>Water Supply Water in the area is provided by Coolmeen Group Water Scheme.</p> <p>Wastewater Existing buildings in Cranny are served by private wastewater treatment systems and currently there is no public sewer in the village</p> <p>The Freshwater Pearl mussel population is at unfavourable conservation status in the Cloon catchment. It is currently ranked as 15th out of the 27 Freshwater Pearl Mussel SAC populations in the country on the basis of population status, habitat condition and current pressures. There is an absence of juveniles and rarity of small mussels throughout the Cloon where suitable habitat is found. The population is failing due to the deterioration in habitat quality which is evident from the high levels of siltation and macrophyte growth. Its demographic profile is poor as there are not the numbers of juveniles present in the population to provide sustainable replacement of the current adult numbers. The catchment fails all of the five Environmental Quality Objectives (EQOs) as specified in Schedule 4 of the European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations, S.I. 296 of 2009. This water sensitive Annex II species is critically endangered and on the brink of extinction in Ireland. It is particularly sensitive to changes in water quality, and as such, any planning applications for development within the settlement must meet the highest standards for wastewater treatment and must incorporate safeguards to prevent surface water runoff and impacts on water quality.</p>
Agriculture	AG1 - AG4 indicate the existing agricultural zonings within the settlement which are in close proximity to the European site.
Enterprise	ENT1 & ENT2 - There are two brownfield sites at the western edge of the village next to Cranny Bridge which currently contain disused/derelict buildings in the form of the old creamery and some storage sheds that have the potential for redevelopment. It is considered that these sites could be developed for small scale industrial/enterprise units. Any development proposal shall not adversely affect species and habitats designated for protection by the Habitats Directive.

Municipal District - West Clare	Settlement - Cranny
Duration and determination on whether mitigation is required	
All zonings	Screening for Appropriate Assessment is required for any proposed development within the Cloon Catchment. Guidance in relation to this assessment and the extent of the catchment can be sourced from the NPWS web-site (http://www.npws.ie/maps-and-data/habitat-and-species-data)
Existing Residential Development	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment system in order to ensure no significant long term effects on the River Shannon or the adjacent European sites (Cloon River SAC and the Lower River Shannon SAC).
Future Residential Development	Given the current status of the Freshwater Pearl Mussel in the Cloon catchment any future residential development will be dependent on the provision of a Waste Water Treatment System or in the absence of such a system must meet the highest standards for wastewater treatment and must incorporate safeguards to prevent surface water runoff and impacts on water quality in line with the Freshwater Pearl Mussel Regulations.
Entreprise	A 10m buffer zone between ENT1 and ENT2 should be provided for along the banks of the Cloon River at these locations in order to protect the SAC and its qualifying habitats and species. Development on these sites should incorporate Sustainable Urban Drainage (SuDs) into any proposal for re-development or re-use. A buffer was included at ENT1.
Agriculture	AG1 - AG4 - It is the recommendation of this SEA that any development proposals that come forward for these sites in the future must provide appropriate environmental assessment and a buffer between the proposed development and the European site in the case of AG1.



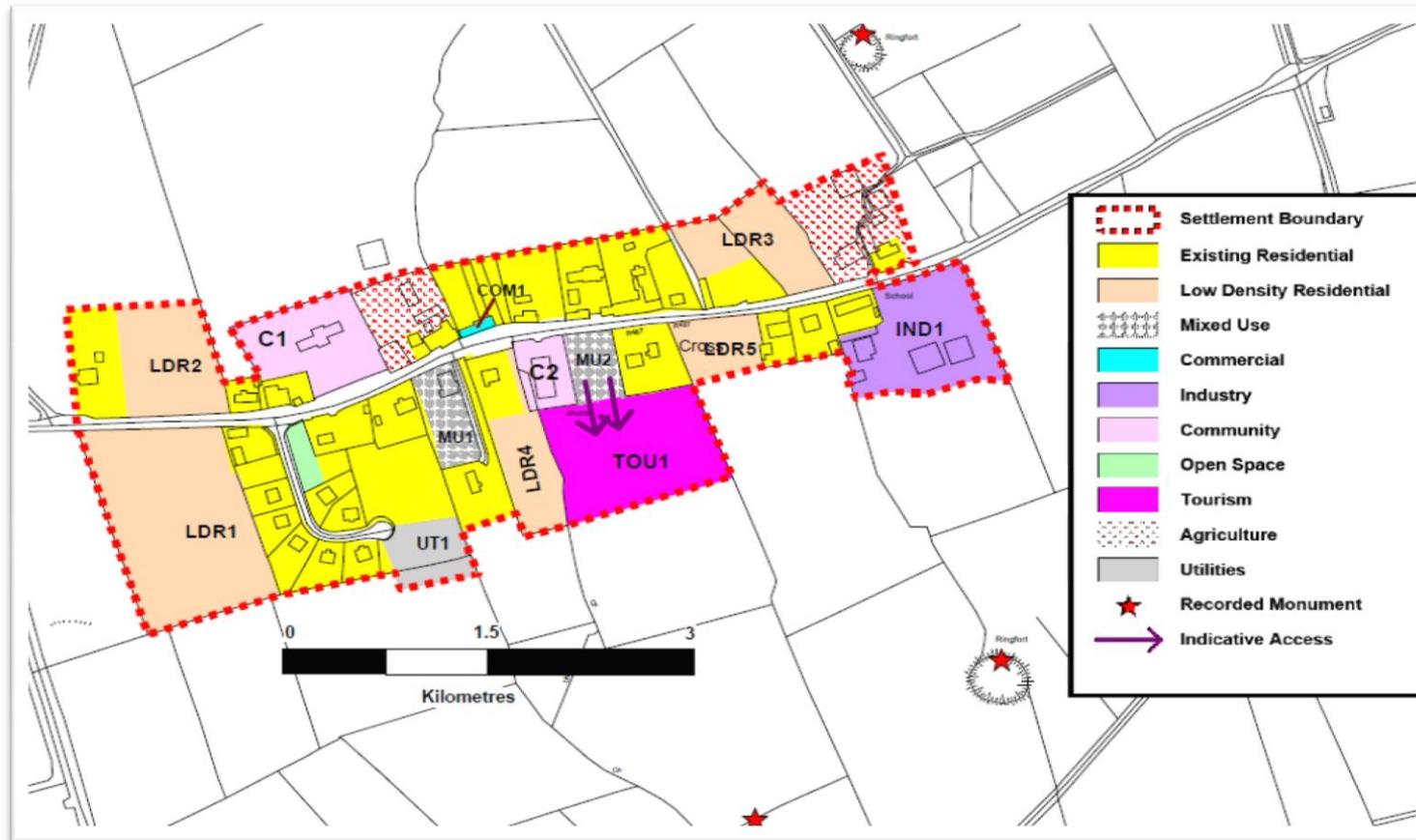
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Creagh
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	The village is not served by a public sewer and water supply is from the West Clare Regional Water Supply.
Low Density Residential	<p>LDR1 - This is a large, flat site bounded to the north by the R484. The site is central to the village and development for permanent residential housing will consolidate and support the village centre but will require very sympathetic design in order to complement the existing village character. Siting, scale and design shall be of a high standard and all development proposals must demonstrate the suitability of the site to accommodate a wastewater treatment system.</p> <p>LDR2 - These lands are located to the east of the existing settlement and are accessed off an existing local roadway. These lands may be able to accommodate small scale development to help to enhance and strengthen the service base. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard and all development proposals must demonstrate the suitability of the site to accommodate a wastewater treatment system.</p>
Mixed Use	MU1 - MU4 confirms the existing village centre uses and will not significantly affect the receiving environment.
Community	C1 - C7 include for the identification of lands for community purposes at the existing secondary school (C1) with a view to providing parking facilities to serve the school, additional lands for further expansion of the new cemetery (C2) with the remainder C3 - C7 consistent with the existing zoning of these lands.
Commercial	COM1 confirms the existing commercial use for this location
Enterprise	ENT1 - These lands are located to the east of the existing settlement and are accessed off an existing local roadway. These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community.
Duration and determination on whether mitigation is required	
Low Residential Development	The EPA Code of Practice for Waste Water Treatment Systems in LDR1, 2, 3, and A?, B?, C? must be strictly adhered to in order to ensure no significant long term effects on the Creagh River which flows into the Mid-Clare Coast SPA and the Carrowmore Dune SAC.

Municipal District - West Clare	Settlement - Creagh
Enterprise	<p>ENT2 - These lands have been designated for the development of enterprise and employment-generating uses with a view to providing greater employment opportunities for residents of the village and the wider community. Issues of concern relating to these zonings are the impact the overall size of the zoning and type of development may have on the existing character of rural areas and the landscape they encroach upon. Siting and design of development will be an important factor and, similar to tourism, any plans for development must address the capacity of the site and the settlement to absorb the proposed development from a visual, environmental and social perspective.</p> <p>A riparian buffer of at least 10m should be included along the boundary of ENT2 to the banks of the Creagh River in order to provide protection in terms of water quality and to provide for and protect the river corridor at this location.</p> <p>This buffer zone was included following the recommendation of the SEA.</p>
Architectural Conservation Area	<p>The centre of the village of Creagh has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3</p>
All Zonings	<p>All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Miltown Malbay should be strictly adhered to.</p>



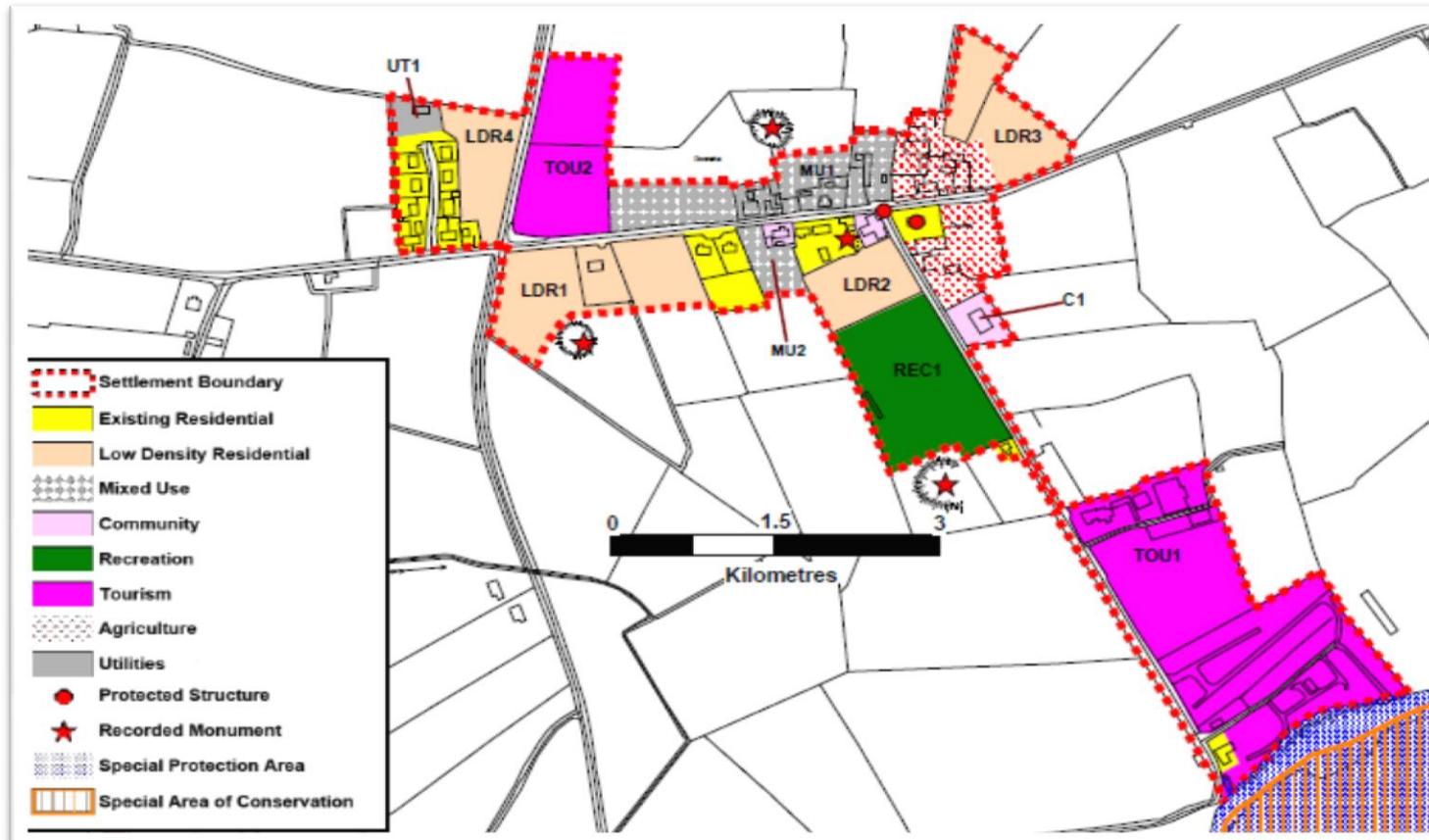
Detailed Assessment of Landuse Zonings

Impact

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

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

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



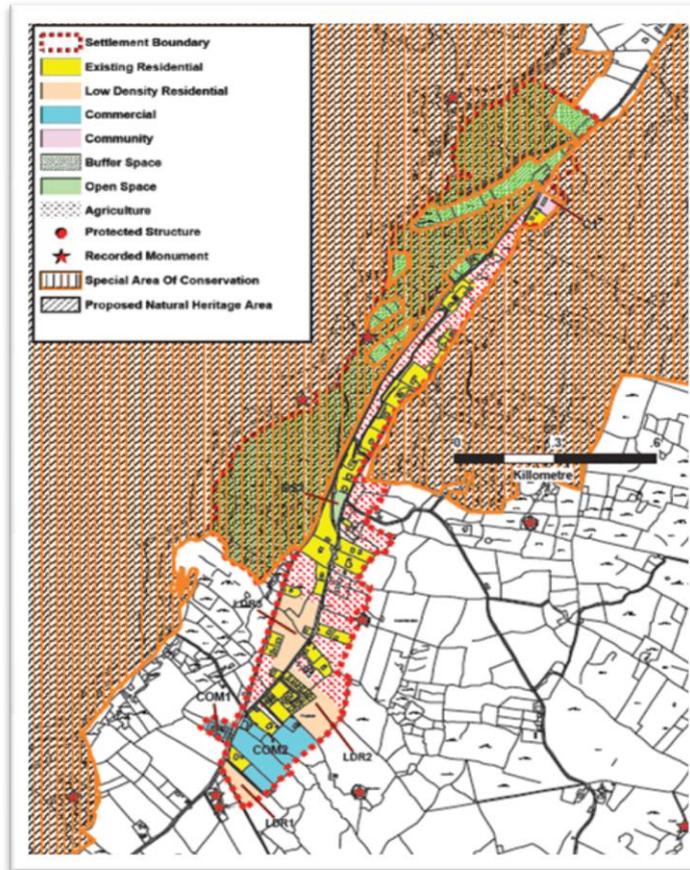
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Doonaha
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	This represents the existing residential zoning and does not alter its current status.
Low Density Residential	There is no sewage treatment infrastructure in this settlement and any applications for new development will need private treatment subject to suitable site specific conditions. Water is supplied via connection to the public group water scheme, which also serves the neighbouring village of Querrin.
Agriculture	AG1 & AG2 are consistent with the current use on these sites
Tourism	TOU1 – Tourism Lands adjoining the Quayside This site currently provides caravan park accommodation for tourists and also includes an additional area of land to the north of the existing facilities. The shoreline adjoining the caravan park is subject to coastal erosion and the additional tourism lands to the north are zoned to allow for the managed retreat of the existing facilities if and when required in the future. The lands can also be developed for further tourist facilities in Doonaha, for the benefit of the village itself and the wider area. Development on this site must be reflective of the scale, size and character of the existing settlement. The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably.
Duration and determination on whether mitigation is required	
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
	A number of infill sites are identified within the settlement to provide for low density residential development for permanent occupation. These sites should not be used for holiday homes or holiday lettings.

Municipal District - West Clare	Settlement - Doonaha
Tourism	<p>This SEA has concerns regarding the tourism zoning for the entire Plan area, particularly having regard to the number of development options that are possible on lands that are zoned for tourism purposes. It is recommended that any masterplan that is required for new sites gives particular attention to matters of design and layout and how these matters reflect the character of the village. It must also address the capacity of each site and the village to absorb the development that is proposed from a visual, environmental and social perspective.</p>
All zonings	<p>The settlement of Doonaha ends at the Lower River Shannon SAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not impact on the European sites and will be subject to screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impact on these areas must comply with CDP 14.2.</p>



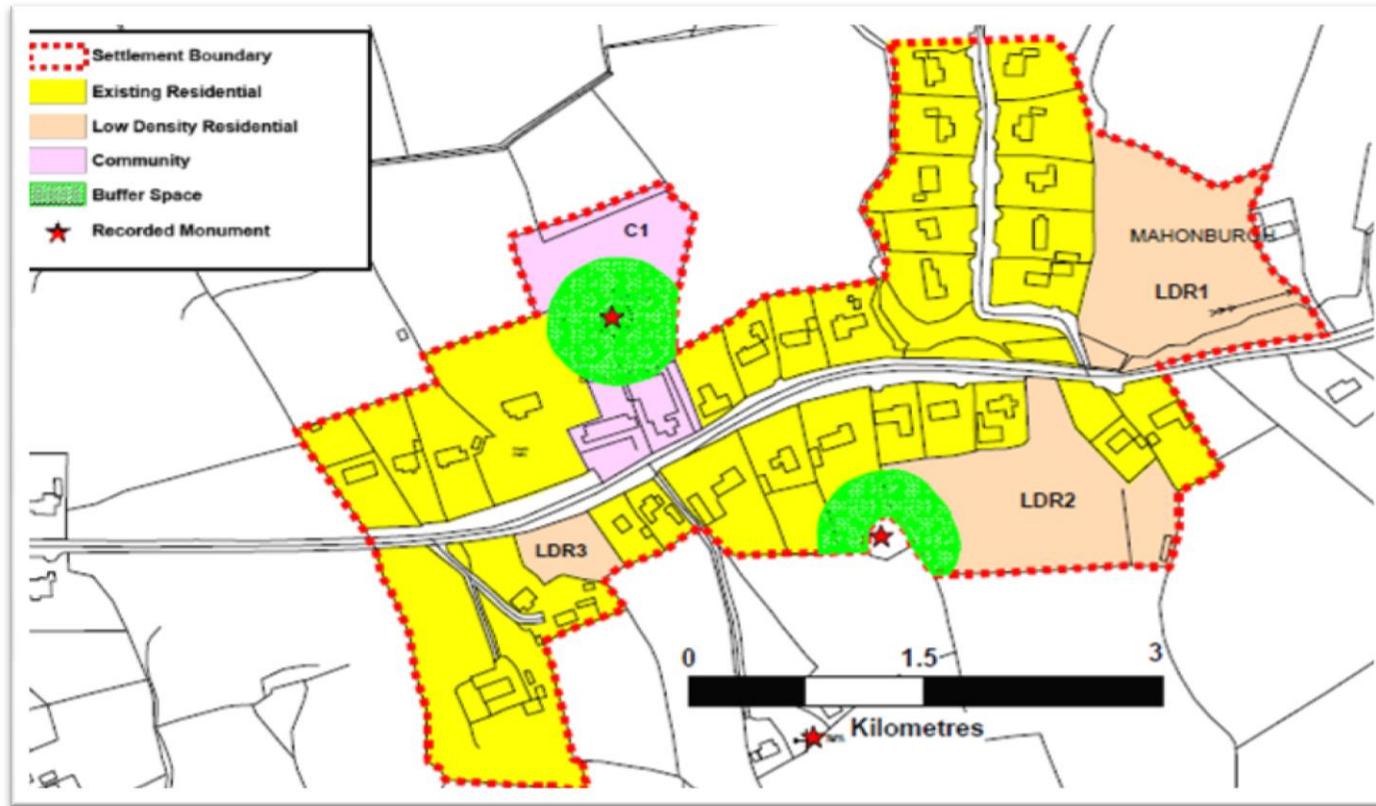
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Fanore
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	Fanore is a small village which has seen limited development scattered along the R477 over recent years. Development in the recent past has primarily been to serve the market for second homes and holiday homes, however the development of a post office, cafe, and two shops opposite O'Donohues pub has contributed to establishing an identifiable centre, around which development can be focused to serve a permanent population. One estate near O'Donoghue's pub has a small on-site secondary treatment plant; no public sewerage system in settlement. This reflects negatively on SEOs WW1 & WW2 .
Low Density Residential	The strategy for Fanore as a small village is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement. This objective representing permanent occupation will have a positive effect on the settlement and will reflect positively on SEO P1 .
Commercial	COM1 & COM2 include for the identification of lands for community purposes at the existing O'Donoghues Bar and Vasco Dine and Wine and Post Office together with identification of areas for future expansion. This reflects positively on SEO P1 together with C1 - C3 as it minimises car dependency by providing facilities in the local area.
Agriculture	AG1 & AG9 are consistent with the current use on these sites
Open Space	OS1 comprises part of the Special Area of Conservation (SAC), which is identified as Black Head-Poulsallagh Complex. Any plan or project which has the potential to impact on the integrity of an SPA or SAC must be the subject of an Appropriate Assessment. Accordingly, Fanore is also located within a Proposed Natural Heritage Area and is therefore subject to CDP 14.4 and Section 14.3.4 (Natural Heritage Areas). It is recommended by this SEA that the OS zoning along the coastline and the adjacent European sites is changed to buffer zone in order to protect the limestone pavement found in this area.
Duration and determination on whether mitigation is required	
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Low Density Residential	LDR4 - Any future development at this location will be subject to the requirements of the Habitats Directive and undertake screening for Appropriate Assessment.

Municipal District - West Clare	Settlement - Fanore
Recorded Monuments	The SEA recommends a separate buffer be placed around the Recorded Monument at (CL001-019) to protect it from recreational uses in this area.
Open Space	The open space zoning at OS1 was changed to buffer zone based on the recommendations of the SEA and AA.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Fanore should be strictly adhered to.



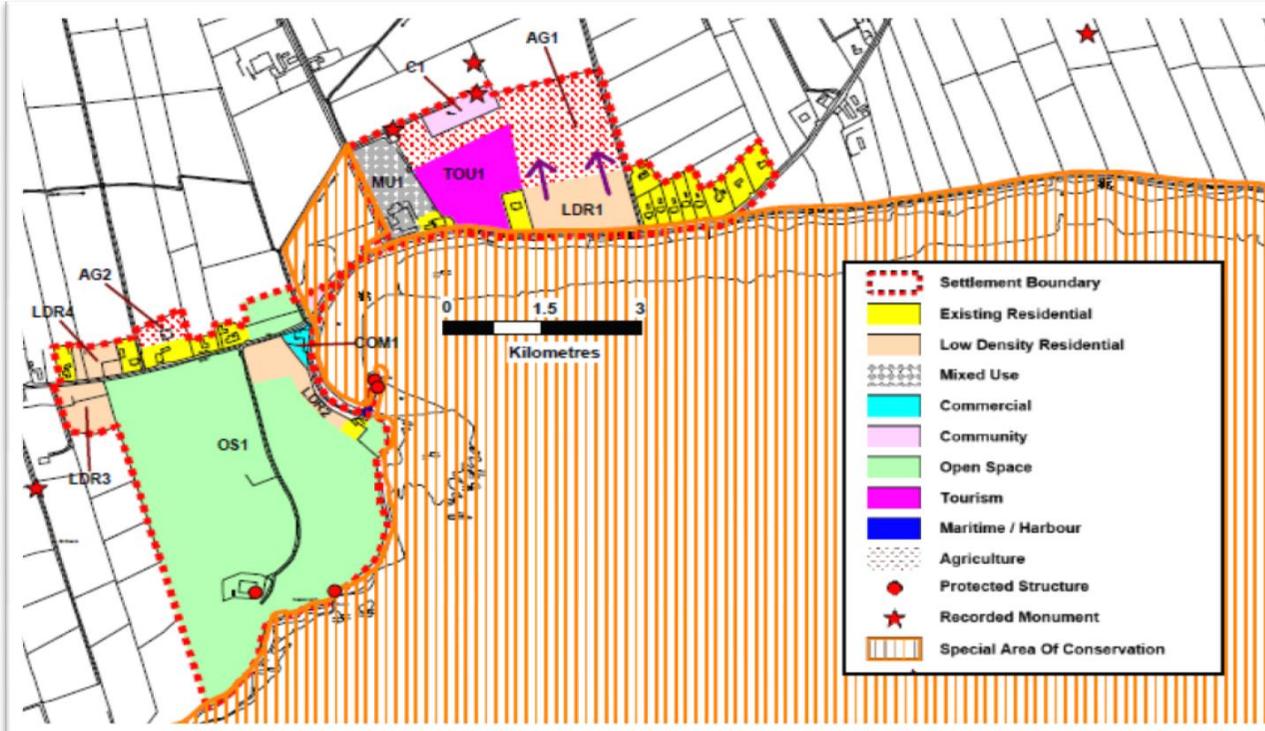
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Inch
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	There is no public waste water treatment facilities in Inch and therefore all developments are served by individual on-site treatment systems.
Low Density Residential	<p>There are no public wastewater treatment facilities in Inch and therefore all developments are served by individual on-site treatment systems. Water is supplied by the Inagh-Kilmaley Group Water Scheme.</p> <p>LDR1 & LDR2 - These lands have been identified for low density residential development. Both of the sites can accommodate small-scale in-depth development. They are located in close proximity to the core of the village and are within walking distance of the existing services in Inch. Therefore residential development on these lands will support the village services and help to consolidate the existing village structure. Development on the subject lands must be reflective of the scale and character of the existing village.</p> <p>In relation to the lands at LDR1, whether the site is being developed as a whole (for a small-scale in-depth development) or being developed by different persons for a number of single dwelling houses, access to the lands from the public road shall be restricted to a single access point.</p>
Community	C1 represents the current use within Inch as the school and does not add to the zoning.
Duration and determination on whether mitigation is required	
Low Density Residential	<p>The EPA Code of Practise for Waste Water Treatment Systems in LDR1, 2 & 3 must be strictly adhered to in order to ensure no significant long term effects on the Inch (Clare) River which is currently at moderate status.</p> <p>LDR1 - There is a stream running along the southern boundary of this site and development taking place on these lands must have due cognisance of this feature and ensure that steps are taken to mitigate any potential negative imapcts on the watercourse should they arise.</p> <p>There is an attractive area of mature trees to the east of the lands zoned as LDR1. These trees serve to screen the houses to the north from view from the public road. They also provide a protection area to the stream that flows through the centre of the thicket and also create an important riparian habitat. This SEA recommends that there is an objective in the Plan to protect these trees from development in the future.</p>

Municipal District - West Clare	Settlement - Inch
Community	A protection 10m buffer should be placed around the recorded monument CL033-106 within C1 to ensure its long term protection should any future expansion occur related to the school.



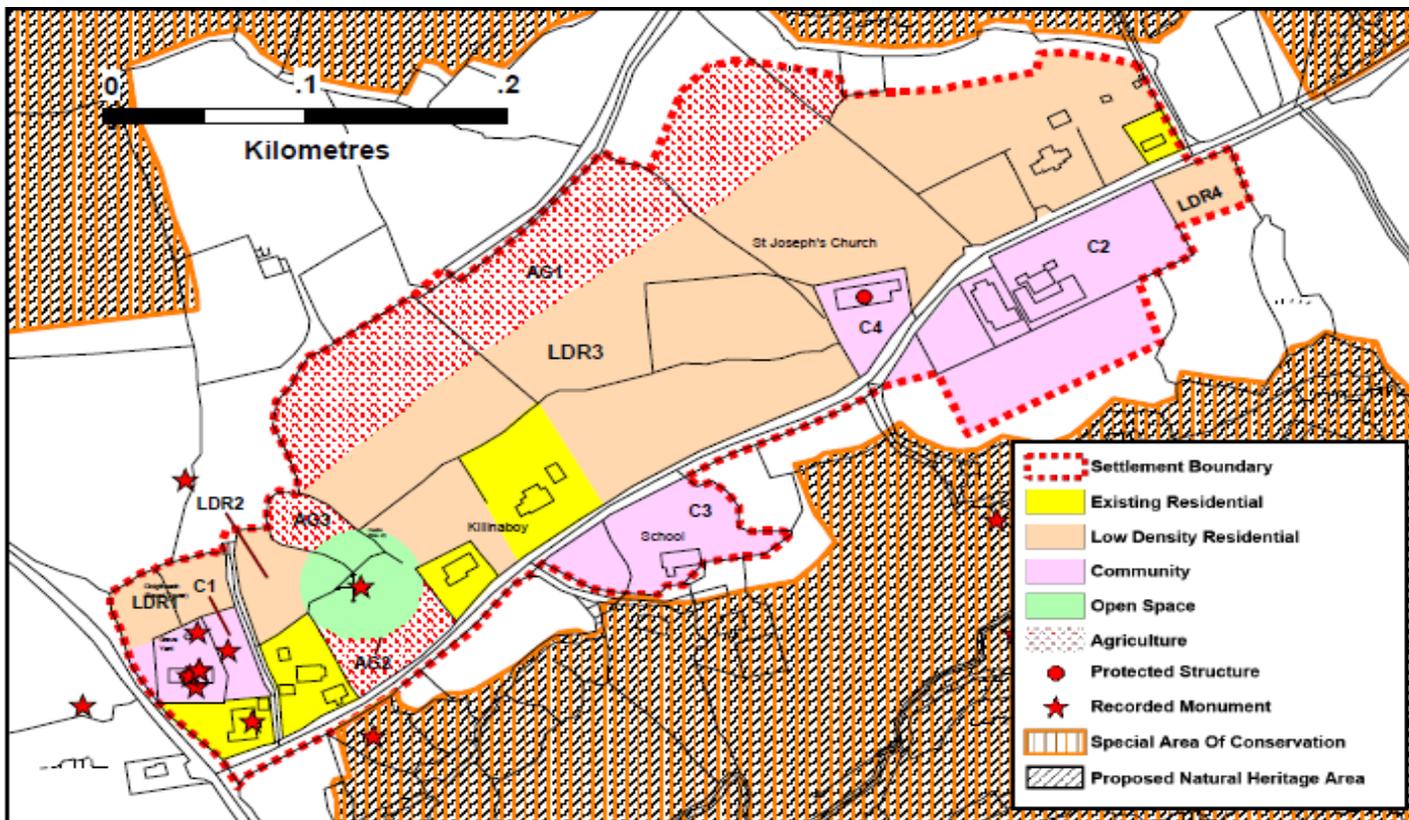
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Kilbaha
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Low Density Residential	<p>There is no sewage treatment infrastructure in this settlement and any applications for new development shall need private treatment subject to suitable site specific conditions. Due to the proximity to the ocean and the generally impermeable soil conditions, wastewater treatment can be problematic in the area. Water in Kilbaha is supplied via a connection to a group water scheme.</p> <p>LDR1 – Lands adjoining the R487 Dwellings constructed on LDR1 shall be for permanent occupancy only.</p> <p>LDR2 – Lands adjoining the Pier The lands at LDR2 are located between an existing commercial property in the village and the pier. The lands to the rear of the site slope upwards towards the ruins of Doondahlen House. LDR2 is highly visible from the approach road to the village from the east and forms an important element in the setting of the village in the wider landscape. Due to the importance of the lands, development in this area must be sensitive in nature, designed to integrate into the landscape and complement the character and the setting of the village. Given the elevated nature of land in relation to the adjoining roadway, dependent on layout and design, single story dwellings only may be required in this area.</p>
Agriculture	AG1 & AG2 are consistent with the current use on these sites
Tourism	<p>TOU1 – Tourism lands in Village Core It is recognised that Kilbaha is geographically well located to provide some of the facilities identified in ‘Loop Head Tourism Action Plan 2001’ that are required to allow appropriate development on the peninsula. This site has been identified as a suitable location for tourism-related development within the village. Development on this site must be reflective of the scale, size and character of the existing settlement. The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably.</p>
Mixed Use	<p>MU1 – Existing Mixed Used Site This is an existing mixed-use site in the village core that currently accommodates the village Post Office, a pub/restaurant and bed and breakfast accommodation. There are some additional undeveloped lands within the site that can accommodate further services/businesses for the benefit of the village and the local community.</p>

Municipal District - West Clare	Settlement - Kilbaha
Open Space	<p>OS1: Area around the ruins of Doondalhen House</p> <p>This is a large, elevated greenfield area of land that surrounds the distinctive landmark of Doondalhen House (in ruins) overlooking Kilbaha Bay. The site provides an important amenity, and contributes greatly to the character of the village. The loss of this area would threaten the character of the village of Kilbaha and therefore it is important that this area is retained as open space in the future.</p>
Duration and determination on whether mitigation is required	
All Residential development	<p>Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.</p>
Tourism	<p>See "All Zonings"</p>
Open Space	<p>Any future development at OS1 shall;</p> <ul style="list-style-type: none"> a) be appropriate to the lands in question, taking into account ecological sensitivities and constraints; b) comply with the objectives of the County Development Plan, particularly in relation to protection of nature conservation sites, habitats and species; and c) be subject to ecological impact assessments and/or appropriate assessments as necessary d) any landscaping or planting shall be appropriate in areas of ecological sensitivity and should comprise native species appropriate to the area and local site conditions and require minimal management input. An ecologist should advise in this regard.
All zonings	<p>The settlement of Kilbaha ends at the Lower River Shannon SAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not impact on the European sites and will be subject to screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impact on these areas must comply with Objective CDP 14.2</p>

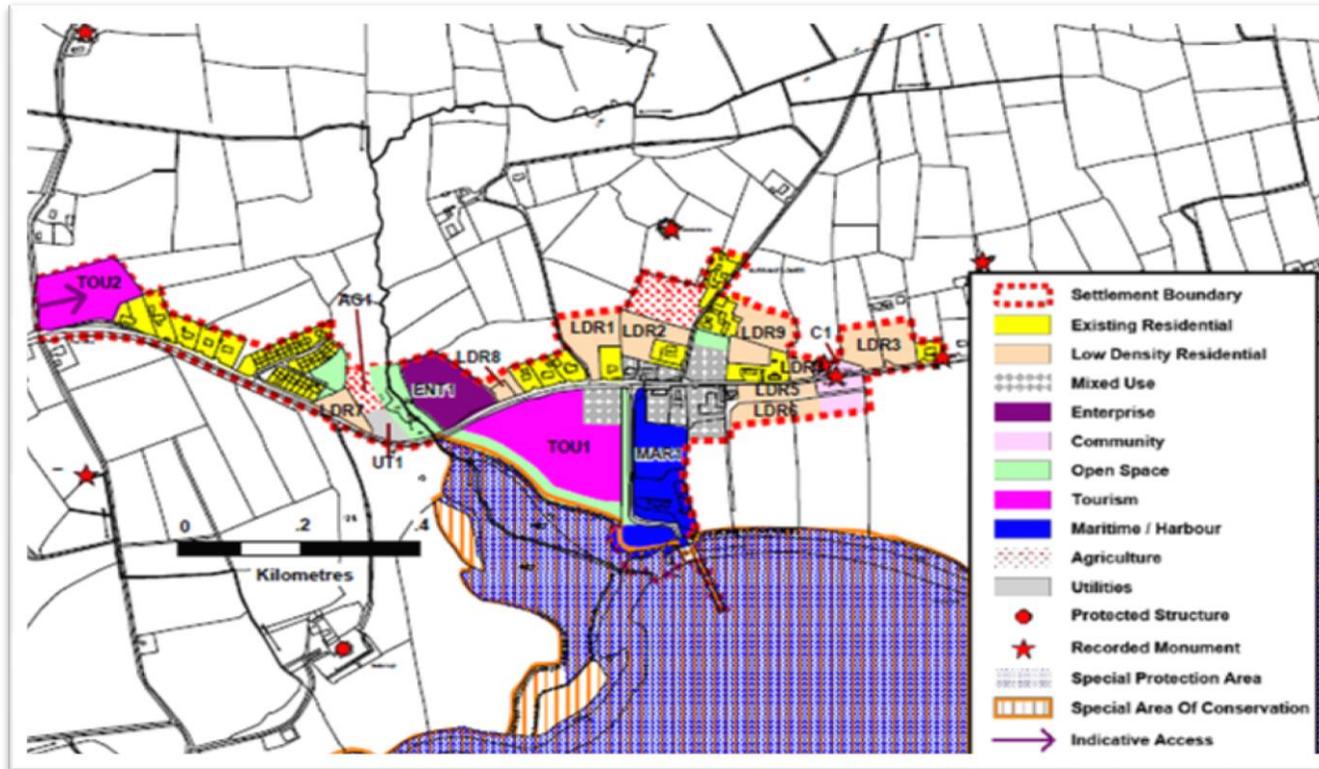


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Kilnaboy
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	Kilnaboy is served by a group water scheme. There is no public wastewater treatment plant. The EPA Domestic Water Risk register identifies Kilnaboy village as being at low risk and not being located within a sensitive areas.
Low Density Residential	The strategy for the development of Kilnaboy is to encourage small-scale incremental residential growth that will be reflective of the rural nature of the settlement.
Mixed Use	MU1 - MU5 confirms the existing village centre uses and will not significantly affect the receiving environment. MU1 - MU5 is largely contained within the Architectural Conservation
Community	C1 - C4 confirms the existing community use at these locations.
Open Space	OS1 provides a buffer around the recorded monument CL017-020004.
Duration and determination on whether mitigation is required	
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Low Density Residential	All zonings for low density residential development should take cognisance of their associated Landscape Character Areas (LCA) (Kilfenora Farmland and the Low Burren LCA) and should be planned and development in a sympathetic manner with the surrounding prospects and views.
	LDR3 - The mature hedgerows located within LDR3 should be retained as part of any future development given the importance of this area to a variety of bat species in particular the Lesser Horseshoe Bat but also in terms of biodiversity.
Architectural Conservation Area	The centre of the village of Kilfenora has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP x.x of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3
All zonings	Kilnaboy is surrounded by the East Burren Complex SAC to the north and south of the village. Any plan or project with the potential to impact on the integrity of the SAC must be the subject of a Habitats Directive Assessment. (CDP x.x Vol 1 refers) Kilnaboy is also surrounded by the East Burren Complex Natural Heritage Area (001926) CDP x.x. Vol 1 will also apply to this area.



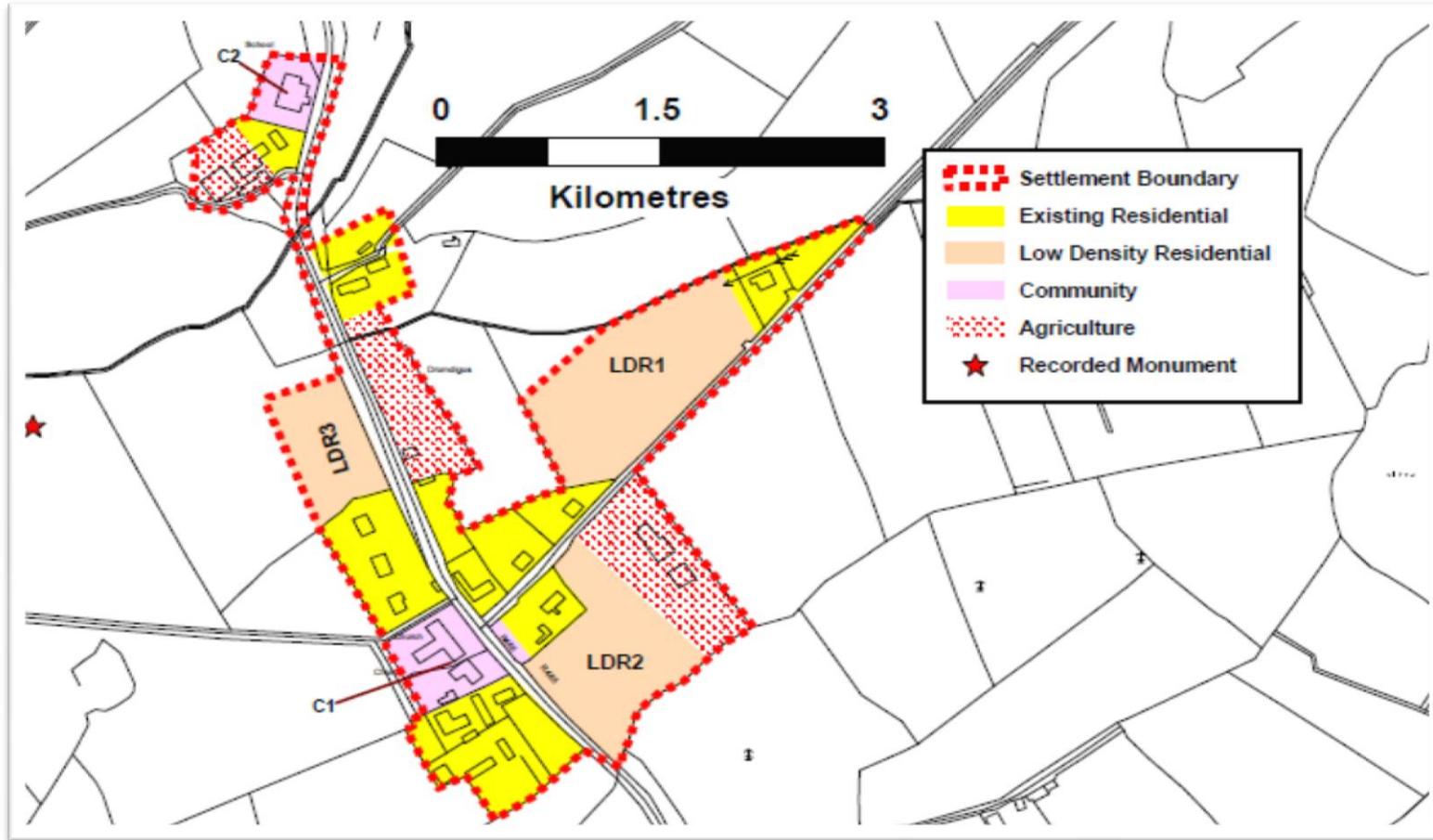
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Kilimer
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	A wastewater treatment plant is currently under construction in the village and will be able to accommodate future development in the area. Kilimer is connected to West Clare Regional Water Supply.
Low Density Residential	<p>LDR1 & LDR2: North of N67</p> <p>These lands can accommodate in-depth housing developments. The lands are located close to the services in Killimer and therefore residential development on these lands will support the village services and help to consolidate the existing village structure. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard so as to enhance the public realm.</p>
	<p>The majority of LDR2,4,5,6,7,8,9 & 10 residential zoning conforms with existing low density housing present in the village and is either adjacent to existing residential and/or close to the village centre. However, given the capacity issues with the Kilmihil WWTP Clare County Council will need to ensure the design, operation and maintenance are in line with the EPA Code of Practice for Waste Water Treatment Systems and that suitable conditions exist prior to the granting of planning permission in line with the EPA Guidance.</p>
Maritime	<p>MAR1 – Lands to the north of the Ferry Terminal</p> <p>These lands have been identified for Maritime uses to allow for future expansion of the ferry terminal, if required, or for uses directly associated with the adjoining marine / transport uses.</p>
Tourism	<p>TOU1</p> <p>These lands have been identified for Tourism development with a view to capitalising on the scenic location of the site with views across the Shannon Estuary, the location on the site in proximity to high quality transport infrastructure, and the opportunity to establish the village as a visitor base for exploring the surrounding area.</p> <p>The development of the subject site solely for holiday home development will not be favourably considered. In the interest of the sustainable development of the village, a mix of tourism-related uses is considered to be more appropriate at this location.</p>

Municipal District - West Clare	Settlement - Kilimer
	<p>TOU2 Access to this site shall be taken from the local road to the west of the site. No direct access onto the adjoining National Secondary Route shall be permitted.</p>
Mixed Use	MU1 - MU2 confirms the existing village centre uses and will not significantly affect the receiving environment.
Open Space	OS1 - OS5 are consistent with current use and identify areas of open space associated primarily with TOU1 and ENT1
Entreprise	ENT1 identifies the existing site which contains the old Kilmihil mart on the outskirts of the village. Bringing this site into the settlement boundary would encourage and promote the diversification of use for this location.
Duration and determination on whether mitigation is required	
Entreprise	See "Open Space"
Maritime	<p>MAR1 - Future development of the existing pier for maritime/transport uses must be compatible and protect the settings and views afforded of the estuary in this location as well as the designated European sites adjacent to the pier. All future developments must be screened for Appropriate Assessment.</p>
Open Space	<p>OS2 contains an important area of mature trees which are for preservation. This is an important area that makes a significant contribution to the overall setting and character of the village. This open space zoning and trees for preservation should be retained as part of any future development at ENT1 and TOU1.</p>
Tourism	See "All Zonings" and "Open Space"
All zonings	<p>The settlement of Kilimer is adjacent to the Lower River Shannon SAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not impact on the European sites and will be subject to screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impact on these areas must comply with CDP 14.2.</p>

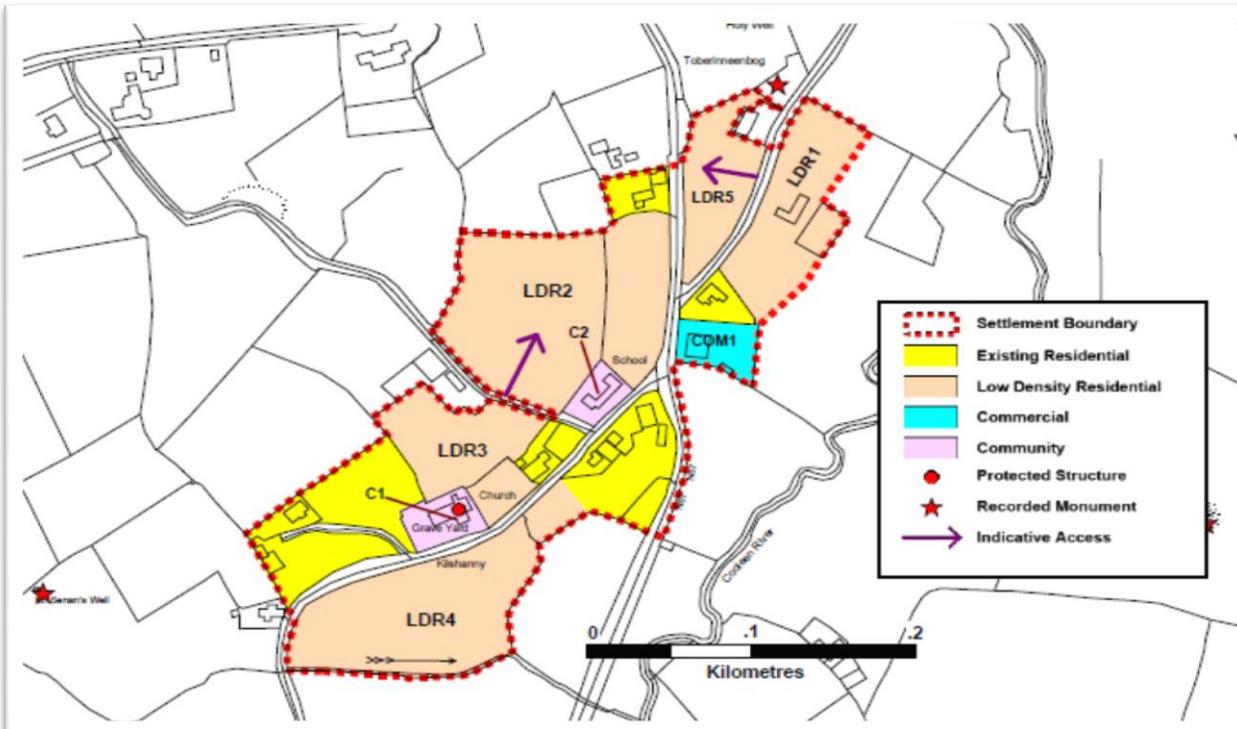


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Kilmurry McMahon
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Low Density Residential	There is no sewage treatment infrastructure in this settlement and any applications for new development will require private treatment subject to suitable site specific conditions. Kilmurry McMahon has connection to the public water supply.
Marine	The small quay is an attractive amenity area, providing good quality land/sea access with potential for further development identified in "Marine and Leisure; Development Strategy 2007-2013" produced by the Marine Institute. Within the harbour, the pier has been considerably upgraded in recent times and an attractive amenity area has been developed. There is also potential to develop water-based commercial activities which are compatible with the tourism and leisure potential of the harbour.
Agriculture	AG1 - AG3 are located within the settlement and confirm the existence of the village within an agricultural landscape with significant areas of roadside tree cover.
Duration and determination on whether mitigation is required	
Existing & Future Residential Development	The EPA Code of Practice for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment scheme in order to ensure no significant long term effects on the environment.
Low Density Residential	LDR2 - The Crompaun River runs to the north of the LDR2 zoning to the east of the settlement and must be taken into consideration in any development proposals for the site to ensure that any potential negative impacts are mitigated.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilmurry should be strictly adhered to.



Detailed Assessment of Landuse Zonings

Impact

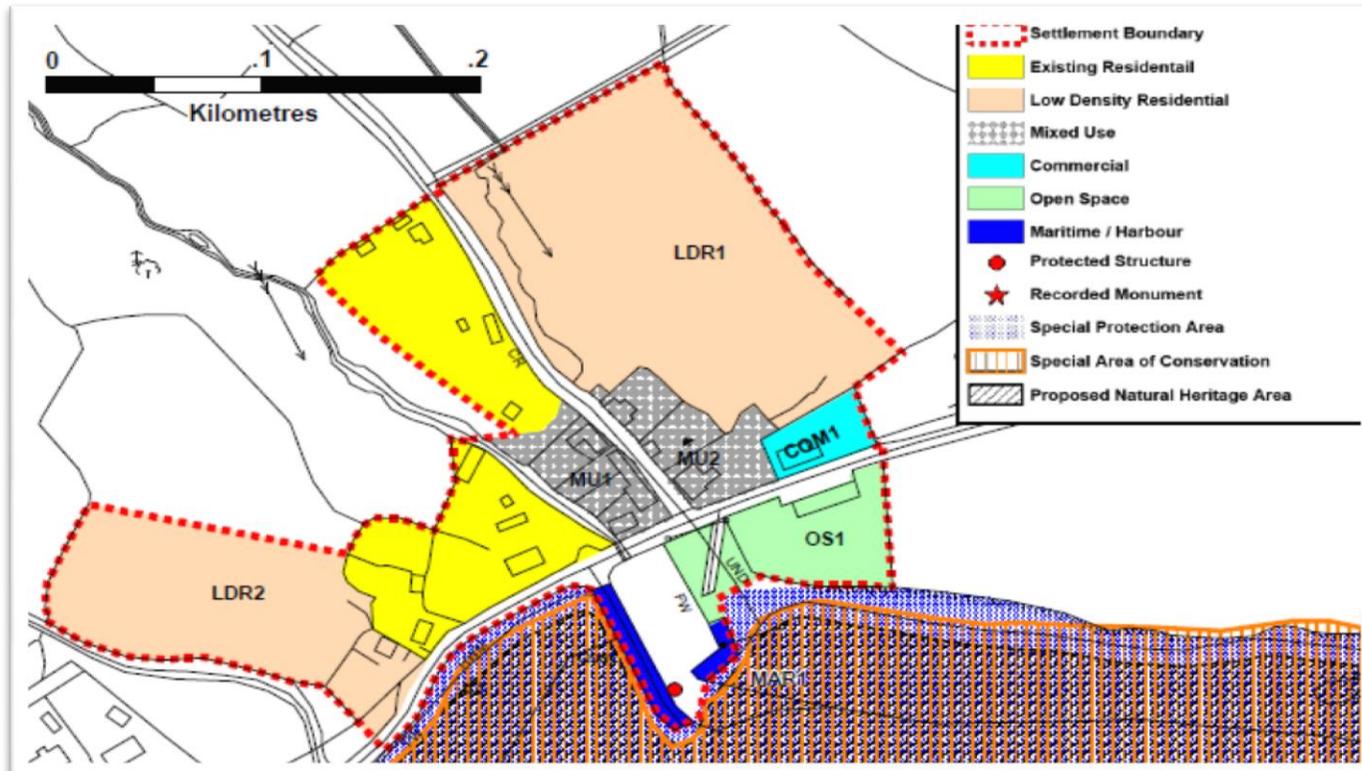
+	-	+/-	0
	WW1 & WW2		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, RE1, CH1, CH2, CH3, L1, L2

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

Existing Residential	Consistent with current use and does alter extent of current zoned lands. Kilshanny has experienced little growth in recent years partly arising from the lack of wastewater infrastructure. While the village is served by a Group Water Scheme, it has no public sewerage scheme and lies within an area of extra extreme groundwater vulnerability. It is therefore highly likely that the current existing residential properties are having a negative effect on both the groundwater and the surface water in this area. (The Cooleen River is currently at good status as per the 2010 - 2012 WFD status)
Low Density Residential	Consistent with current zoning and does not alter extent of lands zoned.
Community	C1 & C2 are consistent with current zoning which relates to the church/graveyard and school. No expansion is anticipated.
Commercial	COM1 confirms the existing village centre uses and will not significantly affect the receiving environment.

Duration and determination on whether mitigation is required

Low Density Residential	The EPA Code of Practise for Waste Water Treatment Systems in LDR1-5 must be strictly adhered to in order to ensure no significant long term effects on the Cooleen River.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Kilshanny should be strictly adhered to.



Detailed Assessment of Landuse Zonings

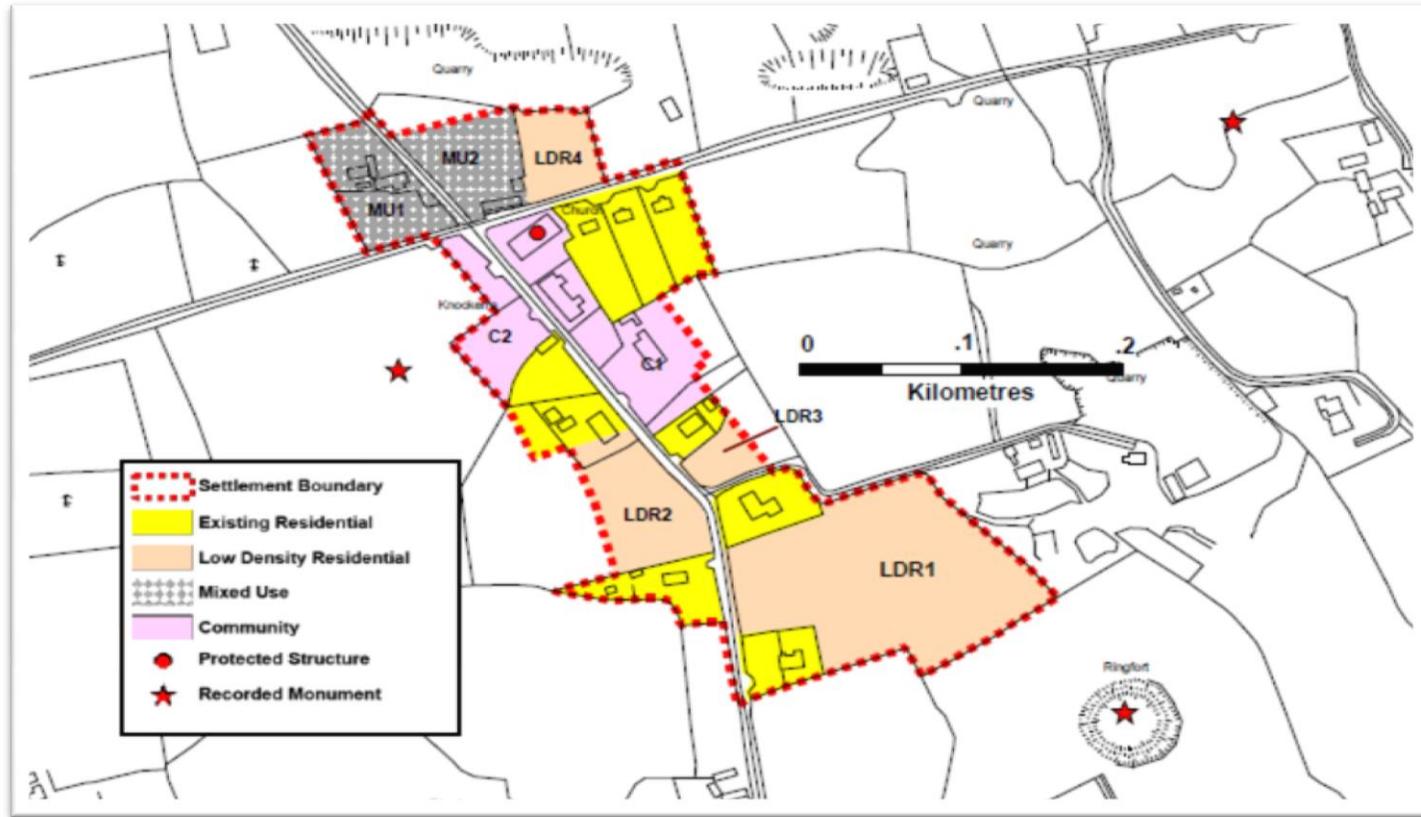
Impact

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

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

Residential	The village itself consists mainly of close-knit residential buildings and has two public houses.
Low Density Residential	There is no sewage treatment infrastructure in this settlement and any applications for new development shall need private treatment subject to suitable site-specific conditions. Water is supplied by a group water scheme. Future development in the village will be dependent upon the availability of suitable service infrastructure.
	<p>LDR1 – Lands to the North of the R486</p> <p>These lands are located close to the centre of Knock and have been identified as being suitable to accommodate residential development in the village. The lands are slightly elevated in relation to the R486 and therefore siting and design will be of particular importance to ensure that development on these lands does not detract from the character of the village. Dependent on layout and design, single story dwellings may be required. Development proposals must demonstrate the suitability of the site to accommodate a wastewater treatment system and must be accompanied by a Strategic Flood Risk Assessment to ensure that the development itself will not be liable to flood, or generate flooding issues in other areas.</p>
Marine	There is potential to develop the quayside at Knock for leisure and recreational use and advantage should be taken of the opportunities identified in "Marine and Leisure; Development Strategy 2007-2013" produced by the Marine Institute which promotes the development of existing pier and harbour areas as a tourism and leisure facility. There is also the potential to develop water-based commercial activities but these must be compatible with the tourism and leisure potential of the pier. Development proposals for this area must prioritise the protection of the setting and views afforded of the estuary in this location. Development proposals for the pier and surrounding area must be accompanied by an assessment of the proposals on coastal erosion in the area.
Open Space	OS1: Site adjacent to the Pier It is important to preserve this area of land as it contributes to the setting of the settlement, allows for significant views of the estuary and provides an important amenity for residents and visitors.

Municipal District - West Clare	Settlement - Knock
Duration and determination on whether mitigation is required	
Existing and Future Residential Development	The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment scheme in order to ensure no significant long term effects on the Tonavoher River and the adjacent River Shannon and European sites.
All zonings	The settlement of Knock is adjacent to the Lower River Shannon SAC and the River Shannon and Fergus SPA. Future development proposals within the settlement must not imapct on the European sites and will be subject to screening for Appropriate Assessment and all associated ecological assessments. Any development proposals with the potential to impacy on these areas must comply with Objective CDP 14.2

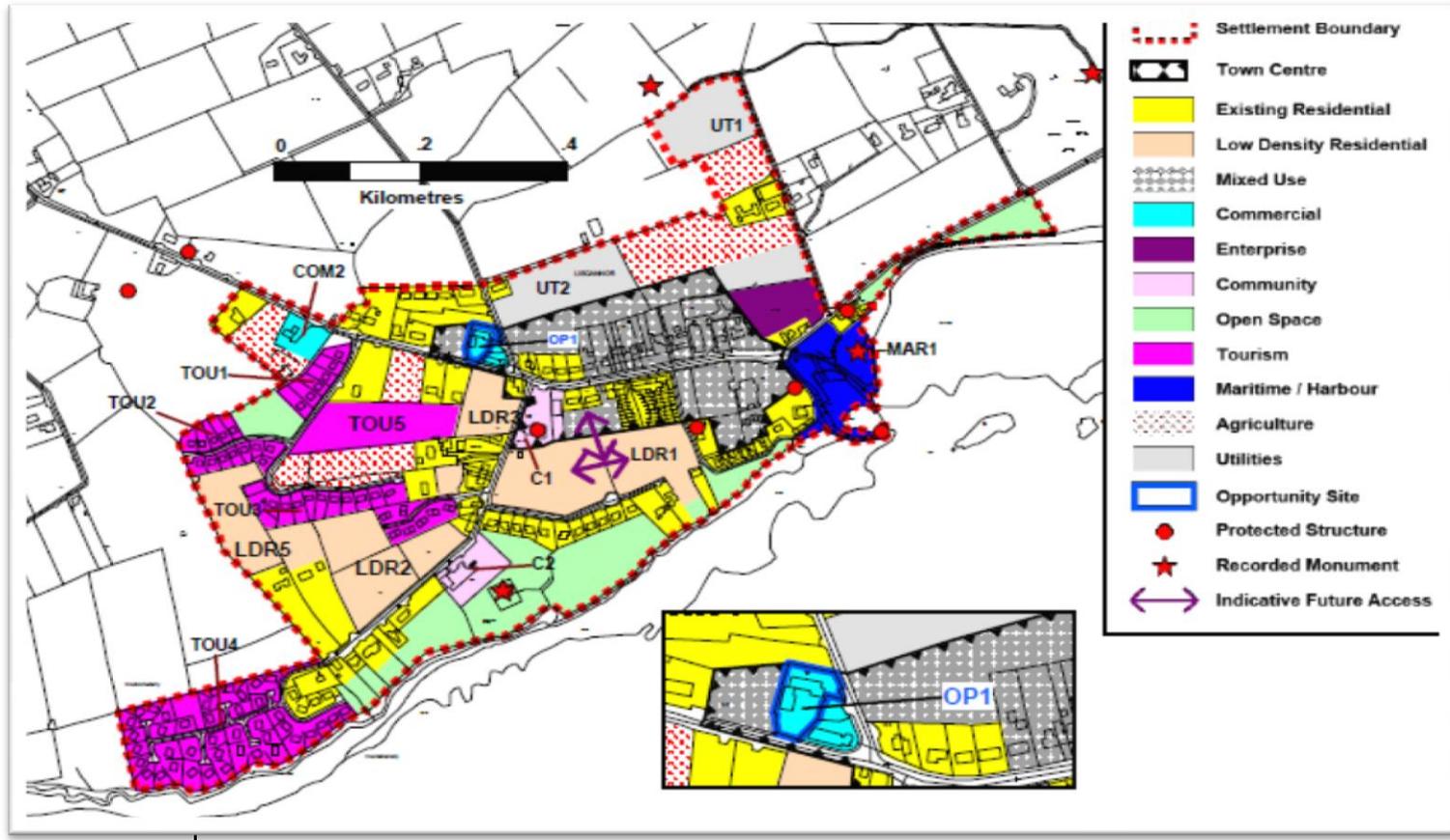


Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Knockerra
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Low Density Residential	<p>There is no sewage treatment infrastructure in this settlement and any applications for new development shall need private treatment subject to suitable site specific conditions. Land to the west of the road has soil conditions which present difficulties for waste water treatment</p> <p>The village is connected to the public water supply.</p>
Duration and determination on whether mitigation is required	
Existing & Future Residential Development	<p>The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in the absence of a waste water treatment scheme in order to ensure no significant long term effects on the environment.</p>
Low Density Residential	<p>LDR1 – Lands to the Southeast of the Village</p> <p>These lands are zoned Low Density Residential and have been identified as being suitable to accommodate future residential development in the village. Planning permission has been granted for 5no. dwelling houses on this site. In the event that these houses are not constructed, future development proposals for this site must be reflective of the scale and character of the existing settlement.</p>

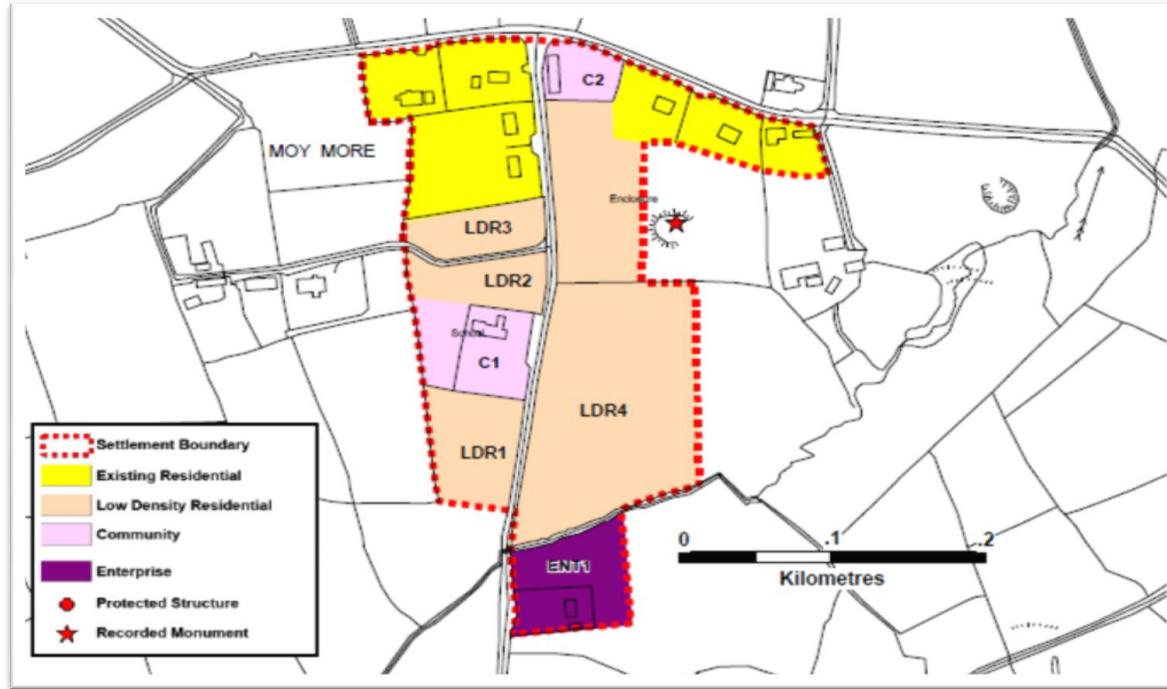


Detailed Assessment of Landuse Zonings

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

Municipal District - West Clare	Settlement - Liscannor
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Existing Residential Development	<p>As a result of the growth in tourism in Liscannor over recent years there has been a considerable increase in number of holiday homes in the village. As with the larger seaside resorts, Liscannor experiences a significant increase in population during the peak holiday months which can place a considerable strain on the village infrastructure. The village is serviced by a public water scheme but has no public sewerage scheme. Within the existing residential development behind the slipway at MAR1 planning permission has been granted (P14/807) for the change of use for the Liscannor Old Coastguard Boathouse to a dwellinghouse which will include new boundary walls, conservation restoration, renovation works & associated site works within the cartilage of a Protected Structure (RPS Number 614)</p>
Low Density Residential	<p>LD1 - The specific objective LD1 will contribute to the consolidation of the village centre and reinforces the vitality and viability of the village centre. Proposals for low density development for permanent occupation only will be favourably considered on the site and it will be a requirement for a master plan to be prepared prior to the submission of any planning applications for an integrated approach to the overall development of this site. Wastewater</p> <p>There is a public sewer network in Liscannor which discahrges via a holding tank onto the beach and an outfall pipe to Liscannor Bay. A new WWTP is required. Irish Water is currently progressing a study to determine the options to provide for Secondary Treatment as required by the current Wastewater Discharge Licence for the outfall. It is Irish Water's objective and target to provide this WWTP by within the period 2016 – 2021.</p> <p>General objective for Liscannor: To facilitate the provision of a wastewater treatment plant to serve the settlement.</p> <p>Full account should be taken of the landscape and visual amenity, i.e. coastal and seascape settings, and enhance/maintain coastal streetscapes through quality architectural design.</p> <p>LD3 infill site and reflects positively on SEO S1.</p>
Maritime	<p>MAR1 represents the current use as a harbour which ties in with the increase in fishing activity and tourism within the settlement over the past number of years and doe not alter the future zoning or development of this area.</p>

Municipal District - West Clare	Settlement - Liscannor
Mixed Use	MU1 - MU4 are largely contained within the Architectural Conservation Area in the centre of the village of Liscannor. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP 15.5 of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3 to ensure any development within this zoning is in line with the overall protective objectives and mitigation measures of the CDP.
Duration and determination on whether mitigation is required	
All zonings	Any future residential development, commercial or employment generating development should be subject to the provision of a public sewerage scheme given the proximity to Liscannor Bay and the impacts on water quality in line with the requirements of the Water Framework Directive.
Low Density Residential	LD1 - Development at this location should be for permanent residential housing and it will be a requirement for a master plan to be prepared prior to the submission of any planning applications for an integrated approach to the overall development of this site. Full account should be taken of the landscape and visual amenity, i.e. coastal and seascape settings, and enhance/maintain coastal streetscapes through quality architectural design.
Architectural Conservation Area	The centre of the village of Liscannor has been designated as an Architectural Conservation Area (ACA). ACAs are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. The aim is to retain the overall special historic or architectural character of an area or place as per Objective CDP x.x of this plan (Vol1) . This objective should be strictly adhered to in line with SEO CH1, CH2 & CH3.
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Liscannor should be strictly adhered to.

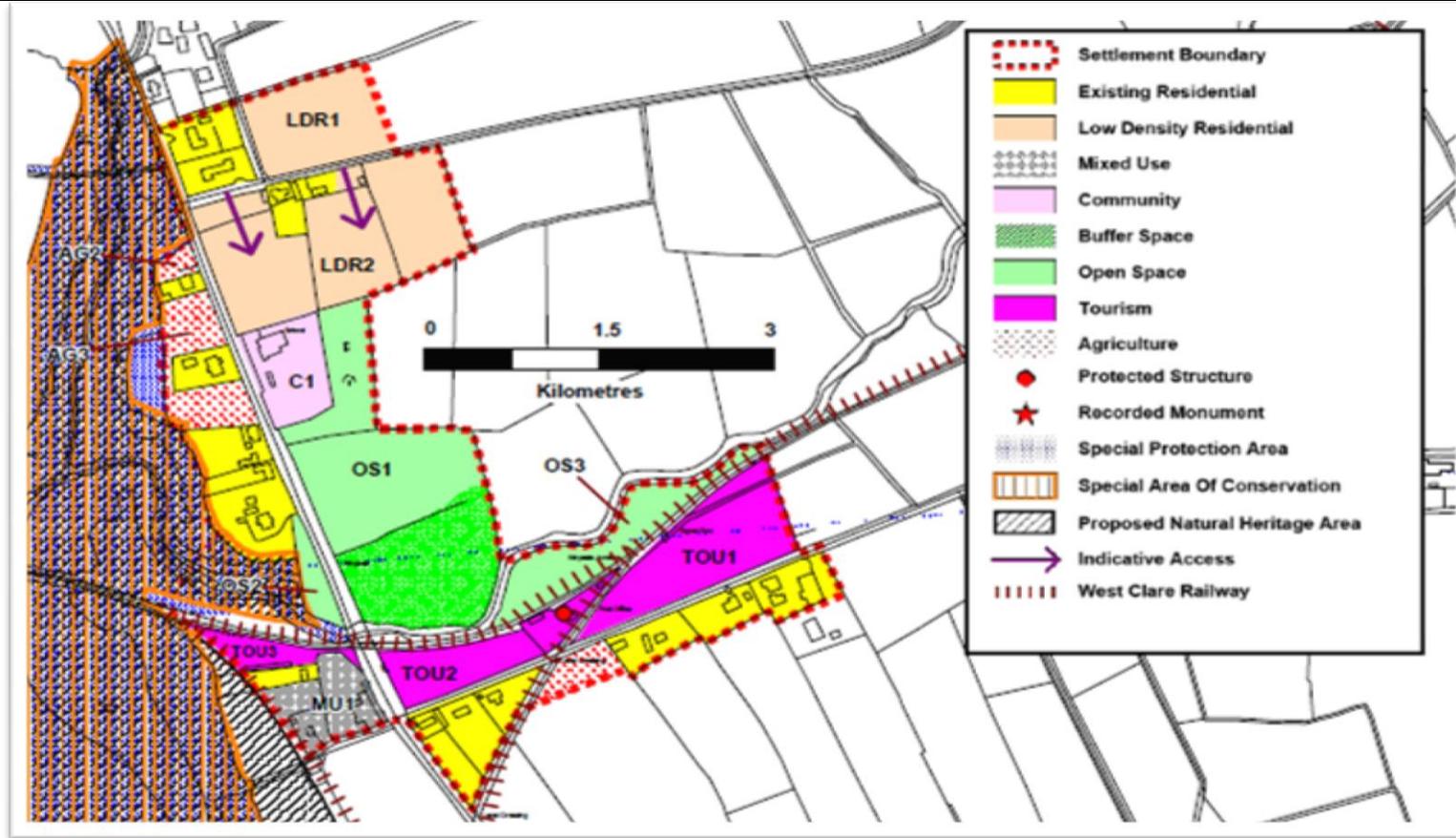


Detailed Assessment of Landuse Zonings

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

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

Determination on whether mitigation is required	
Low Density Residential	LDR1 - LDR4. As Moy is served by a public water scheme but has no public sewerage scheme the EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on groundwaters or surface waters in the area.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Moy should be strictly adhered to.



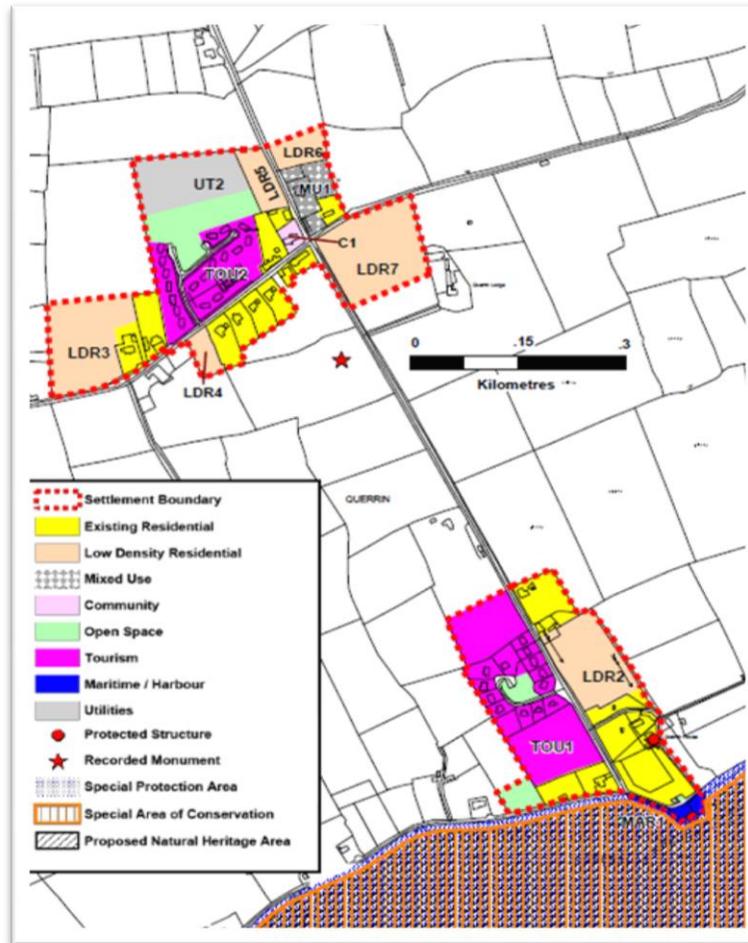
Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Moyasta
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	There is no sewage treatment infrastructure in this settlement and any applications for new development shall need private treatment subject to suitable site specific conditions. Therefore, it is likely that the current residential development is reflecting negatively on the SEOs WS1 & WS2, WW1 and WW2.
Low Density Residential	LDR1 & LDR2 - Lands to the north of the Settlement These lands are located to the north of the existing settlement and are accessed from an existing local roadway. These lands may be able to accommodate small-scale residential development to help to enhance and strengthen the service base. Development on the subject lands must be reflective of the scale of the existing settlement and its target population. Siting, scale and design shall be of a high standard and all development proposals must demonstrate the suitability of the site to accommodate an on-site wastewater treatment system. Development on these lands is subject to safe access being provided from the local roadway only and not directly off the N67.
Tourism	TOU1 - West Clare Railway and Station The West Clare Railway is a major part of West Clare's history and although much of the structure is dismantled, Moyasta Junction has been developed as a tourist facility to promote the West Clare Railway. It is a specific objective of the Plan to facilitate the development of the West Clare Railway as an important tourism and recreational product for the area. The Railway lands are located both to the west and east of the N67 with lands to the west located adjacent to a European site. It is essential to achieve a balance between the development of the station and the implications on traffic safety and natural heritage. These lands have been zoned for tourism purposes solely to accommodate development associated with the West Clare Railway and proposals for other forms of tourism development on these lands will not, generally, be acceptable to the Planning Authority. Development on the tourism lands to the west of the N67 must not encroach on the adjacent designated SAC. (TOU2 & TOU3)
Mixed Use	MU1 confirms the existing village centre uses and will not significantly affect the receiving environment.
Agriculture	AG1 - AG3 reflect the current agricultural uses at these locations
Community	C1 represents the existing community uses in the village associated with the school.

Municipal District - West Clare	Settlement - Moyasta
Open Space	OS1 & OS2 identify areas of open space primarily associated with the Moyasta River and will remain undeveloped which reflects positively on the receiving environment in particular SEOs B1- B7 .
Determination on whether mitigation is required	
Low Density Residential	<p>It is recommended that any development at LDR2 is conditional on the adherence of the OS1 zoning and the inclusion of a buffer zone of 5m between the boundary of OS1 and LDR2. LDR2 and LDR3 were removed from residential zoning due to the findings of the SFRA.</p> <p>The EPA Code of Practise for Waste Water Treatment Systems in LDR1 and LDR2 must be strictly adhered to in order to ensure no significant long term effects on the River Shannon and River Fergus SPA.</p> <p>LDR3? was changed to Open Space based on the findings and recommendations of the AA and SEA.</p>
Open Space	The zoning of OS1 & OS2 as open space must be strictly adhered to in order to provide sufficient buffering from the village development to the river.
Tourism	Any future development at TOU3 should be strictly dependent on the requirements of the CDP 2017-2023 Appropriate Assessment in ensuring no significant direct or in-direct effects on the receiving environment and in particular the qualifying interest features of the SAC, SPA and the pNHA at this location.
Agriculture	AG2 & AG3 will be strictly dependent on the adherence to the requirements of the CDP 2017-2023 Appropriate Assessment in ensuring no significant direct or in-direct effects on the receiving environment and in particular on the qualifying interest features of the SAC, SPA and pNHA at this location.
Recreational Route	Recreational route safeguard removed
All zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Moyasta settlement should be strictly adhered to.



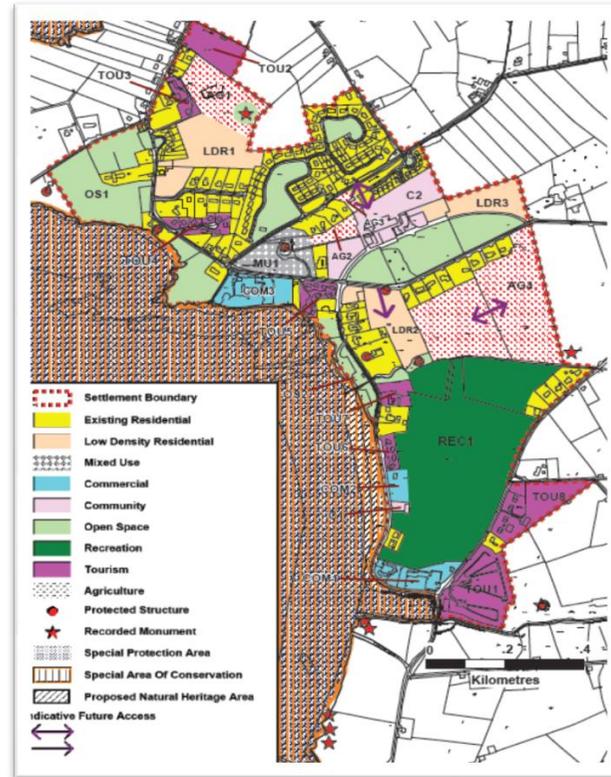
Detailed Assessment of Landuse Zonings

Impact

+	-	+/-	0
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Municipal District - West Clare		Settlement - Querrin	
	P1, WW1, WW2		P1, P2, P3, B1, B2, B3, B4, B5, B6, S1, S2, S3, S4, S5, W1, W2, W3, W4, W5, W6, W7, C1, C2, C3, T1, T2, WA1, WS1, WS2, WW1, WW2, RE1, CH1, CH2, CH3, L1, L2
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)			
Existing Residential Development	Individual properties are served by individual wastewater treatment systems. The housing scheme constructed to the north of the main road in the village is served by a shared wetlands treatment system and the holiday homes that have been constructed to the north of the quay are also serviced by a shared treatment plant. There are no public wastewater treatment facilities in the village. Water is supplied via a group water scheme.		
Low Density Residential	Querrin hosts two holiday home developments. It is therefore important to ensure future development is balanced and contributes to a thriving village community which can support a range of services which are viable year-round, whilst retaining its distinctive village character. Provision is made for low density residential development for permanent occupation at LDR2 - LDR7. The general objective which relates to low residential development recommends future growth in Querrin is incremental and small scale in nature, relative and appropriate to the scale, size and character of the population and services in the village this reflects positively on SEOs P1 - P3 & L1 - L2 given the picturesque location of the village with prospects from both the landward looking out and the estuarine side looking in.		
Tourism	TOU1: Near the Querrin quayside This site has been identified as a suitable location for tourism-related development within the village. Development on this site must be reflective of the scale, size and character of the existing settlement. The provision of accommodation in the form of holiday homes shall not, in general, be considered favourably.		
Mixed Use	The centre of the village of Querrin contains mixed use zoning (MU1) and reflects the current uses within this location.		
Duration and determination on whether mitigation is required			

Municipal District - West Clare	Settlement - Querrin
All Residential development	Any changes to existing residential development or any new residential development on identified lands will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.
Low Density Residential	LDR1 has been changed to open space zoning based on the findings and recommendations of the SEA and AA.
Tourism	TOU1 - Any development proposal should be accompanied by an Appropriate Assessment Screening Report and/or Natura Impact Statement, whichever is deemed necessary. The proposal should clearly identify the spatial extent of any tourism activities and should address the potential for increased recreational disturbance (both in isolation and in combination with other tourism activities) to any European sites as a result of increased tourism and recreation in the area/County, taking into account any current pressures on these Sites.
All Zonings	All relevant mitigation measures and recommendations outlined in the AA for each of the zonings in Querrin should be strictly adhered to. Any changes to existing uses with any zoning which may lead to significant effects on the receiving environment will be strictly contingent on the provision of appropriate wastewater treatment facilities that can fully demonstrate no adverse effects on the receiving environment, water courses or adjacent ecological designations. This will be in accordance with relevant EPA standards and requirements to ensure that all future development is sustainable in the long term.



Detailed Assessment of Landuse Zonings

Impact

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

Municipal District - West Clare	Settlement - Spanishpoint
Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)	
Residential	Due to its location, Spanish Point has seen considerable development over recent years in the form of tourism-related activity, primarily tourist accommodation in the form of holiday homes. There are also a number of caravan parks and two hotels in the village. There is currently no public WWTP serving Spanish Point. Irish Water will investigate the feasibility of connecting a number of existing private WWTP, which are in poor condition to the WWTP at Miltown Malbay depending on the capacity of that plant to comply with its licence conditions.
Low Density Residential	LDR1 is located on a headland in Breaffy South looking out over the Atlantic Ocean. LDR2 is located adjacent to the Annagh River which flows into the Carrowmore point to Spanishpoint & Islands SAC.
Recreational	REC1 represents the use of this site current as a Golf Course and contains amenity grassland habitat. This zoning reflects positively on SEO P1 - P3 , together with L1 - L2 as the facility is in keeping with the surrounding landuse and will not impact on the views and prospects in the area.
Commercial	COM1- COM3 represent the current uses on these sites as hotels (Bellbridge House Hotel and the Armada) together with the Golf Course Club House.
Open Space	Parts of OS1 and OS2 are located within the SAC and SPA boundary.
Tourism	TOU1 - TOU7 represent the existing tourism use at these locations in the form of holiday homes and caravan parks.
Duration and determination on whether mitigation is required	
Low Density Residential	LDR1 - 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. LDR2 - The EPA Code of Practise for Waste Water Treatment Systems must be strictly adhered to in order to ensure no significant long term effects on the adjoining Annagh River which is currently at poor status.
Commercial	Any future development associated with COM1 - COM3 must ensure there is sufficient capacity in the WWTP to accomodate an increase in population equivalent.
Open Space	Sections of OS1 & OS2 located within the SAC/SPA boundary were removed following the recommendation of the SEA and AA.
All zonings	All future development within this settlement must ensure there are no significant effects on the adjacent Proposed Natural Heritage Area, The Special Area of Conservation or the Special Protection Area. All mitigation measures and recommendations identified in the AA must be strictly adhered to.

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

Table 8.3 In-combination effects between the County Development Plan and international conventions, legislation, plans, policies and programmes

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
Ospar Convention (1992) The Convention for the Protection of the Marine Environment of the North-East Atlantic	The current instrument guiding international cooperation on the protection of the marine environment of the North-East Atlantic. Objectives include the protection of the marine environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
UN Convention on Biological Diversity (1992)	Objectives include the maintenance and enhancement of Biodiversity.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Ramsar Convention The Convention on Wetlands of International Importance (1971 and amendments)	Objectives include protection and conservation of wetlands, particularly those of importance to waterfowl as Waterfowl Habitat.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The MARPOL Convention International Convention for the Prevention of Pollution from Ships, 1973, as modified by the Protocol of 1978 relating thereto (MARPOL 73/78).	Objectives include for the protection of the marine environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Stockholm Convention (2001)	Objectives seek to protect human health and the environment from persistent organic pollutants (POPs).	No significant negative impacts on European sites either within or outside the plan area.	There may be a risk to human health in combination with the EU Habitats and Birds Directives in relation to active airfields. While one directive seeks to protect habitats and bird species which utilize habitats adjacent to an active airfield this poses a risk to human health where the risk of bird strikes increases.
UN Kyoto Protocol The United Nations Framework Convention on	Objectives seek to alleviate the impacts of climate change and	No significant negative impacts on European sites either within or	No risk of significant “in-combination” effects.

Climate Change (UNFCCC) Kyoto Protocol 1997	reduce global emissions of GHGs.	outside the plan area.	
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Table 8.4 In-combination effects between the County Development Plan and European legislation, plans, policies and programmes

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
The EU Habitats Directive (92/43/EEC)	Objectives seek to prevent and eliminate the causes of habitat loss and maintain and enhance current levels of biodiversity.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The EU Birds Directive (as modified) (79/409/EEC)	Objectives seek to prevent and eliminate the causes of bird species loss and maintain and enhance current levels of biodiversity.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The EU Freshwater Fish Directive (78/659/EEC)	Objectives seek to protect those fresh water bodies identified by Member States as waters suitable for sustaining fish populations. For those waters it sets physical and chemical water quality objectives for salmonid waters and cyprinid waters.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The EU REACH Initiative Registration and Authorization of Chemicals (REACH)	Objectives seek to limit the harmful effects to the environment and human health from certain chemicals through improved analysis and data collection.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The EU Shellfish Directive (79/923/EEC)	Objectives seek to maintain those coastal and brackish waters, which need protection or improvement, in order to allow shellfish to develop and to contribute to the high quality of shellfish products intended for human consumption.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Plant Protection Products	Objectives seek to harmonise the	No significant negative impacts on	No risk of significant “in-

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
<p>Directive (91/414/EEC)</p>	<p>overall arrangements for authorisation of plant protection products within the European Union. This is achieved by harmonising the process for considering the safety of active substances at a European Community level by establishing agreed criteria for considering the safety of those products. Product authorisation remains the responsibility of individual Member States.</p>	<p>European sites either within or outside the plan area.</p>	<p>combination” effects.</p>
<p>The Major Accidents (Seveso) Directive (96/82/EC as amended)</p>	<p>Objectives seek to prevent major accidents involving dangerous substances and limit their consequences for man and the environment, with a view to ensuring high levels of protection throughout the Community.</p>	<p>No significant negative impacts on European sites either within or outside the plan area.</p>	<p>No risk of significant “in-combination” effects.</p>
<p>The SEA Directive (2001/42/EC)</p>	<p>Objective is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on</p>	<p>No significant negative impacts on European sites either within or outside the plan area.</p>	<p>No risk of significant “in-combination” effects.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	the environment.		
The EIA Directive (85/337/EEC) as amended by Directive 2014/52/EC	Objective is to require Environmental Impact Assessment of the environmental effects of those public and private projects, which are likely to have significant effects on the environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Water Framework Directive (2000/60/EC)	Objectives seek to maintain and enhance the quality of all surface waters in the EU.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in combination” effects. Article 4.7 of the Water Framework Directive along with the associated 11 EU Directives which are seen as basic measures under the WFD regulate water quality in Ireland. Implementation of these directives will mitigate against any potential negative impacts from the Clare CDP. Competent authorities must ensure that these Directives are being implemented to full effect, maximizing their contribution to achieving the objectives established in the River Basin Management Plans.
Groundwater Directive (2006/118/EC)	This directive establishes a regime, which sets underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Marine Strategy Framework Directive (2008/56/EC)	This Directive requires Member States of the European Union to put in place measures to achieve and maintain good environmental	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	status of marine waters by 2020.		
EU Floods Directive (2007/60/EC)	The Floods Directive applies to river basins and coastal areas at risk of flooding. With trends such as climate change and increased domestic and economic development in flood risk zones, this poses a threat of flooding in coastal and river basin areas.	No significant negative impacts on European sites either within or outside the plan area.	Yes, a risk of significant in combination effects with other relevant plans either inside or outside the plan area may occur. For example in combination with the upgrades or improvements to coastal protection together with new structures under the Floods Directive could combine to cause unacceptable pressure on a protected site. Similarly where an area is identified for future development or expansion under the Clare CDP in conjunction with an area identified for flood protection coastal squeeze may occur. However, as the Planning and Development Act provides the basis for integrating flood risk management into the development plan process and indicates that a development plan may contain objectives for the regulation, restricting or controlling of development in areas at risk of flooding, erosion and other natural hazards the CDP objectives should reflect this requirement.
Bathing Water Directive (2006/7/EC)	The overall objective of the revised Directive remains the protection of public health whilst bathing, but it also offers an opportunity to improve management practices at bathing	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	waters and to standardise the information provided to bathers across Europe.		
The Nitrates Directive (91/676/EEC)	This Directive has the objective of reducing water pollution caused or induced by nitrates from agricultural sources and preventing further such pollution.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Urban Wastewater Treatment Directive (91/271/EEC) as amended by Directive 98/15/EEC	The primary objective is to protect the environment from the adverse effects of discharges of urban wastewater, by the provision of urban wastewater collecting systems (sewerage) and treatment plants for urban centres. The Directive also provides general rules for the sustainable disposal of sludge arising from wastewater treatment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Sewage Sludge Directive (86/278/EEC)	Objective is to encourage the use of sewage sludge in agriculture and to regulate its use in such a way as to prevent harmful effects on soil, vegetation, animals and man this end, it prohibits the use of untreated sludge on agricultural land unless it is injected or incorporated into the soil.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
IPPC Directive (96/61/EC) as amended by Directive 2008/1/EC	Objective is to achieve a high level of protection of the environment through measures to prevent or, where that is not practicable, to reduce emissions to air, water and land. The Directive provides an	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	integrated approach to establish pollution prevention from stationary “installations”. This codified act includes all the previous amendments to the Directive 96/61/EC and introduces some linguistic changes and adaptations.		
Drinking Water Directive (80/778/EEC) as amended by Directive 98/83/EC	The primary objective is to protect the health of the consumers in the European Union and to make sure drinking water is wholesome and clean.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
EU Dangerous Substances Directive (76/464/EEC)	The objective is to regulate potential aquatic pollution by thousands of chemicals produced in Europe. The Directive covers discharges to inland surface waters, territorial waters, inland coastal waters and groundwater.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Convention for the Protection of the Archaeological Heritage of Europe (revised) (Valletta 1992)	Objective is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Convention for the Protection of the Architectural Heritage of Europe (Granada 1985)	Objectives seek to provide a basis for protection of architectural heritage and are a means for proclaiming conservation principles, including a definition of what is meant by architectural heritage, such as monuments, groups of buildings and sites. The Convention also	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	seeks to define a European standard of protection for architectural heritage and to create legal obligations that the signatories undertake to implement.		
The World Heritage Convention United Nations Convention Concerning the Protection of the World Cultural and Natural Heritage (Paris 1972)	Objectives seek to ensure the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage and ensure that effective and active measures are taken for these.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The MARPOL Convention International Convention for the Prevention of Pollution from Ships, 1973, as modified by the Protocol of 1978 relating thereto (MARPOL 73/78).	Objectives include for the protection of the marine environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
World Health Organisation (WHO) Air Quality Guidelines (1999) and Guidelines for Europe (1987)	Objectives seek the elimination or minimisation of certain airborne pollutants for the protection of human health.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Air Framework Directive on Air Quality Assessment and Management (Framework Directive) (1996/62/EC)	Objectives include the prevention and/or reduction of airborne pollutants for the protection of human health and environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Directive on National Emission Ceilings for Certain Atmospheric Pollutants (2001/81/EC)	Objectives seek to limit the national emissions of certain airborne pollutants for the protection of human health and the environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
The EU Biodiversity Strategy Communication on a European Community Biodiversity Strategy	Objectives seek to prevent and eliminate the causes of biodiversity loss and maintain and enhance current levels of biodiversity.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Second European Climate Change Programme (ECCP II) 2005.	Objectives seek to develop the necessary elements of a strategy to implement the Kyoto protocol.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Second European Climate Change Programme (ECCP II) 2005.	Objectives seek to develop the necessary elements of a strategy to implement the Kyoto protocol.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Adapting to climate change in Europe – options for EU action {SEC (2007) 849}	Objective is to kick-start a Europe-wide public debate and consultation on how to take forward possible avenues for action in adapting to climate change at EU level.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The EU Environment and Health Strategy 2004-2010 (first period)	Objectives seek to prevent and reduce the impacts of pollution on human health.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Laying down the Health Conditions for the production and placement on the market of live bi-valve molluscs (91/492/EEC)	Objectives seek to ensure a suitable environment for shellfish growth and protect consumers of shellfish. It classifies shellfish harvesting areas according to the quality of shellfish populations. The classification determines the conditions under which shellfish harvested from those waters can be offered for sale.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
EU Common	Aims to provide farmers with a	No significant negative impacts on	No risk of significant “in-

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
Agricultural Policy	reasonable standard of living, consumers with quality food at fair prices and to preserve rural heritage.	European sites either within or outside the plan area.	combination” effects.
The Gothenburg Strategy (2001) Communication from the Commission on “a Sustainable Europe for a Better World”	Objectives seek to make the future development of the EU more sustainable. Informs the 6th EAP and the Irish sustainable development strategy.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Sixth Environmental Action Programme (EAP) of the European Community 2002- 2012	Objectives seek to make the future development of the EU more sustainable.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Landfill Directive (99/31/EC)	The Landfill Directive sets targets to reduce landfilling of biodegradable municipal waste.	Yes possible impacts may arise where reduction measures to landfill are replaced with land spreading on or near a protected site. This would need to be carried out according to best practice guidance.	

Table 8.5 In-combination effects between the County Development Plan and national legislation, plans, policies and programmes

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
The National Biodiversity Plan (2002)	Objectives include the enhancement and conservation of biodiversity. Although such issues would be dealt with at local or site level, the Plan should have regard to these objectives and promote such objectives where possible.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Wildlife Act 1976. The Wildlife (Amendment) act 2000	The purpose of the Wildlife Act, 1976 and the Wildlife Amendment Act, 2000 is to provide for the protection of Wildlife (both Flora and Fauna) and the control of activities, which may impact adversely on the conservation of Wildlife.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
European Communities (Natural Habitats) Regulations, SI 94/1997, as amended SI 233/1998, SI 378/2005 & SI 477 of 2011	These Regulations give effect to Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (Habitats Directive) and the Minister to designate special areas of conservation (endangered species and habitats of endangered species) as a contribution to an EU Community network to be known as Natura 2000.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Quality of Salmonid Waters Regulations 1988 (SI 293 of 1988)	Prescribe quality standards for salmonid waters and designate the waters to which they apply, together with the sampling programmes and the methods of analysis and	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	inspection to be used by local authorities to determine compliance with the standards. Also, give effect to Council Directive No. 78/659/EEC on the quality of fresh waters needing protection or improvement in order to support fish life.		
Bathing Water Quality (Amendment) Regulations 2011	Prescribe bathing water quality standards and the bathing areas to which they apply, together with the sampling programmes and the methods of analysis and inspection to be used by local authorities to determine compliance with the standards. Give effect to Council Directive No. 76/160/EEC concerning the quality of bathing water.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Quality of Shellfish Waters Regulations 2006 (SI 268/2006)	Give effect to Council Directive 79/923/EEC of 30 October 1979 on the quality required of shellfish waters and prescribe quality standards for shellfish waters and designate the waters to which they apply, together with sampling and analysis procedures to be used to determine compliance with the standards.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
National Spatial Strategy 2002-2020 (2002)	Objectives of the NSS are to achieve a better balance of social, economic and physical development across Ireland, supported by more effective planning.	Yes possible impacts may arise where there is a requirement to provide for new infrastructure. Avoidance on or near protected areas	Yes, a risk of significant in-combination effects, for example, potential new developments arising from implementation of the proposed variation together with

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
		<p>should be implemented or where this is not possible favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in the plan.</p>	<p>new structures under the NSS could combine to cause unacceptable pressure on a protected site.</p>
<p>National Development Plan from 2007 to 2013</p>	<p>Objectives of the NDP are to promote more balanced spatial and economic development.</p>	<p>Yes possible impacts may arise where there is a requirement to provide for new infrastructure. Avoidance on or near protected areas should be implemented or where this is not possible favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in the plan.</p>	<p>Yes, a risk of significant incombination effects, for example, potential new developments arising from implementation of the proposed variation together with new structures under the NDP could combine to cause unacceptable pressure on a protected site.</p>
<p>Planning and Development Act 2000</p>	<p>Revised and consolidated the law relating to planning and development by repealing and re-enacting with amendments the Local Government (Planning and Development) Acts, 1963 to 1999; to provide, in the interests of the common good, for proper planning and sustainable development including the provision of housing; to provide for the licensing of events and control of funfairs; to amend the Environmental Protection Agency Act 1992, the Roads Act 1993, the Waste Management Act 1996, and certain</p>	<p>Yes possible impacts may arise where there is a requirement to provide for new infrastructure. Avoidance on or near protected areas should be implemented or where this is not possible favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in the plan</p>	<p>Yes, a risk of significant in combination effects, for example, potential new developments arising from implementation of the proposed variation together with new structures under the Planning and Development Act could combine to cause unacceptable pressure on a protected site.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	other enactments.		
European Communities (Environmental Assessment of Certain Plans and Programmes Regulations 2004 (S.I. 435 of 2004)	Objectives include protection of the environment and integration of plan making processes into the sustainable planning of the country as a whole. The EU SEA Directive was transposed into Irish Law under S.I. 435 in 2004.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Environmental Protection Agency Act 1992	Objectives include the better protection of the environment and the control of pollution through improved licensing and monitoring.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Drinking Water Regulations SI 439 of 2000	Prescribe quality standards to be applied in relation to certain supplies of drinking water, including requirements as to sampling frequency, methods of analysis, the provision of information to consumers and related matters. Give effect to provisions of EU Council Directive 98/83/EC on the quality of water intended for human consumption.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Local Government (Water Pollution) Act, 1977 (Water Quality Standards for Phosphorus) Regulations 1998 (SI 258 of 1998)	Provides for specified improvements in water quality conditions in rivers and lakes based on phosphorus concentrations or related water quality classifications and give effect to certain requirements arising under Council Directive 76/46/EC on pollution caused by certain	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	dangerous substances discharged into the aquatic environment of the Community.		
European Communities (Water Policy) Regulations (SI 722 of 2003)	Provide for the transposition into Irish national law of the provisions of the EU Water Framework Directive.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2005 (S.I. No. 378 of 2006)	Provide statutory support for good agricultural practice to protect waters against pollution from agricultural sources. Give further effect to several EU Directives including Directives in relation to protection of waters against pollution from agricultural sources (“the Nitrates Directive”), dangerous substances in water, waste management, protection of groundwater, public participation in policy development and water policy (the Water Framework Directive).	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Government Policy Statement on Strategic Importance of Transmission & other Energy Infrastructure	The Government published a policy statement on the strategic importance of Transmission and other Energy Infrastructure on 17th July 2012. Local Authorities and An Bord Pleanála are required to have regard to the Government policy statement as and from the date of publication. The statement reaffirms ‘the imperative need for development and renewal of our	Yes, potential impacts may arise due to development of new, and renewal of existing, energy networks which could affect Natura 2000 sites.	Yes, both this policy statement and the proposed variation could lead to development which could have in-combination effects on the Natura 2000 network.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	energy networks, in order to meet both economic and social policy goals’ and recognises the need to achieve balance between that need and the human, environmental and landscape impacts, in delivering the best possible engineering solutions.		
Delivering a Sustainable Energy Future for Ireland – the Energy Policy Framework 2007-2020 White Paper	<p>The white paper set out the government’s energy policy framework to deliver a sustainable energy future for Ireland. It is set in the Global and European context that places energy security and climate change among the most pressing international challenges. The framework is closely aligned to the climate change strategy and sets out actions to achieve the strategic goals of:</p> <ul style="list-style-type: none"> • ensuring security of energy supply: through reliable access to oil and gas supplies with the infrastructure to import, distribute and store gas and oil, allied to robust networks and electricity generating capacity. • promoting sustainability of energy supply & use: through actions including accelerating growth of renewable energy sources, delivering an integrated approach to sustainable development and use of bio-energy resources. enhancing the competitiveness of energy supply: 	<p>Yes, potential impacts may arise due to energy-related developments which could affect European sites.</p>	<p>Yes, both this paper and the Clare CDP could lead to development which could have in-combination effects on the European 2000 network.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	<p>through structural change in the energy market, enabling competition and delivering consumer choice.</p> <p>The expansion in the economy and population has contributed to the 25% increase in Ireland’s greenhouse gas emissions over the past 15 years.</p> <p>Currently over 90% of Irish energy requirements are imported.</p> <p>Combined with its peripheral location and small market scale, this current reality leaves Ireland vulnerable to supply disruption and imported price volatility.</p>		
<p>National Climate Change Strategy (NCCS) 2007-2012</p>	<p>The national climate change strategy 2007-2012 sets target for the key sectors within the state and economy in order to achieve overall Kyoto targets. Energy policy is required to make a substantial contribution to reducing greenhouse gas emission through energy efficiency, changes in fuel mixes and the increased use of renewable energy. Renewable energy is identified as the most effective way to reduce the contribution of power generation to greenhouse gas emissions. In addition to a considerable natural resource in wind energy, Ireland also has the potential to be a world leader in ocean energy technology.</p>	<p>Yes, potential impacts may arise due to energy-related developments which could affect Natura 2000 sites.</p>	<p>Yes, both this strategy and the County CDP could lead to development which could have in-combination effects on the Natura 2000 network.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
<p>Government Policy Statement on Strategic Importance of Transmission & other Energy Infrastructure</p>	<p>The Government published a policy statement on the strategic importance of Transmission and other Energy Infrastructure on 17th July 2012. Local Authorities and An Bord Pleanála are required to have regard to the Government policy statement as and from the date of publication. The statement reaffirms ‘the imperative need for development and renewal of our energy networks, in order to meet both economic and social policy goals’ and recognizes the need to achieve balance between that need and the human, environmental and landscape impacts, in delivering the best possible engineering solutions.</p>	<p>Yes, potential impacts may arise due to energy-related developments which could affect Natura 2000 sites.</p>	<p>Yes, both this policy statement and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.</p>
<p>National Ports Policy 2013</p>	<p>The core objective of National Ports Policy is to facilitate a competitive and effective market for maritime transport services. The long-term international trend in ports and shipping is toward increased consolidation of resources in order to achieve optimum efficiencies of scale. This has knock-on effects in terms of vessel size, the depths of water required at ports and the type and scale of port hinterland transport connections. National Ports Policy introduces clear categorization of the</p>	<p>Yes, port and port-related developments could affect Natura 2000 sites.</p>	<p>Yes, both this policy statement and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	ports sector into Ports of National Significance (Tier 1), Ports of National Significance (Tier 2) and Ports of Regional Significance.		
National Renewable Energy Action Plan	<p>Article 4 of Directive 2009/28/EC on renewable energy requires each member state to adopt a National Renewable Energy Action Plan (NREAP) to be submitted to the European Commission. Ireland has a target of achieving 16% of energy from renewable sources by 2020. The NREAP sets out national targets for 2020 in respect of the share of energy from renewable sources, consumed in transport, electricity and heating and cooling including 40% of electricity consumption from renewable sources by 2020. The Government is also looking beyond 2020 in terms of significant opportunities to develop Ireland’s abundant off-shore renewable energy resources including offshore wind, wave and tidal technology, recognising that these offer significant potential for coming decades.</p> <p>The Government acknowledges the need for a fully integrated approach to provide the economic, infrastructural and planning conditions conducive to the</p>	Yes, potential impacts may arise due to energy-related developments which could affect Natura 2000 sites.	Yes, both this strategy and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	sustainable development of Ireland’s renewable resource which offers the potential for Ireland to become a significant future exporter of renewable energy.		
Offshore Renewable Energy Development Plan (OREDP)	The OREDP identifies the opportunity for the sustainable development of Ireland’s abundant offshore renewable energy resources for increasing indigenous production of renewable electricity, thereby contributing to reductions in our greenhouse gas emissions, improving the security of our energy supply and creating jobs in the green economy. The ORED sets out key principles, policy actions and enablers for delivery of Ireland’s significant potential in this area. In this way, the OREDP will provide a framework for the sustainable development of Ireland’s offshore renewable energy resources.	Yes, potential impacts may arise due to energy-related developments which could affect Natura 2000 sites.	Yes, both this plan and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.
Harnessing our Ocean Wealth: An Integrated Marine Plan for Ireland July, 2012	Harnessing Our Ocean Wealth is an Integrated Marine Plan (IMP), setting out a roadmap for the vision, high level goals and integrated actions across policy, governance and business to enable our marine potential to be realised. The Plan provides a	Yes, potential impacts may arise due to marine-related developments which could affect Natura 2000 sites.	Yes, both this plan and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	momentum for growth in the marine area and seeks to ensure government departments work together more efficiently and effectively on the diverse issues related to the marine.		
Air Quality Standards Regulations 2002 S.I. No. 271 of 2002)	Objectives include the reduction of certain airborne pollutants for the protection of human health and the environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Ozone in Ambient Air Regulations 2004 (S.I. No. 53 of 2004).	Objectives include the reduction of certain airborne pollutants for the protection of human health and the environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Environmental Protection Agency Act 1992 (Ambient Air Quality Assessment and Management) Regulations 1999	Objectives include the reduction of certain airborne pollutants for the protection of human health and the environment.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Flora Protection Order 1999	Objectives are to protect listed flora and their habitats from alteration, damage or interference in any way. This protection applies wherever the plants are found and is not confined to sites designated for nature conservation.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
National Climate Change Strategy (2000) and National Climate Change Strategy	Objectives include the reduction of national GHG emissions (including those from the water sector). The Plan should give regard to these objectives and targets	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
2007-2012	for reductions in CO2 equivalents from the water sector.		
National Heritage Plan (2002)	Core objective is to protect Ireland’s heritage. Plan uses the “polluter pays principle” and the “precautionary principle.” Sets out archaeological policies and principles that should be applied by all bodies when undertaking a development.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999	Provides for the establishment of a National Inventory of Architectural Heritage (NIAH). The objective of the NIAH is to aid in the protection and conservation of the built heritage, especially by advising planning authorities on the inclusion of particular structures in the Record of Protected Structures (RPS).	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Framework and Principles for the Protection of the Archaeological Heritage (1999)	Objective is to set out for all concerned parties the basic principles and approaches for the protection of the archaeological heritage.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Policy and Guidelines on Archaeological Excavation (1999)	Objective is to set down policy on licensing of excavations, and guidelines for licensees on strategies and method statements, reports and publications.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Architectural Heritage Protection – Guidelines for	Objective is to provide a practical guide for planning authorities and for all others who must comply with Part IV of the Planning and Development	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
Planning Authorities	Act 2000 on the protection of the architectural heritage and support the effort of protecting Ireland’s architectural heritage.		
White Paper on Sustainable Energy (2007)	Objectives include the increased utilisation and development of renewable energies to meet EU targets.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Sustainable Development: A Strategy for Ireland (1997) (DoEHLG)	Objectives are to ensure that future development in Ireland occurs in a sustainable manner.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Protection of the Environment Act 2003	Objectives include for better protection of the environment and the control of pollution through improved licensing and monitoring.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
Arterial Drainage Acts, 1945 and 1995	Deals with the improvement of lands by drainage and the preventing or sustainably reducing the flooding of lands. Sets up the process of Arterial Drainage Schemes and provides for the maintenance of these works. Also implements a number of drainage and flood reduction related measures such as approval procedures for bridges and weirs, and iterates reporting requirements for Drainage Districts.	Yes, possible impacts may arise where structures such as bridges, weirs and flood prevention measures are put in place at or near a protected site, or where dredging occurs.	Yes, a risk of significant in-combination effects, for example, in-combination with the new developments arising from implementation of the Clare CDP together with new structures under the Arterial Drainage Acts could combine to cause unacceptable pressure on a protected site.
Dumping at Sea Act, 1996	Make provision to control dumping at sea, to give effect to the convention for the protection of the marine	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	environment of the north-east Atlantic done at Paris on the 22nd day of September, 1992.		
The Fisheries Acts 1959 to 1997	Amends and extends the laws relating to fisheries, to prohibit persons from engaging in aquaculture except with and in accordance with a licence, to establish a procedure for the granting, renewal, amendment and revocation of licences, to allow for appeals against decisions relating to licences and for connected purposes.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Harbours Act 1946	An Act to make further and better provision in relation to the membership of certain harbour authorities and to the management, control, operation and development of their harbours, to provide for the charging of rates by such harbour authorities, to make certain provisions in relation to pilotage authorities and to provide for other matters connected with the matters aforesaid.	No significant negative impacts on European sites either within or outside the plan area.	No risk of significant “in-combination” effects.
The Foreshore Acts 1933 to 2005	The Foreshore Acts require that a lease or licence must be obtained from the Minister for Agriculture, Fisheries and Food for undertaking any works or placing structures or material on, or for the occupation of or removal of material from, State-	Yes, possible impacts may arise where the erection of long-term structures (e.g. piers, marinas, bridges, roads, car parks) and granting of licences for other works (e.g. laying of submarine pipelines and cables) and purposes (e.g.	Yes, there is a risk of significant in-combination effects along with any development arising from the implementation of the Clare CDP.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	<p>owned foreshore which represents the greater part of the foreshore. The foreshore is the seabed and shore below the line of high water of ordinary or medium tides and extends outwards to the limit of twelve nautical miles (approximately 22.24 kilometres).</p>	<p>aquaculture) take place. However, these will primarily be at a site level.</p>	
<p>The Waste Management Act 1996 and amendments</p>	<p>Objectives include (amongst others) the more effective and environmentally sensitive management of wastes in Ireland.</p>	<p>Yes, possible impacts may arise where the siting of new waste infrastructure is in or near a protected site.</p>	<p>Yes, there is a risk of significant in-combination effects along with any development arising from the implementation of the proposed Clare CDP.</p>
<p>European Communities (Port Reception Facilities for Ship Generated Waste and Cargo Residues) Regulations 2003 (SI 117 of 2003)</p>	<p>Objective is to reduce the discharges of ship-generated waste and cargo residues into the sea, especially illegal discharges, from ships using ports in the Community, by improving the availability and use of port reception facilities for ship-generated waste and cargo residues, thereby enhancing the protection of the marine environment.</p>	<p>No significant negative impacts on European sites either within or outside the plan area.</p>	<p>No risk of significant “in-combination” effects.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
The Mid Western Regional Strategy		No significant impacts on European sites either within or outside the plan area as the plan has already been subjected to Habitats Directive Assessment.	No risk of significant “in-combination” effects.
Mid-West Regional Guidelines	Set clear objectives and targets in relation to the development plans of the planning authorities that are specific in relation to future population, settlement strategy and development distribution and infrastructure investment priorities in line with the NDP 2007-2013. Promote the effective integration and coordination of development plans within an overall regional vision for development.	No significant impacts on European sites either within or outside the plan area as the guidelines have already been subjected to Habitats Directive Assessment.	No risk of significant “in-combination” effects.
Mid-West Area Strategic Plan	<ol style="list-style-type: none"> 1. Prioritisation of investment in the region 2. Strengthening the Limerick/Shannon Gateway as the core of the Region. The promotion of the existing city and environs (the metropolitan city) as the economic driver for the region is fundamental 3. Strengthening the Limerick/Shannon Gateway, Nenagh and Ennis as the Hub in terms of population growth 4. Create and support a well defined hierarchy of settlement, as defined in the Mid-West Regional Planning 	No significant impacts on European sites either within or outside the plan area as the guidelines have already been subjected to Habitats Directive Assessment.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	<p>Guidelines, which will support the development of a series of rural economic nodes such as Newcastle West, Thurles and Roscrea</p> <p>5. Deliver the required transport infrastructure to meet the Plan objectives</p> <p>6. Optimise the organisational structure to facilitate the delivery of the Plan objectives</p> <p>7. Provide economic review and direction for the region.</p>		
Ennis and Environs Development Plan 2008-2014	This Plan aims to facilitate the sustainable economic and social development of the Ennis & Environs area, to conserve the natural and built environment of the area; and to improve its physical infrastructure.	No significant impacts on European sites either within or outside the plan area as the guidelines have already been subjected to Habitats Directive Assessment.	No risk of significant “in-combination” effects.
Shannon Town and Environs Local Area Plan 2012-2018	This Plan aims to facilitate the sustainable economic and social development of Shannon Town & Environs, to conserve the natural and built environment of the area; and to improve its physical infrastructure.	No significant impacts on European sites either within or outside the plan area as the guidelines have already been subjected to Habitats Directive Assessment.	No risk of significant “in-combination” effects.
County Clare Heritage Plan 2011-2017	The Clare Heritage Plan 2011-2017 sets out how Clare County Council, in association with other stakeholders, will identify manage and conserve heritage for the benefit of all. It will collect and make available heritage information and raise awareness through education initiatives, surveys and research. It will	No significant impacts on European sites either within or outside the plan area as the guidelines have already been subjected to Habitats Directive Assessment.	No risk of significant “in-combination” effects.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	inform public policy on heritage and support the strategic and integrate management of heritage at a local level.		
Shannon River Basin District Management Plan	To protect and enhance surface and groundwater resources and to achieve at least Good Ecological Status in all waterbodies by 2015.	No significant impacts on European sites either within or outside the plan area as the guidelines have already been subjected to Habitats Directive Assessment.	No in-combination effects but there is a risk of conflict between the implementation of the Shannon RBMP and the objectives of the Clare CDP in terms of the measures required under the RBMP to restore or maintain ecological status and the identification within the Clare CDP of areas for future development which may prevent the achievement of the RBMP Objectives.
Shellfish Pollution Reduction Programmes	Designated shellfish water under the Shellfish Regulations for which Shellfish Pollution Reduction Programmes have been developed must have regard to the requirements of the Shannon river Basin Management Plan together with other specific measures. Developments adjoining, or in the vicinity of, Designated Shellfish Waters must have regards to the designation and ensure that development does not have a negative impact on the quality of the water and Natura 2000 sites in the area.	No significant impacts on European sites either within or outside the plan area as the guidelines have already been subjected to Habitats Directive Assessment.	No risk of significant “in-combination” effects.
Cloon Freshwater Pearl Mussel Sub-Basin Management Plan	The Cloon Sub-Basin Management Plan	No significant impacts on European sites either within or outside the plan	Yes, due to the sites sensitivity the identification of agricultural

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	<p>(SBMP) has been produced to supplement the Shannon International River Basin Management Plan (RBMP). It provides the more detailed programme of measures required to restore the habitat of the freshwater pearl mussel to a condition that will support the longterm survival of the species and the achievement of favourable conservation status.</p>	<p>area as the guidelines have already been subjected to Habitats Directive Assessment.</p>	<p>objectives together with the zoning of lands for future development should be steered away from the Cloon River and the Clonderlaw Bay areas as there is potential for significant impact on this site from future development. The detailed site specific measures of the Cloon Sub-Basin Management Plan should be implemented and adhered to and cognisance of them taken into account during the preparation of the Clare CDP.</p>
<p>Shannon Airport Catchment Area Economic and Tourism Development Plan – Department of Transport (2008)</p>	<p>This Plan aims to establish a focused tourism marketing programme for the wider Shannon catchment area in addition to the existing programmes of Tourism Ireland, Fáilte Ireland and Shannon Development. It notes that a special tourism marketing initiative will only deliver sustainable benefit, if there is a cost-efficient airport; proper route development particularly to mainland Europe and Britain; and accelerated provision of improved ground transport connections to the airport.</p>	<p>Yes, potential impacts may arise due to developments which could affect Natura 2000 sites.</p>	<p>Yes, both this plan and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.</p>
<p>Mid-West Regional Planning Guidelines 2010-2022</p>	<p>The Shannon Estuary is recognised as a major natural resource for the Mid-West Region, providing a major goods transport link and a valuable resource for the tourist sector. The protection of the capacities of the existing ports</p>	<p>Yes, potential impacts may arise due to developments which could affect Natura 2000 sites.</p>	<p>Yes, both these RPGs and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	and improved access to them is a regional priority. The Guidelines also recognise the Estuary as one of the important landscapes of the region and advocate a common approach to landscape management across the relevant local authorities.		
Mid-West Area Strategic Plan (MWASP) 2010-2030	Mid-West Area Strategic Plan (MWASP) 2010-2030 provides a framework within which the physical and spatial development of the region can be developed to 2030, and is particularly relevant to the strategic integrated land use and transportation planning and development and provision of future infrastructure envisaged for the Shannon Estuary. MWASP promotes the strategic direction for the sustainable development of the region, the attainment of balanced regional growth, and support for the settlement hierarchy in terms of the RPGS, and the optimal social, economic, physical infrastructural and cultural development of the study area.	Yes, potential impacts may arise due to developments which could affect Natura 2000 sites.	Yes, both these RPGs and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.
The County Clare Enterprise Strategy (CCES) 2008	This strategy outlines overarching themes and strategic goals for the County. One of the strategic objectives included in this document is to increase	Yes, potential impacts may arise due to developments which could affect Natura 2000 sites.	Yes, both these RPGs and the Clare CDP could lead to development which could have in-combination effects on the Natura 2000 network.

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	<p>competitiveness. One of the primary actions of this goal is to mobilise key stakeholders to discuss scope, identify and raise resources needed to establish the Shannon Estuary as a recognised deep-sea port thus attracting investment and enterprise to County Clare.</p>		
<p>County Clare Tourism Strategy 2011-2014</p>	<p>The County Clare Development Board strategy comprises short and medium term goals for the County driving towards a vision for 2014. The purpose of the Strategy is to provide a coherent and agreed framework to guide the actions of the many interests involved in the tourism sector. The Strategy includes priorities and recommended actions to achieve the vision based on a main to sustain and grow visitor numbers and revenue in County Clare through more focused marketing, product development, improved access to the County, and enhanced tourism research. Critical emphasis is placed on the importance of the performance of Shannon International Airport and ensuring that it will be a sustainable international airport and international hub for passengers and cargo with a particular emphasis on servicing the</p>	<p>Yes, potential impacts may arise due to increased tourism and tourism related activity which could affect Natura 2000 sites.</p>	<p>Yes, both this strategy and the proposed variation could lead to developments and activities which could have in-combination effects on the Natura 2000 network.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	western seaboard.		
Shannon Foynes Port Company Vision 2041	<p>Vision 2041 provides an evidence based framework setting out the ports’ future aspirations for the medium and long term. It concentrates on the intensification, expansion and management of SFPC operations and facilities and on the future possibility of accommodating development at other locations on the Shannon Estuary. It will be used to guide future specific proposals and to inform investors and policy makers of SFPCs approach in response to the strategic and national ports policy Vision 2041 is not a prescriptive land use plan but rather sets out a future development path for SFPC. Any projects arising from this strategy need to be examined against a number of economic, environmental and business demand criteria and will also be subject to the normal statutory planning and environmental assessment and consents.</p> <p>Vision 2041, focused around three key objectives including expansion, promotion and management. These include:</p> <ul style="list-style-type: none"> • Significant expansion and infrastructural development in the 	<p>Yes, potential impacts may arise due to expansion and infrastructural developments which could affect Natura 2000 sites.</p>	<p>Yes, both this vision and the proposed variation could lead to development which could have in-combination effects on the Natura 2000 network.</p>

Policy, plan or programme	Summary of objectives	Possible impacts from policy, plan or programme?	Is there a risk of significant “in-combination” effects with other policies, plans or programmes and the County Development Plan 2017-2023
	deepwater Port of Foynes; <ul style="list-style-type: none"> • Promoting non-core assets in Limerick Docks for alternative port / non port related activities; and • Managing the natural attributes of the Estuary and its destination as an Ocean Energy Hub. 		

Appendix D – Ministerial Direction



An Roinn Títhíochta, Pleanála,
Poball agus Rialtais Áitiúil
Department of Housing, Planning,
Community and Local Government



Oifig an Aire
Office of the Minister

28 March 2017

For the Attention of: Pat Dowling, Chief Executive

Clare County Council,
Áras Contae an Chláir,
New Road,
Ennis,
Co. Clare.

**Section 31 of the Planning and Development Act 2000, as amended
by the Planning and Development (Amendment) Act 2010
Decision to Issue a Direction relating to the
Clare County Development Plan 2017-2023**

Dear Chief Executive,

I am writing to you in connection with the Clare County Development Plan 2017-2023 as adopted by the Council on 19 December 2016, and the notice of intent to issue a direction which I issued to you on 23 January 2017.

Having now carefully considered your report, I have decided to confirm the direction on the Clare County Development Plan 2017-2023 as per the draft direction of 23 January.

My Departments concerns regarding the proposed policies and objectives in relation to the land zoning objective Killaloe, Ardclony T0U7 remain which is not in compliance with Sections 177V and 177W of the Planning Development Act 2000, as amended. The written submission of October 2016 made on my behalf recommended that this zoning objective revert to that of the draft Clare County Development Plan (December 2015).

Clare County Council has ignored, or has not taken sufficient account of the aforesaid submission and has proceeded to adopt the impugned material amendment T0U7 and zoning objective.

In doing so Clare County Council has failed to comply with the procedures required to ensure that the plan it has adopted is a plan which does not have adverse impacts on the integrity of a Special Area of Conservation, the Lower River Shannon SAC.

Further, in doing so it has relied on an improper consideration, namely a report dated December 2016 which purports to be an appropriate assessment, and which was not submitted to public consultation, in preference to the submissions made by the Minister.

Accordingly Clare County Council should **TAKE NOTICE** that on the 28th day of March, 2017 I have issued a Direction pursuant to Section 31 of the Planning and Development Act 2000 (as amended).

A copy of this Direction is attached to this letter.

STEPS TO BE TAKEN

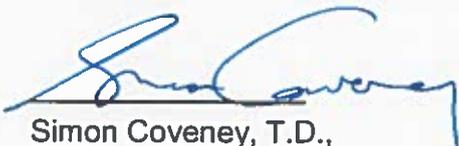
In light of the foregoing the Planning Authority is required, pursuant to Section 31(2) of the Planning and Development Act 2000 (as amended) to comply with this Direction.

The Clare County Development Plan 2017-2023 must therefore be altered as indicated in the attached Direction, and the Planning Authority should ensure that copies of the Development Plan as altered are available for inspection at its offices and on its website.

The Planning Authority should also publish notice of the making of the Direction and alteration to the Plan, and post a copy of such notice on its website.

My officials remain available to assist you, as necessary, in complying with the foregoing process.

Yours sincerely,



Simon Coveney, T.D.,

Minister for the Environment, Community and Local Government

Copied to:

Cathaoirleach, Clare County Council

Director, Southern Regional Assembly

**DIRECTION IN THE MATTER OF SECTION 31
OF THE PLANNING AND DEVELOPMENT ACT 2000
(AS AMENDED BY S.21 OF THE PLANNING AND DEVELOPMENT
(AMENDMENT) ACT 2010)**

CLARE COUNTY DEVELOPMENT PLAN DIRECTION 2017

“Development Plan” means the Clare County Development Plan 2017-2023

“The Minister” means the Minister for Housing, Planning, Community and Local Government

“The Planning Authority” means Clare County Council

WHEREAS the Minister is, for the reasons set out in the Statement of Reasons hereto, of the Opinion that

- (i) Clare County Council in making the Clare County Development Plan 2017-2023 has ignored or has not taken sufficient account of the submissions made by the Minister for the Environment, Community and Local Government in February 2016 and the Minister in October 2016,

and

- (ii) the Clare County Development Plan 2016-2022 is not in compliance with the requirements of s.9, s.10, s.12, s.28 s.177V and s.177W of the Planning and Development Act 2000 (as amended).

NOW, THEREFORE in exercise of the powers conferred on him by s.31 of the Planning and Development Act 2000 (as amended), the Minister hereby directs as follows:

- (1) This Direction may be cited as the Planning and Development (Clare County Development Plan 2017-2023) Direction 2017.

(2) The County Council Clare County is hereby directed to take the following steps with regard to the Clare County Development Plan 2017-2023 (“the Development Plan”).

(i) Remove written objective TOU7 Ardclonny and accompanying text, page 19, from Volume 3C: Killaloe Municipal District – Written Statement and Maps – Interim Version;

and

(ii) Amend the maps for Killaloe which set out the objectives for Ardclonny by changing the zoning objective for lands currently indicated as “TOU7” (tourism) to un-zoned.

For ease of reference a copy of the map indicating “TOU7” is attached as Appendix 1 to this Direction.

The effect of this amendment will be that the zoning objective for the lands will revert to the zoning objective as per the plan/map included in the Draft Clare County Development Plan 2017-2023 published in December 2015.

For ease of reference a copy of this map is attached as Appendix 2 to this Direction.

STATEMENT OF REASONS

1. The planning authority was advised in a written submission made on behalf of the Minister on 12 October 2016 under section 12 of the Planning & Development Act 2000, as amended, to reconsider material amendment T0U7 as it was in clear breach of Part XAB Planning and Development Act 2000 (as amended) (ss. 177V and 177W) and Section 28 guidelines on Appropriate Assessment of Plans and Projects in Ireland (December 2009). The written submission of the Minister requested the planning authority to remove this proposed tourism zoning (Ref: Killaloe, Ardclony No.5 T0U7) and revert the lands to their status under the Draft Plan (December 2015).
2. The planning authority has ignored, or has not taken sufficient account of the aforesaid submission of the Minister and has proceeded to adopt the impugned material amendment T0U7 and zoning objective. In doing so the planning authority has failed to comply with the procedures required to ensure that the plan it has adopted is a plan which does not have adverse impacts on the integrity of a Special Area of Conservation, the Lower River Shannon SAC. Further, in doing so it has relied on an improper consideration, namely a report dated December 2016 which purports to be an appropriate assessment, and which was not submitted to public consultation, in preference to the submissions made by the Minister.
3. The Clare County Development Plan 2017-2023 is not in compliance with legislative requirements in sections 9, 10, 12, 28, 177V and 177W of the Planning & Development Act 2000 as amended.
4. In adopting the impugned material amendment T0U7 the planning authority has adopted a zoning objective which is inconsistent with the protection required for a SAC and has failed to ensure the Development Plan is consistent with national plans, policies and strategies of the Minister related to proper planning and sustainable development.
5. The impugned material amendment T0U7 is in breach of the objectives in the Development Plan with respect to the conservation and protection of the environment and the protection of European sites, in particular the Lower River Shannon SAC.
6. In making the Development Plan and adopting the impugned material alteration T0U7 the planning authority failed to restrict itself to considering the proper planning and sustainable development of the area to which the plan relates, the statutory obligations upon itself and the relevant policies and objectives of the Minister and the Government including in particular the protection of the Lower River Shannon SAC. Further, in doing

so it has relied on an improper consideration, namely a report dated December 2016 which purports to be an appropriate assessment, and which was not submitted to public consultation, in preference to the submissions made by the Minister.

7. The Clare County Development Plan 2017-2023 is not consistent with relevant guidelines to planning authorities issued under Section 28 of the Planning & Development Act, 2000, specifically -
 - a. Appropriate Assessment of Plans and Projects in Ireland (December 2009); and
 - b. The Strategic Environmental Assessment Guidelines (November 2004)
8. The Development Plan, by reason of the adoption of the impugned material amendment T0U7, includes a zoning objective for the relevant lands which would allow for a use, namely tourism use, in circumstances where it is not certain (“no reasonable scientific doubt”) that such a use will not adversely affect the integrity of a European site, namely the Lower River Shannon SAC. This does not comply with the provisions of s.177V of the Planning and Development Act 2000 (as amended) and is in breach of the requirements of Article 6 of the EU Habitats Directive.
9. In making the Development Plan and adopting the impugned material alteration T0U7 the planning authority failed to have due regard to the natura impact report prepared on September 2016 on the material amendments to the Development Plan, the submission of the Minister and the recommendation of the CEO. Further in doing so it has relied on an improper consideration, namely a report dated December 2016 which purports to be an appropriate assessment, and which was not submitted to public consultation, in preference to the submissions made by the Minister.
10. The decision to zone the relevant lands for tourism was made in breach of the requirement of s.177V of the Planning and Development Act 2000 (as amended). In particular, the decision was made in the absence of a determination that the County Development Plan shall not adversely affect the integrity of a European site. The Appropriate Assessment Natura Impact Report carried on behalf of the Planning Authority indicated that the Lands should not be subject to a zoning objective for tourism.
11. The Development Plan insofar as it has adopted material amendment T0U7, does not set out any or any adequate reasons for the zoning objective of tourism in respect of the relevant lands and/or for its decision on the purported appropriate assessment of the impact of the said zoning on the Lower River Shannon SAC in contravention of s. 12 and s 177V.

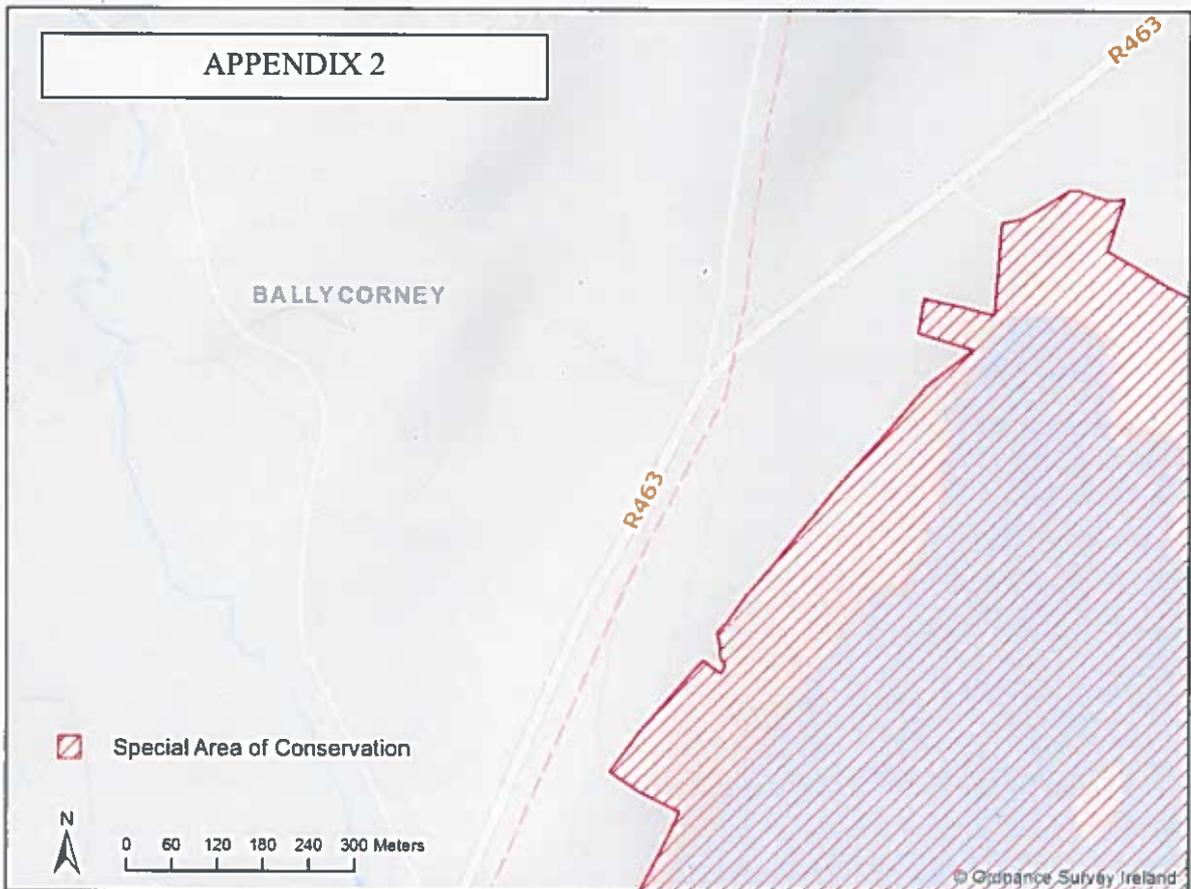
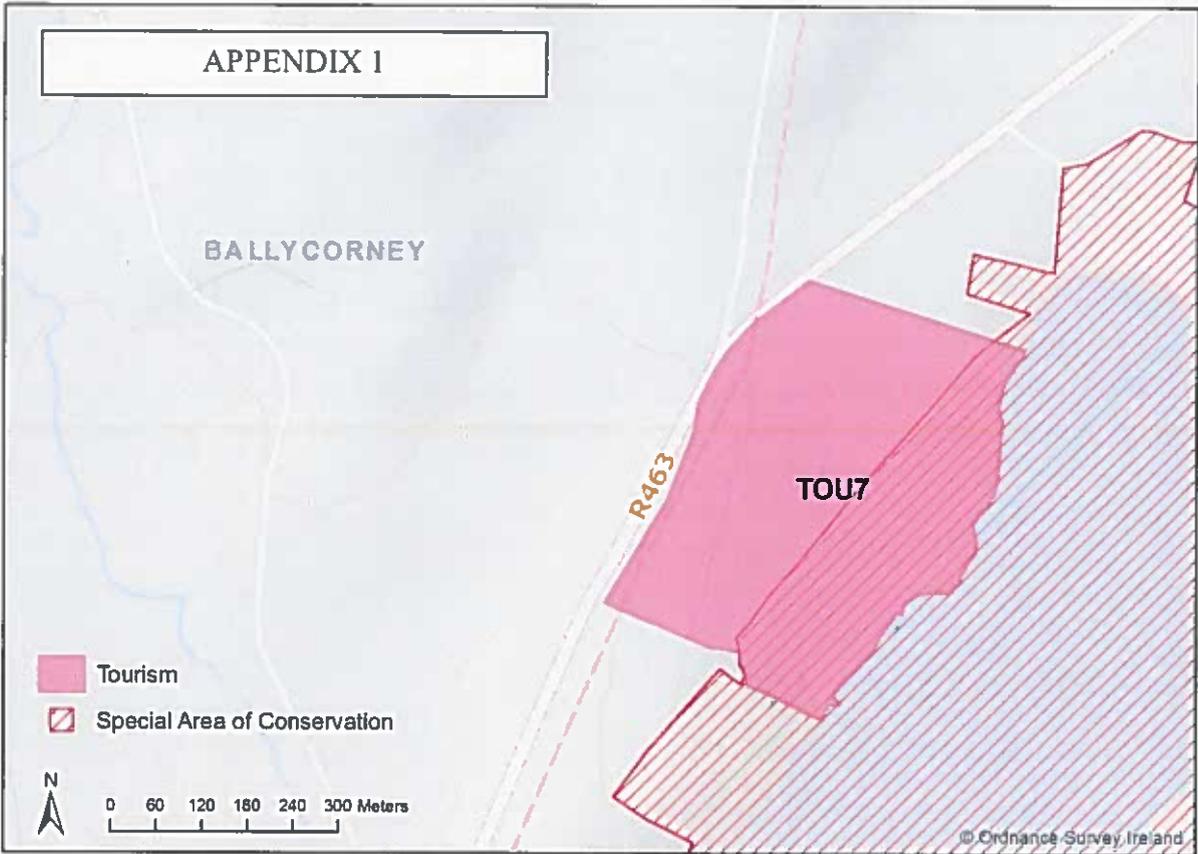
12. The Competent Authority has concluded that zoning objective Killaloe, Ardclony T0U7 contravenes Article 6(3) of the Habitats Directive and that it cannot be concluded that there will be no adverse effects on the integrity of the Lower River Shannon SAC. No alternative solutions have been put forward and in the absence of such the procedures in S.177W (Imperative reasons of over-riding public interest) of the Planning and Development Act 2000 (as amended) would need to be carried out on the proposed zoning of these lands within the County Development Plan. This has not occurred and therefore does not comply with the provisions of s.177W of the Planning and Development Act 2000 (as amended).

GIVEN under my hand,



Minister for the Housing, Planning,
Community and Local Government

this 28th day of March 2017



CLARE COUNTY
DEVELOPMENT PLAN

2017
2023



Comhairle Contae an Chláir
Clare County Council

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10b(ii)

Clare County Development Plan 2017-2023
Strategic Environmental Assessment
Environmental Report

