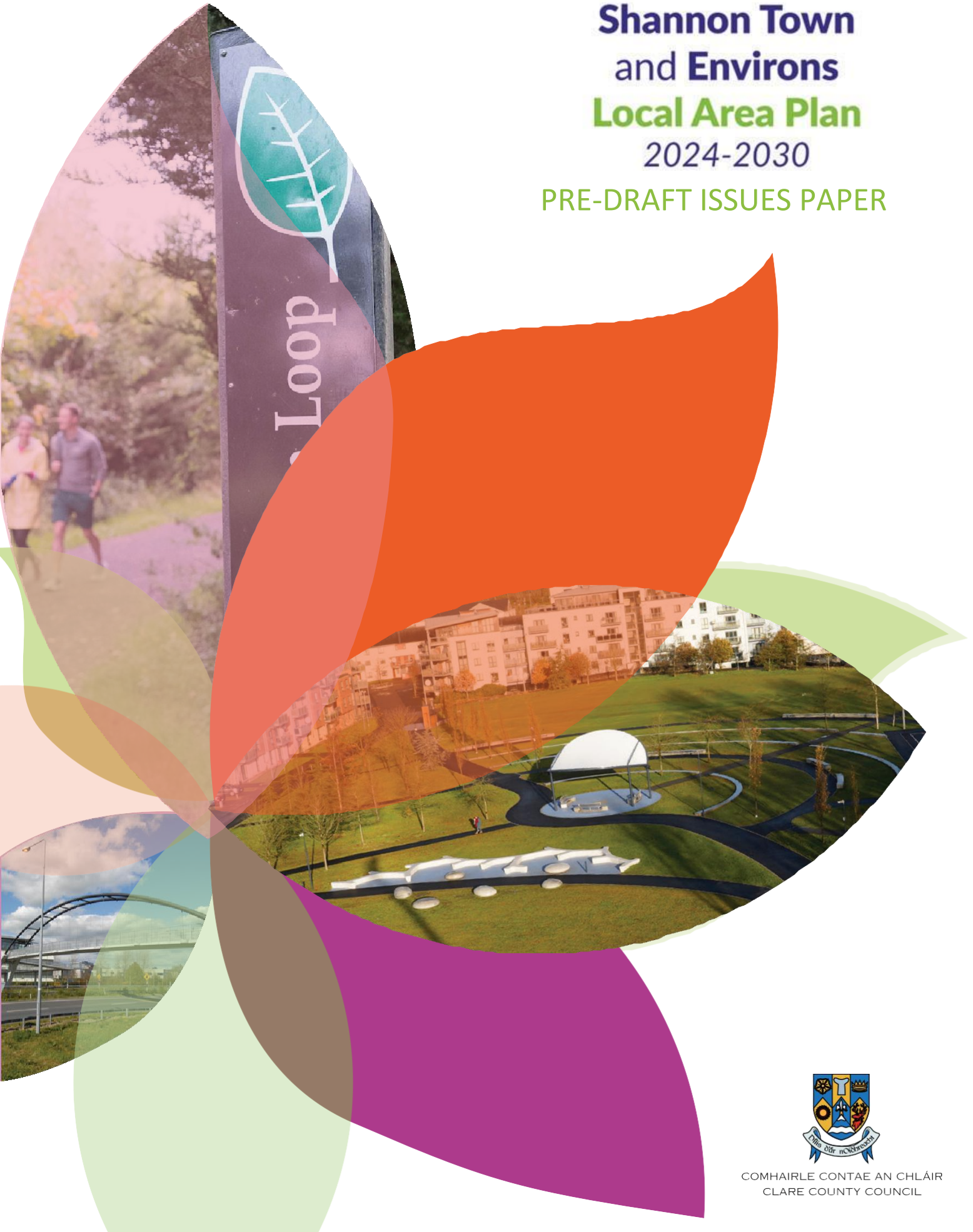




**Shannon Town
and Environs
Local Area Plan
2024-2030**

PRE-DRAFT ISSUES PAPER



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL



Have Your Say!



What will be the future vision and plan for Shannon Town's growing communities, places, housing, jobs, sustainable transport and the delivery of services?



Clare County Council is preparing a new Local Area Plan for Shannon Town and its Environs. The Local Area Plan is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended). The new Local Area Plan will replace the existing Shannon Town and Environs Local Area Plan 2012-2018 (as extended). It will set out an overall strategy for the proper planning and sustainable development of Shannon Town and its Environs over a six year period.

The Local Area Plan will set out a land use strategy for the proper planning and sustainable development of Shannon and Environs which aligns with the provisions of the Clare County Development Plan 2023-2029. The Local Area Plan will consist of a written statement and maps indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate change. The Local Area Plan must be consistent with the objectives of the higher order plans, including the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Clare County Development Plan 2023-2029.

Public consultation is an important aspect of any plan making process. Public consultation enables issues and concerns relating to the Local Area Plan area to be addressed and ensures that the final Local Area Plan acknowledges community aspirations and concerns. This Issues Paper relates to the non-statutory "Pre-Draft" stage of the Local Area Plan preparation process. This "Pre-Draft" phase will be followed by preparation of the Draft Local Area Plan after which a further 6-week period of public consultation will be undertaken.

The Local Area Plan preparation process and associated stages in relation to the preparation and adoption of the Local Area Plan, including public consultation periods, are set out below:

STAGES OF THE LOCAL AREA PLAN PROCESS		
STAGE	STAGE DESCRIPTION	PROCESS TIMEFRAME
1 (current)	Pre-Draft Stage	Pre-draft Public Consultation Issues Paper (4 Weeks)
2	Draft Plan Stage	Public Display of Draft LAP (6 Weeks)
		Chief Executive’s Report on Submissions Received (6 Weeks)
		Council Members Consider the Chief Executive’s Report (6 Weeks)
3	Amendments to Draft Plan	Adopt or Amend LAP (3 weeks)
		Amendments SEA/AA Screening of amendments commences
		Public Notice of Material Alterations and Screening Report, Full Environmental Report if Deemed Necessary and Available Subject to Section 20(3) (G). (3 Weeks)
		Public Display (4 Weeks)
		Preparation of Chief Executive’s Report (4 Weeks)
		Chief Executive’s Report (6 Weeks)
		Council Members Decision (6 Weeks)
4	Adopted Plan	Adoption of Local Area Plan (This comes into effect 4 weeks from the date of adoption)

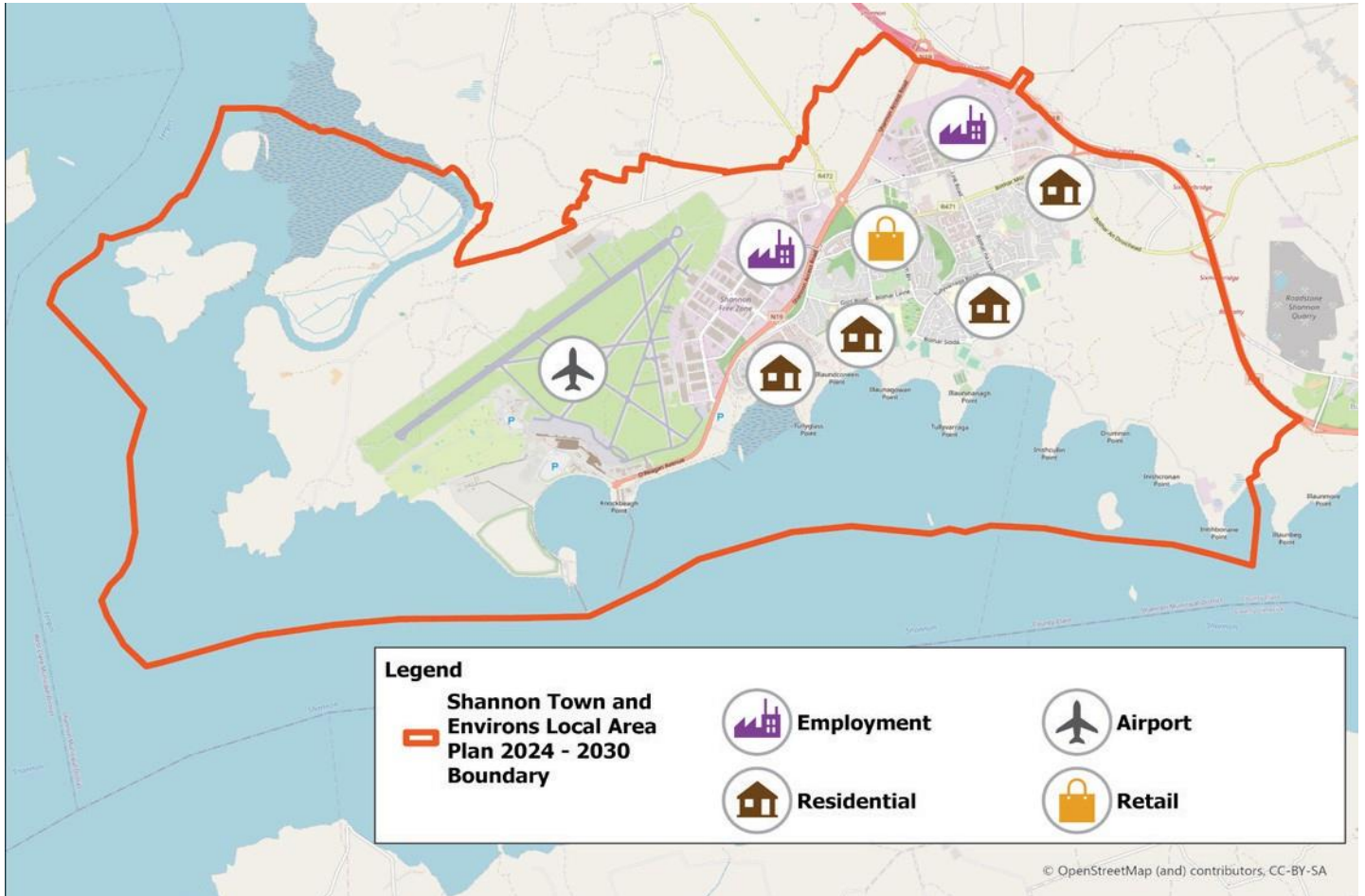
The purpose of this Issues Paper is to draw attention to broad areas which the Local Area Plan will address and to stimulate engagement, conversation, debate and thinking on the key topics concerning the future development of Shannon.

All future planning applications will be assessed in accordance with the plan, once adopted. The content of submissions or observations is not necessarily to be limited to the issues outlined in this paper. We encourage you as individuals, the community and organisations you represent, schools, businesses and stakeholders to become involved and help us plan for the future of Shannon Town and its Environs as a place to live, work and visit. The key topics are set out under a number of headings in this booklet, but they are by no means exhaustive.

We look forward to your valued participation at this and future public consultation stages.

Pat Dowling
Chief Executive

Cllr. Donna McGettigan
Shannon MD Cathaoirleach



POPULATION, PLACEMAKING AND URBAN DESIGN

- Shannon Town has a population of 10,256, according to the Census of 2022.
- The new Local Area Plan is required to be consistent with the Core Strategy of the Clare County Development Plan 2023-2029, including for population growth in Shannon.
- At the regional level, Shannon is identified in the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly area as a Metropolitan Town within the Limerick-Shannon Metropolitan Area (LSMA).
- The RSES identifies Shannon for significant population growth of greater than 30% to 2040.
- The emphasis for the development of the Limerick-Shannon Metropolitan Area is on compact growth provided through higher density and mixed-use development in urban settlements, in order to ensure the efficient use of zoned land and to optimise public investment in infrastructure. This requires the integration of land use and transportation planning, the intensification of use of brownfield and infill lands, the reuse of vacant and derelict properties and the regeneration of suitable areas.
- Census 2016 recorded a total housing stock of 3,678 residential units within Shannon. Of this 42% of the housing stock was constructed between 1961 and 1980 which included the new town building phase. 36% of the town's residential units were constructed between 1991 and 2010.
- Under the Clare County Development Plan 2023-2029 the Council, in the preparation of the Local Area Plan, is required to have regard to the Shannon Town Centre Masterplan, which provides the basis for

applications to the Urban Regeneration and Development Fund. The Council also has an objective to support and promote placemaking in Shannon, including public realm regeneration, urban renewal initiatives and public private partnership approaches to town centre regeneration.

KEY QUESTIONS

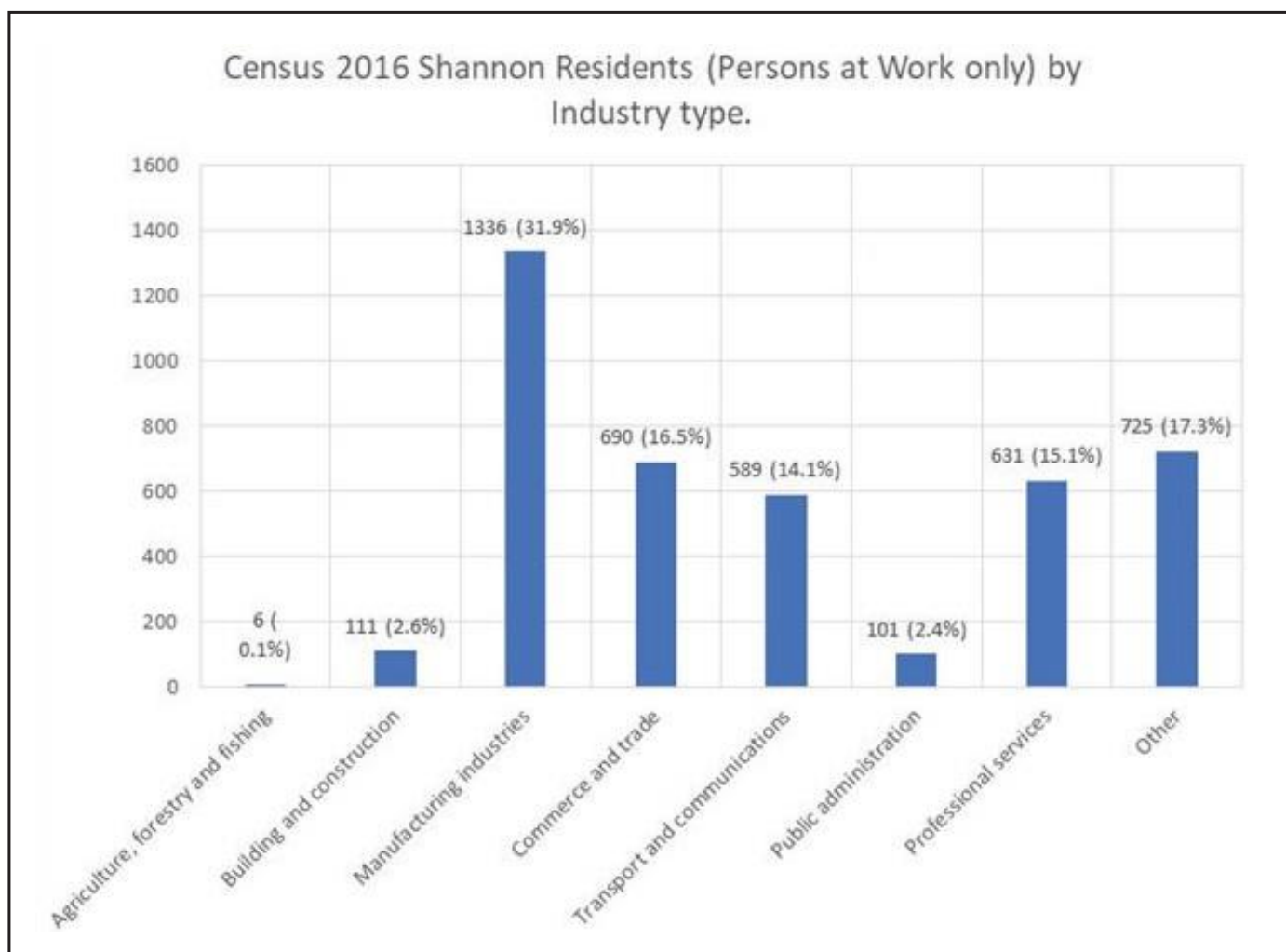
- Q. How can the quality of existing residential areas be enhanced?*
- Q. What type of housing is required in Shannon Town and Environs and where should it be located?*
- Q. Where are the key opportunity sites for (re)development in Shannon Town and Environs?*

ECONOMIC DEVELOPMENT, TOWN CENTRE AND RETAIL DEVELOPMENT

- Shannon occupies a strategic position as a gateway to the West of Ireland. It is a centre of international business, aviation and aerospace, attracts emerging sectors such as Connected Autonomous Vehicles and Lifesciences and has strong synergies with Limerick City. The International Airport and the Shannon Free Zone are critical not only to the Mid-West but to the country. Shannon Town is the Metropolitan Town of the Limerick-Shannon Metropolitan Area (LSMA) and the future development of Shannon Town and its Environs will be critical to the success of the Metropolitan Area.
- The Shannon Town Centre Masterplan was finalised in January 2022. The purpose of the Masterplan is to guide the development of Shannon Town Centre into the future and to influence and deliver real change for Shannon Town to make Shannon a more attractive destination in which to live, work and do business. The masterplan informs the overall vision, strategy and most significantly, commitment for the proper planning and sustainable development of Shannon Town Centre for a 15- year period.
- Proposals set out in the Masterplan include the creation of a town centre Innovation Campus, a new Main Street, an improved Town Square, and the development of a 'One Shannon Hub', which will have multiple daytime and night-time uses including new local authority offices, a community theatre space, and an enhanced public realm. It also makes provision for a range of high-quality urban town centre living areas, an enhancement of connections to the estuary, and the preservation and enhancement of the amenity value of the Town Park.
- The creation of an Innovation Campus in the town centre presents a unique proposition, creating the potential for 1,000 employees and 1,500 students which would contribute to both the day and evening vibrancy and vitality of the town centre. Such an influx of students and workers within the town centre Innovation Campus would support future social, educational and economic development of Shannon Town and its Environs.

- It is a Strategic Aim of the Clare County Development Plan 2023-2029, to maintain, adapt and promote the industrial areas in Shannon as a driver of economic and industrial growth throughout the Region. The Council fulfils this aim through, for example, investment via the Regional Enterprise Development Fund in the Future Mobility Campus at Shannon, and investment in enabling infrastructure such as the N19 Shannon Airport Access Road Improvement Scheme.
- Shannon is a primary location for industrial, manufacturing, warehousing, distribution, and transport operating centres, is an Aviation cluster (as recognised by National Aviation Policy) and has emerging centres of excellence in software engineering, logistics, MedTech, engineering and ICT. The adaptation of industrial areas to new employment generators will be supported into the future.

The following graph illustrates the types of employment held by residents of Shannon, as recorded by the Census of 2016 (note that these are not necessarily Shannon-based jobs).



KEY QUESTIONS

- Q. *What supports/services are required in the area to sustain and grow employment and employment potential?*
- Q. *How can Shannon Town and Environs further capitalise on business opportunities?*
- Q. *What type of retail/ commercial services are required to serve the population and where should developments be located?*
- Q. *How can the Local Area Plan support tourism in Shannon Town and Environs?*

MOVEMENT, TRANSPORT AND INFRASTRUCTURE

- National and Regional Policy supports the transition to a low carbon society with an emphasis on reducing reliance on the private car in favour of more sustainable modes of transport e.g. public transport, cycling, walking, car-pooling etc. The potential growth of Shannon Town and environs will lead to additional demands on all key service infrastructure including roads, water supply, waste water treatment, energy supply etc.
- The importance of Shannon International Airport as an enterprise and employment hub and the opportunities that it provides as an international gateway is recognised along with the continued diversification of the Airport and the provision of increased cargo services.
- In terms of passenger access to the airport, 73% of passengers travel to the airport by private car, with a further 8% travelling by taxi. Bus trips account for 13% of passenger trips to the airport. Through the N19 Shannon Airport Access Road Improvement Scheme (currently at advanced design stage), the Council is facilitating investment in infrastructural upgrades that will enable enhanced travel accessibility to the Airport and the Free Zone, and enable a greater proportion of such travel to be made via sustainable modes.
- The Limerick-Shannon Metropolitan Area Transport Strategy 2040 (LSMATS) will deliver a high-quality, accessible, integrated and more sustainable transport network that supports the role of the Limerick- Shannon Metropolitan Area (LSMA) as the major growth engine of the Mid-West Region. LSMATS includes measures specific to Shannon for Walking, Cycling, Bus, Rail and Roads & Demand Management, as well as general measures under:

- Land Use, Regeneration and Schools;
 - Urban Design and Placemaking;
 - Freight, Delivery and Servicing;
 - Supporting Measures and Integration.
- While the resident population of Shannon is recorded as just over 10,000 (CSO 2022), the level of daily activity within Shannon is more intense, due to inward commuting for work and education purposes. Census 2016 is the first census for which data on the 'daytime population' of areas has been published. The daytime population includes everybody who indicated they worked or studied in the area, along with persons in that area who do not work or study (and so are there during the day). A preliminary analysis of the Census 2016 output for workplace zones indicates that c. 11,500 people are at work in Shannon on a typical day while c. 18,000 people are present in the town.
 - A Local Transport Plan will be prepared in conjunction with the Local Area Plan plan-making process for Shannon Town and Environs, and in accordance with the TII/NTA Area Based Transport Assessment (ABTA) Guidance. The findings and recommendations of the Local Transport Plan will be incorporated into the preparation of the statutory Local Area Plan.
 - The following table provides a baseline of the travel mode share for settlements within Co. Clare. The data shows the Mode Share of all persons commuting to Work and Education from residential origin points in Ennis, Shannon and the Service Towns of Scarriff/Tuamgraney, Ennistymon/Lahinch and Kiltrush. The source of the data is the CSO POWSCAR database which is derived from the Census of 2016.

Travel Mode Share by Settlement (2016 Baseline). Source: CSO POWSCAR, NTA, Clare County Council

Settlement		Walk	Cycle	*Public Transport	Car	Car Passenger	**Other Modes
Ennis	All trips %	14.6	1.8	4.9	52.0	23.4	3.3
	Work Trips %	10.4	2.0	2.0	74.8	6.1	4.8
	Edu Trips %	22.9	1.4	10.6	6.7	57.9	0.4
Shannon	All trips %	23.7	3.0	5.8	47.1	17.9	2.5
	Work Trips %	11.8	2.5	3.7	68.8	9.4	3.8
	Edu Trips %	45.4	3.8	9.7	7.5	33.5	0.2
Scarriff-Tuamgraney	All trips %	20.0	0.5	2.4	46.3	25.1	5.6
	Work Trips %	9.3	0.0	0.4	74.1	7.6	8.5
	Edu Trips %	36.2	1.3	5.5	3.9	51.8	1.3
Ennistymon-Lahinch	All trips %	16.4	1.0	2.8	49.5	24.7	5.5
	Work Trips %	11.8	1.3	1.3	71.0	6.4	8.2
	Edu Trips %	25.5	0.4	5.6	7.7	60.4	0.4
Kiltrush	All trips %	23.2	2.1	4.4	42.0	21.6	6.8
	Work Trips %	17.3	2.9	0.7	63.1	5.6	10.4
	Edu Trips %	32.7	0.7	10.3	8.0	47.2	1.1
*Public Transport Includes Bus and Train				**Other Modes Includes Motorbike, Van, HGV			

- The table shows that residents of Shannon use sustainable modes (walking, cycling and public transport) to commute to work and education in greater proportions than residents of the other towns within Clare. The national percentage (from Census 2016) for walking as a means of travel to work and education is in the order of 14%. The walking mode share for Shannon residents is far higher at 23.7%. The compact nature of Shannon has given it an advantage in this regard, and highlights the potential for further enhancements to the use of sustainable modes in Shannon.
- According to the most recent information published by Irish Water, there is adequate water supply capacity available to cater for the population growth of Shannon that is envisaged in the Core Strategy table within the Clare County Development Plan 2023-2029. A project to upgrade Castle Lake Water Treatment Plant is planned and will be completed within the lifetime of the County Development Plan. An upgrade has recently been completed to the Shannon Wastewater Treatment Plant, such that there is adequate capacity available for the envisaged population growth in the Clare County Development Plan 2023-2029.

KEY QUESTIONS

- Q. What are the key transport and infrastructure related issues facing Shannon Town and Environs?*
- Q. What additional infrastructure is required to support development in Shannon Town and Environs?*
- Q. How can the plan support agencies in the provision of water and wastewater infrastructure?*
- Q. How can energy conservation and alternative sources of renewable energy be encouraged?*
- Q. Where should new or improved footpaths and cycleway links and connections be located in Shannon Town and Environs?*
- Q. How can the Local Area Plan best promote and support a modal shift towards more sustainable modes of transport?*
- Q. How can the safety of vulnerable users i.e. cyclists/pedestrians be managed?*
- Q. Should parking standards for new developments reflect the need to reduce car dependency?*

CLIMATE CHANGE ADAPTATION, FLOODING AND DRAINAGE

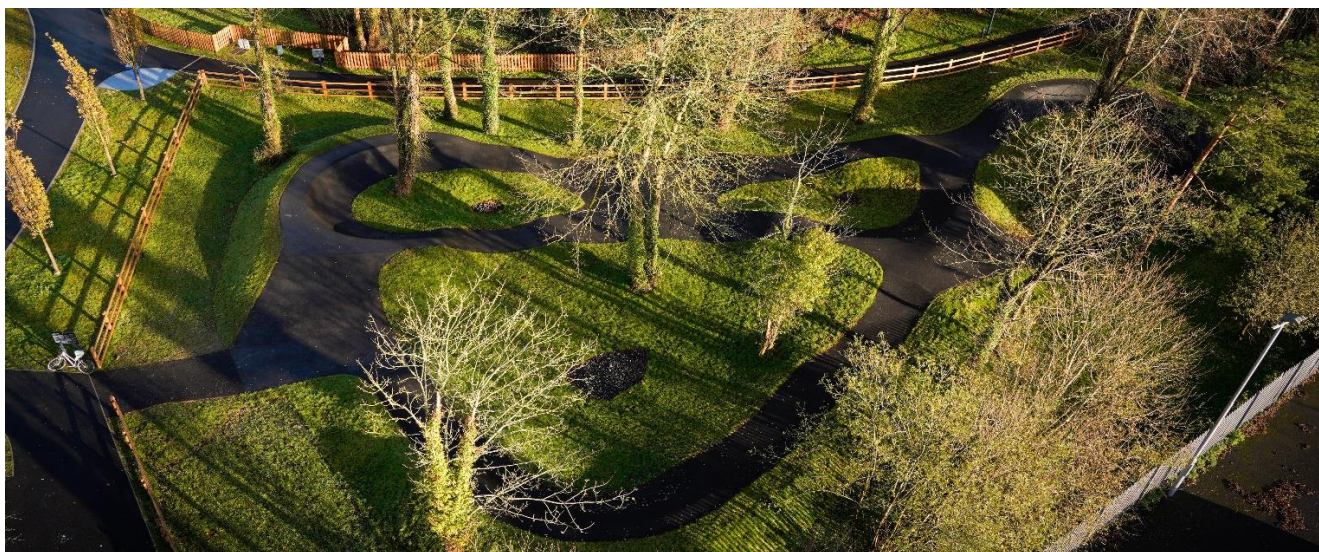
- The Local Area Plan must take account of the significant challenges that are present as a result of the effects of climate change. It is critical that the Local Area Plan sets out policies and objectives that support the development of a low-carbon, climate resilient town. The National Climate Action Plan sets the ambitious targets for energy efficiency and greenhouse gas emissions reduction by 2030.
- Clare County Council recognise and understand the importance of protecting the natural environment and the potential adverse impacts of climate change could have on our way of life and wants to reduce the risks to a minimum. A Strategic Flood Risk Assessment (SFRA) will be carried out and the Local Area Plan will be subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) to consider its potential effects on the natural environment and on European Protected Sites and their networks.
- The Local Area Plan will take account of the ongoing Shannon Town and Environs Flood Relief Scheme.

KEY QUESTIONS

Q. What are the main environmental issues facing Shannon Town and Environs and how can the Local Area Plan address these?

Q. How can the Local Area Plan achieve a balance between the growth of Shannon Town and Environs and the protection of the environment?

Q. How can Shannon Town and Environs be established as a centre for low carbon commerce and community?



COMMUNITY, RECREATION, GREEN/BLUE INFRASTRUCTURE, BUILT AND NATURAL HERITAGE

- A key priority of the Local Area Plan may be the implementation of a place-making framework, focusing on the town centre, the Shannon Town Park, wayfinding at key junctions and access to, and development of, the blue and green infrastructure along the Shannon Estuary and between the estuary and the town centre. Creating greater connectivity between Ballycasey and the town centre by creating an attractive and innovative designed streetscape should reflect Shannon as a modern and dynamic Metropolitan town.
- One of Shannon's many advantages is its abundance of community facilities, community groups, clubs and recreational facilities. An important driver in the provision of such facilities is the vibrant local community themselves. There is long-standing and sustained activity amongst the community and interest groups in providing facilities in Shannon. The Council will support and engage with the local community in relation to the development of existing or new facilities within Shannon Town and Environs. Shannon needs to fully market and promote the abundance of community, educational and recreational facilities in the settlement area. These important facilities must be supported and enhanced as they are critical to the fostering of sustainable communities and the attraction of Shannon as a place in which to live, work and recreate.
- Shannon is well served by educational facilities with five national schools, a Gaelscoil and two secondary schools. The Local Area Plan will seek to make suitable provision by zoning appropriate lands to facilitate the community, social and recreational development of the town and environs.
- The Shannon Green Infrastructure Plan 2013 shows how green infrastructure makes a beneficial contribution to all aspects of life in Shannon offering opportunities for sport, recreation, learning, combating climate change and promoting enhanced social inclusion. The Local Area Plan will seek to retain much of the open space and selected sites will be identified for enhancement/development. There are also a number of prime sites throughout Shannon which are important and need to be protected. There are opportunities to develop the blue/green infrastructure in Shannon further and investigate potential linkages from Shannon to Bunratty along the estuary and onwards to Sixmilebridge.
- Shannon has a rich and varied natural heritage which supports an abundance of wildlife. The Shannon Estuary, which is directly adjacent to Shannon town, is the most important site in Ireland for over-wintering wildfowl and waders, and is an important breeding site for birds in the summer season.

KEY QUESTIONS

- Q. What community infrastructure and facilities are lacking in Shannon Town and Environs and where should these be located?*
- Q. Are there sufficient sports, amenity and recreation facilities in the Town and Environs?*
- Q. Are there other natural features/routes that could be developed as walkways/ greenways?*
- Q. What features of the town's natural and built heritage should be conserved and enhanced?*



HAVE YOUR SAY

We would welcome your views on any of the issues and questions raised in this Pre-Draft Issues Paper, or on any other issues that you may consider important to be included in the new Local Area Plan.

CONSULTATION EVENT

Clare County Council will be holding a public consultation event where you can come and talk to us directly and let us know what you think the new Local Area Plan should include.

Save The Date: Thursday July 20th between 3pm and 7.30pm in the Shannon Town Centre.

HOW TO MAKE A SUBMISSION

- In writing to: Shannon Town and Environs Local Area Plan 2024-2030, Planning Department, Clare County Council, Áras Contae an Chláir, New Road, Ennis, County Clare V95 DXP2.
- Email: forwardplan@clarecoco.ie (subject headline should read: Shannon Town and Environs Local Area Plan 2024-2030).
- Please make your submissions/observations by one medium only i.e. hard copy or email.
- Submissions should include your name and address, and where relevant, details of any organisation, community group or company etc. which you represent.
- Submission or observations can be made between **7th July 2023 and 3rd August 2023 inclusive**.
- **The deadline for submissions is Thursday 3rd August 2023.**
- Further information and all updates are available on Clare County Council Twitter, Instagram and Facebook accounts and on www.clarecoco.ie

N.B. As this is a public consultation process, submissions will be made available on the Clare County Council website for public viewing and consequently personal details such as address, Email address and phone number should be submitted on a separate sheet accompanying the submission or observation.

Have Your Say!

Páirc Bhaile
na Sionna

Shannon
Town Park



FEÁ/BEECH

Páirc Bhaile Na Sionna **Shannon Town Park**

REOLAICHTHAR NA FEÁ

- 1. Ní cúlraíonn na feá le bheith ag an gceol.
- 2. Ní cúlraíonn na feá le bheith ag an gceol.
- 3. Ní cúlraíonn na feá le bheith ag an gceol.
- 4. Ní cúlraíonn na feá le bheith ag an gceol.
- 5. Ní cúlraíonn na feá le bheith ag an gceol.
- 6. Ní cúlraíonn na feá le bheith ag an gceol.
- 7. Ní cúlraíonn na feá le bheith ag an gceol.
- 8. Ní cúlraíonn na feá le bheith ag an gceol.
- 9. Ní cúlraíonn na feá le bheith ag an gceol.
- 10. Ní cúlraíonn na feá le bheith ag an gceol.

FEÁ

SHANNON TOWN PARK

REOLAICHTHAR NA FEÁ

- 1. Ní cúlraíonn na feá le bheith ag an gceol.
- 2. Ní cúlraíonn na feá le bheith ag an gceol.
- 3. Ní cúlraíonn na feá le bheith ag an gceol.
- 4. Ní cúlraíonn na feá le bheith ag an gceol.
- 5. Ní cúlraíonn na feá le bheith ag an gceol.
- 6. Ní cúlraíonn na feá le bheith ag an gceol.
- 7. Ní cúlraíonn na feá le bheith ag an gceol.
- 8. Ní cúlraíonn na feá le bheith ag an gceol.
- 9. Ní cúlraíonn na feá le bheith ag an gceol.
- 10. Ní cúlraíonn na feá le bheith ag an gceol.

FEÁ

A detailed map of Shannon Town Park, showing various areas, paths, and features. The map is color-coded and includes a legend and a north arrow.



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL