

Clare County
Development Plan
2022-2028

**Chief Executive's Report
on Pre-Draft Public
Consultation Process**

Submitted to Elected Members
in accordance with Section 11 (4)
of the Planning and Development
Act 2000 (as amended)



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15th January 2021





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I, Pat Dowling, Chief Executive of Clare County Council issue this Chief Executive's Report to the Elected Members of Clare County Council for their consideration. Its purpose is to report on the outcome of the statutory consultation process, as prescribed under Section 11(4)(b) of the Planning and Development Act 2000, as amended, for the pre-draft stage of the preparation of the Clare County Development Plan 2022-2028.

In accordance with the legislation the report lists and summarises the main issues raised in the **194 written submissions** received during the **pre-draft consultation process**, and sets out my opinion on issues raised and my recommendations which will inform the preparation of the draft Development Plan.

I await your direction to proceed to the final step in Stage 1 (Pre-Draft) of the Development Plan process and to commence the preparation of the Draft County Development Plan.

Pat Dowling
Chief Executive, Clare County Council

Oifig an Príomhfheidhmeannach

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Acronyms

BGI	Blue Green Infrastructure
CCC	Clare County Council
CDP	County Development Plan
DES	Department of Education and Skills
GHG	Green House Gas
GNI	Gas Networks Ireland
HEP	Hydro Electric Power
HNDA	Housing Need Demand Assessment
IFI	Inland Fisheries Ireland
IWEA	Irish Wind Energy Association
LAPs	Local Area Plans
LA	Local Authority
LAP	Local Area Plan
LAWPRO	Local Authorities Water Programme
LNDR	Limerick Northern Distributor Road
LSMATS	Limerick Shannon Metropolitan Area Transport Strategy
LTP	Local Transport Plan
LDA	Land Development Agency
MASP	Metropolitan Area Strategic Plan
MPDM	Bill Marine Planning and Development Management Bill
NBS	Nature Based Solutions
NPF	National Planning Framework
NTA	National Transport Authority
NWRM	Natural Water Retention Measures
OPW	Office of Public Works
ORE	Offshore Renewable Energy
RSES	Regional Spatial and Economic Strategy
TPOs	Tree Preservation Orders
RPS	Record of Protected Structures
SAC	Special Area of Conservation
SDG	United Nations Sustainable Development Goals
SDZ	Strategic Development Zone
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SFPC	Shannon Foynes Port Company
SIFP	Shannon Integrated Framework Plan
SPA	Special Protection Area
SPPR	Specific Planning Policy Requirement
SRA	Southern Regional Assembly
SUDS	Sustainable Urban Drainage Solutions
TII	Transport Infrastructure Ireland



SECTION 1: Introduction

SECTION 2: Pre-Draft Public Consultation Process

**SECTION 3: Information on the Next Stage of the County
Development Plan Review**

Section 1: Introduction

The County Development Plan sets out an overall strategy for the proper planning and sustainable development of the County over a six year period. On 18th September 2020, as per Section 11 of the Planning and Development Act, 2000, as amended, the Planning Authority commenced the review of the existing Clare County Development Plan 2017-2023 (as varied) and the preparation of a new Clare County Development Plan for the period 2022-2028. The process commenced with a notice in the local newspaper and the publication of the Issues Paper followed by an 8 week period of public consultation up to the 16th of November 2020. The Issues Booklet was made available on line and distributed to initiate debate on the broad planning and development matters that should be included in the new Development Plan.

This marks the first stage of what is in general a two year, process for the preparation and adoption of a Development Plan.

The preparation of the Clare County Development Plan is one of the most important functions of the Council as it represents an agreed economic, social, cultural and environmental blueprint for the future planning, growth and development of County Clare.

Notwithstanding the restrictions placed on holding public events and meetings due to Covid-19, the level of engagement at this stage of the process was high with a total of 212 submissions were received; 12 of these related to zoning and were therefore considered invalid and 6 were received after the closing date. Thus a total of 194 valid submissions were received and considered in this report.

Clare County Council wish to take this opportunity to sincerely thank everyone who took the time to make a submission on the Issues Booklet, those who gave their time to attend the information sessions both physically and virtual, and engaged with officials and Elected Members. The views, opinions and suggestions from all persons and bodies that have made submissions are taken into considerations in this report and will inform the on-going preparation of the draft Development Plan.

1.1 Purpose and Format of the Chief Executive's Report

This Chief Executive's Report forms part of the statutory procedure for the review of the existing Clare County Development Plan 2017-2023 (as varied) and the preparation of a new Clare County Development Plan 2022-2028. Its purpose is to report on the outcome of the statutory consultation process (as prescribed under Section 11 of the Planning and Development Act 2000, as amended).

In accordance with the legislation the report lists and summarises the main issues raised in the submissions received from the pre-draft consultation process, and provides recommendations on the policies to be included in the draft Development Plan. The report will be issued to Elected Members of Clare County Council for consideration.

The Chief Executive Report consists of 5 sections and supported by 5 appendices.

- Section 1:** Provides an introduction and overview of the report and details the legislative background for this stage of the preparation of the draft Development Plan as well as outlining the role of the Elected Members in the next stage of the process.
- Section 2:** Outlines the consultation that was undertaken during the Pre-Draft consultation phase of the review.
- Section 3:** Information on the next stage of the County Development Plan Review
- Section 4:** Outlines the issues raised within the written submissions received from The Office of the Planning Regulator and Southern Regional Assembly during the Pre-Draft consultations phase and the Chief Executive's Opinion and Recommendations
- Section 5:** Outlines the issues raised within the written submissions received on all other valid submissions during the Pre-Draft consultations phase and the Chief Executive's Opinion and Recommendations

Additional information is included in the appendices such as bodies and persons consulted and list of valid and late submissions.

1.2 Legislative Background for the Chief Executive's Report

The purpose of this section is to set out the legislative requirements governing this stage of the review of the Clare County Development Plan 2017-2023 (as varied) and the preparation of the new Clare County Development Plan 2022-2028. In addition, the requirements for Strategic Environmental Assessment and Appropriate Assessment throughout the overall Development Plan process are introduced.

Planning and Development Act 2000, as amended

Section 11(4)(b) of the Planning and Development Act, 2000, as amended, sets out the requirements in relation to the preparation of a Chief Executive's Report. Under this section of the Act, the Chief Executive is required to prepare a report on the submissions and observations received during the public consultation period.

The Chief Executive's Report must:

- (i) List the persons or bodies who make submissions or observations under this section as well as any persons or bodies consulted by the Authority
- (ii) Summarise the issues raised in the submissions and during the consultations, where

appropriate, but shall not refer to a submission relating to a request or proposal for zoning of particular land for any purpose.

- (iii) Give the opinion of the Chief Executive to the issues raised, taking account of:
- the proper planning and sustainable development of the area,
 - the statutory obligations of any local authority in the area,
 - and any relevant policies or objectives for the time being of the Government or of any Minister of the Government, and
- (iv) State the Chief Executive’s recommendations on the policies to be included in the draft Development Plan.
- (v) Summarise the issues raised and the recommendations made by the Southern Regional Assembly in a report prepared in accordance with Section 27A and outline the recommendation of the Chief Executive in relation to the manner in which those issues and recommendations should be addressed in the draft Development Plan.

In accordance with the Act, the Chief Executive’s Report must then be submitted to the Members of the Planning Authority, for their consideration.

Following consideration of the Chief Executive’s Report, members may then issue directions to the Chief Executive regarding the preparation of the draft Development Plan. These directions shall be strategic in nature, and shall take account of the statutory obligations of the Local Authority in the area and relevant policies or objectives of the Government or of any Minister of the Government.

In issuing Directions, Section 11(4)(f) of the Act states that the Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates.

Core Strategy

Section 10(1A) of the Planning and Development Act 2000, as amended, contains requirements for all Planning Authorities to include a Core Strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and the Regional Spatial and Economic Strategy and with specific planning policy requirements specified in guidelines under *subsection (1) of section 28*. Under the Act, a Core Strategy focuses on:

- Defining a settlement hierarchy for the County that is consistent with the NPF and RSES;
- Transposing the prescribed NPF and RSES housing and population targets set at County level for the rural and urban centres identified within the settlement hierarchy;
- Providing an evidence-based rationale for the land proposed to be zoned for residential and mixed-use development having regard to the capacity of existing zoned land and the phasing of development taking account of the location of public transport and services;

- Demonstrating how the Planning Authority has had regard to the statutory Retail Planning Guidelines in setting out objectives for retail development.

Guiding Principles of the Core Strategy

The RSES recognises the strategic role played by all areas, urban and rural, in achieving the set regional and national targets and objectives.

When allocating the future growth in the Core Strategy for the County Development Plan the Local Authority will have regard to the settlement typology and will apply the following guiding principles as set out in the RSES which include:

- Scale of population and its existing performance;
- Scale of employment provision and commuting flows;
- Compliance with the NPF (NPO 72) on a standardised, tiered approach that differentiates between zoned land that is serviced and that which is serviceable within the life of the plan and the provision of cost estimates to deliver services and infrastructure;
- Linking Core Strategies to an evidence base on the availability and deliverability of lands within the existing built up footprints;
- Extent of local services and amenities provision, particular higher education institutes, health, leisure, water and wastewater infrastructure and retail;
- Extent to which sustainable modes of travel can be encouraged (walking, cycling or public transport);
- Rate and pace of past development and the extent to which there are outstanding requirements for infrastructure and amenities;
- Accessibility and influence in a regional or sub-regional context;
- Sub-regional interdependencies, e.g. location of a settlement in relation to nearby settlements and scope for collaboration including cross-boundary collaboration for settlements adjoining local authority boundaries;
- Character of local geography and accessibility as a service centre for remote and long-distance rural hinterlands;
- Track record of performance and delivery, as well as ambition and scope to leverage investment;
- Environmental and infrastructural constraints;
- The appropriate density and scale of development relative to the settlement and location, incl. differing rates and nature of development experienced;
- Need for attractive, alternative options to rural housing within smaller towns and villages;

Population Projections

In preparing the Core Strategy, the Local Authority shall determine a hierarchy of settlement and appropriate growth rates in accordance with the guiding principles (including environmental protection) and typology of settlements as set out in the RSES. The Core

Strategy will be informed by key data, land availability, available service infrastructure, housing demand and employment opportunities in line with the NPF, RSES and the Limerick – Shannon Metropolitan Area Strategic Plan.

The NPF has a target population increase for County Clare of 12,500 up to 2026 and up to 18,000 people by 2031 above its 2016 census figure.

	2016	2026	Uplift 2016 to 2026	2031	Uplift 2016 to 2031
County Clare	119,000	129,500-131,500	10,500– 12,500	134,000-137,000	15,000- 18,000

Table 1: NPF Implementation Roadmap Population Projections for County Clare

Source: NPF Implementation Roadmap – July 2018 – DoHPLG

The Limerick - Shannon Metropolitan Area Strategic Plan within the RSES sets out the projected population growth for the MASP area as follows:

Area	Population 2016	Projected Population 2026	Projected Population 2031
Limerick City and Suburbs (in Limerick)	89,671	111,192	121,953
Limerick City and Suburbs (in Clare)	4,521	5,607	6,150
Subtotal	94,192	116,799	128,103
Remainder Metropolitan Area (in Limerick)	15,281	16,924	17,622
Remainder Metropolitan Area (in Clare)	22,947	25,414	26,463
Subtotal	38,228	42,337	44,085
Total Limerick Shannon Metropolitan Area	132,420	159,136	172,188

Table 2: Population Projections for the Limerick – Shannon Metropolitan Area

Source: Regional Spatial and Economic Strategy for the Southern Region

Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes, in this case the preparation of the Clare County Development Plan 2022 – 2028. Article 1 of the SEA Directive states:

“The objective of the SEA process 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 specified 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 the environment”.

For the purpose of the preparation of the Clare County Development Plan 2022-2028, the SEA process is integrated into the plan-making process by:

- The carrying out of consultations with the public and prescribed environmental authorities;
- The preparation of an Environmental Report in conjunction with the preparation of the draft Development Plan;
- The integration of environmental considerations into the draft Development Plan;
- The publication of information on the decision within the SEA Statement.

In addition, there is a requirement to monitor the significant environmental effects of the implementation of the plan which was the subject of the SEA.

It should be noted that the outcomes of the SEA process must be fully considered and integrated into the preparation and making of the draft County Development Plan.

The Council has undertaken a screening determination which concluded that an SEA is required. A Scoping Report which included consultation with the prescribed Environmental Authorities has also been undertaken which will serve to inform the preparation of the Environmental Report which in turn will inform and accompany the draft Development Plan. The key principle of SEA effectiveness is ensuring proactive integration of the SEA findings into the plan and to demonstrate how this has been achieved.

Appropriate Assessment

The Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) formed a basis for the designation of Special Areas of Conservation (SACs). Similarly, Special Protection Areas (SPAs) are legislated for under the Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds). Collectively SACs and SPAs are referred to as European sites.

In general terms they are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community. Under Article 6(3) of the Habitats Directive an Appropriate Assessment must be undertaken for any plan or programme that is likely to have a significant effect on the conservation objectives of a European site. This includes the current preparation of this draft Clare County Development Plan 2022-2028.

An Appropriate Assessment is an evaluation of the potential impacts of a plan on the conservation objectives of a European site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. Principally the purpose of an

Appropriate Assessment is to identify the possible effects of implementing the proposed Clare County Development Plan 2022-2028 on the conservation status of designated European Sites within the Plan area. Pursuant to Part XAB, Section 177V of the Planning and Development Act, 2000 as amended, the Council, as the competent authority for the appropriate assessment of this land use plan, must carry out an appropriate assessment before the plan is made. This must include a determination by the Council as to whether or not the draft plan, including any amendments, would adversely affect the integrity of a European site or sites. The carrying out of the appropriate assessment is a pending step in the plan making process. No plan that would have (or perpetuate) adverse effects on the conservation objectives or integrity of a European site may be made (unless in exceptional circumstances where the provisions of Article 6(4) of the Habitats Directive and associated legislation may be invoked).

I wish to draw the attention of the Elected Members to the fact that any mitigation measures or measures proposed to avoid impacts on European sites must be incorporated into the policy or detail of the draft Clare County Development Plan 2022 - 2028 before finalisation. More importantly, notwithstanding the proposed mitigation measures or other proposals to avoid impacts contained in the Appropriate Assessment, should a draft Development Plan have potential for a significant adverse impact on the integrity of a European site, it cannot be adopted unless it is established that there are Imperative Reasons of Overriding Public Interest (IROPI), including those of a social or economic nature, and/or for reasons of human health and public safety.

An Appropriate Assessment screening has been undertaken, which determined that a full Appropriate Assessment is required, resulting in the preparation of a Natura Impact Report, which will accompany the draft Development Plan.

Strategic Flood Risk Assessment (SFRA)

Flood Risk Management aims to minimise the risks arising from flooding to people, property and the environment. Natural floodplains merit protection to maintain their flood risk management function as well as for reasons of amenity and biodiversity.

In order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, *'The Planning System and Flood Risk Management'* (2009), Clare County Council intends to carry out a Strategic Flood Risk Assessment (SFRA) of the County Development Plan. This will provide an assessment of flood risk within the county and will inform land-use planning decisions for this and other plans.

Updated Preliminary Flood Risk Assessment (PFRA) mapping is expected to be made available by the Office of Public Works (OPW) in early 2021 and this will inform the SFRA of the County Development Plan. In addition, any detailed assessments which have been undertaken in the intervening years since the preparation of the 2017-2023 CDP will also be incorporated together with the inclusion of any constructed or planned Flood Relief Schemes. The extent of any flood events taking place within this timeframe will also form part of the Strategic Flood

Risk Assessment.

The Planning System and Flood Risk Management guidelines will continue to underpin the development strategy for County Clare, with a focus on the sequential approach and only moving to the Justification Test where opportunities for avoidance and substitution have been exhausted.

The SFRA will highlight the existing and planned flood relief schemes and will work to embed them into the Development Plan, for both pre- and post-construction stages. As one of the key stakeholders in flood management, Clare County Council will engage with the OPW to ensure the latest plans for the flood relief schemes are included in the document, and to prepare a list of flood management infrastructure.

Climate change impacts across the county, arising from fluvial, rainfall and coastal processes (including sea level rise) will be considered and where new science and studies are available, this information will be used to update the existing climate change discussion, policies and objectives in the current SFRA and Development Plan.

Opportunities for embedding natural water retention measures, and the wider benefits of such approaches, will be sought in the SFRA and through the policies and objectives.

Section 2: Pre-Draft Public Consultation Process

2.1 Consultation Awareness

The Pre-Draft Public Consultation Stage for the Clare County Development Plan 2022-2028 took place from the 18th of September 2020 to the 16th of November 2020. Formal notice (Section 11 Notice) of the commencement of the review of the existing Plan and the preparation of a new Clare County Development Plan 2022-2028 was advertised in the Clare Champion on the 18th of September 2020. The Planning Authority also issued notifications via Clare County social media pages. A specific webpage documenting the process of the preparation of the new Plan was also launched on the Clare County Council website <https://clarecdp2022-2028.clarecoco.ie/>. The webpage provides the background and legislative information to the Development Plan process and advised how to make a submission either by post or via email.

Notification was also issued to the Statutory/Prescribed Bodies (See Appendix A), a public notice was issued to Environmental Authorities, organisations and service providers prescribed under Section 11(3)(c) of the Planning and Development Act 2000, as amended, and also to local organizations of which it was deemed relevant to consult as indicated in Appendix A.

As part of the Pre-Draft Consultation Stage, the Council published an Issues Paper and a video to encourage public participation in the preparation of the new Clare County Development Plan 2022-2028.

The purpose of the Issues Paper was firstly, to provide context of how the County Development Plan fits into the hierarchy of legislation and policy guidance, which includes the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Southern Region. Secondly, to draw attention to the broad areas which the Development Plan covers and encourage a conversation and stimulate debate and thinking on the key topics concerning the future development of County Clare, and to promote and support public participation in this stage of the process. The main themes were:

- A Vision for County Clare
- Population and Housing
- Economic, Enterprise, Tourism and Retail Development
- Towns and Villages
- Rural Development
- Transport and Infrastructure
- Built and Natural Heritage, Landscape and Green Infrastructure
- Climate Change Renewable Energy and Environment
- Social, Community and Cultural Development

Copies of the Issues Paper, which also included information regarding the Development Plan process and how to make a submission, were placed on public display in Áras An Chontae, in the Local Authority's Municipal District Area Offices and in the County Library Network and was available on the Clare County Council website.

The video was also designed to stimulate debate on key topics and was available to view on the Plan website and on social media platforms.

2.2 Public Information Events and Meetings

The Covid-19 pandemic and related restrictions on public gatherings created an unprecedented challenge to the consultation process. In accordance with public health guidance in place at the time an Informal Open Evening was held in 1st of October 2020 in Áras An Chontae by appointment only, however no further public events were possible after this time.

During this period the Planning Authority utilised social media platforms by providing a series of updates including the video of the strategic issues facing the county to ensure the public were both kept informed and encouraged in the process. The social media posts reached a total of 28,777 people. The Acting Senior Planner was interviewed on Clare FM on the 30th of September to highlight the Development Plan process and to make the public aware of the public consultation period.

A number of virtual presentations were also carried out with various groups as follows:

- Clare PPN - 30th September 2020
- Loop Head Together – 29th of October 2020
- North Clare Group – 10th of November 2020

2.3 Other Relevant Meetings

The Elected Members of Clare County Council are responsible for making the Development Plan under Section 12 of the Planning and Development Act 2000, as amended, and are required to consider each stage of the plan review process. Presentations were given to the Elected Members on the review process in advance of the Section 11 notice being issued.

The Strategic Policy Committee for Economic Development & Enterprise also plays an important role in the preparation of the new Development Plan and a presentation was given to the SPC on the 28th of September 2020 informing them of the process and the key aspects of the Development Plan and associated Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk SFRA).

A virtual meeting took place with the Southern Regional Assembly on the 2nd of October and with the Office of the Planning Regulator on the 5th October to discuss strategic and

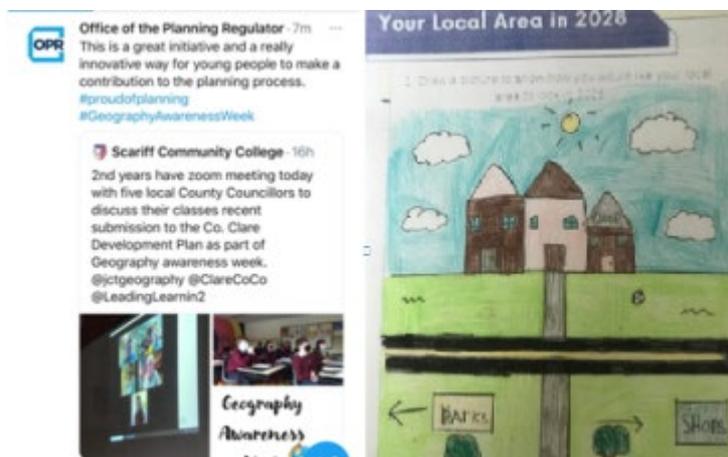
legislative issues.

Due to Covid-19 public health restrictions face to face meetings with national and local stakeholders were not feasible. Alternatively a significant number of consultations occurred via phone, email and virtually. This allowed stakeholders to raise any issues or advise of updates at this pre-draft stage as they saw fit. A list of those consulted in this regard is included in Appendix D.

Several meetings took place with relevant departments of the Local Authority to discuss their respective priorities for the forthcoming County Development Plan.

2.4 Engagement with Young People

The Planning and Development Act 2000, as amended, requires engagement with young people and groups representing young people. All schools in the County, both primary and secondary, were contacted and asked to participate in a school project to stimulate their thinking on the County Development Plan. The school project focused on the link between the school curriculum, the local area and the themes of the Development Plan by providing workbooks and maps. Four secondary schools and 29 primary schools participated in the project and made subsequent submissions to the pre-draft consultation phase. The level of engagement and ideas from the schools and students was remarkable and is to be applauded.



Section 3: Information on the Next Stage of the County Development Plan Review

Following consideration of this Chief Executive's Report by the Elected Members over the next 10 weeks and the issuing of directions regarding the preparation of the Draft Development Plan (on or before 25th March 2021), the Planning and Development Act 2000, as amended, provides for a 12 week period for the preparation of the 'pre-draft' County Development Plan. This will be prepared having regard to any directions issued by the Members.

This 12 week preparation stage will mean that the 'pre-draft' Clare County Development Plan 2022-2028 will be due for submission to the Members in June 2021. Members will then consider this 'pre-draft' Development Plan and will have the option to amend it within 8 weeks, before an agreed and deemed 'finalised' draft Clare County Development Plan 2022-2028 goes on public display in July/August 2021.

Please note that the Planning and Development Act, 2000, as amended makes provision for further opportunities for any person or prescribed body to make new or further submissions when the draft County Development Plan is published for inspection.

It should be noted that during this Development Plan process, the current Clare County Development Plan 2017-2023 (as varied) will remain in force, unless otherwise superseded by the Clare County Development Plan currently being prepared.



SECTION 4:

Summary of submissions made by the Office of the Planning Regulator and the Southern Regional Assembly and the Chief Executives opinion and recommendations on policies to be included in the Draft Development Plan

Submission No: 169 – Office of the Planning Regulator	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Consultation</p> <p>Commends the Local Authority on the innovative methods of public engagement in particular welcomes the development of a video, use of social media and branding to raise awareness and interest.</p> <p>General</p> <p>Given the similar timescale for the Limerick Development Plan it provides the opportunity for joint consideration an approach to the opportunities and challenges facing the region. The Office is aware of the joint work being undertaken by the two authorities and sees the necessity in collaboration in strategies being prepared and the policy framework being developed in areas of the Limerick-Shannon Metropolitan Area, in particular in relation to the Core Strategy, Housing Strategy and HNDR, Retail and Transport strategies.</p> <p>Core Strategy and Settlement Strategy</p> <ul style="list-style-type: none"> • The overall population target for the County in the core strategy is required to be consistent with the NPF Implementation Roadmap 2018. The projected growth of settlements is also required to be consistent with the policy objectives of the NPF and the RSES, including for the Limerick-Shannon MASP concerning the distribution of population growth. • The settlement hierarchy will need to be revised to align with the NPF and RSES and to reflect the significant role of the Limerick-Shannon MASP area in terms of both the core strategy and as an economic driver for the region including County Clare. The growth 	<p>Consultation</p> <p>Noted.</p> <p>General</p> <p>Clare County Council and Limerick City and County Council liaise on an on-going basis and will continue to do so throughout the plan preparation process. Both are currently collaborating in the preparation of a joint retail strategy for the Limerick – Shannon MASP and will continue to do so in relation to other key elements including policy framework to ensure an integrated approach for the MASP area in line with the requirements of the NPF and the RSES.</p> <p>Core Strategy and Settlement Strategy</p> <p>The Council notes the requirements of Section 10(2)(A) of the Planning and Development Act 2000 (amended) that requires the Development Plan to be consistent with the NPF, RSES and the Limerick – Shannon Metropolitan Area Strategic Plan and relevant Section 28 Guidelines. The draft Clare County Development Plan 2022 – 2028 will set out the Core Strategy and Settlement Strategy for the County over the plan period in line with these requirements, as well as ensuring the settlement hierarchy aligns with the NPF and RSES and takes account of the significant role of the Limerick-Shannon MASP area and the Key Town of Ennis in relation to the core strategy and as</p>

<p>of the Key Town of Ennis will also be crucial to achieving consistency with the RSES.</p> <ul style="list-style-type: none"> • RSES recognises and supports the economic role and potential of settlements in a potential North Kerry (Listowel)/West Limerick (Abbeyfeale Newcastle West)/Clare (Kilrush) network. • The OPR notes the lower population target allocation than previously and advises a significant proportion of population growth needs to be allocation to the MASP area, the key town of Ennis and larger settlements consistent with the RSES. The settlement hierarchy should inform the quantum of land zoned for residential development in other settlements with allowance allocated to the rural remainder. <p>Compact Growth and Zoning</p> <ul style="list-style-type: none"> • Compact growth is one of the National Strategic Outcomes of the NPF, with a target under NPO3c to <i>‘Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints’</i>. • Having regard to the reduced population target for the County the NPF’s policies on compact growth (NPO 3) and increasing residential densities (NPO 35), the Office advises that the plan’s current zoning allocations for residential and policies on density will need to be carefully examined against the revised population targets for each settlement. • The OPR makes reference to an appropriate Core Strategy and settlement hierarchy with provision for compact growth will also assist in the achieving the obligations in terms of climate action under section 10(2)(n) of the Act. 	<p>economic drivers for the County and region.</p> <p>The advice is noted in relation to the allocation of population growth between the MASP area, the key Town of Ennis and the larger settlements consistent with the RSES. The proposed settlement hierarchy will inform the quantum of land zoned for residential development in other settlements in the County in line with existing and planned service infrastructure as well as an allowance allocated to the rural area.</p> <p>Compact Growth and Zoning</p> <p>Compact Growth is a key National Strategic Objective set out in the NPF which has particular significance for the spatial planning policy for the Key Town of Ennis and the towns and villages in the County. At least 30% of growth is to be located within the existing built-up footprint of settlements through the use of brownfield and infill sites as well as sites and buildings identified as being under-utilised. Land availability assessments have been undertaken and will help identify opportunities for greater utilisation of these lands to promote regeneration and revitalisation within settlements. Both zoning allocations and densities will be assessed for each settlement against the revised population targets.</p> <p>The Council will prepare a Core Strategy and settlement hierarchy for the County which will reflect the importance of the MASP area as it relates to the County and region. The Council recognises the link between compact growth and the obligations in terms of climate</p>
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<ul style="list-style-type: none"> In relation to zoning the OPR draws attention to the requirement of NPO 72a in relation to the tiered approach to zoning land. <p>Urban Regeneration</p> <ul style="list-style-type: none"> The NPF recognises that the regeneration and rejuvenation of cities, towns and villages of all types and scale can play a role in making stronger urban places and contributing to compact growth. One of the key challenges for the plan is to demonstrate how it will implement objectives for infill development and regeneration of key opportunity sites in the larger towns in particular, requiring inclusion of specific land management mechanisms which will be pursued and/or supported, in addition of measurable targets which reflect active engagement and a measure against which success can be determined. Consider the use of performance based standards for infill/brownfield development as supported by the NPF. Review of current development management standards, in particular those relating to residential development and car parking to ensure consistency with relevant Section 28 Guidelines 	<p>action under section 10(2)(n) of the Planning and Development Act, as amended and it will be central to the preparation of the Core Strategy.</p> <p>In preparing the settlement strategy for the draft Development Plan the land-use zoning will be informed by the availability of service infrastructure in accordance with the NPF and specifically NPO 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.</p> <p>Urban Regeneration</p> <p>The Council recognise the importance of the regeneration of the Key Town of Ennis and the Metropolitan Town of Shannon in terms of residential and commercial growth and the rejuvenation of the many towns and villages within Clare. Policies and objectives of the draft Development Plan will reflect this need and will support sustainable compact growth.</p> <p>The Ennis 2040 Economic and Spatial Strategy and the forthcoming Shannon Town Masterplan will provide the necessary blue prints for driving economic growth through transformational projects for key town centre sites. The consolidation and regeneration of these brownfield and infill sites will require identifying and putting the necessary land management mechanisms in place. The draft Development Plan will provide policy support for the implementation of these Plans and in so doing develop the use of performance indicators in relation to the development of identified sites.</p> <p>The draft Development Plan will be reviewed to ensure compliance with Section 28 Guidelines setting out policies and objectives which seek to rejuvenate and revitalise the County’s settlements.</p>
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and any future updates.

Economic Development and Employment

- The RSES recognises the importance of the economic triangle of Limerick – Shannon – Ennis in driving economic growth in the Mid-West Region. The opportunities that exist to generate 3,500 jobs at UL with a designated South Clare UL Economic Strategic Development Zone (SDZ) are significant, coupled with its relationship to the proposed Limerick Northern Distributor Road (LNDR). Appropriate collaboration is essential with Limerick City and County Council, the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Water and other relevant stakeholders in relation to supportive policies in relation to this initiative in the forthcoming plan.
- The OPR welcomes the preparation of the Ennis 2040 Economic and Spatial Strategy and a masterplan for Shannon which should be prioritised to ensure it informs the development of the future local area plan.
- A key priority of the plan is to demonstrate how it can implement and measure the implementation of economic and regeneration objectives and initiatives contained in the NPF and RSES and strategies such as the Ennis 2040 Economic and Spatial Strategy.
- In recognition of the strategic importance of the Shannon Estuary

Economic Development and Employment

The South Clare UL Economic Strategic Development Zone (SDZ) is identified as a key enabler in the Limerick – Shannon MASP in the RSES and as a key location which has the potential to contribute to the realisation of the potential of the Limerick-Shannon Metropolitan Area. The development of the South Clare UL Economic Strategic Development Zone will focus on compact growth and the draft Development Plan will include objectives to promote change across education, business, public and residential sectors with strong policy support for the delivery of an integrated transport and spatial planning approach which supports the delivery of the LNDR and is in line with the draft LSMATS. The Council is committed to on-going collaboration with the key relevant stakeholders in progressing this initiative.

The draft Development Plan will provide policy support for the delivery of the Ennis 2040 Economic and Spatial Strategy which will also inform the future Ennis and Environs Local Area Plan. Similarly the Shannon Town Masterplan will inform the future Local Area Plan for Shannon and the draft Development Plan will provide policy support for its delivery.

Noted.

The Council recognise the importance of Moneypoint to the region's

<p>and the role of the Strategic Integrated Framework Plan for the Shannon Estuary (SIFP) in supporting the marine industry, plan policies should continue to support and promote the delivery of the strategic development locations in the SIFP of Moneypoint and Cahiracon consistent with the RSES objective RPO 79.</p> <ul style="list-style-type: none"> • The joint retail strategy being prepared with Limerick City and County Council and the retail policies in the plan need to support the RSES to reposition Limerick city centre as the premier regional destination at the top of the hierarchy. <p>Key Town</p> <ul style="list-style-type: none"> • Ennis is targeted for a population increase of more than 30% by 2040 which would increase the town's population from 25,276 in 2016 to approximately 33,000 by 2040. The RSES identifies Ennis as part of a group of larger key towns which are '<i>Large population scale centres functioning as self-sustaining regional drivers</i>'. The town's strategic attributes of scale, county town, significant zone of influence, and synergy with Limerick, Shannon and Galway, as well as rail and motorway connectivity and significant opportunity sites which can support and drive sustainable growth. • The preparation of a Local Area Plan for Ennis should commence as a priority in 2022 and a Local Transport Plan (LTP) should be prepared in advance or in tandem with the LAP. 	<p>economy and is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. Moneypoint is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. In the existing County Development Plan, Moneypoint and a considerable area of hinterland is zoned for Marine Related Industry and it contains policies that safeguard the role and function of this Strategic Development Location as a key driver of economic growth not only in county Clare but within the Mid West Region. Cahiracon Pier and its hinterland is also identified in the SIFP as a Strategic Development Location.</p> <p>Key Town</p> <p>The Council recognise the importance of Ennis, as the County's designated Key Town and the Council in the draft Development Plan considers that it has the ability to accommodate additional development, in line with the requirement of the RSES for at least an additional 30%, taking into consideration constraints such as infrastructure capacity (water and waste water). The Council will continue to liaise with Irish Water in this regard. The Council will progress a Local Transport Plan in line with the requirements of the RSES to inform the policies of the Local Area Plan.</p> <p>The new Core Strategy will consider the population growth for Ennis taking account of the NPF and RSES targets and in turn will identify the quantum of zoned land required. An objective to prepare a LAP for Ennis will be included in the draft Plan.</p>
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<p>Shannon Town</p> <ul style="list-style-type: none"> • The MASP identifies a significant opportunity for Shannon ‘..to expand as a globally recognised centre of excellence for software engineering/aviation/logistics talent’ and supports the town ‘...as a centre for research and development for autonomous vehicles ...’ that will complement its current role. As such Shannon is targeted for significant population growth. • With a daytime swell in population of 18,000 people there is significant opportunity to attract more of its workforce to live in the town and deliver the population target and essential to this is realising the objectives to improve the town centre and town amenities, like the new Shannon Town Park. • The preparation of a Local Area Plan for Shannon should commence as a priority in 2022 and a Local Transport Plan (LTP) should be prepared in advance or in tandem with the LAP to complement the Metropolitan Area Transport Strategies. <p>Transport and Infrastructure</p> <ul style="list-style-type: none"> • The OPR commends the work with the NTA to develop an accessibility framework for Ennis and for commencing the preparation of the Killaloe - Ballina Town Enhancement and Mobility Plan with Tipperary County Council. • In view of greenhouse gas (GHG) emissions from transport and associated energy use it will be essential to achieve a significant modal shift in the county in order to meet the requirements under section 10(2)(n) of the Act. • The Limerick – Shannon Metropolitan Area Transport Study 	<p>Shannon Town</p> <p>The Council has engaged consultants to prepare a Shannon Town Masterplan which is well-underway and will provide a blue-print for transformational projects which will re-imagine Shannon Town Centre through development, regeneration and enhancement in place-making, public realm and connectivity between its economic/employment and residential communities. These projects will make a significant contribution to quality of life and allow Shannon to fully realise its central role in delivering the ambition of the Limerick-Shannon Metropolitan Area’s economic development success. Compact growth of the Shannon Town Centre will be central to this objective.</p> <p>It is intended to commence the preparation of a Local Area Plan for Shannon following the making of the County Development Plan 2022-2028. The Local Area Plan will be informed by the MASP for the Limerick- Shannon area and LSMATS.</p> <p>Transport and Infrastructure</p> <p>The Council is committed to the development of an integrated land use and transport-planning approach to the draft Development Plan to support and encourage a modal shift away from the use of the private car in an effort to reduce greenhouse gas emissions.</p> <p>The draft Development Plan and future Local Area Plans for Ennis and</p>
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<p>(LSMATS) has been prepared by the NTA and a key issue for the plan and Ennis and Shannon LAPs will be to align planning policies with the overall vision and objectives of the LSMATS. The inclusion of modal shift targets to be achieved over the life of the plan are encouraged.</p> <ul style="list-style-type: none"> • The County has a number of national roads which provide access to other cities, regional centres, ports and airports. The development plan should ensure policies protect the strategic function of national roads, maximize the benefits of existing and planned public transport investment and that planned improvements to the national road network are not eroded by a growth in demand for car travel. • Proactive implementation of the <i>Design Manual for Urban Roads and Streets (revised 2019)</i> consistent with RPO 151, will assist in delivering sustainable and active transport modes, improvement in the street environment and overall quality of life of urban areas and settlements of all sizes. • While the county's larger towns have adequate water or wastewater capacity to support growth or there are plans in place to address deficiencies, there are a large number of rural settlements that have no wastewater treatment infrastructure. The planning authority must work proactively with Irish Water to progress projects that deliver infrastructure for the county's smaller settlements through Irish Water's Small Towns and Villages Growth Programme. • Education and other community facilities are critical to the quality of life and the vitality and viability of settlements. The planning 	<p>Shannon will align with the outcomes of the Limerick – Shannon Metropolitan Area Transport Strategy and the NPF and RSES, which emphasise active and public transport modes. Central to LMATS objectives is a significant modal shift away from the private car to reduce carbon emissions, congestion and to comply with the requirements of national policy. In this regard the Council will work with the NTA to identify the targeted modal shift.</p> <p>The Council will provide policy in the draft Development Plan to support the development of key infrastructural enablers for the County and the wider region. Appropriate policies will also be included in the Development Management standards to safeguard the development of these projects.</p> <p>The draft Development Plan will be consistent with RPO 151 and ensure proactive policy support in the implementation of the <i>Design Manual for Urban Roads and Streets (revised 2019)</i>.</p> <p>The Council is aware that a large number of settlements in the County are without any proper waste water infrastructure. The Council will continue to liaise with Irish Water in terms of their new Infrastructure Investment Programme and in particular in relation to investment in unserved rural towns and villages which is essential to facilitate development and any opportunity for sustainable growth. Innovative ways to serve these important growth centres across the County will be investigated.</p> <p>It is intended that the categorisation of developments within the land use zoning matrix will be reviewed in the preparation of the draft</p>
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authority should consider how best to accommodate these essential services in a flexible manner in terms of future land-use zoning, including in the existing built up area and areas proposed for regeneration, in discussion with the Department of Education and other providers.

Rural Development

- In acknowledgement of the on-going demand and pressure for rural housing in the hinterlands of large towns, along strategic routes and sensitive areas of the county like coastal areas, the plan must provide for the balance between policies supporting rural housing in appropriate locations and those that proactively address issues of town/village decline and compact growth. The plans policies must demonstrate consistency with NPO 15, NPO 19 and NPO 20. The projected need for single housing in the countryside in the Housing Needs Demand Assessment (HNDA) must consider the current supply of vacant houses in rural areas.
- The plan must consider the practical implementation of objectives through suitable land activation approaches and proactive facilitation of the building of homes within the existing footprint of rural settlements through measures such as site acquisition and serviced sites, consistent with NPO 18a and NPO 18b.

Development Plan which will include educational and community facilities. A full review of all settlement plans and settlement statements across the County (with the exception of Shannon, which has its own LAP) will be carried out in the preparation of the draft Development Plan.

Rural Development

As a largely rural County the importance of rural development and sustaining rural communities and their continued viability within the County is a priority development objective. The challenge of formulating a balanced policy approach to supporting rural housing in appropriate locations with that which proactively addresses rural town and village decline and compact growth is acknowledged. The draft Development Plan will reflect the provisions of the NPF and the RSES and also reflect the outcomes of the Housing Strategy and the Housing Need Demand Assessment, which will identify rural housing needs over the Plan period. The draft Development Plan will support the preparation of a new rural house design manual following the making of the new County Development Plan.

Careful consideration will be given to the practicalities of implementing objectives relating to land activation and facilitation of building homes within existing towns and villages within the context of the existing Rural Housing Guidelines 2005 and having regard to the provisions of the NPF and RSES.

Activation of Council owned land in towns and villages for housing development is underway and further land acquisition in town and village centres/derelict sites will be considered. The Council's rural Development Strategy promotes best practice in a number of areas

- Consider potential development of a Metropolitan Greenbelt Strategy in co-ordination with Limerick City and County Council and relevant stakeholders

Strategic Flood Risk Assessment

- Preparation of a Strategic Flood Risk Assessment (SFRA) consistent with *The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)* will be required. The Office advises against the use of information from the Office of Public Work's (OPW) Preliminary Flood Risk Assessment (PFRA) and arterial drainage benefitting land maps to inform the SFRA. The OPW Flood Relief Schemes should be considered and undertake adequate flood risk assessment to determine if there is sufficient information to inform zoning decisions or if further analysis is required.

Climate Action and Energy

- Having regard to the *Climate Action Plan 2019* and to the objectives of the NPF and the RSES the county's transition to a low carbon economy and the overall reduction in carbon emission will become a central issue in the preparation of the plan and the challenge for the plan in responding to climate action is acknowledged.
- The OPR commends the proactive approach to renewable energy and initiatives such as the wave and offshore renewable energy test-site at Cahiracon and the Mount Callan Pumped Hydro

and this will be suggested in draft Development Plan.

Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment is being prepared on behalf of the Council in accordance with the Planning Guidelines. The suitability of land for development will be considered based firstly on the Flood Zones, which are undefended, and the sequential approach applied. Only once the Justification Test for Plan Making has been passed will the relative merits of defences be considered, along with the requirements for site specific FRA (to investigate breach and overtopping) and mitigation measures for development. Clare County Council, and the appointed SFRA consultants, will seek to engage with the OPW on the progress of any flood protection schemes. It is planned to adopt a precautionary approach to land zoning and site specific FRA requirements in areas where interaction with the scheme is possible.

Climate Action and Energy

Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central part and cross cutting theme throughout the draft Plan. The draft Development Plan will include policies and objectives to promote and support the "transition to low carbon and climate resilient society" which is a National Policy Objective of the NPF. The draft Plan will support compact growth and include objectives to promote change across education, business, public and residential sectors to achieve reduced Green House Gas emissions in

Electricity Scheme. The promotion of renewable energy sources in accordance with the section 28 *Wind Energy Development Guidelines (2006)*, Circular Letter PL 5/2017: *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate change and Wind Energy Development Guidelines 2006 – Update on Review –(July 2017)*, or any replacement guidelines, will be critical to ensure Ireland meets its national targets and commitments to increase renewable energy supply and reduce green house gas emissions. The specific planning policy requirement (SPPR) under the aforementioned interim guidelines requires that the planning authority indicates how the implementation of its development plan over its effective period will contribute to realise overall national targets on renewable energy production and the potential wind energy resource (in megawatts).

accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.

The Council intends to review the Renewable Energy Strategy in the context of progress in renewable energy technologies since the current strategy was developed. It is envisaged that this will include a review of the potential for marine based renewable energy technologies and where same would be located within the Shannon Estuary the content of the Strategic Integrated Framework Plan for the Shannon Estuary would be considered.

The importance of Moneypoint to the region’s economy is acknowledged and the Council is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. The site is identified in the SIFP as a Strategic Development Location and zoned for Marine Related Industry within the existing Development Plan. It is intended that the draft Development Plan will include strong policy support to safeguard the role and function of this Strategic Development Location as a key driver of economic growth for the County and Mid West Region and to facilitate its sustainable growth, operational expansion and its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Both Moneypoint and Cahiracon are strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular. This will greatly assist in realising the overall national targets on renewable energy production and the potential wind

	energy resource of the County.
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Prepare an evidence based Core Strategy and settlement hierarchy which will be informed by land availability, demographics, population and housing targets, planning and construction activity, which will identify population growth and future projections in line with the NPF Implementation Roadmap, the RSES and the Limerick – Shannon Metropolitan Area Strategic Plan. 2. Prepare a robust Settlement Strategy which will deliver development in areas identified for growth with the Key Town of Ennis, Shannon, the Limerick – Shannon Metropolitan Area and the County's Service Towns at the centre of projected growth. 3. Climate Action will be a central and cross cutting theme throughout the draft Development Plan. 4. Include policy objectives to prepare a Local Area Plan for Ennis and a Local Area Plan for Shannon, both to commence following the making of the Clare County Development Plan 2022-2028. 5. Prepare rural housing policies in line with the requirements of the NPF, RSES and the Sustainable Rural Housing Guidelines (2005) and provide policy support for the Council's Rural Development Strategy. 6. Include a strong policy approach towards achieving Compact Growth of all settlements in the County. 7. Include strong policy support for the Shannon Estuary and South Clare UL Economic Strategic Development Zone as key economic drivers for the County, MASP area and region. 8. Ensure the integration of transport and land use planning will be a key component of the draft Development Plan linking all aspects of the draft Development Plan including place making, public realm, regeneration and climate change. 9. Include policy support for the Limerick – Shannon Metropolitan Area Transport Strategy on adoption and measures to support its implementation 10. Include policies and objectives to support renewable energy. 11. Carry out a Strategic Flood Risk Assessment in accordance with the relevant guidelines and include policies and objectives to ensure compliance with the outcomes. 	

Submission No: 102 – Southern Regional Assembly
Summary of Issues Raised in Submission

The submission by the Southern Regional Assembly outlines the pivotal role the Clare County Development Plan 2022 – 2028 has in achieving the transition to compact growth and delivering on targets and strategic infrastructure required by national and regional policy for Co. Clare and the Limerick-Shannon Metropolitan Area. The RSES provides a vision for the development of the Southern Region to become one of Europe’s most Creative and Innovative, Greenest and Liveable regions. The submission refers to the key component of the RSES strategy to strengthen the settlement structure of the Region and to capitalise on the individual and collective strengths of our three cities, our metropolitan areas, and our strong network of towns, villages and rural communities.

People and Places

- Achieving compact growth is a central theme of the RSES and the settlement typology is set out in Table 3.2 of the RSES. This means 50% of all new homes targeted for Limerick City and suburbs, (part of which is located within County Clare), and 30% in other settlements must be within their existing built up footprints.
- The Core Strategy will be a key element in the draft Development Plan to determine the hierarchy of settlements and appropriate growth rates for the County. The RSES requirements relating to the Core Strategy are set out in Section 3.3 of the RSES and include Regional Policy Objectives (RPOs) such as RPO 2: Planning for Diverse Areas, RPO 3: Local Authority Core Strategies and RPO 5: Population Growth and Environmental Criteria.
- The Core Strategy should reflect NPF and RSES priorities by positioning the Limerick-Shannon Metropolitan Area as a primary driver for economic and population growth in the Southern Region.

Chief Executive’s Opinion

The Council welcomes the comments of the Southern Regional Assembly and it is the intention that the draft Development Plan will reflect national and regional strategic planning policy objectives by identifying Ennis as a Key Town and self-sustaining regional economic driver within the Southern Region, Shannon as central to delivering the ambition of the Limerick-Shannon Metropolitan Area’s economic development and success and the individual and collective strengths of the County’s towns and villages.

People and Places

The Council acknowledge the critical role the Key Town of Ennis will play in underpinning the RSES with regard to ensuring a consolidated spread of growth beyond the cities at a sub-regional level. It is noted that whilst significant growth is identified for Limerick city and suburbs it is recognised that a portion of this growth will be provided for within areas which lie within County Clare. The Council is committed to achieving compact growth through consolidation and regeneration in accordance with the requirements of the NPF Roadmap and the RSES. The Council will prepare the Core Strategy of the draft Development Plan which will identify population growth for the County and the settlement hierarchy which will identify the distribution of the proposed growth.

Limerick-Shannon Metropolitan Area (LSMASP)

- The NPF presents an opportunity for accelerated growth and transformational development of the Limerick – Shannon Metropolitan Area which should have a strong expression in the new Development Plan. This should reflect the opportunities for Limerick city and suburbs but also all the settlements within the remainder of the Metropolitan Area which are in Co. Clare.
- The new Development Plan will require a strong and distinct focus and emphasis on the Metropolitan Area with development objectives to reflect MASP policy objectives and should be informed by the vision for the Metropolitan Area as set out in the LSMASP.
- The draft Development Plan should also be informed by the key infrastructural and transformative enablers in Section 2.2: Shannon, the Guiding Principles in Section 3.2 and National Enablers in Section 4.0 of the LSMASP in formulating the Development Plan policy for the Metropolitan Area.
- Section 3.4 of Chapter 3, addresses the key challenge for our Cities and Metropolitan Areas and sets out key RPOs to support their development. Appendix 3 of the RSES sets out shared goals shared across each of our Region’s Cities and Metropolitan Areas which should be addressed in the development of the overall strategy for the Metropolitan Area.
- Shannon is central to delivering the ambition for the Limerick – Shannon Metropolitan Area’s economic development and success. Shannon is identified for significant population growth of greater than 30% population by 2040. The inter-dependence between the residential area of Shannon and its employment assets needs to be strengthened to transform Shannon into a dynamic, vibrant place to live. It is advised that this is done through placemaking, improving quality of life and sense of place in the town centre. LSMASP Policy 10(b) refers: *“It is an objective to enhance*

Limerick-Shannon Metropolitan Area (LSMASP)

The settlement strategy of the draft Development Plan will have due regard to the NPF and RSES. The Limerick – Shannon Metropolitan Area will be the focus of significant growth and the role of the settlements located within Clare within the Metropolitan Area is recognised as is the importance of Limerick City given the wider impacts on the Metropolitan Area and wider Region.

The Council recognises the strong focus and emphasis on the Metropolitan Area and the opportunities presented for the Clare settlements within it and the draft Development Plan will provide strong policy support and development objectives which reflect those of the MASP and RSES. The Council has engaged consultants to prepare a Shannon Town Masterplan which is well-underway and will provide a blue-print for transformational projects which will re-imagine Shannon Town Centre through development and regeneration, significant improvement and enhancement in place-making, public realm and connectivity between its economic/employment and residential communities. Resulting projects will make a significant contribution to quality of life and allow Shannon to fully realise its central role in delivering the ambition of the Limerick-Shannon Metropolitan Area’s economic development success.

Shannon Town as an attractive residential centre through regeneration, active land management initiatives and the redevelopment of Shannon Town centre. An Action Area Plan for Shannon Town Centre and required environmental assessments including SEA and AA will be prepared within 3 years of the publication of the RSES and MASP”.

- LSMASP Policy Objective 21 states it is an objective to deliver improvements in the public realm in the Limerick – Shannon Metropolitan Area to create more active and vibrant urban centres. In this regard, improvements and enhancement to Shannon Town Centre to create a sense of place, to upgrade public realm and promote redevelopment is cited.

Key Town of Ennis

- The submission identifies the key town of Ennis (see RPO 13) to play a critical role in underpinning the RSES and ensuring a consolidated spread of growth beyond the cities to the sub-regional level.
- The RSES priorities should be reflected in the draft Plan and Core Strategy by positioning Ennis so as to develop its role as a self-sustaining regional driver within the Southern Region, and to explore the potential relationships and synergies between Ennis and the Metropolitan Areas of Galway and Limerick-Shannon.
- Through the RSES, Irish Water (IW) Investment Plans must align with the objectives and settlement strategy of the RSES and assist the strategic role played by Key Towns. Collaboration is required between IW and local authorities to agree phasing, water and wastewater services to accommodate growth in a phased, sustainable manner.

The draft Development Plan will provide strong policy support and include objectives which provide for public realm initiatives which provide strong urban centres throughout the settlements in the Metropolitan Area in line with LSMASP Policy Objective 21.

Key Town of Ennis

The Council recognise the critical role Ennis will play as a Key Town and the draft Development Plan and Core Strategy will reflect the priorities of the RSES by promoting its consolidated growth. The Ennis 2040 Economic and Spatial Strategy provides for significant growth through transformational projects which promote compact growth through consolidation and regeneration of key town centre sites for both residential and economic development. The draft Development Plan will include objectives which support the implementation of Ennis 2040 towards creating a more dynamic and vibrant place to live and work and fully establishing itself as a self-sustaining regional driver.

Ennis is centrally and strategically located within the County and has excellent road and rail links with both Limerick and Galway Metropolitan Areas. The Council recognise these links present opportunity for forging connections and exploring mutually beneficial initiatives.

The Council has and will continue to liaise with Irish Water in relation to their Investment Plans in planning for future sustainable growth in

Towns and Villages

- The submission notes that after the Limerick-Shannon Metropolitan Area and Key Town of Ennis, the distribution of growth across the County's other towns, villages and rural areas is a matter for the Development Plan to address. The RSES does however seek prioritisation (see Section 3.6 Towns and Villages) in the growth allocation for settlements informed by guiding principles as set out under RSES Section 3.3. 'A Tailored Approach'.
- Section 3.3: A Tailored Approach states that when allocating for future growth in the Core Strategy of each Development Plan, local authorities will have to have regard to the RSES settlement typology and apply the guiding principles.
- The draft Development Plans should include appropriate guidance for new homes in small towns and villages and renewal initiatives to assist an evidence-based approach to identifying appropriate sites for housing, social and physical infrastructure, including water and wastewater infrastructure.

Rural Areas

- The RSES strongly supports the development of our rural areas recognising the decline of population and services in many of our smaller settlements as a problem of strategic national and regional importance and acknowledges the need for investment to reverse decline and attract population and enterprise growth.
- Section 3.7: *Rural Areas* of the RSES states that Core Strategies in Development Plans should identify areas under strong urban influence in the hinterlands of settlements. They will set an appropriate rural housing policy response to avoid ribbon and over-spill development from urban

accordance with the NPF Objective 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.

Towns and Villages

The draft Development Plan will include a settlement strategy and settlement hierarchy based on the existing and proposed population, availability of services and capacity of infrastructure to accommodate growth. There are a significant number of settlements throughout the County, many of which are small villages with limited or no wastewater infrastructure. A detailed assessment of all settlements will be carried out as part of the preparation of the draft Development Plan in accordance with the guiding principles as set out under RSES Section 3.3 'A Tailored Approach'.

Rural Areas

Clare is a largely rural County and the Council recognise the critical importance of rural development in order to sustain rural communities. The draft Development Plan must reflect the provisions of the NPF and RSES and the Housing Strategy and Housing Needs Demand Assessment which will set out rural housing need for the plan period.

It is acknowledged that the draft Development Plan must align with the NPF in relation to rural housing policy. Careful consideration will be given to address the rural housing element of the settlement location strategy and

areas, support revitalised towns and villages, achieve sustainable compact growth targets and protect the rural resource for rural communities, including people with an established local connection to the area and relevant policy is set out in RPO 27. This facilitates the needs of rural communities, whilst controlling pressures for urban-influenced housing demand.

Networks

- The submission recognises the opportunities that networks present for collaboration. When settlements combine their similar economic strengths and specialisms it provides strategic opportunities to drive the regional economy. From a Development Plan perspective it is noted that while the RSES process has identified the potential for collaborative actions, a commitment to deliver is required at a local level if opportunities are to be realised. The potential for a North Kerry/West Limerick/Shannon Estuary/Clare network, associated with the Shannon Estuary and the Galway-Ennis-Shannon-Limerick Economic Network associated with the Atlantic Economic Corridor offer potential for Co. Clare in terms of economic development and collaboration.
- The RSES identifies the economic role played by smaller settlements for their surrounding rural hinterlands and the opportunities for sharing assets and opportunities (RPOs 28,29,30) between different settlements to drive rural economic growth. The SRA supports initiatives through the Development Plan to harness the potential of such networks.

Compact Growth and Regeneration

- The RSES includes specific objectives in relation to compact growth and for Metropolitan Areas. In its preparation of the draft Development Plan, the Council should implement *RPO 10: Compact Growth for Metropolitan Areas*.

the draft Development Plan will continue to support the sustainable development of rural areas in accordance with RPO 27. Innovative ways to service these important growth centres across the County will be investigated.

Networks

Clare County Council was the lead partner in the preparation of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary, which is a multi-jurisdictional plan, and continues to play a lead role in this collaboration on the implementation of the SIFP by heading the established Steering Committee consisting of the relevant stakeholders and adjoining Local Authorities, to monitor its implementation. The Council will explore the potential for the development of networks to further enhance the collaborative approach that already exists in Clare and the wider region. The Council will consider opportunities for collaborative actions to drive economic growth, also having regard to the Mid West Regional Enterprise Plan 2020, and how best this can be delivered through the policies and objectives of the draft Development Plan.

The draft Development Plan will have regard to the Clare Rural Development Strategy and liaise with the Rural Development Officers in the preparation of the draft Development Plan and the policy support to existing and creation of new local rural networks to help drive local rural economies.

Compact Growth and Regeneration

The Council is committed to including relevant objectives in relation to compact growth and in particular objective RPO 10 in relation to settlements within the Metropolitan Area. The Council recognise the challenges in this regard and in particular for Shannon given the importance of its central role

- For the Limerick – Shannon Metropolitan Area it will necessitate objectives to achieve at least 50% of all new homes in the existing built up footprint of Limerick City and suburbs, focusing on urban regeneration, brownfield and infill development. Section 7.2 of the MASP states that as regeneration issues in Limerick City are similar to Shannon there are opportunities for both local authorities to work together to overcome challenges. This should be explored further through the Development Plan process.
- For Ennis and other towns and settlements, RPO 35 (c) states: “Development Plans shall set out a transitional minimum requirement to deliver at least 30% of all new homes that are targeted in settlements other than the cities and suburbs, within their existing built up footprints in accordance with NPF National Policy Objective 3c. This will be evidence based on availability and deliverability of lands within the existing built up footprints.”
- RPO 34: Regeneration, Brownfield and Infill Development states that, in pursuit of the NPF’s NPO 3a, 3b and 3c, the Development Plan Core Strategy should be accompanied by specific objectives setting out the achievement of urban infill/ brownfield development.

Economic, Enterprise, Tourism and Retail Development

- The submission advises the draft Development Plan should strive to transform the enterprise base through diversification and innovation for longer term resilience. This requires the development of a strong and diverse economic base by incorporating the five Economic Strategy principles as contained in RSES: Smart Specialisation; Placemaking for Enterprise Development; Knowledge Diffusion Clustering and Capacity Building.

in delivering the ambition of the Metropolitan Area and wider region as a key economic driver. The preparation of the Shannon Town Masterplan currently underway is tasked with tackling the issues of urban regeneration through utilising brownfield and infill sites for development and developing public realm and placemaking initiatives. The County Council and Limerick City and County Council have collaborated on many initiatives and continue to do so in the plan-making process in the preparation of the Retail Strategy and the Housing Strategy. The Council would welcome continued on-going engagement and the opportunity to learn from each other’s experiences in facing similar challenges to both authorities.

Economic, Enterprise, Tourism and Retail Development

The draft Development Plan will incorporate the five Economic Strategy principles of the RSES in the formulation of a strong economic development policy for both urban and rural areas. Diversification in both contexts will be considered in terms of addressing vulnerabilities to the effects of economic change, for example as a result of the impacts of Covid-19. An analysis of the impacts of Covid-19 on rural settlements has been undertaken on behalf of the Council providing an evidence base on which to develop an appropriate policy response in the draft Development Plan.

The Council in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy Guiding *our*

Economic Drivers

- The submission outlines how creating a strong Metropolitan Area and Key Town of Ennis should be the central element to establishing Clare's economic resilience. The Development Plan should consider the key infrastructural requirements that have been provided for in the RSES for both Ennis and Shannon. Enhanced collaboration between all three Metropolitan Areas will be a key enabler in this regard. Promoting a collaborative intra-regional partnership approach between Limerick-Shannon, Cork, Waterford and Galway should be a key priority in the Development Plan.
- The Atlantic Economic Corridor also offers opportunities for inter-regional collaborative initiatives and an all-island economic perspective. Clare's central location within this corridor is a significant advantage and presents an opportunity for the County to play a lead role in inter-regional collaboration initiatives.
- Developing the economic potential of the Key Town of Ennis, towns and villages will provide the economic catalysis for rural areas.

Sector Development Opportunities

- The Marine sector is identified in the RSES as an emerging sector. The important role of the seafood sector, coastal tourism and offshore renewable energy are all assets that will drive the marine economy of the Region. The opportunities for the Region under the National Marine Planning Framework are significant and Clare will play a significant role for the Region to be the first mover under Marine Spatial Planning (RPO 78).

Journey to a Vibrant New Future in Tourism. The draft Development Plan will have regard to the Strategy in the policies formulation in relation to Tourism. The Council is committed to the sustainable development of the tourism industry across the County.

Economic Drivers

The Council recognise the importance of the delivery of the key infrastructural requirements provided for in the RSES to the future economic resilience of Ennis, Shannon, the Metropolitan Area and the County. The Council is committed to promoting Clare, attracting investment and driving economic growth and will continue on-going collaboration in this regard.

Specific key economic drivers in this regard include the South Clare/UL Strategic Development Zone (SDZ), Ennis 2040 Spatial and Economic Strategy, Shannon Town Masterplan/Shannon International Airport/Shannon Free Zone, Clare Tourism Strategy, Strategic Integrated Framework Plan for the Shannon Estuary and the Clare Rural Development Strategy.

Sector Development Opportunities

The Council recognise and appreciate the economic importance of the Marine Sector to Clare and the Region. The draft Development Plan will be consistent with the NPF, RSES and the National Marine Planning Framework in terms of growing the blue economy and the potential for in particular Offshore Renewable Energy (ORE). The draft Development Plan will consider the contribution which both Shannon Foynes Port Company (SFPC) and the Shannon Estuary bring as unique enablers of economic development in the

- The Strategic Integrated Framework Plan for the Shannon Estuary (SIFP) states the significant opportunities to grow the Blue Economy through offshore wave and wind renewable energy in the Shannon Estuary and the west coast of Clare, together with the presence of grid connections. The marine sector will be central to Marine Spatial Planning and revitalising rural and coastal communities. RSES Section 4.9.2: Growing the Blue Economy and Section 6.3.4.2: Our Regions Strategic Port and Harbour Assets are important supports to Development Plan policy on marine potential.
- RPO 55 specifically relates to retail and supports the sequential approach to retail development, place making to improve vitality and vibrancy of urban centres, and the preparation of retail strategies including Joint Retail Strategies. RPO 17 of the Limerick-Shannon MASP states that within one year of the adoption of the RSES/MASP a Joint Retail Strategy shall be commenced for the Limerick Shannon Metropolitan Area in accordance with the Retail Planning Guidelines.
- Section 8.7: Retail of the Limerick-Shannon MASP states that retailing business model is evolving in a digital direction. Therefore, retail should be at the centre of any digital strategies developed by local authorities. Settlement centres should offer unique retail experience and respond to changes in shopping trends and behaviour. Transition to a low carbon future will see entire sectors of the economy undergo radical changes which will create new types of enterprises and jobs. LSMASP Policy Objective 3 (b) states *“It is an objective to seek investment to deliver a Connected and Automated (CAV) R&D testbed and smart infrastructure in Shannon”*. New sectors are constantly emerging and the policy approach of the Development Plan should be flexible to allow adaption to emerging sectors.
- The delivery of actions under Mid-West Regional Enterprise Plan and Mid-West Regional Skills Forum are important and should be supported through the draft Development Plan.

Marine sector.

The existing County Development Plan contains a specific chapter on the Shannon Estuary together with the SIFP forming a volume of the CDP in its own right. The Strategic Development Locations identified in the SIFP have been fully incorporated into and zoned within the County Development Plan. The draft Development Plan will provide continued strong policy support having regard to the points raised here and in the OPR submission with respect to the maritime economy and the development of the Shannon Estuary as a complete supply chain for ORE on the West Coast of Ireland. As part of the Development Plan process the Council will prepare a new Renewable Energy Strategy in the context of the issues raised and the progress in renewable energy technologies since the current Renewable Energy Strategy was developed, including ORE. It is intended that this will include a review of the potential for marine based renewable energy technologies and consider potential locations within the Shannon Estuary within the context of the SIFP. Consideration will also be given to providing support to the development of a Logistics Hub on the Shannon Estuary in line with proposals being progressed by SFPC.

The Council is committed to RPO 55 and RPO 17 and Clare CC, in partnership with Limerick CCC have already commissioned the preparation of a joint Retail Strategy for the MASP area, and separately a strategy for the County, both of which are underway. The outcome of the strategies will inform the objectives of the draft Development Plan.

The need for flexibility to adapt to new and emerging sectors is recognised. The draft Development Plan will consider and provide for a response to change and transitions within the economy and support adaptation to new and emerging sectors which will create new types of enterprises and employment in the County.

The draft Development Plan will support the actions under the Mid-West

Regional Economic Analysis Reports

- The submission makes reference to the ‘Covid 19 Regional Economic Analysis’ to assist in policy making in building economic resilience as supported in RSES RPO 75: Anticipating Economic Structural Changes’. Also the ‘Regional Co-Workers Analysis’ report.

Limerick – Shannon Metropolitan Area

- Investment in the creation of ‘place’, access to talent and the presence of an innovative and smart economy are key factors to realising the potential of the Limerick – Shannon Metropolitan Area. The continued growth of Shannon International Airport, Shannon Foynes Port, Shannon Free Zone and third level education facilities is essential for future growth based on leveraging national and international connectivity, higher education capacity and quality of life to secure strategic investment. The LSMASP support the South Clare Economic Strategic Development Zone as a significant economic driver, specifically in section 8.4.2 which states: *“From a nation perspective this is an exemplar project enabling an early win to the balanced regional development strategy set out in the National Planning Framework. At local level, the economic resurgence effect of this development will be highly significant for Limerick City and will complement the Limerick 2030 plan”*. An application for the designation as an SDZ is supported in LSMASP Policy Objective 14.
- There is opportunity for the Development Plan to communicate the Limerick – Shannon Metropolitan Area selling point as a hub of internationally recognised learning excellence.

Regional Enterprise Plan 2020 and Mid-West Regional Skills Forum.

Regional Economic Analysis Reports

The analysis reports will be considered in the preparation of the draft Development Plan. On foot of the ‘Covid 19 Regional Economic Analysis’ Report prepared by the SRA, a supplementary analysis specific to Clare has been undertaken on behalf of the Council in relation to the impact of Covid-19 on small towns and villages with a population below 1,500 which will also be used to inform the draft Development Plan.

Limerick – Shannon Metropolitan Area

The Council are committed to the delivery of the South Clare UL Strategic Development Zone (SDZ) as a major economic driver with significant potential for positive effects nationally, regionally and locally. Limerick City, the Limerick-Shannon Metropolitan Area and County Clare will experience an economic resurgence with the realisation of the SDZ. The draft Development Plan will provide strong policy support for the designation of the SDZ and the promotion of the Metropolitan Area as a hub of internationally recognised learning excellence.

Environment

- The submission recognises the dependence of the economy and society on the resources and services provided by the natural environment. It also offers a strategic competitive advantage in attracting enterprise and encouraging economic activity in the Region and is a key competitive advantage of Clare which, it's advised, can be further enhanced through a strong policy approach. The RSES promotes the recognition of 'eco-system service' and it is important to integrate these into the preparation of the draft Development Plan as per RPO 110.
- It is recommended in the submission to include Blue Green Infrastructure (BGI) and Nature-Based Solutions in the draft Development Plan.
- The draft Development Plan should include policies that support good practices in the guidance document 'Planning for Watercourses in the Urban Environment' published by Inland Fisheries Ireland as well as promoting the use of Sustainable Drainage Systems (SuDS).

Climate Action

- Climate Action will impact many of the policies and objectives and a cross-cutting approach should be reflected in the draft Development Plan.
- The SRA recommends the inclusion of policies and objectives to reflect the Clare Climate Adaptation Strategy 2019-2024, on-going Climate Action work by the local authority at local and community levels and the Climate Action priority areas set out in Chapter 5 of the RSES for decarbonisation, climate resilience and resource efficiency as part of a transition to a low carbon economy and society.
- Also advise policy support for the initiatives of the CAROs should be provided in the draft Development Plan.

Environment

In recognition of the role the natural environment plays in County Clare in its strategic competitive advantage when it comes to attracting enterprise and encouraging economic activity the draft Development Plan will provide a strong policy approach. The effects of Covid-19 and the requirement for remote working has seen an influx in interest for city and town dwellers to relocate to County Clare bringing with it the economic spin-offs of a potentially expanding rural population. The draft Development Plan will consider this in the context of promoting sustainable development of the rural areas. It is the full intention of the Council to comply with RPO 110 and integrate eco-system services i.e. the services provided by the natural environment that benefit people, into the draft Development Plan. It is intended that the draft Development Plan will include policy support for the practices set out in the Inland Fisheries Ireland guidance document 'Planning for Watercourses in the Urban Environment' as well as promoting nature based solutions including the use of SuDS.

Climate Action

It is the intention of the Council that Climate Action will take a central role and cross-cutting theme throughout the draft Development Plan. The transition to a low carbon economy will be a key cornerstone in the draft Development Plan in line with the NPF, the RSES and the Climate Action Plan 2019. The Clare Climate Adaptation Strategy will inform the objectives of the draft Development Plan which will support the implementation of the strategy. Policy support will also be included for Climate Action work at a local authority and community level and for the CAROs initiatives.

Digital Connectivity

- The RSES supports the development of a Smart Region to build on existing Smart City initiatives, embedding digital technology across many functions to improve our quality of life which can also be applied to towns, villages and rural areas.

Transport and Mobility

- The preparation of transport and mobility policies in the new Development Plan is a major challenge. There are four broad areas to consider a policy approach: (1) Sustainable mobility and public transport improvements for a City with a projected population growth of 50% to 60% to 2040. (2) Improved regional accessibility by road and rail. (3) Improvements to local public transport services and sustainable transport modes for the Key Town of Ennis and for the wider county with improved connectivity from towns, villages and rural areas as alternatives to use of the private car. (4) Policies to support the sustainable movement of freight through the County and to and from the Ports and Shannon International Airport.
- Section 6.0: Integrated Land Use and Transport of the LSMASP states the principles underpinning the MASP include the effective integration of transport planning with spatial planning policies, from regional to local level and the alignment of associated transport and infrastructure investment. The Limerick-Shannon Metropolitan Area Transport Strategy (LSMATS) will be instrumental in the regeneration and transformation of the Metropolitan Area.
- A key priority of the MASP is the development of strategic residential areas to support sustainable transport and the provision of the Limerick Northern Distributor Route (LNDR). PO 6 (b) of the LSMASP states that the Development Plan will identify public transport corridors and nodal points on corridors in the Metropolitan Area arising from the LSMATS which have potential to support high density development/regeneration. In addition,

Digital Connectivity

The Council is committed to supporting the roll-out of the National Broadband Plan and the Digi-Clare initiative. These and the Clare Digital Strategy 2023 (a 5 year strategy) will inform the policy support included in the draft Development Plan.

Transport and Mobility

The challenge is recognised and the Council will consider the four broad areas as set out in the formulation of transport and mobility policy to be included in the draft Development Plan. The integration of transport and land-use planning will be a key component of the draft Development Plan as it links all aspects of the draft Development Plan from place-making and public realm to regeneration. In accordance with Section 6.0 the LSMATS will inform the overall policy approach for the Limerick-Shannon Metropolitan Area. Compact growth, development of the 10 minute town concept as well as adopting new and innovative initiatives to manage high volumes of tourism traffic at key attractions, including the Cliffs of Moher initiative to decrease car travel at peak times, and a joint initiative between the Council and the NPWS to provide a year round park and ride service to the Burren National Park, all encourage modal shift and will be key determinants in the draft Development Plan.

the submission advises the Development Plan shall identify the appropriate land use zonings for these nodal points and demonstrate the effective alignment between land use and transport infrastructure planning and delivery of the NPF Compact Growth targets as they apply to the Limerick-Shannon Metropolitan Area.

- The RSES supports the role of Local Transport Plans (LTPs) to be prepared for Key Towns and other settlements (RPO 157) by local authorities based on Area Based Transport Assessment guidance from the NTA and TII.
- The draft Development Plan should include measures to support opportunities for sustainable 10 Minute Cities and Town neighbourhoods and to develop good practice in the concept. Ennis was assessed for the purposes of developing an implementation tool which will assist local authorities to undertake a '10 Minute Town' assessment.
- The draft Development Plan should ensure investment in road infrastructure is also framed in economic, social, environmental and sustainable transport terms (the opportunity to strengthen rural public transport and bus networks) as identified under the NDP and supported in the RSES (RPOs 167 and 168).
- RPO 174 is a strong support for local authority policy and actions to improve walking and cycling facilities within and between settlements.
- The need for regional port and airport strategies has been identified to harness the combined potential and capacity. Efficient, safe and seamless transport chains between our cities, ports and airports for the movement of goods and passengers is recognised.

Infrastructure

- The RSES objectives require a Core Strategy approach for phased infrastructure-led development in Development Plans and for Irish Water (IW) to align their Investment Plans with the settlement strategy and objectives of the RSES.
- To address regeneration of rural towns and villages, an important

Infrastructure

As a Council, we are aware that there are a significant number of settlements in the County without any waste water infrastructure. The Council will continue to liaise with Irish Water in terms of their Investment Programme, in particular in relation to investment in unserved rural towns and villages which is essential to facilitate development and any opportunity for sustainable growth.

requirement of the RSES is coordination between local authorities, IW and other stakeholders to address Rural Wastewater Treatment Programmes and Servicing Rural Village initiatives. In setting out the Development Plan Core Strategy to 2028, adherence to NPO 72 (a) to 72 (c) will be required to differentiate between zoned land that is serviced and zoned land that is serviceable within the life of the plan.

- Local authorities are required to incorporate Blue/Green Infrastructure (BGI) and Nature Based Solutions (NBS) which offer opportunities to create additional infrastructure capacity as well as delivering multiple co-benefits to our society and environment.
- Transition to new renewable energy technologies and positioning the Southern Region as a Carbon Neutral Energy Region is strongly supported. The draft Development Plan should align with this position and elaborate on its policy approach, particularly in relation to Climate Action.

Social, Community and Cultural Development

- Improving quality of life to build and safeguard inclusive communities and places is central to the ambition of the RSES
- Section 7.1.1: Inclusive Communities and Places emphasis that the role of public intervention is to provide supportive policies that strengthens the fabric of communities, fosters pride of place and facilitates parity of opportunities, towards achieving sustainable and societally enriching goals requiring policy support and context in the draft Development Plan.
- Reference should be made to RSES RPO 177 in Section 7.1.2: Healthy Communities, RPO 170 in Section 7.1.3: Diverse and Inclusive Region, RPO 182 in Section 7.1.4: Age Friendly Communities, in particular. In the Limerick-Shannon MASP, Section 10: Social Inclusion and Infrastructure and MASP Policy Objectives 22 and 23 support working for social inclusion, diversity and enhancing health infrastructure.

The Council recognise the enormous benefits that Blue/ Green Infrastructure present and the role they play in terms of the environment and climate change, economy, quality of life and overall human health and well-being. The Council is a long-term advocate in the promotion of blue/green infrastructure demonstrated by the preparation and implementation of the award winning Shannon Green Infrastructure Plan, as well as supporting community projects for the enhancement of recreation and amenity areas which are key elements in a wider green infrastructure network, for example the Ballyallia Amenity Enhancement Plan. The Council recognise blue/green infrastructure is an important element in addressing climate change and as such will be a cross-cutting theme throughout the draft Development Plan. The Council is committed to the transition to a low carbon economy and the draft Development Plan will align with national and regional policy and guidance.

Social, Community and Cultural Development

The Council recognise the importance of access to community facilities to promote healthy, inclusive and successful communities and the draft Development Plan will echo the ambition of the RSES to improve quality of life to build and safeguard inclusive communities within the County's towns, villages and rural areas. The draft Development Plan will comply in providing policy support which promotes inclusive communities and places.

The Council has a number of community initiatives and plans in place which will inform the policy support included in the draft Development Plan, for example the Clare Age Friendly Strategy, Clare Sports Partnership and the Social Inclusion and Community Activation Programme 2018-2022.

<ul style="list-style-type: none"> • The RSES places a strong emphasis on education, skills development and lifelong learning in sections 7.1.6 to 7.1.9, with a key enabler being the establishment of an inclusive Learning Region for urban and rural centres across our Region. The RSES recognises the higher education growth potential of Ennis and its vision to become a centre for lifelong learning. • In preparing policy responses in the draft Development Plan, reference should be made to RPOs 186: Lifelong Learning, RPO 190: Lifelong Learning and Healthy Cities, LSMASP Policy Objective 18, LSMASP Sections 8.9 and 10. <p>Environmental Assessment</p> <ul style="list-style-type: none"> • The SRA recommends that Clare County Council use the environment assessments contained on the SRA website to inform the Council’s own environmental assessments, including mitigation measures identified to address environmental sensitivities and constraints. 	<p>The Council recognises the potential for Ennis to become a centre for lifelong learning and the draft Development Plan will include objectives for the realisation of this ambition. The objectives of the draft Development Plan will align with those of the RSES in this regard.</p> <p>Environmental Assessment</p> <p>An Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment will all be undertaken and will inform the preparation of draft Development Plan and the SRA resource in this regard is welcomed.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. To include in the draft Development Plan a strategic vision and policy objectives that align with the key objectives of the NPF (National Strategic Outcomes) and RSES (Regional Strategic Outcomes). 2. The draft Development Plan shall be informed by the ‘Guiding Principles’ and ‘National Enablers’ as set out in the NPF and RSES. 3. The draft Development shall implement Regional Policy Objective 10: Compact Growth for Metropolitan Areas.. 4. To implement Regional Planning Objective 13: Ennis Key Town in the draft Development Plan. 5. To prioritise growth allocation for towns and villages in the draft Development Plan informed by the RSES guiding principles as set out in Section 3.3 A Tailored Approach. 6. The draft Development Plan shall reflect the principles in the RSES in terms of developing an Economic Development Strategy for the County. 7. The draft Development shall include strong policy support for the Shannon Estuary as a major economic driver for the County and region. 8. The draft Development Plan shall provide strong policy support for the South Clare UL Economic Strategic Development Zone as a major economic driver for the Limerick-Shannon Metropolitan Area, Limerick City and Co. Clare. 9. Climate Action shall be placed as a central and cross-cutting theme through-out the draft Development Plan. 10. The draft Plan shall incorporate policies that support healthy, accessible and diverse communities. 11. The draft Development Plan should include measures to support opportunities for sustainable 10 Minute Cities and Town neighbourhoods. 12. The draft Plan shall include policy support to ensure a collaborative approach to the preparation of the draft Plan and shall examine the possibility for the 	

development of mutually beneficial networks at implementation stage.

13. The draft plan shall include policy support for improved energy efficiency and conservation.
14. The draft Plan shall provide policy support ensuring adequate community infrastructure is provided in tandem with residential development
15. The draft Plan shall provide policy support to enable transport infrastructure, as a key enabler.
16. The draft Plan shall provide policy support that seeks to manage travel demand by ensuring land use and transport policies and practices are aligned as part of the planning process.



SECTION 5:

Outlines the issues raised within the written submissions received on all other valid submissions during the Pre-Draft consultations phase and the Chief Executive's Opinion and Recommendations

Submission.No	Name
1	Peter Brown
2	Dept of Communications, Climate Action & Environment
3	Rural, Community & Tourism Directorate, Clare County Council
4	Housing Department, Social Development Directorate, Clare County Council
5	Peter Williams
6	Inland Fisheries Ireland
7	Lissycasey National School
8	Broadford & Kilbane National School
9	Killaloe Boys National School
10	Older People's Council
11	Bodyke National School
12	County Librarian
13	Geological Survey Ireland
14	Seamus O'Grady
15	Rural Development Department Clare County Council
16	Doolin Pier Group
17	Transport Infrastructure Ireland (TII)
18	Marcia Jones
19	Office of Public Works (OPW)
20	Woodhaven Developments Ltd
21	Paul & Jan Godfrey
22	Lindsay Mitchell
23	Féidhlim Harty
24	Feakle National School
25	Clare Association of An Taisce
26	Kilkee Tourism Ltd

Submission.No	Name
27	Jason McMahon
28	Doolin Coast Guard
29	Keith McInerney
30	Kilshanny National School
31	Lough Derg Football Club
32	Pat Quinn
33	Steering Committee for Killaloe Boys & Girls National School
34	Patrick & Laura McMahon
35	Caherea National School
36	Noreen Skerritt
37	Jarlath Warde
38	Brian & Jenny McDowell
39	Andrew Rainsford
40	Jason Boyce
41	Doolin Community Group
42	Sean McCarthy, McCarthy Keville O'Sullivan Ltd.
43	Dun Ri Management Company
44	Ray Beegan
45	Operation de-Plastification
46	Construction Industry Federation
47	St Finnachta's National School
48	Meabh Healy
49	Matt Gleeson
50	Shannonbanks Community Development Project
51	Climate Action Regional Office
52	Niamh Coady Rainsford
53	Robert Ahern
54	Fergus Merriman

<u>Submission.No</u>	<u>Name</u>
55	Pat Hartigan
56	D & B Eastham
57	Ann McMahon
58	Eamonn Minogue
59	Dept of Education & Skills
60	Fergus Merriman
61	Gas Networks Ireland
62	Scoil Chríost Rí
63	Michael O'Brien
64	Clare PP Network (Environmental)
65	Marion & Shane O'Malley
66	Cathal Crowe TD
67	Marc O Maonaigh
68	Kilkee Chamber of Commerce
69	Michael Duggan
70	Christina Lillis
71	Ennistymon & District Sports & Amenity Partnership, North West Clar Family Resource Centre & Ennistymon Town
72	Wind Aware Clare
73	Laura Ward
74	Maureen Gallagher
75	Bridget Gallagher
76	Megan White
77	Eoin & Sheila Ringrose
78	Andrew Hersey
79	Siobhan Leahy
80	Geoff McMullen
81	Mark Hurson
82	Cllr Ian Lynch

<u>Submission.No</u>	<u>Name</u>
83	Cllr Ian Lynch
84	Pat Lafferty
85	University of Limerick
86	Scoil Na Mainistreach
87	Annie Nolan
88	Carron Community
89	Anne Haugh, Director of Social Development & Killaloe Municipal District
90	Clare PP Network (Social Inclusion)
91	Irish Water
92	Cllr Joe Killeen
93	Cllr PJ Kelly
94	Tony Massey
95	Denise McNamara
96	EirGrid
97	Paul & Noelle O'Riordan
98	Rural & Community Development, Rural Development Directorate, Clare County Council
99	Coillte
100	Roads & Transportation Department, Physical Development Directorate, Clare County Council
101	Electricity Supply Board (ESB)
102	Southern Regional Assembly
103	Cathal MacMahon
104	Jonathan Harper
105	Holy Family Senior School (6th Class)
106	Tuamgraney Development Association

Submission.No	Name
107	Brigitte Sikkes, Patrick O'Dea, Frank O'Dea & Fina O'Dea
108	Ballyvaughan Community Dev Group
109	Steve Haigh
110	Niall Ward
111	An Post
112	Kilrush Town Team
113	Cllr Joe Killeen
114	Keep Ireland Open
115	Limerick & Clare Education & Training Board
116	Sara Foust
117	Mullagh National School
118	Shannon Chamber
119	Cllr Shane Talty
120	Greensource
121	Cratloe National School
122	Patrick Walzer
123	Kathleen Connelly & Sean Tubridy
124	Ogonnelloe Community Centre
125	Loughraney Voluntary Community Planning Group
126	Love Shannon Group CLG
127	Ennis Chamber
128	Iarnród Éireann
129	National Transport Authority
130	Diarmuid Keane & Associates Ltd
131	Miltown Malbay Community Enhancement CLG & Development Company
132	Trump International

Submission.No	Name
133	Aisling O'Brien
134	Clare Badgers Inline Hockey Club
135	Scarriff Community College
136	Corofin Future Planning Association
137	IFA
138	Yvonne Conway
139	Andrew Dundas, PJ Donnellan, Christy Spaight, Kieran Ahern, Ciaran O'Connell, John O'Connell
140	Shannon Group
141	6th Class, Cratloe National School
142	Aldi Stores (Ireland) Ltd
143	Gerry Ryan
144	Ann Duggan Murray
145	Irish Wind Energy Association
146	Simply Blue Group
147	Fáilte Ireland
148	Younger Voices Group at Clare Youth Service
149	Doora National School
150	Fiona Hartigan
151	Holy Family Senior School
152	Senator Timmy Dooley
153	Bunratty Local Development Association
154	Cllr Joe Garrihy
155	Clare Youth Service
156	Fergus Merriman
157	Cathedral Church of St Flannan Killaloe

<u>Submission.No</u>	<u>Name</u>
158	Project Management Office/ Fehily Timoney & Co
159	Ennis Hockey Club
160	Clare Women's Network
161	Roadstone Ltd
162	Violet-Anne Wynne TD
163	Tracy Watson
164	Doonaha Development Association
165	Clonlara Development Group
166	Conserve Kilmaley Group
167	Cllr Johnny Flynn
168	Better Ennis
169	Office of the Planning Regulator
170	Loop Head Together
171	Padraig Howard
172	Eamon Keane
173	Lisa Carkill
174	Fergal MacMahon
175	Michael Duffy
176	Limerick Flying Club
177	New Quay Community Development Group
178	Mental Health Reform
179	Kilmihil People's Park Ltd,
180	Kilmurry Community Planning Group
181	Kilkishen Development CLG
182	Labasheeda Community Development Plan
183	Shannon Municipal District Office
184	Local Link Limerick Clare
185	Shannon Foynes Port Company

<u>Submission.No</u>	<u>Name</u>
186	Cllr Susan Crawford
187	Not Here Not Anywhere
188	Slieve Curran Opposition Group
189	Meelick Says No to Windfarms Community Action Group
190	Inch National School
191	Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
192	Coolmeen National School
193	Inagh National School
194	Gaelscoil Uí Choimin National School

Submission No: 001 – Peter Brown

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Need to include Tidal Energy and acknowledge the potential of the Shannon Estuary which has the potential of 108Gw from tidal flows, one of the greatest potential in Ireland.</p>	<p>The content of the submission received is welcomed and will be considered in the preparation of the draft Clare County Development Plan 2022-2028.</p> <p>The Council will prepare a Renewable Energy Strategy having regard to the progress in renewable energy technologies since the current strategy was developed. It is envisaged that this will include an assessment of the potential for marine based renewable energy technologies and where these could be located within the Shannon Estuary, the near shore area and off-shore, would be considered for both terrestrial and off-shore renewable energy in the context of the Strategic Integrated Framework Plan for the Shannon Estuary and national policy.</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. Prepare a Renewable Energy Strategy in the context of the progress in renewable energy technologies since the current strategy was developed and the Climate Action Plan.</p>	

Submission No: 002 – Department of Communications, Climate Action & Environment

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> The Waste Policy & Resource Efficiency Division would be obliged if they were consulted in relation to waste. 	<p>The Council would like to thank the Department of Communications, Climate Action and Environment for their submission and will continue to consult with the Department on all matters but specifically as requested in relation to waste throughout the preparation of the draft Development Plan process.</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. The Council will continue to consult with the Department on all matters, but specifically in relation to waste, throughout the preparation of the Development Plan process.</p>	

Submission No: 003 – Rural, Community and Tourism Department, Rural Development Directorate, Clare County Council

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p><i>“Given the increased focus and dependence on the economic viability of rural areas, the following should be given particular strategic consideration in relation to zoning and sustainable development to support rural development</i></p>	

in County Clare, the operational requirements of the Rural Directorate for Clare County Council and the objectives of the Clare Rural Development Strategy 2026”.

- General reference to the Clare Rural Development Strategy 2026 and all the objectives and strategies noted therein.
- Consideration of public and semi-public partnership opportunities to combine assets to create development in the best public interest to support Rural Development.
- Aside from addressing housing needs, special consideration to be given for the zoning of community and public owned lands in rural areas to facilitate community supported tourism, small businesses, local craft, amenity and the provision of support areas such as services and parking. This strategic zoning should have regard to accessibility to services, development potential of the sites, ground conditions and the ability to deliver for the community.
- Zoning to facilitate catalyst projects or special projects that identify niche requirements specific or particular rural needs or tourism offerings in identified areas of the County to be considered.
- Identification of public realm areas by the Council for potential use by the community and local authorities in the best interest of the public under Town and Village renewal and other support schemes.
- Particular attention to be given to recreation, amenity and water based amenity access and their development for public use to create or enhance Tourism and Community benefit.
- Strategic zoning to be accommodated to support ongoing national investment and sustainable development of public rural investment projects for the life of the plan for example RRDF, Town and Village Renewal and other schemes. Ensuring the continued phased development in a sustainable and incremental manner as suited to the demand and operational requirements of the area.
- Consideration to be given to public spaces and amenity potential within

The Planning Authority recognises the importance of rural development for County Clare in terms of sustaining rural communities and ensuring the continued viability of these communities. The draft Development Plan will reflect the provisions including those relating to Rural Development as set out in the NPF, the RSES and the various Clare County Council policy documents including the Clare Rural Development Strategy 2026.

Land use zoning and the development objectives/priorities will be considered in the preparation of the draft Development Plan for all areas across the County in accordance with national and regional policy guidance. Both the NPF and RSES seek to strengthen the existing rural fabric and to support communities within towns and villages by planning for the future growth and development of rural areas, with a particular focus on activating the potential for the enhancement, renewal and development of rural towns and villages. It is proposed that the Council will continue to work with local communities in sourcing funding so as to address issues such as rural town and village dereliction and vacancy.

Public realm enhancement initiatives make an essential contribution to the

<p>existing centres to facilitate community involvement in the development of key public realm spaces.</p> <ul style="list-style-type: none"> • Focus on the eradication of derelict sites within villages. • Consideration to be given to the future expansion and complementary development adjacent to multi-use centres for remote working, hubs, tourism and small business supports and to also allow expansion of existing successful facilities where appropriate. • Ensure there is a review of available information in relation to the supply of burial ground facilities. 	<p>viability and vitality of rural towns and villages and their communities. It is proposed that the draft Development Plan will include objectives which will support the Council in identifying and progressing appropriate public realm initiatives through URDF/RRDF and other funding initiatives.</p> <p>The Council has, through the Digi-Clare initiative, provided remote working hub and hot desk facilities that are broadband enabled at a number of locations across the County including Carron, Corofin, Ennistymon, Feakle, Kilrush, Kilkee and Miltown Malbay. Future developments with regard to digital hubs will be guided by the Clare Digital Strategy 2023 (a 5 year strategy) and it is proposed that in the preparation of the draft Development Plan objectives will be included to facilitate future needs.</p> <p>In the preparation of the draft Development Plan consideration will be given to the requirement for additional burial ground capacity in the County.</p>
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. To ensure that the draft Development Plan is consistent with the requirements of the NPF and the RSES and has regard to the Clare Rural Development Strategy 2026. 2. The draft Development Plan will recognise the importance of tourism to the local economy and facilitate and support the strengthening of the existing rural fabric and communities throughout the County, through the enhancement, renewal and development of rural towns and villages through appropriate land use and development objectives. 3. The draft Development Plan to include objectives that facilitate the roll out of the National Broadband Plan in Co. Clare and also the Economic development initiative of the Council including Digi Clare rural broadband hubs initiative and Enterprise Hubs for Ennis and Shannon and shall have regard to the Clare Digital Strategy 2023 (a 5 year strategy). 4. The future requirement for burial ground facilities to be assessed and considered in the preparation of the draft Development Plan.
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Submission No: 004 – Housing Department, Social Development Directorate, Clare County Council

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Request that more robust age-friendly measures be incorporated into the draft Development Plan and made the following points:</p> <ul style="list-style-type: none"> • Promoting the development of age-friendly 2 bed units with connectivity 	<p>A Housing Strategy will be prepared for the County which will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the draft Development Plan.</p> <p>In the preparation of the draft Development Plan it is intended that the</p>

<p>to services.</p> <ul style="list-style-type: none"> • Developments designed with age-friendly design not just dwellings but green spaces, footpaths and omission of dead ends within developments that may allow for anti-social behavior. • Identifying areas in town centres which are close to services to be designated as areas for age friendly developments. • Provision of common rooms within developments, allotments, exercise equipment on green areas. • Any applications for multiple units to be sent to Age Friendly Housing Specialist for comment. 	<p>development objectives will seek to ensure that new housing developments provide a range of house types and that accessibility and life-long adaptability are key elements in house design, to facilitate the provision of accommodation to meet the needs of older people and to encourage the provision of a range of housing options in appropriate, convenient and easily accessible locations. The objectives of the draft Development Plan will seek to support the development of age friendly developments in towns and villages in the County as well as on brownfield sites outside of settlement areas where appropriate. The settlement statements and land use plans for towns and villages across the County will be considered as part of the preparation of the draft Development Plan for all settlements (with the exception of Shannon, which has its own LAP and the issues raised will be considered as part of this process.</p>
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Prepare a Housing Needs Demand Assessment and a Housing Strategy for the County which will consider all elements of housing demand including age friendly requirements, which in turn will inform the housing objectives of the draft Development Plan. 2. To include objectives in the draft Development Plan which will seek to ensure that new housing developments provide a range of house types and that accessibility and life-long adaptability are key elements in house design, to facilitate the provision of accommodation to meet the needs of older people and to encourage the provision of a range of housing options for older people in appropriate, convenient and easily accessible locations. 3. To include objectives which support the development of new age friendly developments in towns and villages and on brownfield sites outside of settlements where appropriate. 4. To ensure that land use zoning and the development objectives across the County are considered and are in accordance with the requirements of the NPF and the RSES.

Submission No: 005 – Peter Williams

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Riverside walk in Ennis. Potential for a greenway/blueway riverside walk from Clarecastle through the town and out the north side of the town to conclude at Ballyallia Lake. • Footpath on Clonroadbeg road east of the turn-off/junction to Ballybeg Woods all the way down to Kilrush Road. • Provision of a proper walking surface and street lighting on the 'rocky 	<p>Pedestrian routes and walkways are a critical element for promoting sustainable mobility for both overall health and well-being and for addressing Climate Action by encouraging a modal shift towards sustainable travel options. Opportunities to support initiatives to enhance and develop provision will be encouraged where appropriate and this will be considered in the preparation of the draft Development Plan.</p>

road' path from Clonroadbeg to the Icarus roundabout and on to Eire Óg GAA Club.	
Chief Executive's Recommendation	
1. Identify opportunities for potential walking routes and green and blue ways and improvements to existing pedestrian linkages and routes for Clarecastle and Ennis in the preparation of the settlement statement and land use plan.	

Submission No: 006 – Inland Fisheries Ireland	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission highlights not only the protection of water quality but also protection of physical environment, hydrological processes and biodiversity under the following headings:</p> <p>Water - Waste Water and Environmental Services</p> <ul style="list-style-type: none"> • Regarding waste water treatment systems, sufficient treatment capacity must be available both within the receiving sewerage systems locally and downstream of waste water treatment plants over the full duration of the plan in order that the ecological integrity of the ultimate receiving waters are protected. • This ecological integrity also includes the maintenance of river connectivity; this can be a particular concern in relation to the abstraction of water for drinking water supply. • One particular area of concern for IFI is the abstraction and associated dam at Doo Lough. There are also issues with discharges of ferrous sulphate from the WTP at Doolough. 	<p>The Chief Executive wishes to thank Inland Fisheries Ireland for their submission regarding the draft Clare County Development Plan 2022-2028. The content of the submission is noted and will be considered in the preparation of the draft Plan.</p> <p>Water - Waste Water and Environmental Services</p> <p>The points made regarding the need to balance development of the County in terms of the sufficient treatment capacity of wastewater infrastructure and the receiving waters with land use zoning, rural housing, tourism and enterprise for the duration of the plan are noted. These issues will be considered in the preparation of the draft Development Plan in the context of physical infrastructure requirements, the urban and rural settlement strategy for the County, and the tourism and enterprise sections of the Plan. With regard to water supply the management of this infrastructure is within the remit of Irish Water. The Council will liaise with the relevant authorities during the preparation of the draft Development Plan in terms of these specific issues.</p> <p>With regard to water supply the management of this infrastructure is within the remit of Irish Water and the Council will liaise with Irish Water in the preparation of the draft Development Plan in terms of sustainable levels of water abstraction and any associated discharges of coagulants. This will also be highlighted in the Water Framework Directive status of waterbodies which</p>

- IFI would highlight the importance of building a comprehensive and robust assessment of both local infrastructural needs and Local Authority/Irish Water capacity to meet those needs into the plan. Should particular WWTPs fail to provide expected capacities during the life of the plan, IFI also highlight the risk of associated significant environmental impacts which may result from local development.
- Need for appropriate waste water treatment capacity to facilitate new development

Flood Risk-Flooding

- Due to population growth, etc, there is a need to move to an integrated, catchment based approach for the management of the numerous pressures to the environment from climate change. There is a need to encourage and support sustainable land management in rural areas in order to address long term vulnerability. Areas that need to be addressed include: runoff reduction and attenuation, floodplain management/storage, diversion channels and sediment management.
- Climate change projections over the next century anticipate increased frequency and severity of floods, reduced flows in streams/rivers and higher water temperatures. Approaches to flood management (such as flood walls and embankments etc.), will not be sustainable. The approach needs to be more integrated at the catchment level and recognise that land and water management in one part of a catchment can impact on flooding and flood risk elsewhere.
- Essential to the catchment based approach is the acknowledgment that working with natural flood management techniques can predict and alleviate flood risk in other areas of a catchment.

will inform the draft Development Plan.

In accordance with the NPF and RSES the draft Development Plan will set out its Core Strategy and will include the settlement hierarchy for the County. It is within this context that the zoning of lands will be considered as part of the preparation of settlement strategies for each settlement across the County (with the exception of Shannon, which has its own Local Area Plan).

Noted.

Flood Risk-Flooding

Climate Change mitigation and adaptation is a key pillar of Government policy at present along with national guidance on climate action, this will form a central part and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the transition to low carbon and climate resilient society which is National Policy Objective.6 of the NPF. The draft Development Plan will support compact growth and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets. Objectives will be included relating to improved energy efficiency and the increased use of renewable energy sources across the key sectors such as electricity supply, heating, transport and agriculture in line with the requirements of the NPF and the RSES.

There are a range of National Policy Objectives included in the NPF, which address a variety of climate action issues across urban and rural environments and these will be incorporated into the preparation of the draft Development Plan.

- Practices undertaken in the past have contributed to the severity of flooding events in towns/villages throughout Ireland.
- River reach realignment works, which involve the restoration of straightened rivers to their natural course are among a large suite of river morphology and floodplain restoration measures aimed at increasing the natural flood storage of river systems and reducing the speed at which floods arrive at vulnerable sites downstream. Reference is made to the Scottish Environment Protection Agency publication, Natural Flood Management Handbook, (December 2015) www.sepa.org.uk which details numerous measures including river reach realignment works to tackle flooding. Such practices are coming to be regarded as “Best Practice”. An added benefit of such work is that the length of salmon spawning and nursery channel would be increased significantly, while the quality of this habitat would also be improved because of the increased sinuosity of the channel. It is requested that such measures be explored as part of this plan.

Renewable/Green Energy vs Environmental Sustainability

- Environmental sustainability with regard to any proposed renewable energy scheme. IFI would refer directly to our concerns relating to any proposed hydro-electric scheme. HEP energy while renewable has the potential for significant environmental damage. It is requested that this plan recognize the difference between “green”/renewable energy and energy that can be described as environmentally sustainable.

Aquatic Habitat Protection (including protection of Riparian Habitat)

- A policy in relation to aquatic habitat protection should be included in the Plan. The current planning regulations do not sufficiently address issues of watercourse protection and management.

The Clare Climate Adaptation Plan provides a strong basis for developing specific objectives relating to the safeguarding and reclaiming of flood plains for their natural function of flood water storage. Action 165 under the Climate Action Plan 2019 requires each Local Authority to identify and develop a plan for decarbonising zones. Flood plains and wetlands are vital in terms of not only providing nature based flood storage solutions but also in acting as carbon sequestration areas or carbon sinks. The preparation of the draft CDP will look to incorporate objectives which address this action. The inclusion of key sites identified in Ennis 2040: A Economic and Spatial Strategy will be considered as part of the draft plan.

Whilst opportunities for natural water retention measures will not form part of the SFRA directly, where allocation of lands for such purposes are identified through the flood relief scheme, land zoning objectives can be allocated as appropriate. The principles of the use of Natural Water Retention Measures (NWRM) will also be included in the Plan as an objective, providing joint benefits to flooding, water quality, biodiversity and amenity amongst other areas.

Renewable/Green Energy vs Environmental Sustainability

Hydro Electric Power (HEP) energy will be considered along with other forms of renewable energy in the preparation of the Renewable Energy Strategy. As part of this process the distinction between “green” versus renewable energy will be explored.

Aquatic Habitat Protection (including protection of Riparian Habitat)

The points raised in the submission pertaining to aquatic habitat protection are acknowledged and will be considered in the preparation of the draft Development Plan.

- “Development” can require that extensive sections of watercourses to be drained, altered and diverted. Flood plains may be modified to accommodate housing and industrial development, impermeable surface areas in towns and on motorways have increased giving rise to increased runoff, and smaller streams and rivers have been culverted to accommodate development.
- The local authority under the terms of the EU Water Framework Directive (WFD) (2000/60/EC) is legally obliged to protect the ecological status of river catchments and channels. Therefore consideration has to be given to other factors including flow, drainage, dams, bank erosion, quality of instream vegetation and riparian habitat etc.
- The disparity which currently exists must be acknowledged, e.g. a Tree Preservation Order will provide for the protection of a single mature oak tree in an area while in that same area permission may be given to culvert or cover over a stream or river. IFI requests that such disparity be addressed within the plan.
- To insure that impacts from development/change in land use practices (including flood plain development) do not interfere with the aquatic environment it is essential that those areas adjacent to waterways (riparian buffer zones) are managed in a manner which will lessen impacts to these habitats.
- Numerous Local Authorities in the review and preparation of their respective development plans have included specific policies which reserve riparian/buffer zones free from inappropriate development along banks of rivers and streams. IFI urges all local authorities to acknowledge and address the need for riparian habitat protection. IFI have requested to be consulted in relation to any development (greenfield development or redevelopment of brownfield sites) that could potentially impact on the aquatic ecosystems and associated riparian habitat. IFI can provide guidance on site specific measures to enhance, protect, rehabilitate or establish riparian and aquatic habitats. IFI is opposed to any development on floodplain lands.

In relation to the riparian buffer zone the objectives of the draft Development Plan will have regard to the updated IFI Urban Watercourses Planning Guidance in terms of stream zones which apply to both urban and rural areas

Invasive Species

- The plan should include policies to ensure that development does not lead to the spread of invasive species. An example of a proactive policy in this regard would be to prohibit invasive species from inclusion in landscape design proposals. Landscaping proposals etc. should require the use of native species from local stock. See www.invasivespeciesireland.com

River/Stream Crossing Structures

- The impacts of poorly designed river/stream crossing structures can be serious in terms of habitat loss. When structures are being designed for crossing fisheries waters, consideration must be given to the following biological criteria: species of fish required to safely pass; size of fish required to pass (life stage); time of year in which fish passage is required; and high and low design passage flows etc. Bridges and bottomless culverts have the least impact on fish passage. IFI recommends that the plan should include a clear policy on the use of clear span structures where possible on fisheries waters and that IFI should be consulted on any such proposed developments.

Water Conservation

- The plan is an opportunity to promote policies and awareness of water conservation which may ultimately result in a reduction in water use. Best practice should be promoted in respect of water conservation in all developments through methods such as rain water harvesting.

Sustainable Urban Drainage Systems (SUDS)

The requirement for the inclusion of SUDS for surface water disposal is a positive indicator of a local authority's intention for the sustainable

Invasive Species

The draft Development Plan will ensure an objective in relation to invasive species is included and that it is in compliance with EU Regulation 1143/2014 on the Prevention and Management of the introduction and Spread of Invasive Alien Species.

River/Stream Crossing Structures

As part of the preparation of the draft Development Plan consideration will be given to this issue in the context of development management guidelines and plan policy.

Water Conservation

The Council is committed to incorporating water conservation measures into all developments and to promote policies and awareness of water conservation which may ultimately result in a reduction in water use. The draft Development Plan will incorporate policies promoting water conservation across all sectors of society.

Sustainable Urban Drainage Systems (SUDS)

The NPF contains a National Policy Objective 57 Objective which looks at enhancing water quality and resource management through the use of SuDs

development of the area and should, in conjunction with good management of the site, aid in flooding and pollution management. Such a design should be included in all development design proposals.

Management Policies

- River Management Policies should be an integral part of any development programme. The following mechanisms for protection of the aquatic environment could be considered for inclusion in Area Strategic Management:
 - River Corridor Management Areas which provide for the protection and development of the aquatic environment (particularly within urban areas).
 - Special Preservation Orders provided for specific habitats in need of protection e.g. an Aquatic Protection Order.
 - Special Amenity Areas, identified for their potential as Linear Parklands along waterways.
- Within the context of the plan, a watercourse could be assessed in relation to its existing aesthetic, amenity and recreational value, its potential for improvement and protection and the requirements to achieve this potential i.e. control of further physical interference, water quality deterioration, access, community participation etc.
- IFI requests that the plan provide for the maintenance and preservation of all watercourses and associated riparian habitats.

A Sustainable Plan and the Environment

In determining the likely significant effects of plans or programmes, regard should be given to the need for the sustainable development of the inland and marine fisheries resource. Consideration should be given to potential significant impacts on:

- Water quality

and the draft Development Plan will align its objectives accordingly.

Management Policies

River management policies, river corridor management areas, special preservation orders and special amenity orders will all be considered in the preparation of the draft Development Plan.

A Sustainable Plan and the Environment

The Strategic Environmental Assessment and Appropriate Assessment will be carried out in tandem with the preparation of the draft Development Plan which will take into consideration the likely significant effects and the potential for adverse effects arising from all plans and programmes as required by the relevant legislations. The environmental assessments will inform the draft Development Plan.

- Aquatic and associated riparian habitats
 - Biological Diversity
 - Ecosystem structure and functioning
 - Fish spawning and nursery areas
 - Surface water hydrology
 - Passage of migratory fish
 - Areas of natural heritage importance including geological heritage sites
 - Sport and commercial fishing and angling
 - Amenity and recreational areas
- The Plan should:
- Be consistent with River Basin Management Plans, County Development Plans and comply with the requirements of the EU Water Framework Directive (WFD) (2000/60/EC).
 - Include policies which preclude development in areas where the sewage infrastructure facilities necessary for development do not exist.
 - Advocate a change from an acceptance of river corridor interference to an assumption against it.
 - Promote the integration and improvement of natural watercourses in urban renewal and development proposals.
 - Encourage local participation in urban and rural renewal.
 - Include provision for consultation with IFI on developments which may impact on the aquatic environment.

Chief Executive's Recommendation

1. Prepare a Strategic Flood Risk Assessment to inform the objectives of the Clare County Development Plan 2022-2028.
2. Prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to publication of new Wind Energy Guidelines.
3. Prepare a Renewable Energy Strategy in the context of the progress in renewable energy technologies since the current strategy was developed and the Climate Action Plan 2019.
4. Liaise with Irish Water in relation to existing and planned infrastructure.
5. Prepare objectives and land-use zonings as appropriate in relation to Sustainable Urban Drainage Systems, Water Conservation, Invasive Species, river reach realignment, river structures and Development Management Guidelines with respect to watercourses and water and waste water Infrastructure.

6. Climate change shall be considered in the preparation of the Draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives.

Submission No: 007 – Lissycasey National School

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • The submission outlines information in relation to the profile of the pupils attending the school and the enrolment numbers. • An extension to the school is to commence in 2021 but this will not include indoor sports facilities. • The physical size of the site is outlined and it is stated that this constrains the development of indoor sports facilities within the site. The impacts on the physical education programme at the school are outlined and it is stated that the implementation of the programme is weather dependent. • Outlines the population of Lissycasey and the requirement for a shared sports facility for the community (that would also be used by the school). • Outlines the pedestrian connectivity that has been created between the school and the creche/playground area and the potential accommodation of such a facility at this location. 	<p>The issues raised in the submission are noted and the information provided is welcomed and will assist in considering any requirement for future provision for the forthcoming plan period. The lack of an indoor sports facility to serve the school and also the community of Lissycasey is noted. The importance of promoting health and well-being in planning for the future needs of local communities is recognised. In preparing the draft Development Plan objectives which promote the provision of sport and recreation facilities to meet both educational and community needs will be considered, including opportunities where such facilities can provide for the varying needs of all sectors of the community including those of local schools.</p> <p>The Lissycasey settlement statement and land-use plan will be prepared as part of the preparation of the draft Development Plan and the issues outlined with regard to a lack of indoor sports facilities at the school and in the village generally will be considered as part of this process.</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. Include appropriate objectives in the draft Development Plan which promote physical health and well-being of children and support the provision of sports facilities to meet community needs. 2. Prepare the settlement plan and settlement statement for Lissycasey with regard to the for shared indoor sports/recreational/community facilities. 	

Submission No: 008 – Broadford & Kilbane National School

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Wastewater Treatment</p> <ul style="list-style-type: none"> • The lack of a sewerage scheme is severely restricting the development of business along with the ability of parishioners to get housing in the local area. 	<p>Wastewater Treatment</p> <p>Broadford is not currently served by a public sewerage treatment system and the provision of which would fall to Irish Water. It is noted that the Minister for Housing, Local Government and Heritage has committed to devising a scheme which will provide funding for infrastructure in rural villages that</p>

Flood Relief Measures

- Required along a tributary of Glenomra Rivers which has flooded the school in near past.

Digital Hub

- There are many broadband blackspots in the parish. A recent Community Hall survey indicated there is significant demand for a Digital Hub type facility.

currently are outside Irish Water’s investment programmes. Broadford has been identified as one of the villages in Clare that will be included in this scheme. The Planning Authority will liaise with Irish Water regarding this new scheme and will give further consideration to the issue of wastewater treatment availability in the context of the Broadford settlement statement and land-use plan.

Flood Relief Measures

The history of flooding in close proximity to the school is acknowledged. The preparation of the draft Development Plan will be informed by a Strategic Flood Risk Assessment, which will identify areas at risk from flooding and will also indicate the level of risk associated with each area. The preparation of the draft Plan will also have regard to other information sources such as CFRAM Flood Risk Management Plans (where available) and any updated version/more detailed local studies. This will inform the appropriate zoning of land which is identified as being prone to flooding within the settlement statement for Broadford.

Digital Hub

The Council has, through the Digi-Clare initiative, provided remote working hub and hot desk facilities that are broadband enabled at a number of locations across the County including Carron, Corofin, Ennistymon, Feakle, Kilkee, Kilrush and Miltown Malbay and plans are in place to open a number of new facilities in the coming months. Future developments with regard to digital hubs will be guided by the Clare Digital Strategy 2023 (a 5 year strategy) and the objectives of the draft Development Plan will be prepared having regard to same. It is envisaged that the draft Development Plan will include objectives which will facilitate the improvement of telecommunications in the County that are in accordance with Section 6 of the RSES and that these objectives will support the roll out of the National Broadband Plan.

Traffic & Transport

- Traffic calming measures are required on Main Street and also past the National School and Hurling pitch. There is a lack of footpaths to outer limits of village and existing footpaths are substandard. Street lighting is also substandard. The lack of parking is an issue which raises safety concerns as Ball Wall training area is the main source of parking. There is a lack of adequate transport services to and from Limerick and Ennis.

Derelict Housing

- A number of prominent vacant properties are derelict which gives a negative image.

Outdoor Leisure

- Broadford is nestled in the valley of the Sliabh Bearnagh Mountains and there is significant potential for trail walks and cycle ways. Potential areas for development include Doon Lake, Formoyle Fort, 'enchanted Lake' linking the 12 O'Clock Hills trail to the village, linking Moylussa to Cragnamurragh and down to Kilbane/and or Broadford. There is potential to develop historical and biodiversity walks within or close to the village.

Littering

- There are a number of blackspots in the parish which require intervention.

Traffic & Transport

Issues pertaining to traffic calming, pedestrian infrastructure, parking, street lighting and public transport connectivity are noted and will be considered in the preparation of the draft Plan. It is intended that the draft Development Plan will be consistent with the objectives relating to a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the Southern RSES. The role of Iarnród Éireann, Clare Bus, Bus Éireann and private transport companies is also noted with regard to transport services across the County.

Derelict Housing

The importance of active land management to regenerate town and village centres in addressing vacancy and dereliction and in promoting compact growth is recognised and will be promoted through appropriate objectives in the draft Development Plan.

Outdoor Leisure

Development which improves access to greenways, tourist infrastructure and recreational routes is encouraged where appropriate. It is envisaged that all proposals listed in this submission will be considered in the preparation of the draft Development Plan. The draft Plan objectives will align with the Regional Policy Objectives as set out in the RSES (e.g. RPO 53, 124 & 174) in this regard.

Littering

The Council's Litter Management Plan sets out the Council's policy and actions on litter control and it is intended that the draft Development Plan objectives will support the implementation of this Plan.

<p>Sports and Activity</p> <ul style="list-style-type: none"> Hurling and Camogie clubs need to develop a second field as current facilities are not adequate to serve both clubs all year round. Requirement for a playground which serves the sensory needs of children in ASD class along with all children in community. 	<p>Sports and Activity</p> <p>With regard to land use zoning and the development objectives and priorities pertaining to sports, recreation and community amenities these issues will be prepared as part of the preparation of the draft settlement statement and land use plan for Broadford.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> The settlement statement and land-use plan for Broadford will be prepared in line with emerging details of the new funding scheme for rural villages for the provision of wastewater treatment facilities. Prepare the Strategic Flood Risk Assessment to inform the development objectives of the draft Development Plan. The draft Development Plan will include objectives which facilitate the roll out of the National Broadband Plan and the Digi-Clare initiative. The draft Plan is to be guided by the Clare Digital Strategy 2023 in this regard. The settlement land-use plan and settlement statement for Broadford is to be prepared will include objectives which facilitate and support modal shift, specifically in relation to addressing traffic calming, pedestrian infrastructure, parking, street lighting and public transport connectivity in accordance with RPO 91 of the RSES. To include objectives in the draft Development Plan to address issues of vacancy and dereliction. To ensure objectives of the draft Development Plan support and facilitate the development of sports, recreational facilities and trails at appropriate locations throughout the County in accordance with the Regional Policy Objectives as set out in the RSES (e.g. RPO 53, 124 & 174). 	

<p>Submission No: 009 – Killaloe Boys National School</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> Killaloe Boys National School and Killaloe Convent School are in the process of amalgamation and a greenfield site is being sought to facilitate this amalgamation. The pupil numbers, enrollment issues for the boys school are outlined as are the constraints that hinder the further development on the existing boys school site. The boys school site is adjacent to a busy T-junction. The Board of Management has written to the Senior Engineer of Clare County Council and Gardaí to express their serious concerns over road traffic safety. 	<p>The requirement for a greenfield site to accommodate the amalgamation of the two schools is acknowledged and consideration will be given to this in the preparation of the settlement strategy and land-use plan for Killaloe as part of the draft Development Plan.</p> <p>A Killaloe-Ballina Town Enhancement and Mobility Plan is currently being prepared by Clare County Council and Tipperary County Council which will address public realm and mobility and transport. The draft Development Plan will have regard to this plan in considering objectives for Killaloe.</p>

Chief Executive's Recommendation

1. In the preparation of the settlement statement and land-use plan for Killaloe to consider the issues outlined in relation to mobility and transport and include objectives as appropriate.

Submission No: 010 – Older People's Council

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The Vision of County Clare</p> <ul style="list-style-type: none"> • Plan Directory should be written in an easy to read and understandable format • Emphasis on development of Shannon Airport • Promote off shore windmills to protect the countryside views. • Improvement and maintenance of country roads, their surface and hedgerows in keeping with biodiversity. 	<p>The Vision of County Clare</p> <p>Every effort will be made to ensure the County Development Plan is presented in an easy to read and understandable format.</p> <p>The regional importance of Shannon International Airport and the Shannon Industrial Zone is recognised by the Council. The draft Development Plan will include appropriate objectives to facilitate the continued operation and future development of both the Airport and the industrial zone. The requirements for Shannon International Airport, the industrial zone and the aviation sector generally will be considered in the context of the preparation of the draft Development Plan (e.g. land use zoning, economic development and transport sections etc). In addition the draft Development Plan will not look at the airport and the industrial zone in isolation but in the wider context of the Limerick-Shannon MASP and the LSMATS along with the outcome of the Shannon Masterplan, which is currently being drafted.</p> <p>The Council will prepare a Renewable Energy Strategy as part of the Draft Plan preparation. It is envisaged that this will include an assessment of the potential for marine based renewable energy technologies. Specific road objectives will be proposed in the draft Development Plan.</p> <p>As partners to the All-Ireland Pollinator Plan (AIPP), Clare County Council are aiming to reduce pesticide usage in accordance with Actions 19 and 20 of the AIPP publication 'Councils: Actions to Help Pollinators'. Action 19 calls on councils to either reduce or eliminate the use of pesticides, and Action 20 calls councils to adopt the pollinator friendly pesticides code.</p>

<p>Attractive Residential Environment</p> <ul style="list-style-type: none"> • Emphasis on upgrading houses to suit the needs of older people. • New properties should be given planning permission only if the proposed houses are built with future needs included. • Grants to encourage upgrade of vacant houses. • Biodiversity - Clare County Council should show example. Biodiversity encouraged in schools at all levels. • Please include Cahermurphy as a cluster on your map. There are various age groups living in this area including several young families. Your marker could be on Cahermurphy school. <p>County Clare's Strength and Weaknesses</p> <ul style="list-style-type: none"> • Tea and coffee cafes would be great places for all ages to meet. • Improving rural bus services as well as the routine services for schools including routes for the whole community. 	<p>Attractive Residential Environment</p> <p>As part of the draft Plan preparation a Housing Needs Demand Assessment and a Housing Strategy will be produced. The draft Development Plan will reflect the outcomes of these strategies.</p> <p>The importance of active land management to regenerate town and village centres and address vacancy and dereliction is recognised and will be investigated further in the preparation of the draft Plan which will include policies to support the Council and private developers in their approach to addressing dereliction and vacancy.</p> <p>The recent publication of a Biodiversity Best Practice Manual for Clare County Council and proposed training programme highlights the importance of streamlining biodiversity focused considerations into all aspects of the functions carried out by the Council. The draft Development Plan will be informed through elements of this manual in the formulation of policy objectives relating to biodiversity.</p> <p>The designations of clusters across the County will be considered within the context of the Core Strategy and settlement hierarchy as part of the preparation of the draft Plan.</p> <p>County Clare's Strength and Weaknesses</p> <p>The Council supports the creation of community facilities within towns and villages and the draft Plan will include policies objectives to support the development of same.</p> <p>The draft Plan will support the Local Link Rural Transport strategy, and further consideration will be given in the preparation of the draft Development Plan as to how best encourage and support the rural transport service.</p>
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- Investment for small villages making sure the local services are available.
- Moneypoint should develop off shore windfarms.

Town and Village Renewal

- Encourage Tidy Town participation.
- Encourage local people to support Voluntary groups.
- Invest in waste water schemes in villages.
- More outdoor seating.
- Ensure streets are clean and safe to walk on.

The draft Development Plan will ensure that adequate lands are zoned and appropriate policy support is contained with the Plan to provide local services.

The Council recognises the importance of Moneypoint to the region's economy and is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. It is intended that the draft Development Plan will include policies and objectives which support a sustainable future for Moneypoint by facilitating its sustainable growth, operational expansion and more importantly its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

Town and Village Renewal

The forthcoming draft Development Plan will contain objectives and policy to support Tidy Towns, Community Groups and volunteerism.

The management of water and wastewater infrastructure falls within the remit of Irish Water. Clare County Council will liaise in relation to existing and planned investment in town and village waste water treatment schemes in order to be able to plan for future growth.

The Council is committed to incorporating green features into public realm developments, and to making improvements within settlements in terms of social infrastructure and also as a mitigation measure for climate change. The draft Plan will incorporate policies promoting greening urban areas and good public realm.

- Provide bins and impose litter fines.

Rural Development

- Villages should include all essential services.
- Meetings in rural areas to promote awareness and communication.

Integration of Land Use and Transport

- Vital that Shannon Airport is maintained and developed.
- Main issues re mobility (i.e. providing links to towns/villages)
- A co-ordination plan between buses and trains.
- Cycle ways and walkways be located centrally in villages.

The draft Plan will have regard to the Litter Management Plan which aims for the prevention and eradication of litter throughout County Clare.

Rural Development

The Council has four Rural Development Officers, one in each Municipal District. These officers are available to the community to inform and guide them in relation to funding schemes and project work, and promote communication between communities and the Council. The draft Plan will build on this resource and the opportunities it presents.

Integration of Land Use and Transport

The regional importance of Shannon International Airport and the Shannon Industrial Zone is recognised by the Council. The draft Development Plan will include appropriate objectives to facilitate the continued operation and future development of both the Airport and the industrial zone. The requirements for Shannon International Airport, the industrial zone and the aviation sector generally will be considered in the context of the preparation of the draft Development Plan (e.g. land use zoning, economic development and transport sections etc). In addition the draft Development Plan will not look at the airport and the industrial zone in isolation but in the wider context of the Limerick-Shannon MASP and the LSMATS along with the outcome of the Shannon Masterplan, which is currently being drafted.

The important of safe walkways and cycleways in urban areas are critically important. The draft Plan will include policies and objectives to support walkways and cycle ways where appropriate in order to encourage sustainable transport and wellbeing. The draft Plan will support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.

- Broadband upgrading works.

Community Projects

- Develop the Lake Walk in Kilmihil.
- Encourage maintenance of stone walls.
- Encourage people to plant trees in garden areas to help the bird and bee population.

Renewable Energy

- Support offshore wind and wave developments.
- Encourage building of eco -friendly new housing.

Support for Cultural Development in Clare

- Promote Age Friendly meetings and ideas.
- Encourage meetings of different ethnic groups.
- Continue to support Celtic music and dance events.

The Council will continue to develop and promote the implementation of the Clare Digital Strategy. This strategy, complemented by the rollout of the National Broadband Plan and the Clare Rural Development Strategy 2026, seeks to ensure that broadband is leveraged to help alleviate the root causes of rural depopulation rather than reinforcing any further migration to urban spaces. The ethos of these documents will be reflected in the draft Plan.

Community Projects

The contents of the submission in relation to a Lake Walk in Kilmihil are noted and will be considered in the preparation of the draft Plan.

It is an objective of the existing Development Plan to encourage the retention of natural features in development proposals. It is proposed that the draft Development Plan will promote and encourage this approach.

The draft Development plan will have regard to the Climate Change Adaptation Strategy 2019-2024 in the development of policy objectives to promote climate change adaptation measures across all sectors.

Renewable Energy

As part of the draft Development plan it is proposed to prepare a new Renewable Energy Strategy. It is intended that this will take account of the progress in renewable energy technologies that have occurred in recent years.

Support for Cultural Development in Clare

The draft Development Plan will promote Age Friendly policies and objectives having regard to the Clare Age Friendly Strategy.

County Clare has an extremely rich and varied culture and heritage and the

<ul style="list-style-type: none"> • Develop classical music events. • Have a day specifically devoted to multi-cultural development 	<p>draft Development Plan will include objectives which seek to protect, promote and develop same.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. Include policies and objectives in relation to Shannon International Airport, the industrial zone and the aviation sector. 2. Continue to develop and promote the implementation of the Clare Digital Strategy and support the National Broadband Plan through inclusion of appropriate objectives. 3. Prepare a new Renewable Energy Strategy in the context of the progress in renewable energy technologies in recent years. 4. Include policies and objective on community facilities and supports for community groups. 5. Support the implementation of the Climate Change Adaptation Strategy through appropriate objectives in the draft Development Plan. 6. Include Age Friendly policies and objectives in accordance with the Age Friendly Strategy, the Housing Need Demand Assessment and the Housing Strategy. 7. Include Culture and Heritage policies and objectives in the draft Development Plan. 	

<p>Submission No: 011 – Bodyke National School</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> • Outlines the history and pupil/staff numbers at the school. • Outlines traffic safety issues at the school due to its access from the R465 regional road and the lack of parking and turning facilities. • Outlines the requirement for such facilities and also a grassed hurling/recreational area. • States that the adjacent field has the capacity to address the issues raised and requests the Council to purchase the site. • States that the school and Bodyke Development Association are available to provide further information where required. 	<p>The traffic issues and recreational space issues outlined are noted and will be considered in the preparation of the Bodyke settlement statement and land-use plan.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. In the preparation of the settlement statement and land-use plan for Bodyke to give consideration to the issues outlined in the submission with regard to traffic safety and future expansion of school facilities. 	

<p>Submission No: 012 – County Librarian</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> • The library branches built in the mid 1970's and early 1980's in the County employed a Scandinavian design approach using a lot of glass and wood 	<p>A Record of Protected Structures will be prepared and will be included in the draft Development Plan.</p>

<p>which have now encountered problems with rotting external timbers, loosening of window panes, etc and are unable to reach modern SEAI standards.</p> <ul style="list-style-type: none"> The Internal open plan design doesn't work in modern libraries where events require closed off spaces for public use (i.e. multi-purpose lecture spaces, sensory spaces etc). Request these listed buildings be removed from the Record of Protected Structures as a matter of priority to allow the Local Authority compete for grant aid for redevelopment and also to allow the buildings to provide for the demands of a modern library. 	
Chief Executive's Recommendation	
1. Prepare a Record of Protected Structures in the preparation of the draft Development Plan	

Submission No: 013 – Geological Survey Ireland	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Geoheritage</p> <ul style="list-style-type: none"> Welcomes the mention of geological sites within the 'Built and Natural Heritage, Landscape and Green Infrastructure' section of the issues paper. Would encourage the inclusion of County Geological Sites (CGSs) as specific policy objectives within the new County Development Plan. CGS's have been included in the Clare County Council Development Plan 2017- 2023 Chapter 14, and more specifically 'Objective CDP14.5'. <p>The following points are suggestions to protect geological heritage:</p> <ul style="list-style-type: none"> As a minimum, would like to include a policy objective with wording such as: <i>"to protect from inappropriate development the scheduled list of geological heritage sites."</i> Or <i>"to protect from inappropriate development the following list of County Geological Sites"</i> 	<p>The information on issues such as geoheritage, culture, tourism, groundwater and geothermal energy are noted and these will be considered in the preparation of the draft Development Plan.</p> <p>With regard to the Burren and Cliffs of Moher Global Geopark and other geological heritage sites across the County the Council will continue to work in partnership with landowners, local communities and other relevant stakeholders to maintain this Geopark status, where appropriate and also to ensure the appropriate management of all other sites.</p> <p>With regard to the data sources outlined in the submission (e.g. groundwater, geothermal, geo-hazards and INFOMAR) these are noted and will provide a valuable resource which will inform the environmental assessments undertaken as part of the Plan making process (Strategic Environmental Assessment and Appropriate Assessment) as well as the relevant objectives of the draft Development Plan. Extensive baseline mapping will be prepared as part of the SEA process to inform the Environmental Sensitivity and Constraints of the County. This will be based on</p>

- Listing in the CDP provides protection of the sites against potentially damaging developments that normally require planning permission, such as building, quarrying, landfilling or forestry.
- CGSs have been adopted in the National Heritage Plan, and will form a major strand of geological nature conservation to complement the various ecological and cultural conservation measures.
- Important to note that management issues for the majority of geological heritage sites may differ from ecological sites. Consultation at the earliest stages can identify any issues relevant to an individual site or proposed development.
- Include a policy objective to protect geological NHAs.

Culture and Tourism

- Ireland currently has three UNESCO Global Geoparks, including the Burren and Cliffs of Moher Global Geopark, which has retained its UNESCO Global Geopark status for another four years. Would encourage continued use of geological audit information making it available to the general public. Encourage geology to be part of any tourism initiative such as the Loop Head Visitor Experience Development Plan (VEDP) on which GSI recently made a statutory submission (our ref 20/220).

Dimension Stone/Stone Built Ireland

- There is a research collaboration agreement between GSI, TCD & OPW, to run for a 2 year period to document building and decorative stone in Ireland. Also aid the public in complying with part 4 of the P&D Act 2000, which requires owners to conserve protected structures. Also assists with Section 57 Declarations.

Geological Mapping

- The geological mapping programme creates maps that depict the rocks

the best available and most up to date information.

and subsoils of the onshore area of Ireland. These data sets include depth to bedrock data and subsoil classifications. It is requested that this data is used in the planned SEA report.

Groundwater

- Recommend the use of their National Aquifer, Vulnerability and Recharge maps within the CDP. Further information is available on their Map viewer. With regard to Flood Risk Management, there is a need to identify areas for integrated mitigation and management. Their GW Flood project is a groundwater flood monitoring and mapping programme aimed at addressing the knowledge gaps surrounding groundwater flooding in Ireland. This is primarily focused on karst areas such as those located in Co. Clare, which will provide vital information to benefit the CDP. It is recommended to use the GW Flood tools found under their programme activities (in conjunction with OPW data) to this end.
- The Geological Survey Ireland has established the GW Climate project in January 2020. This will:
 - a) Establish a long-term strategic groundwater level monitoring network and
 - b) Develop modelling and analytical approaches for evaluating the impacts of Climate Change to Irish groundwater systems.

Noted.

Geohazards

- Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. Information is available on past landslides for viewing as a layer on their Map Viewer.
- They engage in national projects such as Landslide Susceptibility Mapping and Groundwater Flooding (GW Flood), and in international projects, such as the Tsunami Warning System, coordinated by the Intergovernmental Oceanographic Commission of UNESCO. Recommend that geohazards and

Noted.

particularly flooding be taken into consideration, and encourage the use of their data when doing so.

Geothermal Energy

- Geothermal energy harnesses the heat beneath the surface of the Earth for heating applications and electricity generation. They recommend the use of their Geothermal Suitability maps to determine the most suitable type of ground source heat collector for use with heat pump technologies. The Geothermal Suitability maps could also be considered as part of the Renewable Energy Potential for the CDP.
- Ireland also has recognised potential for 'deep' (>400m) geothermal resources. In 2020 they published a Roadmap for a Policy and Regulatory Framework for geo-thermal energy in Ireland.
- They would welcome the reference to mineral locations and aggregate potential in Section 3.7.
- The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on their Map Viewer. They would welcome the consideration of aggregate potential sterilisation included as part of the scoping document.

Marine and Coastal Unit

- GSI's Marine and Coastal Unit in partnership with the Marine Institute, jointly manages INFOMAR, Ireland's national marine mapping programme; providing key baseline data for Ireland's marine sector. In relation to tourism have an extensive database of shipwrecks mapped by the INFOMAR programme. INFOMAR also produces a wide variety of seabed mapping products. It is recommended that the Planning Authority would use their Marine and Coastal Unit datasets available on their website and Map Viewer.
- The Marine and Coastal Unit also participate in coastal change projects

Noted.

<p>Architectural Heritage</p> <p>The only dry stone building walls (Templemaley River – Ballyallia Ennis) of that type in Europe built in 18th century. It is covered with trees and bushes which will damage the walls in time at a cost to tourists and locals.</p> <p>Signage</p> <p>All the old signs on old main roads were removed with new signage pointing to motorway. Tourists cannot find old roads.</p>	<p>Architectural Heritage</p> <p>The Council is committed to the protection of the archaeological and architectural heritage of the County and will utilise the appropriate tools (including the Built Heritage Investment Scheme) to assist in the maintenance and repair of protected structures.</p> <p>Signage</p> <p>Noted.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. To facilitate and support the development of the greenways and other recreational routes at appropriate locations within the County in the draft Development Plan. 2. To prepare a new Renewable Energy Strategy for the County. 3. To include objectives in the draft Development Plan which support and facilitate the maintenance, upkeep and re-use of the existing built heritage in the County (including protected structures and buildings within Architectural Conservation Areas). 	

<p>Submission No: 015 – Rural Development Department, Clare County Council</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<p>Population & Housing</p> <ul style="list-style-type: none"> • Provision for universally designed housing for all new builds for developing sustainable communities and solving future housing issues. • Mixed developments of houses (multi-generational estates) close to shops & services. This is favoured above dedicated 'Retirement Villages'. • Green spaces incorporated into housing estates to promote physical activity. • The Garda's Crime Prevention Unit in Dublin now offers a Crime Prevention Through Environmental Design training to local authority staff. This is very useful in the design of housing estates to make them safer places for all. 	<p>Population & Housing</p> <p>With regard to accessibility the Council requires all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design and to provide appropriate onsite facilities. The principle of universal accessibility will be reflected in the objectives of the draft Development Plan. The location, mix and type of houses including multi-generational estates will be one element in the new Housing Strategy for the County which will inform objectives related to housing proposals in the draft Development Plan. The settlement plans and settlement statements for the towns and villages across the County will facilitate and support the achievement of appropriate permeability for pedestrians and cyclists.</p>

Economic/Enterprise/Tourism/Retail

- To improve Towns & Villages get them to work together in clusters with regard to the retail services they offer. This would boost their vitality whilst eliminating competition between them.

Transport & Infrastructure

- There needs to be better connectivity between Transport services both within the County and linking outside of the County.
- Reference to the *'Limerick Shannon Metropolitan Area Plan'* which will be crucial for the connectivity to Shannon International Airport.
- Provision for a Town Bus Service for Shannon & Ennis with associated bus shelters.
- Active living - more focus on building places that encourage active living and physical activity.
- Reference to Safe Routes to School program.
- Recreational opportunities (parks, fitness centres etc) and walking trails and bike lanes.
- Provision of access to drinking water in public parks, recreation and community spaces.
- Development of more Greenways to promote Healthy Tourism.
- Development of Green infrastructure.
- Reference to *'Universal Design in the Public Realm'* by the Centre for Excellence in Universal Design.
- Reference to the *'National Physical Activity Plan'*.
- More public toilets with baby changing facilities would accommodate all age groups.

Economic/Enterprise/Tourism/Retail

A new Retail Strategy is being prepared as part of the preparation of the draft Development Plan which will inform the objectives to be included in relation to retail developments. Collaboration and co-operation between communities is to be encouraged in the delivery of viable retail (and other) services throughout the County's towns and villages.

Transport & Infrastructure

With regard to the greenways and recreational routes and amenities the issues outlined in the submission will be considered in the preparation of the draft Development Plan. The Limerick Shannon Metropolitan Area Transport Strategy (LSMATS) will inform the draft Development Plan, and for the wider County area the principles of Smarter Travel, the improvement of connectivity to Shannon International Airport and air, rail, road and sea transport links to and within the County will be considered.

<p>Climate Change</p> <ul style="list-style-type: none"> • Provision for Living Walls and Rooftop Gardens on buildings in Towns to reduce carbon emissions. • Provision for development & exploitation of wave technology in the Shannon estuary to power homes e.g. Thames barrier in London. • Provision for E-bike/scooter schemes in towns like in other European towns & cities. <p>Social Community & Cultural Development</p> <ul style="list-style-type: none"> • More Sports & Leisure Facilities other than GAA to provide outdoor recreational meeting spaces for physical activity and socialising. • Community gardens in both urban & rural areas. • Community Food. • Planting fruit trees in public spaces has been shown to help combat food poverty. • Smoke/Vape free beaches & parks. 	<p>Climate Change</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.</p> <p>The Council will prepare a new Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028 which will take account of the progress in renewable energy technologies in recent years. The Renewable Energy Strategy will inform the renewable energy policies and objectives of the draft Development Plan.</p> <p>Social Community & Cultural Development</p> <p>The Council will continue to work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community facilities throughout the County and this will be reflected in the settlement plans, settlement statements and development objectives of the draft Development Plan.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. To ensure the principle of universal accessibility is a key consideration in the drafting of the Development Plan and to include appropriate policy and objectives to ensure the support for same. 2. To prepare a new Retail Strategy for the County which will inform the preparation of the draft Development Plan. 3. To facilitate and support the development of the recreational amenities and routes at appropriate locations within the County in the draft Development Plan. 4. To support the improvement of transport links including cycle, bus, rail and road connectivity to Shannon International Airport and the Shannon Industrial Zone. 	

5. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the new Wind Energy Guidelines by the Minister.
6. Prepare a new Renewable Energy Strategy taking account of the progress in renewable energy technologies in recent years.
7. To facilitate the planned delivery of accessible community facilities throughout the County in the settlement plans, settlement statements and objectives of the draft Development Plan.

Submission No: 016 – Doolin Pier Group

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Vision</p> <ul style="list-style-type: none"> • Amend 'Vision' to <i>"A County that has maximised its unique characteristics, strengths, location and connectivity to become Ireland's centre of culture, tourism, heritage, a region of high-quality living, and the preferred international destination for sustainable investment and innovation"</i>. <p>Key characteristics that define County Clare as a good place to live, work, etc</p> <ul style="list-style-type: none"> • Include access to recreational facilities and local amenities for local communities, (i.e. access to the old pier at Doolin for swimming). <p>The protection of rural and natural amenities while providing for sustainable economic development?</p> <ul style="list-style-type: none"> • The preservation of the traditional rights of access to recreational opportunities in the County. <p>Potential Tourist Attractions</p> <ul style="list-style-type: none"> • To leave some natural areas for the local communities to enjoy without 	<p>Vision</p> <p>In the preparation of the draft Development Plan the Vision for County Clare will be considered.</p> <p>Key characteristics that define County Clare as a good place to live, work, etc</p> <p>The Council will continue to work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community facilities throughout the County and this will be reflected in the objectives of the draft Development Plan. The multifunctional uses of the piers in Doolin are noted in this regard.</p> <p>The protection of rural and natural amenities while providing for sustainable economic development?</p> <p>Public rights of way within the County will be considered in the preparation of the draft Development Plan.</p> <p>Potential Tourist Attractions</p> <p>The issues outlined in the submission are noted and will be considered in the</p>

<p>restrictions.</p> <p>Sports and Leisure facilities</p> <ul style="list-style-type: none"> • The old pier is used for pier-jumping and swimming offering easy access to the water (i.e. wheelchair users can use the slipway). Doolin is considered to be safer than both Fanore and Lahinch beaches, both of which have dangerous rip currents and high waves. • The plan should aim to retain and increase the number of “<i>Clean Coasts</i>” sites in addition to the Blue Flag sites in the County. 	<p>preparation of the draft Development Plan.</p> <p>Sports and Leisure facilities</p> <p>Coastal initiatives such as Clean Coasts, the Green Coast Award and the Blue Flag scheme are strongly supported by Clare County Council to ensure that the County’s coastal areas and bathing waters are maintained to the highest levels. The draft Development Plan will include policy objectives to support these and similar initiatives.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. To ensure the vision for County Clare in the draft Development Plan fully captures and reflects a holistic vision for the County and its citizens. 2. To work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community facilities throughout the County and to ensure that the settlement statement and land-use plans, and development objectives in the draft Development Plan facilitate and support the development of such facilities at appropriate locations within the County. 3. To support the protection of the County’s coastline including its various beaches through coastal initiatives such as the “<i>Clean Coasts</i>” initiative, the Green Coast Award and the Blue Flag scheme in the draft Development Plan. 	

<p>Submission No: 017 – Transport Infrastructure Ireland</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive’s Opinion</p>
<p>Transport Infrastructure Ireland recommends that the development objectives reflect the provisions of the Section 28 Ministerial Guidelines ‘<i>Spatial Planning and National Roads Guidelines</i>’ (DoECLG, 2012).</p> <p>Managing Exchequer Investment And Statutory Guidance</p> <ul style="list-style-type: none"> • The M18 motorway is identified as part of the EU TEN -T Comprehensive Network. This designation has repercussions and action requirements for policies and objectives, which should be considered in the preparation of the draft Plan. Also, the N19 national primary road and the N67, N68, N85 national secondary roads also provide important regional and inter-regional connectivity within and through County Clare. The submission outlines the investment priorities in Project Ireland 2020 and the nature of 	<p>In the preparation of the draft Development Plan the Council will have regard to the requirements of the Section 28 Ministerial Guidelines ‘<i>Spatial Planning and National Roads Guidelines</i>’ (DoECLG, 2012).</p> <p>Managing Exchequer Investment And Statutory Guidance</p> <p>The preparation of the draft Development Plan will have regard to Section 6.3.4 and the Regional Policy Objectives of the Southern RSES, which the policies, objectives and core strategy of the draft Development Plan will be consistent with. The objectives as set out in the draft Limerick Shannon Metropolitan Area Transport Strategy as they apply to County Clare will be incorporated in the draft Development Plan.</p>

the road network nationally.

- States that the draft Development Plan should include policies and objectives which allow the network of national roads to continue to play the intended strategic role in catering for inter-urban and inter-regional transport requirements that will serve economic competitiveness and regional accessibility. Also states that it is critical that these roads need to be managed in accordance with Smarter Travel (DTTAS, 2009), (SFILT) Investing in our Transport Future (DTTAS, 2015), the provisions of the Section 28 DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), Project Ireland 2040 and the Southern Regional Assembly Regional Spatial and Economic Strategy (SRA RSES). Regional Policy Objective RPO140 is referenced in this regard.
- Recommends the inclusion of core strategy objectives with regard to national roads and transport networks.

Development And Core Strategy

- The investments made in national roads in Clare continue to be safeguarded and that the implications of land use policies on the strategic national road network should be considered in the preparation of the draft Development Plan. Where a requirement may be identified for the development of a particular location, any local transport function of national roads in respect of such areas must be secondary to the role of these roads in catering for strategic traffic.
- Policies and objectives in identified urban growth areas can be developed and adopted so as to avoid undermining the strategic transport function of national roads and zoning and/or development strategies should demonstrate adherence with the National Strategic Outcome No 1 of the National Planning Framework and also adhere to RPO 158 of the Southern RSES.
- Would welcome objectives requiring the Local Transport Plan for Ennis to be included in the draft Development Plan for Clare thus giving effect to RPO 11 (c) and RPO 157 of the SRA RSES and looks forward to future

Development And Core Strategy

It is intended that the draft Development Plan will include objectives which will appropriately safeguard the national, regional and road networks across the County and further consideration will be given to the content of the submission received in this regard.

The preparation of the draft Development Plan will have regard to Section 6.3.4 and the Regional Policy Objectives of the RSES and the policies, objectives and core strategy of the draft Plan will be consistent with the RPO's. Also the objectives as set out in the draft Limerick Shannon Metropolitan Area Transport Strategy will all be promoted and facilitated by the Council.

The draft Development Plan will also endeavour to give local expression to the regional-level transport strategy as per the RSES and as per Regional Policy Objective RPO150 a local transport plan is to be prepared for the "Key Town" Ennis.

consultation on 'Ennis 2040' as referred to under SRA RSES RPO 13 (b).

- Would welcome the Limerick Shannon Metropolitan Area Transport Strategy (LSMATS) informing the land use and transport strategy to be developed by the Council for the new Plan as it relates to Shannon.
- The Council may consider it appropriate to review the extent and location of industry, employment and other commercial type land uses to prepare a co-ordinated and integrated land use pattern; the Guidance Note on Core Strategies published by the DoECLG (2010) contains advice on this requirement and development plans should ensure that the capacity on national roads is utilised appropriately and that such roads can continue to perform their intended function.
- It is recommended that residential, retail, and employment objectives especially zoning objectives should guide developers to design for sustainable transportation requirements at the earliest stages of development design.
- Any costs such as land acquisition, additional road infrastructure and environmental mitigation measures arising to the national roads network to accommodate local development proposals will be borne by the local authority and will not be funded by TII.

Development At National Road Junctions

- Particular care should be taken in zoning of locations at or close to junctions on the national road network.
- TII remains available to assist the Council in preparing Strategic Transport Assessments to address development proposals in the proximity of national roads where such proposals are demonstrated as being in accordance with the provisions of official policy in the first instance.
- Planning authorities, in considering proposals for zonings adjacent or close to existing or planned national roads/motorways and junctions, should give special attention to the preferences expressed in the Retail Planning

Land use zoning and the development objectives set across the County are required to be in accordance with the requirements of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.

Development At National Road Junctions

Issues pertaining to the potential impacts on existing and proposed road networks will be considered in the preparation of the objectives and land use zoning plans across the County. This assessment will be consistent with the requirements of the relevant national and regional level documents. Also the guidance as set out in the RSES with regard to Area Based Transport Assessments will be considered.

Guidelines for locating developments that attract many trips within established towns and district centres.

- TII would welcome a new policy objective included in the Development Plan to include the explicit presumption against large out of town retail centres located adjacent or close to existing, new or planned national roads/motorways.
- Traffic and transport assessments for individual applications are not a substitute for a prior overall transport assessment of areas where the planning authority is determining fundamental issues of land use and transportation.
- The Council should give consideration to undertaking appropriate Area Based Transport Assessments and/or Strategic Transport Assessments (STA) for areas not covered by LSMATS

Access To National Roads

- The development plan should make it clear that the policy of the planning authority will be to avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 50kph apply. The submission states that TII are not supportive of any departure from the DoECLG Spatial Planning and National Roads Guidelines with regard to access onto national roads and references Section 8.2.3.3 of the existing Development Plan in this regard.

Exceptional Circumstances

- With regard to the current Clare County Development Plan 2017-2023, where the planning authority proposes to exercise a less restrictive approach to the control of development accessing national roads, this should be plan led, done in consultation with and subject to the agreement of TII.

Access To National Roads

The content of the submission with regard to access onto national roads is noted. The draft Development Plan will have regard to the NPF and the RSES and also salient Section 28 Ministerial Guidance and TII publications.

Exceptional Circumstances

The content of the submission received from TII with regard to exceptional circumstances for access onto National Roads will be considered in the preparation of the draft Development Plan.

Transport Planning And National Road Schemes - N19 Shannon Access Rd

- Planning policies and objectives, including rezoning of lands, should not compromise the road planning and route option evaluation process (e.g. increase the cost of land to be acquired) in circumstances where road scheme planning is underway and potential routes have been identified.
- There are other national road improvement schemes in development that the Council may consider relevant for inclusion in the draft Development Plan. TII recommends consultation with the Councils Road Design Office or local National Road Design Office to ensure the inclusion of up to date information in the Draft Plan, noting that the status of schemes can alter during the course of a Development Plan and development plan preparation.
- TII requests the inclusion of policies and objectives in the Development Plan that provide for the development of relevant national road schemes and which protect national road schemes free from adverse development that may compromise the development of route options or the construction of preferred routes or add to the overall costs associated with proposed schemes.
- In relation to any additional crossings of the River Shannon that may be identified for inclusion in the Plan, to evaluate the consequences of the special requirements of the tolling scheme (N18 Limerick Tunnel PPP Scheme) and the financial implications for the Exchequer of all additional proposed crossing points of the River Shannon within the contract extents.
- The Council will be aware of the requirement for a Motorway Order for any modification, including additional connectivity, to a designated motorway.

Other Specific Policies And Objectives

A. Road Safety

- The design of development proposals must address the functionality and

Transport Planning And National Road Schemes - N19 Shannon Access Rd

The draft Development Plan will include objectives and infrastructure safeguards to facilitate and support future road development proposals in the County.

Objectives and land use zoning pertaining to transport infrastructure will be consistent with the Limerick Shannon Metropolitan Area Plan and the draft Limerick Shannon Metropolitan Area Transport Strategy.

It is noted that the RSES includes for a *“new access to the motorway from the Quin Road to alleviate significant heavy traffic from the Town”* as a key infrastructural requirement for Ennis. Regard will be had to this point in the preparation of the draft Development Plan.

The draft Development Plan will include strong policy support for the LNDR which is priority road infrastructure for County Clare.

Other Specific Policies And Objectives

A. Road Safety

It is considered that these issues may be addressed in the preparation of the road objectives and the development standards of the draft Development

safety of road needs. Two processes address these design concerns: Road Safety Impact Assessment (RSIA) and Road Safety Audit (RSA). The Council is requested to reference RSA and RSIA requirements in the draft Development Plan relating to development proposals with implications for the national road network.

B. Traffic and Transport Assessment (TTA)

- Planning applications for significant development proposals should be accompanied with TTA and request that the Traffic & Transport Assessment Guidelines (2014) are referenced in the draft Development Plan.

C. Service Areas

- Having reviewed the existing policies in the current County Development Plan, relating to on-line service area provision, Objective CDP 8.3 remains relevant and TII would welcome its continued inclusion in the draft Development Plan.

D. Signage

- TII has also issued the Policy on the Provision of Tourist & Leisure Signage on National Roads (March 2011).
- Refers to Section 3.8 of the DoECLG's Spatial Planning and National Roads Guidelines which indicates a requirement to control the proliferation of non-road traffic signage on and adjacent to national roads. Would welcome the provisions of the TII Policy and the DoECLG Guidelines being incorporated into the new Development Plan.

E. Noise

- The Council is also requested to refer to the requirements of S.I. No. 140

Plan and thereafter be managed through the development management process.

B. Traffic and Transport Assessment (TTA)

The requirement for a TTA will be considered when drafting the policy objectives of the draft Development Plan. It is also expected that the requirement for TTA's will be managed through the development management process.

C. Service Areas

With regard to motorway service areas the draft Development Plan will have regard to and align with the NPF and the RSES, the draft LSMATS and also the salient Section 28 Ministerial Guidance and TII publications.

D. Signage

In the preparation of the draft Development Plan consideration will be given to the issues outlined with regard to signage in the environs of national roads.

E. Noise

In the preparation of the draft Development Plan consideration will be given

of 2006 Environmental Noise Regulations in the draft Development Plan and states that development proposals must identify and implement noise mitigation measures when introducing noise sensitive uses in the environs of existing and planned national roads, where such mitigation is warranted.

F. Safeguarding National Road Drainage Regimes

- Would welcome consideration being given to including a new objective associated with safeguarding investment in the national road network relating to protection of national road drainage regimes. This objective would state: *“The capacity and efficiency of the national road network drainage regimes in Clare will be safeguarded for national road drainage purposes”*.

G. Renewable Energy

- For Solar Energy development proposals, TII recommends that an objective is included in the Plan requiring the submission of Glint and Glare Assessments with relevant applications where there may be implications for the safety and efficiency of the strategic national road network.
- It is considered inappropriate to only consider utilising the national road as a grid connection route when alternatives are available and outlines issues for the national road network of accommodating same.
- Would welcome an objective in relation to renewable energy and in relation to safeguarding the national road network, indicating that it should be demonstrated that an assessment of all alternative grid connection route options has been undertaken prior to any proposals being brought forward for grid connection utilising the national road network.

to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations.

F. Safeguarding National Road Drainage Regimes

In the preparation of the draft Development Plan consideration will be given to the inclusion of an objective relating to drainage infrastructure for national roads.

G. Renewable Energy

In the preparation of the development management standards and the Renewable Energy Strategy in the draft Development Plan it is envisaged that consideration will be given to issues pertaining to potential impacts on adjacent roads (e.g. glint and glare, grid connection etc).

Chief Executive’s Recommendation

1. In the preparation of the policy objectives in the draft Development Plan the Council will have regard to the requirements of the relevant Section 28

Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines’ (DoECLG, 2012), the National Planning Framework, the Southern RSES, the Limerick Shannon Metropolitan Area Plan and the Limerick Shannon Metropolitan Area Transport Strategy. This consideration should include specific assessment of core strategy requirements, land use zoning objectives, national road objectives (including exceptional circumstances for access), road safety, traffic and transport assessments, motorway service areas, signage, noise, drainage and renewable energy developments.

2. Provide policy support for the realisation of the LNDR.
3. Provide policy support for a new access to the M18 motorway from the Quinn Road in Ennis.

Submission No: 018 – Marcia Jones

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Objects to Development Plan Objective CDP8.15 ‘Shannon Rail Link’ and requests that same be revoked. • The objective which seeks to “safeguard the route of the proposed Shannon Rail Link and permit development where it is demonstrated it will not inhibit the future development of the selected route as a rail link” is inhibiting the sale of lands at Ballycuneen which is required to fund the renovation of the existing outhouses at Ballycuneen House which are included on the record of protected structures (Reference RPS1803). 	<p>The objective relating to the proposed Shannon Rail Link will be considered in the preparation of the draft Development Plan and the issues outlined will be considered in that regard. The strategic importance of increased connectivity with Shannon International Airport, a key economic driver for the County and Region, will be considered in the context of the objectives of NPF, RSES and LSMATS.</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. To consider the requirement for and the location of the infrastructural safeguard pertaining to the Shannon Rail Link. 2. Include objectives which support and promote both modal shift and strategic connectivity within the draft Development Plan. 	

Submission No: 019 – Office of Public Works

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Flood Risk Management (FRM) – General Guidance</p> <ul style="list-style-type: none"> • To ensure that the key principles of flood risk management and sustainable planning are adopted. • Managing flood risk within the planning system at the earliest stage. • The Guidelines set out a three Stage Flood Risk Assessment process to identify whether flood risk may exist; <ul style="list-style-type: none"> ○ Stage 1 Flood risk identification – Identifying any flooding or surface water management issues. 	<p>Flood Risk Management (FRM) – General Guidance</p> <p>Noted. The current Development Plan includes a Strategic Flood Risk Assessment (SFRA) which has followed the principles set out in the Planning Guidelines. It is intended that the forthcoming plan will be based on the same approach and will pay particular attention to the application of the sequential approach and, where required, the Justification Test.</p>

- Stage 2 Initial flood risk assessment – To confirm sources of flooding that may affect a plan area or development site.
- Stage 3 Detailed flood risk assessment – To assess flood risk issues in sufficient detail to prepare Flood Zone maps.
- OPW recommends that particular attention is paid to the following sections of the Guidelines;
 - Chapter 3 – The Planning Principles,
 - Chapter 3 – The Sequential Approach,
 - Chapters 3 and 4 – The Plan-making Justification Test.
- The OPW advises that clear commitments and strategic objectives regarding flood risk and the principles of the Guidelines are included in the draft Plan, and that persons with the relevant expertise review any flood risk assessments submitted to Clare County Council.

**Specific Flood Risk Management Issues for Consideration
The Flood Risk Management Plans and Flood Maps**

- The National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme, through which Flood Risk Management Plans (FRMPs) and flood maps were prepared. In this context:
 - OPW requests regard is given to the ongoing design, planning and implementation of flood relief schemes in Bunratty, Ennis (Lower), Ennis (South), Kilkee, Killaloe, Kilrush, Shannon and Springfield/Clonlara, to ensure that zoning or development proposals support and do not impede or prevent the progression of these measures, and that a specific objective in this regard is included in the Draft Development Plan
 - OPW has a statutory duty to maintain flood relief schemes completed under the Arterial Drainage Acts, 1945-1995, including the schemes in Ennis (Upper) and Sixmilebridge. OPW requests that Clare County Council has full regard in the preparation of its Plan, and the need for

**Specific Flood Risk Management Issues for Consideration
The Flood Risk Management Plans and Flood Maps**

Clare County Council, and the appointed SFRA consultants, will seek to engage with the OPW on the progress of the schemes. It is planned to adopt a precautionary approach to land zoning and site specific FRA requirements in areas where interaction with the scheme is possible.

The protection and facilitation of maintenance of Arterial Drainage Schemes can be included as an objective in the plan. A requirement for a setback of development from watercourses can be made to allow access for maintenance purposes.

<p>maintenance, of these schemes. Also consider including a register of key flood risk infrastructure in the Plan where it would not otherwise be readily identified or protected from interference or removal.</p> <ul style="list-style-type: none"> ○ The flood maps taking account of the possible impacts of climate change, are available to view on the OPW portal. <p>Consideration of Climate Change Impacts</p> <ul style="list-style-type: none"> ● In line with the Guidelines, there is a need to consider such impacts in the preparation of plans, such as by avoiding development in areas potentially prone to flooding and providing space for future flood defences. The CFRAM Programme includes maps for two potential future scenarios taking account of different degrees of climate impact. <p>Coastal Change</p> <ul style="list-style-type: none"> ● While not specifically covered by the Guidelines, regard should be had to areas that may be at risk or vulnerable to coastal erosion or coastal change. ● It should be noted that the Government has established an Inter-Departmental Group on Coastal Change Management. <p>Arterial Drainage Schemes and Drainage Districts</p> <ul style="list-style-type: none"> ● Consideration should be given in zoning land for development to ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts. <p>Land Protected by Agricultural Embankments</p> <ul style="list-style-type: none"> ● It should be noted that the Flood Zones are defined ignoring the presence 	<p>An infrastructure register can also be included in the SFRA, and consultation with OPW to prepare such a list will form part of the report preparation.</p> <p>All available data will be considered as part of the preparation of the draft Development Plan.</p> <p>Consideration of Climate Change Impacts</p> <p>The SFRA will include consideration of climate change impacts and will make recommendations for restricting development in coastal locations where sea level rise, wave overtopping and/or coastal erosion may be a concern.</p> <p>Coastal Change</p> <p>As above.</p> <p>Arterial Drainage Schemes and Drainage Districts</p> <p>As above.</p> <p>Land Protected by Agricultural Embankments</p> <p>As required by the Planning Guidelines, suitability of land for development will be considered based firstly on the Flood Zones, which are undefended,</p>
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of flood defences. Important in the context of land that benefits from some degree of protection from embankments that were constructed to protect agricultural lands, and is strongly recommended that land should only be zoned for development in accordance with the definition of appropriate development as set out in the Guidelines.

Impacts on Other Areas

- In line with the Guidelines, proposed new development needs to avoid increasing flood risk elsewhere.

Natural Water Retention Measures

- OPW advises the preparation of development plans should take account of the opportunities for natural water retention measures to reduce runoff and provide other benefits such as to water quality, biodiversity, etc.

and the sequential approach applied. Only once the Justification Test for Plan Making has been passed will the relative merits of defences be considered, along with the requirements for site specific FRA (to investigate breach and overtopping) and mitigation measures for development.

Impacts on Other Areas

The impact of development on third party lands will be assessed at an appropriate level of detail in the SFRA and will be embedded in the requirements of site specific FRA for development management.

Natural Water Retention Measures

Whilst opportunities for natural water retention measures will not form part of the SFRA directly, where allocation of lands for such purposes are identified through the flood relief scheme, land zoning objectives can be allocated as appropriate. The principles of the use of NWRM will also be included in the Plan as an objective, providing joint benefits to flooding, water quality, biodiversity and amenity amongst other areas.

Chief Executive's Recommendation

1. The principles set out in the publication of the Planning System and Flood Risk Management will continue to underpin the development strategy for County Clare, with a focus on the sequential approach and only moving to the Justification Test where opportunities for avoidance and substitution have been exhausted.
2. The SFRA will highlight the existing and planned flood relief schemes and will work to embed them into the draft Development Plan, for both pre- and post-construction stages. As one of the key stakeholders in flood management, CCC and their consultants will engage with the OPW to ensure the latest plans for the flood relief schemes are included in the document, and to prepare a list of flood management infrastructure.
3. Climate change impacts across the county, arising from fluvial, rainfall and coastal processes (including sea level rise) will be considered and where new science and studies are available, this information will be used to update the existing climate change discussion, policies and objectives in the current SFRA and draft Development Plan.
4. Opportunities for embedding natural water retention measures, and the wider benefits of such approaches, will be sought in the SFRA and through the policies and objectives.
5. Enhancement of the Shannon Town and Airport/Free Zone embankments to protect the town, airport and the strategic employment area for the County.

Submission No: 020 – Woodhaven Developments Ltd

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • The submission outlines the background of Woodhaven Developments Ltd. in residential construction in the County and expresses concern with regard to continuity. • States that engagement with all stakeholders is required in relation to provision of housing, provision of house types and encouragement of innovation and new types of housing. • Zoning of lands should be carried out in the context of engagement with the relevant landowners and the consent of same. • The zoning or de-zoning of lands every 5 years does not support development and outlines the reasons for same. • The draft Development Plan should include a non technical summary to provide a clear understanding of the decisions with the making of a Plan so key issues are easily understood. • Current Plan has 10 volumes which makes it difficult to review. 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc. As part of the draft Development Plan a Housing Strategy together with a Housing Need Demand Assessment (HNDA) is being prepared for the County which will involve stakeholder consultation in its preparation.</p> <p>The making of a County Development Plan every six years is a statutory requirement as is the zoning there in. With regard to land use zoning and the development objectives these will be considered in the preparation of the draft Development Plan for all settlements across the County. Land use zoning and the development objectives set across the County are required to be in accordance with NPF and the RSES.</p> <p>In preparing the Core Strategy and settlement strategy for the draft Development Plan land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF and specifically NPO 72(a) and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.</p>

<p>Transport and Land Use</p> <ul style="list-style-type: none"> • The reliance on the private car should be minimised. <p>Commercial/Industrial</p> <ul style="list-style-type: none"> • Extension of Quin Road Business Park required to facilitate future investment in Ennis. Outline the Ennis main drainage works in this regard. • Zoned lands should be located close to amenities including public transport and should take account of infrastructural capacities and availability. • Previous Plan made provision to link this business park to the Limerick Road via Clare Abbey. <p>Housing</p> <ul style="list-style-type: none"> • Need for updated information on Social Affordable Housing for rental due to Covid 19. • Request Housing Section to submit a schedule of lands suitable for provision of Council’s own housing programme. The requirements of the Joint Housing Strategy are also outlined. <p>Water/Wastewater</p> <ul style="list-style-type: none"> • Where there is a lack of services a detailed survey of same should be included to help highlight areas with services for future investment. Priority should be channeled to areas within the Limerick/ Shannon/ Ennis 	<p>Transport and Land Use</p> <p>The draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in the RSES Regional Policy Objective 91. The draft Plan will give local expression to the regional-level transport strategy as per the RSES. As per Regional Policy Objective RPO150 a local transport plan is to be prepared for the “Key Town” of Ennis.</p> <p>Commercial/Industrial</p> <p>Land use zoning and development objectives will be considered in the preparation of the draft Development Plan for all settlements across the County in accordance with the requirements of the NPF and the RSES.</p> <p>Housing</p> <p>The Housing Strategy together with the Housing Needs Demand Assessment which are under preparation will consider all elements of housing demand and details of the various housing market areas. This will inform the housing policy of the draft Development Plan</p> <p>Water/Wastewater</p> <p>Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment</p>
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<p>Corridor.</p> <p>Commercial</p> <ul style="list-style-type: none"> • Interpretation issues outlined with regard to “Mixed Use” lands and the percentage of housing to be accommodated within same. <p>General</p> <ul style="list-style-type: none"> • Conditions on a planning permission should relate to the Development Plan. • Outline issues with regard to special development contributions. 	<p>programme of Irish Water and the objectives of the NPF. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>Commercial</p> <p>Land use zoning designations, the associated development objectives and the indicative land use zoning matrix will be considered in the preparation of the draft Development Plan.</p> <p>General</p> <p>Issues pertaining to planning conditions are outside of the scope of the preparation of the Development Plan.</p> <p>Issues pertaining to contributions are outside of the scope of the preparation of the Development Plan.</p>
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Chief Executive’s Recommendation

1. The draft Development Plan shall be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the RSES. The draft Development Plan should also give local expression to the regional-level transport strategy as per the RSES, and also as per Regional Policy Objective RPO150 a Local Transport Plan shall be prepared for the “Key Town” of Ennis.
2. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan.
3. Provide for growth throughout the County in accordance with the Core Strategy and Settlement Hierarchy which align with the NPF.

Submission No: 021 – Paul & Ian Godfrey

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • As Liscannor is positioned between Doolin and Ennistymon, much of the development tends to be driven by the Cliffs and Wild Atlantic Way. There is a fear of losing the village community to amenities designed largely for this market. • Leisure activities such as walking/cycling on Liscannor roads are dangerous due to the high volume of traffic, particularly large tour buses. 	<p>The issues as outlined in the submission with regard to community facilities, parking, traffic issues, development objectives and land use zoning (e.g. residential) in Liscannor will be considered in the preparation of the settlement statement and land-use plan for the village. Land use zoning and the development objectives set across the County are required to be in accordance with the requirements of the NPF and the RSES.</p>

<ul style="list-style-type: none"> • Parking in the village is also a significant issue. • Requests that the Council consult on any developments that would impact local village residents directly, such as where and how to site tourist amenities. • Encourage the development of Coastal Village Network to strengthen the voice of the North Clare Coastal Villages as a collective entity. • To ensure that the village maintains and increases its existing population levels. • To provide for residential development to cater for the permanent population in the area. • A need for affordable housing development in the village, possibly even a retirement village. • Suggests that a more permanent year-round population through initiatives designed to develop the number of houses for year-round occupancy either by rental or purchase is desirable. 	
Chief Executive's Recommendation	
<p>1. In the preparation of the settlement statement and land-use plan for the village of Liscannor to consider the proper planning and development of the village.</p>	

Submission No: 022 – Lindsay Mitchell	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Development of Local Centres</p> <ul style="list-style-type: none"> • Recommends the development of a programme to create and enhance local centres/buildings, bringing them into public ownership. • Centres would provide spaces for meetings, training etc. • Climate adaptation and biodiversity champions could be present at the centres to work with communities. • Community solar and other energy-generating installations could power some public lighting / other facilities. • A network of such local centres across Clare could cooperate and funding could be sought for e.g. demonstration projects, naming opportunities, 	<p>Development of Local Centres</p> <p>The content of the submission received is welcomed and will be considered in the preparation of the draft Clare County Development Plan 2022-2028.</p> <p>The Council acknowledges the importance and value of social and community infrastructure and the existing Development Plan aims to promote and support improved social and community infrastructure throughout the County. The settlement plans and statements will ensure that there is adequate provision in settlements to facilitate such community uses.</p>

franchises.

- Awareness of adaptation is key and rolling out information, using multiple methods, to Clare’s citizens.

Green Infrastructure

- Promote resilience and a healthy future and reference given to G5.1 of The Climate Adaptation Strategy 2019-2024 which states:
“Facilitate the on-going development of green infrastructure in County Clare, including green networks, green amenities and linked green corridors which ensure the provision 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”
- In addition, the following initiatives could be considered under the broad heading of *“green infrastructure”*:
 - The creation and protection of woodlands on public lands also include fruit and nut orchards.
 - Extend the pollinator plan to public / open grassed areas.
 - Encourage dog owners to keep dogs on leads while out in wild places.
 - Focus on water quality.
 - Planning should require the storage and use of rain or grey water for e.g. toilets, gardens.
 - Reduction of utility connection fees for new builds which meet carbon targets.
 - Prioritise the lowest-impact lighting e.g. public lighting.
 - Help stop the use of herbicides, pesticides and leaf blowers.
 - Showcase and promote organic initiatives and move away from intensive / monoculture practices.
 - Supports for organic market gardening.

Green Infrastructure

The draft Development Plan will include development objectives to implement the Climate Adaptation Strategy which is a high level document designed to mainstream the issue of climate change in the Local Authorities plans, policies and operations. In line with this strategy the draft Plan will seek to promote integrated planning; design and delivery of green infrastructure (including urban greening) through appropriate provisions in planning policies, development standards, and infrastructure, public realm and community projects. Green infrastructure will also be encouraged as a means of managing flood risk and enhancing the natural environment.

The content of the submission will be given consideration in the preparation of the draft Development Plan. As partners to the All-Ireland Pollinator Plan (AIPP), Clare County Council are aiming to reduce pesticide usage in accordance with Actions 19 and 20 of the AIPP publication ‘Councils: Actions to Help Pollinators’. Action 19 calls on councils to either reduce or eliminate the use of pesticides, and Action 20 calls councils to adopt the pollinator friendly pesticides code.

Chief Executive's Recommendation

1. The draft Development Plan will include policy objectives to support the implementation of the Climate Change Adaptation Strategy as appropriate.
2. The draft Development Plan will promote integrated planning; design and the delivery of green infrastructure through appropriate provisions in planning policies, development standards, and infrastructure, public realm and community projects.

Submission No: 023 – Féidhlim Harty

Summary of Issues Raised in Submission

The submission sets out the following resilience measures that are designed to support biodiversity and water quality which are inextricably linked to our resilience as a healthy community in Clare in the context of climate breakdown and biodiversity loss.

Energy

- Route all municipal sewage discharges through willow plantations.
- The use Moneypoint as a biomass feedstock and/or local CHP units.
- New housing to have zero net energy requirements.
- Initiate community energy schemes.
- Introduce incentives for schools/public buildings to install solar pv to sell to the grid.
- Step back from the import, exploration and/or extraction of fossil fuels.
- Support the development and implementation of zero energy input strategies, technologies and infrastructure.
- Shut down 80% of all public street lighting in Co. Clare.
- Urge national government to implement Feasta's Cap and Share proposals.

Transport

- Extend the services of Clare Bus in Ennis to reduce car dependence.
- Further extend the cycle lane network.
- Provide a green-way network of cycle and foot paths.

Chief Executive's Opinion

Energy

Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a Nation Policy Outcome of the NPF. The draft Plan will support “compact growth” and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.

Transport

The integration of transport and land use planning will be a key component of the draft Development Plan, as it links all aspects of the Development Plan from place making and public realm to regeneration. Compact growth,

- Encourage use of national public transport services.
- Encourage the government to introduce free public transport on national networks.

Plastic and Waste

- Phasing out of all plastics insofar as possible.
- A deposit scheme for cans and for glass and plastic bottle collection.
- Add a till charge to small plastic bags and plastic fast food trays
- To protect marine biodiversity provide micro-plastic filtration at all municipal sewage discharge points and at all stormwater runoff points from roads.
- Introduce drinking fountains in all schools and public buildings and in towns and villages.
- Supermarkets to distribute out of date food to homeless charities.
- Encourage national government to introduce food/product labelling that includes food/product miles and the chemicals used.
- Pursue a zero waste policy in all council offices.

Biodiversity

- Prioritise full wastewater treatment for all large and small urban areas for zero discharge to our watercourses.
- Prioritise soil health as our main focus in agriculture.
- Identify and grant full protection for wild spaces within the county.
- Remain mindful of the implications of our purchasing habits on biodiversity.

development of a '10 minute town' concept and modal shift will all be key considerations in the preparation of draft Development Plan. Increased public transport, enhanced walking and cycling facilities as set out in the RSES, will all be promoted and facilitated in the draft Development Plan.

Plastic and Waste

The Southern Regional Waste Management Plan sets out the waste hierarchy in compliance with the Waste Framework Directive and the draft Development plan shall align with this higher tier plan. It is recommended that the draft Plan recognises and embraces the circular economy approach in relation to waste management and promote opportunities for enterprise and employment.

Biodiversity

The National Biodiversity Action Plan, the principles of sustainable development, no net loss of biodiversity, low carbon society, the importance of an integrated approach to understanding the role the environment and natural landscapes play in the quality of life indices, water quality, economic prosperity, food production, recreational opportunities, tourism, visitors, sense of place and the overall distinctiveness and differentiation of localities as outlined in our national policies will be given due consideration in the draft Development Plan.

Farming, Fishing and Forestry

- Fund a series of lectures for farmers on conservation agriculture.
- Seek EU, national/local funding to support conservation agriculture measures.
- Highlight the value of local grass-fed beef.
- Designate protected areas off the coast to allow for sea-bed and fish stock regeneration.
- Work with Coillte/land owners to require or incentivise continuous cover forestry.
- Assess the chemical loading used in forestry.
- Carry out a thorough inventory of mature trees.
- Explore re-wilding opportunities for rewarding farmers on marginal lands.

Water Quality and Flood Resilience

- Improving the status of rivers and streams within the County.
- Carry out an inventory of all rivers and streams.
- Install a plastic-capture net or barrier in the River Fergus below Ennis to catch dumped litter.
- Introduce catchment protection measures within the Drumcliff Springs Catchment.

Farming, Fishing and Forestry

The content of this submission will be given further consideration in the preparation of the draft Development Plan.

Water Quality and Flood Resilience

The Local Authority Waters Programme was previously called the Local Authority Waters & Communities Office. This programme is a shared service working with Local Authorities and State agencies to meet obligations under the EU Water Framework Directive for the development and implementation of River Basin Management Plans in Ireland. It aims to improve the status of all surface and ground waters in Ireland and to assist the EPA in establishing the water quality parameters leading to the deterioration in water quality. One such area which LAWPRO are focusing on is restricting livestock access to rivers. The provision of alternative drinking water sources is a key focus for LAWPRO. The draft development plan will contain objectives to support the implementation of the Water Framework Directive in County Clare. It will also take into consideration the work of LAWPRO in ensuring the good ecological status of all surface and groundwaters is achieved. Their work focuses on community engagement, input and assisting communities in the environmental sustainable management of water resources in their locality.

Awareness and Education

- Liaise with local bee keeping associations.
- Liaise with the Department of Education to introduce environmental literacy in the education System.
- Run awareness workshops to highlight the issues of climate and biodiversity.
- Initiate a Drawdown Project to assess the different energy draws in the county.
- Have a climate and biodiversity update at each and every Council meeting

Other Measures

- A specific focus on the climate and biodiversity emergency.
- Eliminate the use of glyphosate and insecticides by Council.
- Explore the options for biodiversity enhancement of parks, roads, beaches etc.
- Stop the roll-out of both 5G and smart meters.

Awareness and Education

Clare County Council through their Heritage Officer currently liaise with local bee keeping associations on various matters and have been involved together with the Environment Section and Ennis Municipal District in the establishment of a community accessible/demonstration apery at the old landfill site in Doora during 2018/2019 in conjunction with the Banner Beekeepers. Bee keeping initiatives are supported with projects funded through the Community Environment Action Fund.

Consultation and liaison is also undertaken with schools, community groups, LCEB, CLDC, among other organisations on awareness around biodiversity. The Council also provides support, promotes and encourages participation in the An Taisce Green School programme in the County. Through the DCCAE Community Environment Action Fund formally the Local Agenda 21 Environmental Partnership fund, we have funded educators to deliver Biodiversity workshops and Climate related workshops. Updates are also currently provided to SPCs in Clare County Council on actions around Biodiversity undertaken by the council. Notwithstanding this, the draft Development Plan will look to further these initiatives and strengthen the existing objectives through strong policy support.

Other Measures

The central role of Climate Action and Biodiversity will be a cross cutting theme reflected in the formulation of the draft Development Plan policies and objectives. As partners to the All-Ireland Pollinator Plan (AIPP), Clare County Council are aiming to reduce pesticide usage in accordance with Actions 19 and 20 of the AIPP publication 'Councils: Actions to Help Pollinators'. Action 19 calls on councils to either reduce or eliminate the use of pesticides, and Action 20 calls councils to adopt the pollinator friendly pesticides code.

Chief Executive's Recommendation

1. The draft Development Plan will support increased awareness on Climate Change and adaptation by placing Climate Action as a central and cross-cutting theme throughout the draft Development Plan.
2. Support the implementation of the Climate Change Adaptation Strategy.
3. Support the work of the Local Authority Waters Programme.
4. Support the All-Ireland Pollinator Plan.
5. Have regard to the Southern Regional Waste Management Plan in the preparation of the draft Development Plan.

Submission No: 024 – Feakle National School

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Important that Clare Bus services and office remain in the village to support the community. • A community café similar to the café's in Tulla and Ballynacally is desirable. • A circular cycling route that would loop around outskirts of village and connect with key facilities is desirable. • A play school and crèche close to school grounds would help students remain in the village. • Creation of forestry walks similar to Lees Road in Ennis and Dromore Woods in Ruan is desirable. 	<p>Clare Bus is a not for profit service operated under the Department of Transport's Local Link program as part of Transport for Ireland. Any decision on the relocation of the offices associated with this service is not within the remit of the Development Plan.</p> <p>A community cafe can make a significant addition to the local social and community facility network within towns and villages. The draft Development Plan will include objectives which support community initiatives.</p> <p>With regard to recreational routes and amenities and connectivity within settlements, developments which improve such provision are to be encouraged where appropriate and it is envisaged that all proposals in this regard will be considered in the preparation of the draft Development Plan and in particular the land-use plan and settlement statement for Feakle.</p>

Chief Executive's Recommendation

1. To ensure the objectives of the draft Development Plan support the development and expansion of local social and community facilities within the towns and villages throughout the County.
2. In the preparation of the land-use plan and settlement statement for Feakle to consider the issues outlined in the submission.

Submission No: 025 – Clare Association of An Taisce

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Transport</p> <ul style="list-style-type: none"> • A shift from car-orientated urban patterns to walkable/cycleable development patterns is desirable. • Have policies that would promote compact towns/cities to prioritise walking/cycling and public transport. • A local transport plan setting out how to achieve the objectives of the National Smarter Travel Policy. <p>Land Use</p> <ul style="list-style-type: none"> • Land zoned for residential development should be located in close proximity and well connected to public and transport services. • Have small scale industrial/commercial zones close to residential areas. <p>Water</p> <ul style="list-style-type: none"> • Ensure legal obligations under Water Framework Directive, River Basin Management Plans and Water Discharge Regulations are achieved. • New developments to be mindful of where wastewater treatment plants are planned or present. • Ensure all private wastewater treatment proposals comply with EPA Code of Practice. • Use of Sustainable Urban Drainage Systems (SUDS) and rainwater harvesting should be mandatory for all new developments. 	<p>Transport</p> <p>The draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in the RSES Regional Policy Objective 91. The draft Plan will also give local expression to the regional-level transport strategy as per the RSES. Also as per Regional Policy Objective RPO150 a local transport plan is to be prepared for the “Key Town” of Ennis.</p> <p>Land Use</p> <p>Land use zoning and the development objectives set across the County will be in accordance with the requirements of the NPF and the RSES in this regard.</p> <p>Water</p> <p>With regard to water supply and wastewater infrastructure, as the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>Compliance with the EPA Code of Practice will be required for new onsite wastewater treatment systems in the draft Development Plan.</p> <p>With regard to flooding and drainage issues the draft Development Plan will be informed by a Strategic Flood Risk Assessment and the issues outlined in this submission will be considered. The draft Development Plan will also be informed by section 8.1.3 of the RSES.</p>

<p>Serviced Sites</p> <ul style="list-style-type: none"> • Provide alternative to unsustainable urban generated dispersed one-off housing including a serviced site policy. <p>Natural Environment</p> <ul style="list-style-type: none"> • Adhere to legal obligations with regard to Habitats and Birds Directives. • Incorporate EU Biodiversity Strategy 2030 into the Plan. • Control the use of chemicals for pest control, fertilizers and weed killers. • Promote biodiversity through pollinator friendly planting and maintenance. <p>Agriculture & Food</p> <ul style="list-style-type: none"> • The Farm to Fork policy recommendations should be incorporated. <p>Landscape</p> <ul style="list-style-type: none"> • Most significant demesnes and designed landscapes should be identified and policies to maintain and enhance their character. 	<p>Serviced Sites</p> <p>With regard to serviced sites the preparation of the draft Development Plan will be guided by RPO216 of the RSES. The draft Development Plan will encourage the development of brownfield and vacant sites in rural towns and villages.</p> <p>Natural Environment</p> <p>A Strategic Environmental Assessment (SEA), Habitats Directive Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SRFA) will be carried out as part of the draft Development Plan process, in compliance with the relevant legalisation to assess the environmental effects of implementing the Plan.</p> <p>As partners to the All-Ireland Pollinator Plan (AIPP), Clare County Council are aiming to reduce pesticide usage in accordance with Actions 19 and 20 of the AIPP publication ‘Councils: Actions to Help Pollinators’. Action 19 calls on councils to either reduce or eliminate the use of pesticides, and Action 20 calls councils to adopt the pollinator friendly pesticides code.</p> <p>Agriculture & Food</p> <p>The preparation of the draft Development Plan will be guided by Regional Policy Objectives RPO27, RPO43 and RPO44 of the RSES.</p> <p>Landscape</p> <p>The landscape objectives will be considered in the context of the National Landscape Strategy.</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. The draft Development Plan will ensure consistency with the objectives relating to the decarbonisation of transport, the modal shift away from</p>	

- dependence on cars and the regional-level transport strategy as set out in the RSES.
2. The draft Plan will support the development of a local transport plan for the “Key Town” of Ennis.
 3. That the land use zoning across the County is in accordance with the requirements of the NPF and the RSES.
 4. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment.
 5. To include the requirement for compliance with the EPA Code of Practice “*Wastewater Treatment and Disposal Systems Serving Single Houses*” for new wastewater treatment systems.
 6. The draft Development Plan be informed by a Strategic Flood Risk Assessment.
 7. Consideration to be given to the provision of policy support to serviced residential sites in the draft Development Plan.
 8. That a Strategic Environmental Assessment (SEA), Habitats Directive Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SRFA) be carried out to inform the draft Development Plan. Also, to consider the inclusion of pollinator friendly objectives in the draft Development Plan
 9. That the objectives relating to the agriculture and food sections of the draft Development Plan have regard to Regional Policy Objectives RPO27, RPO43 and RPO44 of the RSES.
 10. That the landscape objectives be considered in the context of the National Landscape Strategy.
 11. To include sustainable rural town and village regeneration polices, supporting brownfield, derelict and vacant site development.

Submission No: 026 – Kilkee Tourism Ltd

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Tourism</p> <ul style="list-style-type: none"> • The three categories relevant to Kilkee and Loop Head are: <ul style="list-style-type: none"> ○ Culturally Curious (CC) - tourists in this category are independent “<i>active sightseers</i>”, interested in history, heritage and culture in the broadest sense. ○ Social Energisers (SE) – tourists in this category tend to be young and looking for excitement especially sports and activities. ○ Great Escapers (GE) – tourists in this category tend to be older and want relaxing stays in unspoilt areas away from large crowds. <p>Heritage Centre</p> <ul style="list-style-type: none"> • A Heritage Centre to create a focus for the heritage and history of Kilkee. The protected structures list has many inaccurate details including dates. 	<p>Tourism</p> <p>The content of this submission will be considered in the preparation of the objectives in the draft Development Plan.</p> <p>Heritage Centre</p> <p>The draft Development Plan will support the Clare Tourism Strategy in relation to heritage and the wider Loop Head and West Clare area. The Record of Protected Structures is part of the County Development Plan and</p>

Kilkee heritage and Historical society will forward corrections to be incorporated in the new list.

Geography

- The cliffs and rock formations between Kilkee and Loop Head lighthouse has some unique features and these should be protected.

Built Heritage

- There are a number of sites and structures in the Kilkee area which would, if identified and excavated, be a valuable addition to the overall heritage offering.

Biodiversity

- The town is nearly completely surrounded by Natura 2000 conservation areas and the Council should in conjunction with NPWS develop a plan to co-ordinate promotion of the different areas. A biodiversity site which should be developed is the old reservoir which has the potential for really excellent biodiversity park and community amenity.

Arts & Culture

- Kilkee has an excellent facility in Cultúrlann Sweeney and craft workshops should be encouraged.

will be prepared as part of the draft Development Plan process.

Geography

The content of this submission will be considered in the preparation of the draft Development Plan.

Built Heritage

The Record of Protected Structures will be prepared as part of the draft Development Plan process and the content of this submission will be considered in this regard.

The preparation of the draft Development Plan will have regard to the Clare Heritage Plan.

Biodiversity

With regard to the issue of protecting the existing heritage of the area the draft Development Plan will make provision for the sustainable growth of area whilst ensuring that future development proposals will not have any adverse impacts on the receiving environment, the conservation status of European designated sites, and of both the known and unknown built heritage.

Arts & Culture

The content of this submission will be considered in the preparation of the draft Development Plan.

<p>Tourism & Recreation</p> <ul style="list-style-type: none"> • The plan should ensure that some new discovery points are ready for inclusion when the review is undertaken. Parts may be amenable to cycle lanes. • The Loop Head Peninsula and the West Clare coastline around Kilkee have potential for walkers. The West Clare Railway Trail should be expedited within the draft Development Plan. <p>Cycling</p> <ul style="list-style-type: none"> • The Eurovelo route runs the total length of the Clare Atlantic coastline through Kilkee. <p>Water Sports</p> <ul style="list-style-type: none"> • It is important to preserve the beach by carrying out an oceanographic study. Also should aim to re-open quieter beaches along west coast to the public. <p>Accommodation</p> <ul style="list-style-type: none"> • Affordable housing is in short supply. Council has an excellent site on the Miltown Road in Kilkee to make such sites immediately available. The other area of housing shortage is in the area of sheltered housing for an ageing population. 	<p>Tourism & Recreation</p> <p>The issues outlined with regard to the proposed West Clare Railway Greenway, recreational routes/amenities and water sport facilities are noted and will be considered in the context of the land-use plan and settlement statement for Kilkee and the associated development objectives in the draft Development Plan.</p> <p>Cycling</p> <p>Increased public transport provision, and enhanced walking and cycling facilities will be promoted and facilitated in the draft Development Plan in line with the RSES.</p> <p>Water Sports</p> <p>The draft Development Plan, in line with the RSES will seek to support and facilitate increased access to the County’s natural assets where appropriate.</p> <p>Accommodation</p> <p>Comments with regard to housing and land use zoning within Kilkee are noted. The Housing Need Demand Assessment and the Housing Strategy which is under preparation will consider all elements of housing demand and influencers of the housing market across the County. This will inform the policy contents of the draft Development Plan. The extent of residential land use zoning in the County must align with the requirements of the NPF and the RSES and the Core Strategy of the draft Development Plan will determine the level of growth which may be provided for throughout the County.</p>
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Enterprise

- A number of enterprises should be developed around farm-based rural enterprise and renewable energy. With regards to remote working the new IT working spaces are a welcome addition and should be promoted. The retail structure in the town of Kilkee is very weak and the plan should ensure more retail outlets open. Post Leaving Cert courses should be offered in Kilkee Community College.

Infrastructure

- The town infrastructure has been neglected. A new Traffic Management Plan is now required. Waste water treatment and flood relief are both ongoing for a long number of years. The elimination of derelict sites and the implementation of the the Vacant Sites Levy will help the town centre.

Enterprise

A Retail Strategy is being prepared which will inform the objectives of the draft Development Plan and it will be in this context that the issue of retail/service provision in Kilkee and the Loop Head peninsula will be considered.

A Renewable Energy Strategy for Clare will be prepared as part of the draft Development Plan.

The draft Development Plan will include objectives facilitating the roll out of the National Broadband Plan and will also have regard to the Digi-Clare initiative. In addition the draft Plan will be guided by the Clare Digital Strategy 2023 (a 5 year strategy).

The provision of educational courses is outside the scope of the Development Plan. However, there will be policy objectives in the draft development plan to support lifelong learning throughout the County.

Infrastructure

Water supply and wastewater infrastructure is within the remit of Irish Water. Clare County Council will liaise with Irish Water in the preparation of the draft Development Plan.

Issues pertaining to traffic management, flood relief, derelict sites and vacant sites are noted and will be considered in the preparation of the land-use plan and settlement statement for Kilkee.

The importance of active land management to regenerate town and village centres and address vacancy and dereliction is recognised and will be considered in the policy formulation and the preparation of the draft Development Plan to support the Council in the addressing dereliction and

	vacancy.
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. To prepare a land-use plan and settlement statement for Kilkee and associated development objectives for the West Clare area and to consider the issues outlined in the submission (e.g. heritage centre, built heritage, biodiversity, tourism, recreation, traffic management, flood relief etc). 2. To prepare a Housing Need Demand Assessment and a Housing Strategy for the County and to include objectives for housing priorities in the draft Development Plan. 3. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy. 4. To include objectives in the draft Development Plan which promote sustainable and compact growth and in doing so assist in addressing issues of vacancy and dereliction within existing settlements and rural areas. 5. That the objectives of the draft Development Plan support the modal shift away from car dependency towards sustainable modes of transport and which also support the increased provision for walking and cycling. 6. Liaise with the Southern Regional Assembly and the adjoining relevant Local Authorities with regard to the preparation of a Regional Renewable Energy Strategy and to prepare the County Renewable Energy Strategy as part of the draft Development Plan. 7. To facilitate and support the roll out of the National broadband Plan, the Digi-Clare initiative and rural enterprises and remote working (where appropriate) in the draft Development Plan. 8. To liaise with Irish Water in relation to the provision and maintenance of water supply and wastewater treatment infrastructure in the preparation of the draft Development Plan. 	

Submission No: 027 – Jason McMahon	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Traffic</p> <ul style="list-style-type: none"> • The new Shannon Bridge Crossing is a welcome addition. An existing traffic light regime on the bridge and the traffic system in Killaloe should be reviewed so that it is in line with the new volume and type of traffic. <p>Housing</p> <ul style="list-style-type: none"> • There is a shortage in supply of housing and limited scope for development due to capacity of the waste water system. Request that the 	<p>Traffic</p> <p>Construction work on the new bridge is scheduled to commence in 2021. A Killaloe-Ballina Town Enhancement and Mobility Plan is currently being prepared by Clare County Council and Tipperary County Council which will address public realm, mobility and transport opportunities in both Killaloe and Ballina. The draft Development Plan will have regard to this Plan.</p> <p>Housing</p> <p>A Housing Strategy and Housing Need Demand Assessment is being prepared as part of the draft Development Plan. The HNDA and Housing Strategy will</p>

Council review existing land uses and encourage development within and surrounding Killaloe.

Architectural Heritage

- Killaloe is a historical centre of important architectural and archaeological merit. Requests the Council safeguard existing dilapidated buildings (on the Record of Protected Structures) and look to develop them for community/tourism/recreational use. There are various community groups and clubs who could use vacant buildings within the town. Suggestions are:
 - ESB building 'between the waters' (indoor market, gallery/events venue).
 - Waterways Building 'between the waters' should be utilised as a mixed use water activity hub
 - Refurbishment of Court House as a community centre, gallery, cultural centre.
 - Old School on New Street as a community centre, gallery or cultural centre.
 - Old cinema on Royal Parade as an open air/covered community centre to accommodate concerts and performances.

Parking

- There is a population base of 5000 people, as well as tourists to the town. To consider the development of additional parking facilities as below;
 - Development of community car parking on approach to Killaloe (i.e. Deanery Field with walking/cycling links throughout Killaloe).
 - Pedestrian/cycle link from existing Aldi and Supervalu car park to Main Street.

inform the housing policy and objectives in the draft Development Plan. In accordance with the NPF the draft Development Plan must align with Irish Water's Investment Programme in planning for future growth within the County's towns and villages.

Architectural Heritage

The Council recognises the importance of active land management to regenerate town and villages centres and in addressing vacancy and dereliction. The draft Development Plan will include policies and objectives which address dereliction and vacancy.

Parking

The Killaloe-Ballina Town Enhancement and Mobility Plan referred to previously will consider the issue of car-parking as part of the mobility and transport element of the plan. The settlement strategy for Killaloe will consider the issues in this submission in terms of including land-use objectives in relation to car-parking.

Chief Executive's Recommendation

1. To prepare a land-use plan and settlement statement for Killaloe in the draft Development Plan and to include policy support in relation to mobility and transport having regard to the Killaloe – Ballina Town Enhancement and Mobility Plan which is currently being prepared.
2. Provide for growth in Killaloe which aligns with Irish Water's Investment Plan 2020-2024 in planning for future growth.
3. Include objectives in the draft Development Plan which support active land management to address dereliction and vacancy in the County's towns and villages, including Killaloe.

Submission No: 028 – Doolin Coast Guard

Summary of Issues Raised in Submission

- Proposes that the slipway in Doolin should be extended as there are times when the Coast Guard boat cannot be launched due to shallow water.
- A depth of 1.5m is needed to launch our 9m RHIB and at low spring tide this is not always possible.
- Training is arranged around the weather and tide, but a call out could come at anytime. So far this has not been an issue in a rescue, but it has for a recovery.
- The slipway at Doolin is very steep and often extremely slippery due to growth, but the Council have done great work when asked to clean it recently. It needs to be cleaned every 2 months if possible, throughout the year.
- Parking around the pier in summer is a problem.
- Request 'No Parking' signs opposite the entrance to the station.

Chief Executive's Opinion

The issues outlined with regard to the slipway, parking and traffic management at Doolin Pier are noted. The draft Development Plan will prepare a land-use plan and settlement statement for Doolin village and pier having regard to the Doolin Village Masterplan and the issues raised in this submission will be considered.

Chief Executive's Recommendation

1. To prepare a land-use plan and settlement statement for Doolin in the preparation of the draft Development Plan and to consider the proper planning and sustainable development of Doolin village and pier.

Submission No: 029 – Keith McInerney

Summary of Issues Raised in Submission

- To review the designation of the Ballycar/Cappantymore/Gallows Hill area of Meelick as a strategic area for wind.
- This is not a remote area. It is now highly populated and a built up area. This makes the area totally unsuitable for industrial wind turbines.

Chief Executive's Opinion

The content of the submission is noted and will be considered in the preparation of the Draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft

<ul style="list-style-type: none"> • The windfarm currently under consideration for this area would be too close to existing houses. • The effects of wind turbines on people's health are a concern. 	<p>Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
<p>Chief Executive's Recommendation</p>	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the new Government Wind Energy Guidelines.</p>	

<p>Submission No: 030 – Kilshanny National School</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> • To set up a cooperative shop at the Kilshanny House. • To upgrade school tarmac yard into an astro-turf play area. • Cycle lane/footpath from Kilshanny house up to the junction for the turn off to the school. • A pedestrian crossing at the Kilshanny house • A tourist information map/notice board located at the co-operative shop • 2 new speed limit signs at a reduced speed of 50km/ph • Refurbishment to the local community hall (i.e. games room, Indoor basketball etc) • A nature trail (Kilshanny Golden 5km) • A bus stop outside of Kilshanny House • Signs for areas of local interest (e.g. Cairn Ri Connachta, Smithstown Castle & St. Augustine's Well. • Increased benefit for Kilshanny derived from tourism. • Outline that they would like Kilshanny to be a quiet, happy and safe place to live in. • A map has been received which demonstrates the location of the various places in Kilshanny referred to in the submission. 	<p>The submission includes a comprehensive list of suggestions which will be considered in the preparation of the draft Development Plan and in particular the settlement statement and land-use plan for Kilshanny.</p> <p>It is acknowledged that Kilshanny offers a high quality rural environment in which to live and is close to the amenities provided in Ennistymon, Lisdoonvarna and Doolin. Every effort will be made to provide for its continued sustainable growth through the objectives of the draft Development Plan.</p> <p>The draft Development Plan will include objectives in relation to transport and mobility, tourism and amenities and these will be considered in the context of Kilshanny when preparing the settlement statement and land-use plan for the village.</p> <p>A copy of this CE report will be made available to the West Clare Municipal District Office for their consideration having regard to the nature of the requests made as part of the submission.</p>
<p>Chief Executive's Recommendation</p>	
<p>1. To prepare a land-use plan and settlement statement for Kilshanny in the preparation of the draft Development Plan and to consider the proper planning and sustainable development of Kilshanny</p>	

Submission No: 031 – Lough Derg Football Club

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • This submission focuses specifically on the spatial land use requirements of Lough Derg FC based in Killaloe Co. Clare. • The purpose of the submission is to demonstrate to Clare County Council that there is currently insufficient suitable land identified and provided for active recreational use and specifically land suitable for football playing pitches within the existing Killaloe settlement plan. Securing a second natural turf pitch is a priority for the club in meeting the current and projected demand for soccer and physical activity in the area. • Request the Council in preparing its new settlement plan for Killaloe, to identify and safeguard additional sufficient land suitable for club playing pitches. • The policy context at national, regional and local level is outlined. • The history of the club and details of membership etc is outlined. Also outlined is the history of the Club in Clarisford Park and Saint Anne’s Community College. • Demand by Lough Derg FC for playing pitches and training space has and continues to outstrip current club assets and availability of existing local options. The current club training regime which occurs throughout the week and the weekend for all age groups, has on occasion, required teams to share pitch space, thus reducing the technical space necessary to conduct comprehensive and recommended soccer training programmes. • Consequent to that, and as a short term option, the club has recently entered into an agreement with Birdhill FC to lease its soccer pitch situated some 5.5km from Killaloe on the old N7 in order to fulfil Lough Derg FC home fixtures and to undertake some junior training. This arrangement is not an ideal nor sustainable long-term solution as it requires players and parents of junior players to travel outside of both Killaloe and Ballina to partake in local Club sporting activities. • A land use analysis was undertaken of existing ‘Recreation’ zoned land and playing pitch spaces within the current Killaloe settlement plan. It is stated 	<p>Land use zoning and the development objectives set across the County are required to be in accordance with the requirements of the NPF and the RSES. Land use zonings will be prepared for the towns and villages designated in the draft Development Plan and the issues raised will be considered in this regard.</p>

<p>that it evident that there is no surplus provision of ‘Recreation’ zoned land or open space areas which could be utilised by Lough Derg FC for their immediate Club requirements.</p> <ul style="list-style-type: none"> • States that there is a clear requirement for additional playing pitches to serve the operational requirements of Lough Derg FC, and, there is a clear deficiency of appropriately identified land for active open space within the existing settlement plan to meet existing and future population demand. • Outlines UK guidance on sport facility developments. • Requests that the new settlement Plan acknowledge and provides for additional open space recreational needs of the local community, and expressly, the provision of additional playing pitches as a recognised open space typology and, which is accessible for club/community and/or public use. The proposed quantity and location of the lands proposed are outlined. 	
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. To support the development of the recreation and sports amenities at appropriate locations in the County in the draft Development Plan. 2. To prepare a land-use plan and settlement statement for Killaloe and to consider the issues outlined in the submission in this regard. 	

Submission No: 032 – Pat Quinn	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • The business park at Lissane, Clarecastle is in existence for at least 40 years and is not recognized in the current County Development Plan 2017-2023 nor has it been recognised previously by any Development Plan prepared by the Council. • The business provides a range of specialist and locally required services and storage solutions. • Located close to the N85, M18, Shannon Airport and Ennis. • Demand for new warehousing facilities and light industrial units on site. • Solar farm permitted on the adjacent land. • Potential for connection to solar farm and that the business park will operate on a zero carbon basis. • Notes that lands to the west of the business park are designated as Flood 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan and the preparation of the settlement plan and statement for Clarecastle.</p> <p>The Strategic Flood Risk Assessment of the draft Development Plan will inform the land use zoning and the areas that are identified as being at risk from flooding and will take account of CFRAM data.</p>

<p>Zone A, arising from Preliminary Flood Risk Assessment maps (PFRA). The owner has no knowledge of these lands ever flooding. More recently CFRAM (Catchment Flood Risk Assessment and Management) maps have been prepared by the OPW and are not reflected in the current County Development Plan and should now be the primary reference for flood risk.</p> <ul style="list-style-type: none"> • As per the Flood Risk Assessment (FRA) submitted with the solar farm, these lands for the most part considered Flood Zone C i.e. A Low Probability of Flooding. • Requests that this business park be given recognition in the forthcoming Clare County Development Plan 2022-2028. 	
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Prepare a settlement statement and settlement plan for Clarecastle, having regard to issues raised in this submission. 2. The outcomes of the Strategic Flood Risk Assessment shall inform the land use zoning in the draft Development Plan in areas at risk from flooding. 	

Submission No: 033 – Steering Committee for Killaloe Boys & Girls National School	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Early stages of the process of the amalgamation of the two primary schools which require a greenfield location in Killaloe to facilitate the construction of a new 12-16 classroom school, requiring a site area of at least 1.14ha as per department guidelines. The capacity issues with the existing schools in the area are outlined and the seek support for this project in the forthcoming draft Development Plan. • In September 2020 Ballina N.S. did not accept enrolment of pupils due to a lack of capacity. Killaloe Boys N.S. had to refuse enrolments to 3 applicants also due to insufficient capacity. • Site requirements for a new school are set out and a review of the land-use matrix is requested to allow flexibility for where a school may be accommodated. • Preferred site is identified and concern expressed regarding the current zoning and land use matrix which may not allow for the site to be developed for a school. Request amendment to the matrix to allow for educational facilities on the identified lands. 	<p>The amalgamation of the existing schools in Killaloe and the requirements for a new amalgamated school site are noted. The categorisation of developments within the land use zoning matrix will be considered in the preparation of the draft Development Plan.</p> <p>The draft Development Plan will have regard to the National Guidelines in relation to parking requirements and the development standards applicable to school developments. Objectives will also be included in the draft Development Plan which support and promote a modal shift in transport and mobility options.</p>

<ul style="list-style-type: none"> ● Concern regarding the parking requirement for schools as set out in the current Clare County Development Plan 2017-2023 which do not promote sustainable transport as it does not encourage walking or cycling to school. Requests that this issue be considered in the preparation of the draft Development Plan. ● Copies of the following documents are attached to the submission: <ul style="list-style-type: none"> ○ TGD-25 Identification and Suitability Assessment of Sites for Primary Schools, Department of Education and Skills 2nd Edition, January 2012 ○ NTA's Toolkit for School Travel 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. To include objectives which facilitate and support the development of education facilities at appropriate locations within the County in the draft Development Plan 2. To prepare a land-use plan and settlement statement for Killaloe to consider the issues outlined in the submission in this regard. 3. To include development management standards with regard to parking (both car and cycle) in the draft Development Plan. 4. To consider the categorisation of education facilities in the preparation of the indicative land use zoning matrix.
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Submission No: 034 – Patrick & Laura McMahon

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission makes the following points in relation to zoning, wind energy, urban/rural divide; need to protect our rural landscape.</p> <ul style="list-style-type: none"> ● Need for review of zoning across the County having regard to areas developed and changes over time. ● Review of the Wind Energy Strategy having regard to the increase in houses and population in the area. ● Rural landscape being destroyed by wind farms, pylons and 5G masts etc, 	<p>The Council will consider all land-use zoning and designations across the County as part of the preparation of the Draft Development Plan. In preparing the settlement strategies for the draft Development Plan the land-use zoning will be informed by the availability of service infrastructure in accordance with the NPF and specifically NPO 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning among other considerations.</p> <p>The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of</p>

<p>this in turn will impact on tourism.</p> <ul style="list-style-type: none"> • Tackle the urban/rural divide. Smaller communities need as much work/funding as the bigger centers. • Roads in rural areas need more work. 	<p>the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>The Core Strategy will identify the distribution of the proposed growth in line with the NPF Implementation Roadmap and the RSES. Furthermore Core Strategies shall identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area, siting, environmental and design criteria for rural housing. This is in accordance with NPF and RSES. The policies and objectives of the draft Development Plan will focus on both urban and rural areas in accordance with national and regional strategies and guidance</p> <p>The Council has dedicated teams in each Municipal District for the upkeep and maintenance of roads. Where required specific policy objectives may be included in the draft Development Plan to support infrastructural development where appropriate.</p>
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Chief Executive's Recommendation

1. An evidence based Core Strategy shall be prepared for the proposed draft Development Plan.
2. Prepare settlement statements and settlement plans, having regard to the principles of the NPF, RSES and other relevant criteria.
3. Include policies and objectives to deliver rural housing in line with national and regional guidelines.
4. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the new Wind Energy Guidelines.

Submission No: 035 – Caherea National School

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Local Services & Local Heritage</p> <ul style="list-style-type: none"> • The following services would greatly benefit Caherea, <ul style="list-style-type: none"> ○ A post-office ○ Medical centre and pharmacy ○ Re-opening of the Garda Station in Lissycasey 	<p>Local Services & Local Heritage</p> <p>Caherea is a designated Cluster in the existing Development Plan. The designation and development objectives for Caherea will be considered in the preparation of the draft Development Plan.</p>

- A toy shop
- Caherea is home to famous musicians, Noel Hill and Pdraig Rynne. An arts centre would be a great place to showcase and celebrate their talents along with local writer Joe Quinlivan. The centre could be used for festivals to celebrate these local people along with housing a museum to display old farm machinery and artifacts from traditional country life.
- A housing estate in the area to attract new people to Caherea.

Sports and Amenities

- Acknowledge the importance of staying healthy and active. A cycling trail and footpath would help encourage greater outdoor recreation. An all weather pitch and indoor sports hall would allow students to exercise regardless of weather.
- Other amenities that would add to the area are
 - A pet farm
 - A pitch and putt course
 - Indoor play zone
 - More street lighting in Lissycasey

Transport & Housing

- Need for improved access to public transport and a designated bus stop in Caherea. A school bus would also be welcomed.
- Charging points at Boree Log, Coughlan's Garage and Talty's shop.

Sports and Amenities

The importance of recreational amenities and routes and community infrastructure is recognised and policy support will be given to facilitate such provision in the draft Development Plan.

Transport & Housing

Traffic safety issues in Lissycasey (i.e. street lighting provision etc) will be considered in the preparation of the land-use plan and settlement statement for the village.

It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.

The draft Development Plan will provide policy support for the delivery of an

	integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy in the draft Development Plan.
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Chief Executive's Recommendation

1. In the preparation of the land use plans, settlement statements and associated objectives for Caherea and Lissycasey to consider the issues as outlined in the submission.
2. To provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy in the draft Development Plan.

Submission No: 036 – Noreen Skerritt

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The Wind Energy Strategy needs to be reviewed in relation to:</p> <ul style="list-style-type: none"> • The erecting of wind turbines in close proximity to residential homes. • The number of turbines allowed in one area. • The impact of the turbines on the quality of life on rural areas. 	<p>The content of the submission is noted and will be considered in the preparation of the Draft Development Plan. The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.

Submission No: 037 – Jarlath Warde

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission relates to Wind Energy and the Ballycar/Cappantymore area. The Wind Energy Strategy needs to be reviewed in relation to:</p> <ul style="list-style-type: none"> • The suitability of the Ballycar/Cappantymore/Gallows Hill Area for a proposed wind farm as it is highly populated. • The effect of wind turbines on people's health and nuisance effects of both noise and flicker. • The environment supports bird life and wild animal life and should be supported and treasured. • Not letting people or developers chase profit under the guise of 	<p>The content of the submission is noted and will be considered in the preparation of the Draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines, in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<p>renewable energy concerns.</p> <ul style="list-style-type: none"> • Plenty of remote areas where on-shore and off-shore wind farms could be located. • A request for a review of the suitability of this area as a strategic area for wind development is made. 	
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Chief Executive's Recommendation

<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.</p>

Submission No: 038 – Brian & Jenny McDowell

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission makes the following points in relation to Energy and Wind Energy:</p> <ul style="list-style-type: none"> • Discontent at the amount of wind farms in the County and the amount of zones available as appropriate to developers. • West Clare is particularly swamped with turbines and has done more than its fair share to contribute to national targets. • Wind farms are detrimental to locals and unsightly on the Wild Atlantic Way. • Short term benefits for employment or landowner compensation are negligible compared to financial cost to residents whose homes are unsellable. • Community engagement by developers is inadequate and divides communities as does landowner compensation. • Dividends should be distributed equally among the community. • Little regard in guidelines given to repowering of existing wind farms. • Needs to be a cultural shift to use less energy. • Less use and delivery of lower voltage, DC current would allow current sources to easily provide what is actually used. • Need for more community energy projects with less lifestyle impact. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines, in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>It is acknowledged that there needs to be a cultural shift in both energy production and use. In this regard further consideration will be given to proposed policies and objectives in the draft Development Plan relating to renewable energy and climate change.</p> <p>It is recognised that community energy production has been brought into greater focus more recently and will become an increasingly important opportunity in harnessing renewable energy and climate action. This will be considered in more detail in preparing the draft Development Plan.</p>

Chief Executive's Recommendation

<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.</p>

2. Investigate the area of community energy production.

Submission No: 039 – Andrew Rainsford

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission makes the following points in relation to Wind Energy and the Ballycar/Cappantymore/Gallows Hill area of Meelick:</p> <ul style="list-style-type: none"> • This is not a remote area, but is highly populated and built up with hundreds of houses making it unsuitable for industrial wind turbines. • A wind farm in this area would be too close to existing houses. • Concern as to the effects of wind turbines on people's health and the associated impacts of noise and shadow flicker. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines, in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.</p>	

Submission No: 040 – Jason Boyce

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission relates to Wind Energy and the Ballycar/Cappantymore/Gallows Hill area of Meelick and requests a review of the designation of this area as a strategic area for wind for the following reasons.</p> <ul style="list-style-type: none"> • This is not a remote area, but is highly populated and built up with hundreds of houses making it unsuitable for industrial wind turbines. • A wind farm in this area would be too close to existing houses. • Concerns expressed at to the effects of wind turbines on people's health and the associated impacts of noise and shadow flicker. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.</p>	

Submission No: 041 – Doolin Community Group

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission makes the following points highlighting a series of changes and developments necessary to contribute to improved quality of life and</p>	

community experience for those living in or visiting Doolin.

Developing Community Infrastructure

- The current CDP acknowledges that Doolin has 3 distinctive service areas. There is in fact a fourth population, known as Garrihy's, roughly around the junction of the R478 and R479, with circa 50 households and the local convenience store.
- It is necessary to connect this 4th area with the rest of the settlement along with a connection to the Community Centre and school with road improvements, footpaths and a lighting scheme.
- Endorse the approach where possible that the stone wall roadside boundaries be retained and the footpath be constructed behind the walls.

Development of Roads and Transport

- In 2019, 300,000 people used Doolin Pier for ferry trips. This in turn lead to many more visitors to the village and has focused attention on one particular area, Fisherstreet.
- Doolin needs an integrated Traffic Management Plan which should be developed with the Cliffs of Moher Centre and should be comprehensive including the Geopark area. – Clare County Council is best placed to take the lead on this.
- Review of signage needed (“walk on the right, drive on the left”)
- Review of speed limits in the village needed, in particular Fisherstreet and Roadford and the area around the National School, possibly with a ramp.
- The growth of traffic by Day Coaches was massive in 2017-2019, being unexpected and therefore unplanned for. Almost certainly 100 coaches per day in high season negotiating narrow roads and bridges.
- The changes brought about in the 2020 season (Covid-19) provide an opportunity to pivot tourism back to a high quality, low volume and, most importantly, sustainable product. This could be achieved through a

Developing Community Infrastructure

The Council is progressing the design stage for the Doolin Pier and Village Master Plan to address issues such as connectivity between the nodes within the settlement and also the Coogyulla Cluster. Issues pertaining to connectivity and traffic management signage within the settlement of Doolin are noted and will be considered in the preparation of the draft Development Plan. It is envisaged that whilst addressing connectivity issues the maximum extent of roadside boundary walls should be retained where possible.

Development of Roads and Transport

Issues pertaining to connectivity and traffic management signage within the settlement of Doolin are noted and will be considered in the preparation of the draft Development Plan.

Parking bye-laws and speed limit designations do not come within the scope of the County Development Plan.

The Council has initiated the preparation of the *Cliffs of Moher Strategy 2040* comprising a Tourism Strategy, Hinterland and Site Masterplan to develop an Overall Visitor Experience Strategic Review for The Cliffs of Moher. This will set out the future of the Cliffs of Moher for the next 20 years and will fully inform the visitor journey from start to finish, ensuring a sustainable offering with wider economic benefits.

The Hinterland Area includes the ‘Cliffs of Moher Development Area’, extending southwards following the Cliffs of Moher Coastal Walk to include Hag’s Head and Liscannor, and northwards to include Doolin and Lisdoonvarna, part of the Burren and Cliffs of Moher UNESCO-designated Geopark. The outcome of this strategy will be used to inform the new County

combination of:

- changes to the Day-Tour licensing system (with the NRA)
- changes to the “stop points”(governed by the County Council)
- Decisions on parking facilities and a limit on daily numbers.
- Local community to be given input into the decision making in these areas on an on-going basis.
- Need to look at the implementation of parking bye-laws primarily Fisherstreet and Roadford.

Sustainable Transport

- Doolin Community Council is registered as a Sustainable Energy Community – A switch to Electric Vehicles (EV) is recognised as essential. The Council needs to develop an initiative for business in tourist areas to provide charge points.

Seasonality

- The CDP should seek to encourage small to medium conference and seminar business to make use of Doolin facilities particularly in the shoulder or off season periods.

Community Environment and Litter Management

- No provision for proper disposal of litter in Doolin
- Propose that the County Council provide a number of PEL Solar Powered Compacting bins in the area between Roadford and Doolin Pier.

Development Plan with respect to Doolin and in particular with respect to traffic management and policy objectives relating to tourism.

Sustainable Transport

Sustainable tourism is imperative to the economy and environment of County Clare.

It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.

Seasonality

With regard to tourist facilities in Doolin, the seasonality issues outlined will be considered in the preparation of the draft Development Plan.

Community Environment and Litter Management

The Councils Litter Management Plan sets out the Council's policy and actions on litter control and the draft Development Plan will support its implementation.

<p>Wastewater & Water Supply Infrastructure</p> <ul style="list-style-type: none"> • The objective to “encourage the investigation by Irish Water of the feasibility of using capacity at the wastewater treatment plant in Lisdoonvarna to serve Doolin” should be continued. • Need to address considerable variability in water pressure in different parts of the village. <p>Leisure Facilities for Visitors and Residents</p> <ul style="list-style-type: none"> • Clare County Council to work with the CLDC and the local community to maintain and improve the incredible Liscannor-Cliffs of Moher- Doolin Cliff Trail • Consideration needs to be given to the parking and access to the trail in Doolin, in terms of footpaths. • Develop loop walks around Doolin. • Promote heritage sites in and around Doolin. • The old pier at Doolin is categorised as a leisure facility and should continue as such and facilitate sea swimming. The slipway, beside the old pier should receive basic maintenance. • Planned Doolin Pier facilities should have allowance for leisure users and visitor and locals wishing to use the area. • Parking on the pier needs to facilitate local residents; buses parking on the pier should be charged and limited to six at a time. • The re-development of the pier area cannot be done in isolation of the local community. 	<p>Wastewater & Water Supply Infrastructure</p> <p>With regard to water supply and wastewater infrastructure, as the management of this infrastructure is within the remit of Irish Water the Council will liaise with this utility provider in the preparation of the draft Development Plan.</p> <p>Leisure Facilities for Visitors and Residents</p> <p>The improvement of existing recreational walking routes and the development of further routes will be considered in the preparation of the draft Development Plan.</p> <p>The Council will continue to work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community facilities throughout the County and this will be reflected in the objectives of the draft Development Plan. The multifunctional uses of the piers in Doolin as outlined in the submission are noted.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. In the preparation of the settlement statement and land-use plan for Doolin (including the pier area) to consider the issues outlined in the submission. 2. Include development management standards in terms of the requirement for electric vehicle charge points in new developments and include objectives to facilitate where possible the further roll out of additional electric vehicle charge points in the County through positive policy objectives. 3. In the preparation of the settlement statement and land-use plan for Doolin to consider how the issue of seasonality of visitor numbers may be addressed. 4. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment. 	

5. To consider that *Cliffs of Moher Strategy 2040* in the preparation of the settlement statement and land-use plan for Doolin as well as general policy objectives throughout the plan.
6. Sustainable tourism shall be a priority of the draft Development Plan.

Submission No: 042 – Sean McCarthy, McCarthy Keville O’Sullivan Ltd.

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • The submission relates to the Retail Hierarchy identified in the current Development Plan and seeks to ensure that the draft Development Plan incorporates an appropriate retail hierarchy in line with the Retail Planning Guidelines 2012. The existing retail hierarchy within the County is outlined and also references the non inclusion of the Ennis Neighbourhood Centre designations (and lists same). • References Section 4.11.6 of the Retail Planning Guideline and states that the omission of the “<i>Neighbourhood Centres</i>” from the retail hierarchy in the CDP undermines their importance in the context of the nature and type of retailing that is required in a large urban centre, outside of the traditional retail core. • Their continued absence of Neighbourhood Centre designations from the hierarchy may cause difficulties in future in terms of the sequential approach to new retail development particularly given “<i>Neighbourhood Centres</i>” are typically found in “<i>out of centre</i>” locations. 	<p>A Retail Strategy for the County is being prepared to inform the draft Development Plan and it will be in this context that the issue outlined with regard to the retail hierarchy for the County with respect to Neighbourhood Centres will be considered. This strategy will be informed by the Regional Policy Objectives as set out in the RSES.</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. To prepare a Retail Strategy for the County, to include objectives in the draft Development Plan which are informed by the Retail Strategy and to consider the issues outlined with regard to the retail hierarchy and its treatment of neighbourhood centres. 	

Submission No: 043 – Dun Ri Management Company

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • They comprise the residents of the Dun Rí housing development adjacent to and east of the Bunratty Manor Hotel. • Outline their opposition to the proposed housing development with regard to the scale and density of same and state that they are also opposed to “<i>any significant further residential development on a singular</i>” 	<p>The Housing Need Demand Assessment and the Housing Strategy which is under preparation will consider all elements of housing demand and details of the various housing market influencers across the County. This will inform the policy objectives and the Core Strategy to be contained in the draft Development Plan.</p>

site in Bunratty in general within the lifetime of the current Plan and subsequent development plans". State that future development should be appropriate in terms of density, accessibility, function and scale.

- State that the Planning Department should put objectives in place for Bunratty *"that promote the development of infill and brownfield sites over greenfield sites in line with national and regional planning policy"*.
- State that land use planning and in particular residential land uses should be linked to sustainable transport infrastructure so as to reduce car dependence. The *"Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009"* are referenced in this regard.
- States that Bunratty has limited service provision at present for existing residents in terms of education facilities, retail, services, pedestrian and cyclist facilities and that to avail to such services locals are required to travel by private motor vehicle.
- Would welcome a modest population increase in Bunratty during the Plan period which would serve the needs to an *"incrementally growing local population"*.
- Bunratty is designated as a "Large Village" in the settlement hierarch in the current Development Plan. Table 2.4 of the Plan sets out a population increase of 99 persons for the village during the Plan period which equates to a further 36 dwellings.
- Note that permission was recently granted in Bunratty (reference P18-919) for the change of use of 28 dwellings from short term tourist accommodation to permanent use and this would substantially meet the population increase as set out in the Core Strategy. When taken in conjunction with the 6 dwellings recently built within the Dun Rí estate *"there is only a need for 2 further houses required in Bunratty"* up to 2023. Compliance with the Core Strategy is required and policy with regard to compliance with the Strategy should be strengthened in this regard.
- The new Development Plan should not include large areas of zoned

The draft Development Plan will contain a land-use plan and settlement statement for Bunratty which will align with the objectives of the NPF, the RSES, the LSMAP and the LSMATS. The content of this submission will be considered as this plan and statement are being developed.

In preparing the Core Strategy and Settlement Strategy for the draft Development Plan the land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF and specifically NPO 72(a) and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.

A Retail Strategy is being prepared which will inform the objectives of the draft Development Plan and it will be in this context that the issue of retail/service provision in Bunratty will be considered.

<p>residential lands, rather same should be limited in size and distributed across the settlement to allow for more balanced growth that's in keeping with the existing settlement pattern of Bunratty.</p> <ul style="list-style-type: none"> • Both the National Planning Framework 2040 (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES) prioritise infill and brownfield sites over greenfield sites. The redevelopment of the vacant Shannon Shamrock Hotel site for residential purposes is suggested in this regard. • Express concerns that the proposed development may have an adverse impact on the tourism offering in Bunratty and that a balance between future residential development and the protection of the settlements tourism and architectural heritage assets is required. 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. In the preparation of the land-use plan and settlement statement for Bunratty to consider the issues outlined in the submission within the context of the objectives of the NPF, the RSES and the LSMATS. 2. Evidence based Core Strategy to be prepared for the proposed Development Plan in accordance with the NPF and the RSES. 3. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy.
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Submission No: 044 – Ray Beegan

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Wind Energy Policy - Urges the Council to review the “Strategic” designation of the Ballycar, Cappantymore and Gallows Hill area of Meelick for the following reasons:</p> <ul style="list-style-type: none"> • The area is now “highly populated” with “hundreds of houses” which makes the area unsuitable for industrial wind turbines. • The wind farm currently under consideration for the area would be too close to existing houses and the potential 500 meter minimum separation distance between turbines and dwellings in the forthcoming wind energy guidelines is referenced in this regard. • Concerns pertaining to public health issues arising from noise and shadow flicker from turbines are outlined and that “human factors” should be 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

taken into consideration with regard to the assessment of any wind energy proposal.	
Chief Executive's Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.	

Submission No: 045 – Operation De-Plastification, Slim Your Bin Or Bin Your Bin Challenge	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Welcomes the opportunity to make a submission to the Issues Paper with regard to ensuring that future development is sustainable development. • Requests that the Development Plan declares <i>“a County-wide adoption of a 100% organic, 100% chemical free (pesticide, herbicide and fungicide free) and 100% GMO free lifestyle and workstyle”</i> to assist in addressing environmental issues such as water, air and soil quality, and the loss of flora and fauna. Agricultural practices such as zero-till restorative agriculture, polyculture, agro-forestry, agro-ecology and permaculture are referenced in this regard. The potential environmental, climate, mental health and socio-economic benefits of this approach are outlined, international examples are referenced and it is stated that this would set a best practice precedent both nationally and internationally. • States that the <i>“key challenges we face”</i> as set out in page 6 of the issues paper are <i>“key opportunities for a brighter future that preserves most of our way of life, or heritage”</i> and that the Development Plan should be centered on issues such as the management of our built and natural heritage, climate change and social, community and cultural development. • Supporting information that has been received with the submission relates to examples of agricultural practices outlined in the submission. 	<p>With regard to agricultural developments it is envisaged that the draft Development Plan will seek to facilitate and encourage the further development of the various different sectors of agriculture in the County including alternative farming practices.</p> <p>As partners to the All-Ireland Pollinator Plan (AIPP), Clare County Council aim to reduce pesticide usage in accordance with Actions 19 and 20 of the AIPP publication ‘Councils: Actions to Help Pollinators’. Action 19 calls on councils to either reduce or eliminate the use of pesticides, and Action 20 calls councils to adopt the pollinator friendly pesticides code.</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on Climate Action. It is intended that this will form a central and cross cutting theme throughout the draft Development Plan and that the Plan will include policies and objectives to promote and support the <i>“transition to low carbon and climate resilient society”</i> which is a National Policy Outcome of the National Planning Framework.</p>
Chief Executive's Recommendation	
1. To include objectives in relation to sustainable agricultural practices, built and natural heritage, forestry, climate change, social, community and cultural development in the draft Development Plan.	

Submission No: 046 – Construction Industry Federation

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Welcomes the opportunity to make a submission to the Development Plan process and notes that the Plan “<i>will be part of the first batch of development plans made under Project 2040</i>”. • Outlines the additional dwellings required to meet the population projections and states that the development plans “<i>will form the local, detailed spatial level of the new plan system</i>”. • Outlines the hierarchy of national, regional and local level plans and policies and the requirement for adherence of the development plan to these documents. • States that the role of County Clare in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES) has been “<i>somewhat</i>” diminished from that as set out under the National Spatial Strategy (NSS) and the re-designation of Ennis from a “<i>Hub</i>” to a “<i>Key Town</i>” is referenced in this regard. • Notes that whilst the population of the Southern Region is predicted to grow by between 12 and 15% between 2016 and 2026 the population of Clare is projected to grow at a lower rate of between 8.8 and 10.5% over the same period. This growth rate of 0.85 to 1% is lower than the current plan assumes (i.e. 1.71% per annum over the period of 2011 to 2023). The revised growth rate envisages a population for Clare of 130,000 by 2026 as opposed to the 143,000 projection by 2023 as set out in the County 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>The Housing Need Demand Assessment and the Housing Strategy which are under preparation will consider all elements of housing demand across the County. This will inform the policy contents of the draft Development Plan and the settlement statements and land-use plans.</p> <p>The draft Development Plan will align with the objectives of the NPF and the RSES.</p> <p>The draft Development Plan will give strong policy support to the role of Ennis as the County’s Key Town and key economic driver as part of the economic triangle with Shannon and Limerick. The settlement plan and settlement strategy for Ennis will align with Section 3.5 of the RSES and the associated Regional Policy Objectives. The draft development plan will have regard to the recently completed Ennis 2040 Economic and Spatial Strategy when developing the settlement plan for the town.</p> <p>The Core Strategy of the draft Development Plan will identify the distribution of the proposed growth throughout the County in line with the NPF Implementation Roadmap and the RSES.</p>

Development Plan. *“The County will have to adjust its ambitions to this new reality”.*

Supply of Developable Land

- States that there is a risk that the quantum of available developable land would be over-estimated in the new Plan because of insufficient research on measuring existing constraints. The example of flood risk issues for zoned lands in Ennis is provided and it is stated that the Council can’t rely on totaling existing undeveloped zoned land as a measure of development capacity. It is stated that a thorough review of zoned lands is required to inform the new Plan (which also includes an infrastructural assessment with regard to Tier 2 zoned lands).
- The extent of zoned lands provided should not just meet the requirements of future demand but should also *“facilitate demand which has yet to be realised as a legacy of the previous recession and the subsequent policies and economic circumstances which have prevented the realization of housing to meet demand”.*
- States that the limited supply of zoned lands results in land cost issues which ultimately are reflected in higher house prices and *“developments will not be progressed if the construction industry cannot demonstrate financial viability to the investment sector”.*
- Demand specific to dwelling types is an important consideration and density specific zoning policies should be clearly justified.

Policy & Investment Framework

- The Plan should give full expression to both the spatial and financial dimensions of the national strategy as well as to the local components that are consistent with and relevant to the strategy and that the plan

Supply of Developable Land

The zoning of lands within the draft Development Plan will give consideration to the issues as outlined in the submission (e.g. Housing Strategy, infrastructural capacities, Strategic Flood Risk Assessment, Appropriate Assessment, Strategic Environmental Assessment, archaeological heritage constraints etc). In preparing the settlement strategy for the draft Development Plan the land-use zoning will also be informed by the availability of service infrastructure in accordance with the NPF and specifically NPO 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.

Zoning of lands must align with the population target growth as set out in the NPF Implementation Roadmap. Policy in relation to densities will be considered in the preparation of the Core Strategy in the draft Development Plan.

Policy & Investment Framework

The issues outlined in the submission with regard to *“Government of Ireland (2018) Project Ireland 2040 – National Development Plan 2018-2027”* will be considered in the preparation of the draft Development Plan.

would function as a “one stop shop” to enable development related decisions to be taken. States that the Plan should include details of National Development Plan infrastructure projects, infrastructural feasibility studies carried out by the Council and other state bodies, maps of public lands in urban areas and the investment programme for the Land Development Agency for the County.

- Details of projects in Clare being funded (or to be funded) by the National Treasury Management Agency, the EU, The Urban & Rural Regeneration and Development Funds, the Climate Action Fund and the Disruptive Technology Fund should be included in the Plan.

Limerick-Shannon MASP Infrastructure Planning

- The Limerick-Shannon MASP area is the centre of the slowest growing Strategic Planning Area in the Southern Region. There needs to be sufficient co-ordination between the Planning Authorities in the Region to ensure the appropriate implementation of the 23 Regional Planning Objectives (RPO’s) relevant to the MASP area. Examples of joint studies and the establishment of cross-boundary local authority steering group committees to address flood risk issues are referenced
- Both the Limerick and Clare Development Plans should include an identical chapter on Infrastructure for the Limerick-Shannon MASP so as to mitigate against policy conflict/overlap and to facilitate implementation.

Residential Demand Calculation

- Outline the nature of housing demand in Dublin versus the rest of the Country with regard to household types.
- Notes that most of the County towns and large villages will be subject to local area plans (LAP’s) after the Plan is made and request that the Plan “includes a comprehensive template for development policy in the smaller

Noted.

Limerick-Shannon MASP Infrastructure Planning

The Council will work with Limerick City and County Council to ensure the consistent and appropriate reflection of the Limerick Shannon MASP in the draft Development Plan.

Residential Demand Calculation

The Housing Need Demand Assessment and the Housing Strategy will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan.

The Core Strategy, which will set out the population allocation and

settlement”.

- Request that the development plan includes a significant proportion of residentially zoned lands for low density development and states that *“the development industry cannot source finance to build housing that does not fit with actual market needs or demands”.*

Phased Zoning Approach

- Outlines the annual requirements for new housing nationally and states that the preferential promoting of *“unviable brownfield sites while rendering the development of other sites as contingent on unviable sites has the potential to result in a significant shortfall in housing provision”* and that a balance is required between brownfield site redevelopment and outer suburban greenfield sites.

Compact Urban Growth Facilitation

- Outlines the requirement for compliance with the growth targets as set out in the NPF and suggest that a greater proportion of the County’s growth target be allocated to Ennis and to other existing designated towns in the County than is the case under the current Plan.

The Importance of Ennis

- Outlines the history and role of Ennis and outlines the close alignment in the scale of its working and residential populations. In a ratio of jobs to resident workers Ennis has a figure of 0.981.
- The new Plan should ensure sufficient allocation of the share of the population target to Ennis. *“The current development plan allocates 64% of the total target population growth to Ennis which has been allocated to the 5 largest towns in the County. We suggest that the percentage be*

employment growth for County Clare that will deliver sustainable population growth in line with the targets as set out in the NPF and the RSES.

Policy on residential density will be included in the draft Development Plan.

Phased Zoning Approach

A key pillar of the NPF and the RSES is the consolidation of existing settlements to achieve compact growth, through brownfield and infill site development in existing centres and the requirement for the sequential centre out approach to development. In preparing the Core Strategy and Settlement Strategy for the draft Development Plan the land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF and specifically NPO 72(a) and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.

Compact Urban Growth Facilitation

The Core Strategy of the draft Development Plan will identify the distribution of the proposed growth throughout the County in line with the NPF Implementation Roadmap and the RSES.

The Importance of Ennis

The Core Strategy of the draft Development Plan will identify the distribution of the proposed growth throughout the County in line with the NPF Implementation Roadmap and the RSES.

increased to 75%.”

The Importance of Limerick-Shannon-Ennis as an Economic Corridor

- Outlines the importance of Ennis to the established economic corridor bridging north Limerick and south-east Clare. Commuter patterns in the area are outlined and it is stated that specific policies for the corridor with regard to the likes of public transport infrastructure are required.

The Importance of Shannon as an Economic Driver (but also as a potential drag on development)

- Outlines the previous population projections for Shannon, the non-achievement of same and the implication of the long term zoning of significant areas in Shannon for residential purposes. Propose that the population target for Shannon should be dependent on the prior implementation of the MASP infrastructure objectives (which specifically benefit Shannon) and that *“Ennis should take precedence over Shannon in the allocation of Tier 1 lands for residential and mixed use development”*.

Lower Density Housing in Smaller Towns and Villages

- Cite the 2020 housing report by Ronan Lyons *“Ireland’s Housing Need and Policy Options”* with regard to the difference between housing demand in Dublin and smaller towns and villages and request that the Plan prescribes the zoning of a significant proportion of serviced land for lower density residential development in accordance with 6.3(d) of the Guidelines for Sustainable Residential Development in Urban Areas.

The Importance of Limerick-Shannon-Ennis as an Economic Corridor

The issues outlined in the submission are noted and will be considered in the preparation of the draft Development Plan. The preparation of the draft Development Plan will be carried out in the context of the requirements of the NPF, RSES, LSMAP and the draft LSMATS.

The Importance of Shannon as an Economic Driver (but also as a potential drag on development)

Shannon is a significant settlement within the MASP area and its critical role as a growth enabler will be included in the draft Plan. The preparation of a masterplan for Shannon Town is currently under way and this will inform the draft Development Plan.

Lower Density Housing in Smaller Towns and Villages

The above comments relating to the Housing Needs Demand Assessment and the Housing Strategy apply.

Chief Executive’s Recommendation

1. Prepare a Housing Need Demand Assessment and a Housing Strategy which considers all elements of housing demand across the County.
2. The draft Development Plan and Core Strategy shall align with the NPF Implementation Roadmap and the RSES.
3. The zoning of lands will have regard to the NPO’s as set out in the NPF.

4. That the proposed developments as set out in “Government of Ireland (2018) Project Ireland 2040 – National Development Plan 2018-2027” are facilitated by the draft Development Plan.
5. Ensure the consistent and appropriate implementation of the Limerick Shannon MASP in the draft Development Plan.
6. That the draft Development Plan will be in accordance with the NPF and the RSES in terms of promoting compact growth through the consolidation and rejuvenation of existing settlements and the redevelopment of brownfield and infill sites in existing centres.

Submission No: 047 – St Finnachta’s National School

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Welcomes the opportunity for the needs of the school to be considered in the context of the County Development Plan. • The Vision for Sixmilebridge must be to create a place where people can live, work and enjoy their leisure time and the achievement of this will require the ongoing investment in infrastructure. • Note the current and future population growth of Sixmilebridge, the live residential planning permissions in the Town, the existing rail and recreation infrastructure and state that the new school building represents a huge investment in the community. • The future expansion of the school or the provision of additional recreation space may require the development/purchase of the Council owned land adjacent to the school. • Outlines the schools tradition in the Green Schools Programme, the recent improvements to road and pedestrian safety in the area, the inclusion of a traffic warden at the school and welcomes the recently announced funding for improved footpath provision. • States that the zoning of the Council owned lands adjacent to the school for educational purposes should be considered. • States that the retention of the traffic warden service at the school is essential and outlines a number of pedestrian, vehicular and cyclist infrastructural improvements required in the area to ensure continued traffic safety and free flow. 	<p>The land-use plan and settlement statement for Sixmilebridge will be prepared as part of the draft Development Plan and the issues outlined in the submission with regard to the vision for the Town, the recreational requirements for the school, traffic safety issues and pedestrian connectivity will be considered and addressed during this process. The draft Development Plan will also be informed by the NPF, the RSES and the LSMASP.</p>

Chief Executive’s Recommendation

1. To prepare a land-use plan and settlement statement for Sixmilebridge and to consider the issues pertaining to the requirements for the potential

extension of St. Finnachta's National School and traffic and pedestrian provision as outlined in the submission in this process.

Submission No: 048 – Meabh Healy

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> As a resident of West Clare, wishes to outline her opposition to the proposed wind turbines in the Miltown Malbay area. Considers that the rural environment should be protected and that the proposed turbines are too big and noisy for the area and would be a blot on the landscape. Outline the existing quiet rural context of the Moy area and the amenities derived locally from same. Whilst Ms. Healy supports the principle of renewable energy, she considers that the proposed turbines would substantially damage the quality of life of local residents. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.</p>	

Submission No: 049 – Matt Gleeson

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> The new County Development Plan should review the wind energy designations in the County and in particular in the Miltown Malbay area. A pending wind energy planning application in this area is referenced. Outlines the proximity of the proposed development to local dwellings and considers that the proposal would have adverse impacts on the existing community and the amenities enjoyed by local people. Consider that wind turbines have adverse impacts on visual amenities. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.</p>	

Submission No: 050 – Shannonbanks Community Development Project	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Outlines the history of the committee since its establishment earlier this year and the assistance received from the Clare LEADER programme. • Outlines the history of the Shannonbanks estate since the 1970’s, the population of the estate (800), the location of the estate on the border of Limerick and considers that the area has been <i>“largely overlooked in relation to any development plans in County Clare”</i>. • States that the existing riverside walk is narrow and in poor condition rendering same unsafe and difficult for use by persons with mobility impairments. Considers that this needs to be widened and re-surfaced. • Outlines concerns relating to lighting issues along the riverside and states that the existing lighting requires upgrading. • Whilst acknowledging the potential for anti-social behaviour from seating, states that seating serving the river walk would be of benefit to older persons. • Outlines the extent of open space in the estate and states that a community garden would be of benefit to local residents. • Outlines issues with maintenance of footpaths, lighting and open space areas within the estate. • Outlines proposals for playgrounds in the area and these would be welcome. States that additional facilities are required and gives examples of a kayak/boating club and basketball and tennis courts. • Consider that the riverside area is underperforming as an amenity area due to its overgrown nature and the issues of illegal dumping over the years. A recent survey carried out by the committee highlighted the potential for the inclusion of a boardwalk/marina in the area. • Flooding issues within the estate (e.g. flood event in 2009) are outlined and it is stated that flood defence measures are required as part of the 	<p>Green/open spaces and playground areas in settlements are important in terms of providing opportunities for recreation, contributing to the public realm, enhanced biodiversity and green infrastructure and to the overall health and wellbeing of communities. Existing green/open spaces and recreational provision will be considered in the preparation of the settlement statements and land-use plans, including that for Athlunkard, in the preparation of the draft Development Plan.</p> <p>The Councils Litter Management Plan sets out the Council's policy and actions on litter control and the draft Development Plan will support its implementation.</p> <p>With regard to flooding and drainage issues the draft Development Plan will be informed by a Strategic Flood Risk Assessment and the issue outlined will</p>

redevelopment of the riverside area.	be considered.
Chief Executive's Recommendation	
1. In the preparation of the draft Development Plan and the settlement statement and land-use plan for Athlunkard to consider the issues as outlined in the submission.	
2. The draft Development Plan be informed by a Strategic Flood Risk Assessment.	

Submission No: 051 – Climate Action Regional Office	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> The Climate Action Regional Offices (CARO) were established in 2018 in response to "Action 8" of the 2018 National Adaptation Framework (NAF) to co-ordinate climate action at both regional and local authority levels. It is stated that Clare is within the Atlantic Seaboard South Region. CARO welcomes the importance given to climate change within the Issues Paper and the key climate action policy drivers and due consideration of the Climate Action Plan 2019, the Climate Change Adaptation Strategy, the Climate Action Charter for Local Authorities, the 2020 Programme for Government and the Climate Action and Low Carbon Development (Amendment) Bill 2020 is required. <p>Climate Action Plan</p> <ul style="list-style-type: none"> The objective of the Plan is to enable Ireland to reduce its carbon emissions by 30% by 2030 and to lay the foundations for achieving net zero carbon emissions by 2050. 180 actions are outlined in the plan. <p>Climate Change Adaptation Strategy</p> <ul style="list-style-type: none"> A requirement of the 2015 Climate Action and Low Carbon Development 	<p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action and it is proposed that this will form a central and cross cutting theme throughout the Draft Plan.</p> <p>The draft Development Plan will include policies and objectives to promote and support the "transition to low carbon and climate resilient society" which is a Nation Policy Outcome of the NPF. The draft Development Plan will support compact growth and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>Climate Action Plan</p> <p>Noted.</p> <p>Climate Change Adaptation Strategy</p> <p>The Council prepared a Climate Change Adaptation Strategy in 2019, which is</p>

<p>Act was the publication of the National Adaptation Framework. This outlines a whole approach for climate action and issues such as energy transition.</p> <ul style="list-style-type: none"> The National Adaptation Framework required local authorities to establish Climate Change Adaptation Strategies. <p>Climate Action Charter for Local Authorities</p> <ul style="list-style-type: none"> This lists 24 commitments which underline the leadership role of local authorities in delivering effective climate action. Major decisions by local authorities require carbon proofing. 	<p>a high level document designed to mainstream the issue of climate change in the Local Authority’s plans, policies and operations. This strategy will be reflected in the policies and objectives of the draft Development Plan.</p> <p>Climate Action Charter for Local Authorities</p> <p>Climate Action is a key overarching and cross cutting theme throughout the preparation of the draft Development Plan and shall be considered in all elements of policy and objective preparation. Regard will be given to the referenced documents in this submission in the preparation of the draft Development Plan. An Energy and Emissions Balance is to be carried out for County Clare to enable an appropriate level of effective monitoring going forward.</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> Climate change shall be considered in all elements of the draft Development Plan preparation and its central role reflected throughout the Plan as a cross cutting theme in policy objective formulation. The Clare Climate Adaptation Strategy objectives will inform the draft Development Plan preparation process. 	

Submission No: 052 – Niamh Coady Rainsford	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Urges the Council to review the “Strategic” designation of the Ballycar, Cappantymore and Gallows Hill area of Meelick for the following reasons:</p> <ul style="list-style-type: none"> The area is now “highly populated” with “hundreds of houses” which makes the area unsuitable for industrial wind turbines. The wind farm currently under consideration for the area would be too close to existing houses and the potential 500 meter minimum separation distance between turbines and dwellings in the forthcoming wind energy guidelines is referenced in this regard. Concerns pertaining to public health issues arising from noise and shadow 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<p>flicker from turbines are outlined and that <i>“human factors”</i> should be taken into consideration with regard to the assessment of any wind energy proposal.</p> <ul style="list-style-type: none"> • No consultation has taken place locally with regard to wind energy proposals and the submission states that this is unacceptable. • States that wind energy developments in the area would have an adverse impact on property prices. 	
Chief Executive’s Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.	

Submission No: 053 – Robert Ahern	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Urges the Council to review the <i>“Strategic”</i> designation of the Ballycar, Cappantymore and Gallows Hill area of Meelick for the following reasons:</p> <ul style="list-style-type: none"> • The area is now <i>“highly populated”</i> with <i>“hundreds of houses”</i> which makes the area unsuitable for industrial wind turbines. • The wind farm currently under consideration for the area would be too close to existing houses and the potential 500 meter minimum separation distance between turbines and dwellings in the forthcoming wind energy guidelines is referenced in this regard. • Concerns pertaining to public health issues arising from noise and shadow flicker from turbines are outlined and that <i>“human factors”</i> should be taken into consideration with regard to the assessment of any wind energy proposal. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive’s Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.	

Submission No: 054 – Fergus Merriman

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Comments on Clare County Development Plan 2017-2023</p> <ul style="list-style-type: none"> • Outlines the priorities for Clarecastle as set out in Volume 3(a) of the Plan which include the use of brownfield or under utilised sites, harnessing the recreational opportunities of the river, the redevelopment of the Roche site etc. States that reverting to a residential zoning on the site would encourage use of the site. <p>Strategic Integrated Framework Plan for Shannon Estuary</p> <ul style="list-style-type: none"> • Clarecastle is located at the north eastern extremity of the Fergus Estuary and is at a key location to support the strategies in the Plan by the development of appropriate facilities upon it. <p>Flood Risk</p> <ul style="list-style-type: none"> • States that the CFRAMS mapping has erroneously included the site within a designated flood risk area as the assessment was carried out prior to the erection of a substantial flood berm by the OPW and any potential flood risk issues on the site may be mitigated by design. 	<p>Comments on Clare County Development Plan 2017-2023</p> <p>The Core Strategy of the draft Plan will identify the distribution of the proposed growth throughout the County. The Core Strategy and the settlement statements and land-use plans in the County must be in accordance with the requirements of the NPF and the RSES.</p> <p>Strategic Integrated Framework Plan for Shannon Estuary</p> <p>There is no immediate plan by the SIFP Steering Group to update the non statutory Strategic Integrated Framework Plan for the Shannon Estuary. The identification of the Strategic Development Locations which was undertaken as part of that process for which Clare County Council was the lead authority did look at all appropriate locations within the estuary prioritising those which offered the greatest potential in terms of maritime development. It is considered that this plan remains relevant and does not require review at this point in time. In the preparation of the draft Development Plan the Shannon Estuary is recognised as a major economic driver for the County and region and there will be strong policy support in relation to the identified Strategic Development Locations and the potential for other hinterland areas of the Lower River Shannon and Fergus Estuary to provide opportunities for maritime development.</p> <p>Flood Risk</p> <p>The draft Development Plan will be informed by a Strategic Flood Risk Assessment which will be undertaken by consultants appointed by the Council and this will identify areas at risk from flooding and will also indicate the level of risk associated with each area.</p>

- The potential strategy for additional flood protection cannot be realised without proper development.

Barrage

- Outlines the potential benefits for Ennis and Clarecastle by the relocation of the barrage to an appropriate location downstream (e.g. potential marina) and outlines international precedent in this regard.

Brownfield Redevelopment

- Outlines access, commercial and heritage related issues with regard to the development of brownfield locations in Clarecastle.

River Walkway

- The lands at Slí an Fearghus, Clarecastle form a nodal gateway or trail head for the proposed walkway and appropriate development on the site has the potential to facilitate this leisure corridor.

Water Sports & Leisure

- Outlines potential provision for the storage facilities for the Fergus Currach Club.

Barrage

The potential relocation of the existing tidal barrage in Clarecastle will be considered in the preparation of the settlement statement and land-use plan for Clarecastle.

Brownfield Redevelopment

A key pillar of the NPF and the RSES is the consolidation of existing settlements to achieve compact growth, through brownfield and infill site development in existing centres and the requirement for the sequential centre out approach to development. In preparing the Core Strategy and Settlement Hierarchy for the draft Development Plan the land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF.

River Walkway

The RSES outlines that a key infrastructural requirement for Ennis and Clarecastle is the inclusion of green infrastructure along the River Fergus. This is included in the draft Development Plan and the issue outlined will be considered in this regard.

<p>Infrastructure</p> <ul style="list-style-type: none"> • Outlines the planned wastewater treatment infrastructure upgrades by Irish Water through the connection of the existing system in Clarecastle to the Clare Abbey system. <p>Clarecastle Community Council Strategy</p> <ul style="list-style-type: none"> • Clarecastle Community Development Ltd was established in 2012 and the role of same is outlined. • Outlines the consultation that took place to inform the work of the company and the successes to date (e.g. rejuvenation works, signage, green infrastructure etc). • States that the lands in Slí an Fearghus have the potential to facilitate the development strategies of the company. <p>Clarecastle Marina Development Proposal</p> <ul style="list-style-type: none"> • Proposals for the development of the quayside area of Clarecastle are appended to the submission and include a marina, downstream barrage, apartments, tourism, retail, leisure and renewable energy proposals. 	<p>Infrastructure</p> <p>Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objectives of the NPF and the RSES. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>Clarecastle Community Council Strategy</p> <p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>Clarecastle Marina Development Proposal</p> <p>Noted. These issues will be considered in the preparation of the settlement statement and land-use plan for Clarecastle.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. In the preparation of the draft Development Plan to consider the issues outlined in this submission with regard to the settlement of Clarecastle and its environs. 2. The draft Development Plan shall be informed by a Strategic Flood Risk Assessment. 3. To consider the inclusion of green infrastructure development objectives along the River Fergus between Ennis and Clarecastle. 4. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment. 	

Submission No: 055 – Pat Hartigan

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> Note the Meelick/Ardnacrusha areas are designated as either “Strategic” or “acceptable” for wind energy development. Questions the methodology for the designation of these areas and considers that wind energy developments in this “highly populated” area would be inappropriate. Outline the impacts on the local community as a result of the wind energy designations in the area. Outlines the opposition to wind energy developments, questions the merits of same and states that same result in adverse impacts on amenities, property prices, flora and fauna. Off-shore wind energy developments are a more appropriate form of renewable energy generation and outlines the merits of same. Outlines the financial implications of wind energy developments for landowners, local authorities etc. Questions the consistency of the Planning Authority in the assessment of visual amenities and references a rural dwelling precedent in the area in this regard relative to a wind energy development. Request that the Meelick/Ardnacrusha areas be designated as areas that are not appropriate for wind energy developments. In designating areas for wind energy developments the impacts on local communities must be given appropriate consideration. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive’s Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.	

Submission No: 056 – D & B Eastham

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> Insufficient emphasis is given to the protection and promotion of the tourism potential of all areas of the County including inland areas in West Clare. With regard to tourism related to the natural environment it is stated that 	<p>Clare County Council, in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled <i>Guiding our Journey to a Vibrant New Future in Tourism</i>. The draft Development Plan will have regard to this Strategy in the preparation of</p>

<p>the Plan is largely based on coastal landscapes, the Burren and East Clare whilst overlooking the potential of other areas.</p> <ul style="list-style-type: none"> • Outlines the merits of outdoor activity holidays for local communities and references successes in this regard in other counties. • Questions the designation of wind energy developments as “rural based enterprises” and state that same have the potential to have adverse impacts on the viability of rural areas and visual amenities. • Question what are the key performance indicators and measurement of target dates etc for the objectives of the current plan and how same will inform the drafting of the new plan. 	<p>appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the tourism industry across the County.</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. To include tourism policy objectives which support all tourism sectors throughout the County. 2. Prepare a new Wind Energy Strategy for the County subject to the publication of the new Section 28 Ministerial Guidelines on Wind Energy Developments. 	

Submission No: 057 – Ann McMahon	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Opposed to “any further wind turbine development in Clare on health, wellbeing, environmental, safety and aesthetic grounds”. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines. 	

Submission No: 058 – Eamonn Minogue	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Request that planning permissions for wind energy developments in the Milltown, Clounanaha and surrounding areas are revoked. • Considers that wind energy developments have adverse impacts on the environment, locals and visual amenities. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft</p>

	Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).
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Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.

Submission No: 059 – Department of Education & Skills

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Welcomes the opportunity for engagement on the Clare County Development Plan 2022-2028, and having regard to projected population growth (ten year horizon) states that a collaborative approach between the Department and planning authorities is required to support the provision of additional and enhanced education facilities. • Would welcome further engagement with the Council with regard to the issues outlined. • In built up areas the Department will seek to protect longer-term educational requirements in line with the National Planning Framework. • To ensure the appropriate delivery of education facilities in existing built up areas, and acknowledging the requirements for compact growth as set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES) it is <i>“critical that explicit provision for school development to meet the projected population growth be made in existing built up areas”</i>. • In the assessment of specific lands for residential development that the capacity of existing/planned schools is given high priority. • Requests that community zoned lands continue to designate schools as <i>“permitted in principle”</i> where appropriate. • Request that the land use zoning matrix facilitates the principle of the development of schools (temporary and permanent) in as many zoning categories as possible. 	<p>The content of the submission is noted. Effective consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. The Council will continue to work with the Department of Education and Skills with regard to the identification of the requirements for the provision of schools and the expansion of existing facilities.</p> <p>To achieve compact urban growth, national and regional policy objectives require the provision of appropriate supporting community and social infrastructure, including good access to schools and third level institutions. Regional Policy Objective RPO 185 as set out in RSES outlines the planned approach to new schools, with a particular focus on accessibility (i.e. walking and cycling). The achievement of this requires integrated land use and transport planning to ensure that education facilities are appropriately located in proximity to existing and proposed residential areas.</p> <p>The categorisation of developments within the land use zoning matrix will be considered in the preparation of the draft Development Plan which will include educational facilities. Settlement plans and settlement statements across the County will be prepared in the preparation of the draft Development Plan.</p>

<ul style="list-style-type: none"> • Request the provision of buffer zones and land use designations that support education development adjacent to existing and established schools (where appropriate) to allow for the future expansion of same in line with the local demands for such facilities. • The Council should consider potential synergies for school sites with adjacent facilities (e.g. recreation amenities, childcare and community facilities etc). • Outline the challenges faced by the DES in the acquisition of new school sites and request that where such sites are identified by the DES that same should be supported by appropriate zoning provision and/or site specific development objectives. Also states that this zoning provision and policy support should also be extended to school sites already identified by the Department. • Requests that the Plan be explicit in its support for the protection of existing schools, the provision of new school accommodation and the expansion/alteration of existing schools. • Where a school site forms part of a wider development that is to be developed in phases that the development as granted ensures that full provision of infrastructural requirements for the school are included in the initial phase. • The Departments Technical Guidance Documents of school site identification and suitability assessment are available on www.education.ie. Revised guidelines for the design of urban schools will be published in 2020 and the Planning Department is advised to refer to same (and other guidance updates) • Would welcome the support of urban designed schools in established areas as per DES guidelines. Specific reference is made to reduced parking and set-down requirements and also to support access to off-site public amenities/facilities to assist in the achievement of a carbon-neutral model. 	<p>Land use zoning and development objectives and priorities pertaining to education facilities and adjacent lands will be considered in the preparation of the draft Development Plan. Settlement plans, settlement statements and the development objectives promote proper planning and sustainable development in line with the Core Strategy of the draft Development Plan. Compact growth and urban regeneration are key requirements of the NPF and the RSES and the draft Development Plan will include policy support in this regard.</p> <p>The content of this submission will be considered in the preparation of the development management standards to be set out in the draft Development Plan.</p>
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Chief Executive's Recommendation

1. To provide policy support for development in urban areas which facilitates compact growth and integrated land-use planning and transport provision to

- facilitate the delivery of educational facilities which benefit from ease of access by sustainable means.
2. In the preparation of the indicative land use zoning matrix to consider the categorisation of educational facilities.
 3. In the preparation of the Development Management Standards in the draft Development Plan to consider the issues outlined in relation to school requirements.

Submission No: 060 – Fergus Merriman

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Strategy for Housing Density in Feakle</p> <ul style="list-style-type: none"> • Outlines the objectives and flooding issues as set out in the current Plan with regard to Feakle. • States that areas of lands referenced LDR1, LDR2 and LDR3 in the settlement which are adjacent to the Owenwillan River have been <i>“erroneously sterilized because of a perceived risk of flooding” thus making the sites difficult to develop. It is stated that the river in this area lies within a deep conduit. It is stated that “detail analysis and topographical survey indicate that no such flooding potential exists for large sections of these lands”.</i> • Considers that the designation of the lands associated with LDR1, LDR2 and LDR3 as low density residential will inhibit their development potential because of the availability of lower cost sites in the open countryside. The infrastructural costs to development these sites is referenced in this regard. States that the onsite designations undermine the investments in local infrastructure in the village and restricts the investment required to upgrade the village’s wastewater treatment system. • Suggests that these sites be designated for medium density housing and that the aforementioned buffer zone areas be reduced. Potential pedestrian permeability within the buffer zone is referenced. • A change in strategy for smaller more affordable homes with local enterprise or work from home potential would encourage new vitality in the village, would result in a better demographic spread, would make best 	<p>Strategy for Housing Density in Feakle</p> <p>A Strategic Flood Risk Assessment (SFRA) will be undertaken in the preparation of the draft Development Plan which will inform the identification of appropriate lands for development within settlements which are shown to be at risk of flooding. This will be undertaken using the latest scientific advice in the SFRA.</p> <p>The Housing Need Demand Assessment and the Housing Strategy which are under preparation will consider all elements of housing demand across the County. These will inform the policy contents of the draft Development Plan.</p> <p>A land-use plan and settlement statement for Feakle will be prepared as part of the draft Development Plan and the issues outlined in the submission will be considered.</p>

use of existing infrastructure and would reduce transport associated with commuting to work.	
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. The draft Development Plan shall be informed by a Strategic Flood Risk Assessment. 2. In the preparation of the land-use plan and settlement statement for Feakle to consider and address the issues as outlined in the submission. 	

Submission No: 061 – Gas Networks Ireland	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Welcomes the opportunity to input to the Issues Paper consultation process. • GNI is involved in 2 initiatives which can benefit Clare from both an economic and environmental perspective: <ul style="list-style-type: none"> ○ Development of renewable gas injection infrastructure. ○ Development of Compressed Natural Gas infrastructure for gas in transport. • Outlines the role of GNI, the extent of the gas network nationally and states that gas and the network are integral to Ireland's energy system and future. <p>Population & Housing</p> <ul style="list-style-type: none"> • Outlines the merits of gas in the de-carbonising of housing developments and states that same is the lowest cost option to achieve same. • Outlines the measures taken by GNI in the routing, construction and maintenance of the gas networks to ensure the protection of the environment and Ireland's archaeological heritage. <p>Rural Development</p> <ul style="list-style-type: none"> • Outlines the potential benefits of anaerobic digestion (to produce renewable gas) for rural communities and states that the gas produced 	<p>The contents of the submission are noted. This item will be considered further in the preparation of the draft Development Plan. A new Renewable Energy Strategy is being prepared which will consider all renewable energy technologies, including solar energy, bio-energy and other technologies including energy storage, combined heat and power, liquefied natural gas and carbon capture and storage.</p> <p>Population & Housing</p> <p>Noted.</p> <p>Rural Development</p> <p>Noted.</p>

<p>may be transported via the existing gas network, is carbon neutral, improves agricultural sustainability, allows for import substitution and thereby improves energy security. Also the by-product from the process is a low impact fertilizer.</p> <ul style="list-style-type: none"> The recent EU Strategy to reduce methane emissions stated that agriculture is the highest man-made generator of methane and states that anaerobic digestion can assist in addressing this issue. <p>Transport & Infrastructure</p> <ul style="list-style-type: none"> Outlines the potential role of compressed natural gas (CNG) in the transport sector as a means to reduce emissions with specific reference to buses and heavy goods vehicles. References the support in RSES for CNG refueling stations and infrastructure and suggests that the following is included in the Transport and Infrastructure section of the Development Plan: <ul style="list-style-type: none"> <i>“Compressed Natural Gas Infrastructure</i> <i>The development of CNG infrastructure will enable fuel switching from diesel to CNG for heavy goods vehicles. This will lead to a reduction in carbon emissions along with air quality benefits for vehicles currently using diesel. There will be a presumption in favour of applications for CNG infrastructure provided planning and environmental criteria are satisfied”.</i> <p>Climate Change, Renewable Energy & Environment</p> <ul style="list-style-type: none"> Outlines the sources of raw materials that may be used in the anaerobic digestion process and how same can be transported via the existing gas supply network. The CDP would include policies that promote renewable energy production that also contributes to the circular economy and anaerobic digestion is referenced in this regard. Food waste may be used in the anaerobic digestion process and an example of a renewable gas plant in 	<p>Transport & Infrastructure</p> <p>Noted.</p> <p>Climate Change, Renewable Energy & Environment</p> <p>The Council will prepare a new Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028 which will take account of the progress in renewable energy technologies in recent years. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.</p>
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<p>Kildare using same to achieve carbon savings for Tesco is outlined.</p> <ul style="list-style-type: none"> • The gas network can be used to transition to a low carbon society through the use of renewable gas and suggests that the following be included in the Climate Change, Renewable Energy and Environment section of the Plan. <ul style="list-style-type: none"> ○ <i>“Renewable Gas</i> <ul style="list-style-type: none"> ▪ <i>There is potential to produce renewable gas from Anaerobic Digestion of organic wastes and residues of the agriculture sector and from domestic/commercial food waste.</i> ▪ <i>Renewable gas is carbon neutral and identical in function to natural gas so the existing network can be used, and gas customers do not need to change their boilers or gas powered appliances.</i> ▪ <i>There will be a presumption in favour of applications for anaerobic plants provided planning and environmental criteria are satisfied”.</i> • Natural gas may assist large companies in significantly reducing their carbon emissions by switching from fuel oil or coal. The fact that limited or no alterations to existing boilers etc would be required is highlighted. • The national roll out of CNG refueling facilities is outlined (i.e. the Causeway Study) with 2 of the 14 facilities already in operation. This supports the <i>“National Policy Framework: Alternative Fuel Infrastructure for Transport in Ireland”</i>. The inclusion of 70 refueling facilities nationally is the target for 2025. • GNI would welcome further opportunity to discuss the content of the submission with the Council. 	<p>Noted.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. Prepare a Renewable Energy Strategy in the context of the progress in renewable energy technologies and engage with the appropriate stakeholders. 2. Climate change shall be considered in all elements of the draft Development Plan formulation. Its central role shall be reflected throughout the Plan as a cross-cutting theme. 	

Submission No: 062 – Scoil Chríost Rí, Ennis

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • With regard to the walkway on the River Fergus across from the school they would welcome the inclusion of tree labeling to create a tree identification trail. • Outline the issue of dog waste in the area and suggest that dog waste bag dispensers and increased levels of litter bins and bottle banks be included in the area. • Consider that public realm enhancement works are required in the area and suggest the inclusion of murals, a play ground and soft landscaping measures. • Would welcome the increased use of renewable energy for dwellings in the area. • A project from Ms. Kenny's 5th and 6th classes is included which outlines issues for Ennis including: <ul style="list-style-type: none"> ○ The requirement for an accident and emergency department in Ennis. The inclusion of a drive-thru ambulance facility is suggested. ○ Parking – there is a shortage of parking spaces in Ennis. The inclusion of a multi-storey car park is favoured and the funding model for this piece of infrastructure is outlined. ○ Lees Road Sports Complex – the inclusion of a smoothie bar to service patrons at the facilities and to encourage increased use of the area. The social and employment benefits of such a facility are also outlined. ○ The increased provision of bakeries in the Ennis is encouraged, as is the 	<p>Recreational routes and amenities (e.g. murals & playgrounds), and improved pedestrian provision (i.e. pedestrian crossing points) are encouraged where appropriate and proposals in this regard will be considered in the preparation of the draft Development Plan and specifically in the settlement statement and land-use plan for Ennis.</p> <p>The Councils Litter Management Plan sets out the Council's policy and actions on litter control (including dog waste) and the draft Development Plan will support its implementation.</p> <p>Public realm enhancement initiatives will be reviewed as part of the preparation of the draft Development Plan and the issues raised in the submission will be considered.</p> <p>The Council will prepare a new Renewable Energy Strategy as part of the draft Development Plan and objectives relating to energy efficiency (i.e. of buildings etc) and environmental sustainability will be included in the draft Development Plan.</p> <p>Noted and these issues will be considered in the preparation of the draft Development Plan.</p> <p>A key element of the strategy for tourism in Ennis is to expand and diversify the existing high quality hotel offer. It is envisaged that the draft Development Plan will provide policy support which will encourage investment in the development of a hotel and convention facility which will enhance the tourism product. The draft plan will also be informed by Ennis 2040 Economic and Spatial Strategy, which includes proposals for a hotel and conference centre in Ennis Town Centre.</p>

<p>inclusion of information signage on the benefits of a balanced diet.</p> <ul style="list-style-type: none"> ○ A new hotel should be constructed in Ennis and the benefits to tourism are outlined. ○ The benefits to be derived from the diversification of the retail offering in Ennis to include additional boutique type outlets are outlined. ○ Additional open space areas are required in Ennis town centre to facilitate social interaction whilst social distancing. ○ A new water feature designed locally should be included in Ennis. ○ Conclude by stating <i>“We love our town!”</i>. <ul style="list-style-type: none"> ● Additional pedestrian crossings are required in the area. ● The 5th and 6th class school project is accompanied by photographs of high quality 3d models of the various facilities and features proposed in the report including the hotel, water feature, accident and emergency department, boutique retail outlet, bakery, smoothie bar, open space area and multi-storey car park. ● The comments received from Mr. Griffin’s 4th Class outline the existing facilities in the area and the levels of amenity derived from same (e.g. recreation, religious, community facilities etc). The sources of material used to inform the submission are outlined and the following suggestions are included: <ul style="list-style-type: none"> ○ A programme of tree planting in the area. ○ Enhanced access to recycling facilities. ○ Increased use of renewable energies by local businesses and alternative transport modes (e.g. flying cars). 	<p>With regard to the issue of retail offering and diversification in Ennis a new Retail Strategy for the County is being prepared as part of the draft Development Plan and this will inform the objectives included to support retail development throughout the County.</p> <p>It is proposed to prepare a Local Transport Plan for Ennis as supported by the RSES and car-park provision will form part of this Plan.</p> <p>A new water feature is to be included in O’Connell Square adjacent to the Daniel O’Connell monument as part of the public realm enhancement plan for Ennis.</p>
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Chief Executive’s Recommendation

<ol style="list-style-type: none"> 1. To prepare a settlement statement and land-use plan for Ennis and to consider and address issues including the improvement of recreational routes and amenities, green infrastructure, and pedestrian and parking infrastructure in the environs of Scoil Chríost Rí in Cloughleigh and also in the wider town of Ennis. 2. To support the improvement of energy efficiency within the existing building stock of the County in the draft Development Plan (and Renewable Energy Strategy). 3. In the preparation of the settlement statement and land-use plan for Ennis to include objectives that identify opportunities and provide for the
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development of an internationally recognised hotel and convention facility in Ennis.

4. To prepare a new Retail Strategy for the County and that this strategy informs the retail policy in the preparation of the draft Development Plan.
5. To support the preparation of a Local Transport Plan for Ennis.
6. To ensure that the draft settlement statement and land-use plan supports and facilitates the ongoing operation of medical services in Ennis and the expansion of such services where appropriate.

Submission No: 063 – Michael O’Brien

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Urges the Council to review the “Strategic” designation of the Ballycar, Cappantymore and Gallows Hill area of Meelick for the following reasons:</p> <ul style="list-style-type: none"> • The area is now “highly populated” with “hundreds of houses” which makes the area unsuitable for industrial wind turbines. • The wind farm currently under consideration for the area would be too close to existing houses and the potential 500 metre minimum separation distance between turbines and dwellings in the forthcoming wind energy guidelines is referenced in this regard. • Concerns pertaining to public health issues arising from noise and shadow flicker from turbines are outlined and that “human factors” should be taken into consideration with regard to the assessment of any wind energy proposal. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines. 	

Submission No: 064 – Clare PP Network (Environmental)

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>The submission raises the following issues:</p> <ul style="list-style-type: none"> • Outlines the membership, funding and roles of the CPPN and CEN. • States that the submission is informed by a workshop hosted by CPPN on the 02nd November with regard to the pre-draft consultation phase of the Plan and also by the previous work by the membership. Outline the policy and strategy documents that have informed the submission. 	<p>Noted.</p>

- Note that subject to the Climate Action and Low Carbon Development (Amendment) Bill being enacted considerable responsibility in this regard will be allocated to Local Authorities including the requirement to make a Climate Action Plan. The County Development Plan (CDP) should *“make firm commitments to secure the necessary resources to meet these obligations”* and the Council should *“take a proactive and ambitious approach to helping communities prepare for, adapt to and mitigate the effects of climate change and bio-diversity loss”*.
- Outlines the threats posed by climate change and the limited timeframes available to address the issues. States that as per Prof. John Sweeney’s address to Clare County Council, County Clare is one of the counties at greatest risk to climate change.
- Irelands carbon emissions per person at 13 tonnes are amongst the highest in the European Union and our commitment in 2005 to a 20% reduction in emissions by 2020 has not been achieved (i.e. 1% reduction achieved).
- As a direct result of human activities the *“Intergovernmental Science-Policy Platform on Bio-diversity and Ecosystems Services”* states that about 1 million species face extinction in the coming decades.
- Considers that audits of the following should be carried out in advance of the preparation of the draft Plan:
 - Land use & ownership
 - Housing energy efficiency

Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action. This will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a Nation Policy Outcome of the NPF. The draft plan will support “compact growth” and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.

The draft Development Plan will recognise the importance of biodiversity in both urban and rural areas and support the planting of native hedgerow and trees. The draft Development Plan will have the function of creating awareness of biodiversity and its benefits and to promote biodiversity through the promotion and integration of green infrastructure and ecosystem services as set out in the RSES in terms of a response to climate change and flood management.

It is noted that the submission makes a number of references to operational issues within the Council in relation to staffing and committees, these are outside the scope of the Development Plan.

The preparation of the draft Development Plan includes a significant amount or research as appropriate to inform the preparation of the policies and objectives.

<ul style="list-style-type: none"> ○ Forestry & trees ○ Biodiversity ○ Water catchment/bodies ○ Air quality ○ Commercial buildings energy efficiency ○ Soil type/quality ○ Food security <ul style="list-style-type: none"> ● Request that the term “<i>Climate and Biodiversity Emergencies</i>” is used the Plan. ● Request that a definition of biodiversity is included in the Plan and that same is not only referenced in the context of amenity and tourism. ● Requests that the Council establishes a “<i>Climate and Biodiversity Action Directorate</i>” and outlines the suggested staffing and roles for same. ● Request that a bio-diversity officer be appointed and outlines the reasons for same. ● Requests that a “Climate Change and Biodiversity Strategic Policy Committee” be established to assist in the informing of the Local Authority Climate Action Plan. <p>Vision</p> <ul style="list-style-type: none"> ● Following in depth consultation on the issue requests the inclusion of the following vision statement on the Plan. <p><i>“A County that values, protects and restores its unique landscape, environment and biodiversity, where sustainable livelihoods are priorities for this and future generations and where citizens, migrants, ethnic minorities and people of all abilities, age groups and genders are able to reach their potential in an atmosphere of support, respect and inclusion, and where Local Government is open, transparent, accountable and committed to reducing poverty and marginalization within the County; our vision is for a County to be part of and a County to be proud of”.</i></p>	<p>The comments in relation to climate and biodiversity are noted and will be given further consideration in the preparation of the draft Development Plan.</p> <p>Vision</p> <p>The proposed Vision statement is noted and will be taken into consideration in the preparation of the draft Development Plan.</p>
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Energy

- Note the changing use of Moneypoint and its contribution to reducing overall carbon emissions, references RSES in this regard and requests that the Plan commits to ending fossil fuel burning at the station by 2025. Note that the task force to oversee the transition of the power plant away from the burning of fossil fuels has yet to be established.
- Note the works of the Elected Members in the West Clare Municipal District in the promotion of sustainable energy communities and request that the Council provide assistance to these efforts.
- That the Plan commits to no new investment in fossil fuel infrastructure, that fracking will not be permitted, that no shale or fracked gas shall be imported and that no permission shall be granted for infrastructure associated with same. The history of the Shannon LNG terminal is referenced also.
- That the Plan commits to the development of apprenticeship opportunities in collaboration with industry etc that would facilitate the development of the green economy.
- That the Plan includes goals and commitments with regard to micro-energy generation in the community context.
- Recommends the Plan commits to the use of sub-stations and decentralized energy to avoid energy loss through transportation.
- Recommends the Plan includes measurable goals regarding retro-fitting energy efficiency improvements of the existing Council building stock and

Energy

The Council recognises the importance of Moneypoint to the region's economy and is committed to securing the long term future of the site, and will continue to work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary. The draft Development Plan will include policies to support the sustainable growth, operational expansion and the diversification of Moneypoint in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. It is recommended that Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

The draft Development Plan will promote and facilitate energy efficiency and alternative energy as a means of reducing the County's dependence on fossil fuels with a view to developing a low carbon economy. The plan will ensure alignment with the objectives of the NPF, RSES and the Climate Action Bill 2020.

The Council will continue to engage with education providers in this regard.

The area of community energy production is emerging and the draft Development Plan will consider this issue in policy formulation.

The area of energy generation loss and storage will be considered further in the preparation of the draft Development Plan.

The Council has undertaken a programme of retrofitting to local authority housing and this work is on-going, this will be considered further in the

<p>a commitment to seek funding to improve affordability for such house retro-fitting works for persons on lower income levels.</p> <ul style="list-style-type: none"> • States that the Plan should commit to research, support and pilot projects such as in the area of anaerobic digestion (as per the Clare Renewable Energy Strategy 2017-2023) to address methane emission issues in agriculture. • All projects should be carried out with open, participative community consultation and on brownfield sites. • Outlines issues with the development of wind energy in the County. All renewable energy applicants should be required to engage in meaningful consultations with local communities and demonstrate same at application stage. The wind energy development at Derrybrien in Galway is referenced with regard to <i>“failure to undertake proper environmental planning”</i>. • Data centres – Recommends that the Plan commits to conducting a cost/benefit analysis of the inclusion of data centres in the County and that it should be demonstrated how same would act as economic drivers before they proceed. State that data centres are high energy users and would impact on Clare’s carbon budget and environment. Such centres should be required to be carbon neutral and should redistribute heat generated for local use. • Educational initiatives around energy generation and usage are required and the Plan should commit to carrying out information events etc. The Council is commended for the <i>“Local Authority Housing Information Events”</i>. • With regard to potential energy generation from bio-mass and the use of wetland willow sewage treatment systems, the Plan should commit to the Council carrying out studies and pilot projects. 	<p>context of the draft Plan.</p> <p>The Council will prepare a Renewable Energy Strategy as part of the draft plan. This will address the progress in renewable energy technologies in recent years. It is envisaged that this will include consideration of the potential for marine based renewable energy technologies. This will be considered in the preparation of the draft Development Plan. The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). Consideration will be given to the forthcoming Wind Energy guidelines in relation to community engagement and community gain funding.</p> <p>The location and policy objectives relating to Data Centre locations across the county will be considered in the preparation of the draft plan.</p> <p>Noted. This falls outside the scope of the Development Plan.</p> <p>Noted.</p>
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Air Pollution & Waste	Air Pollution and Waste
<ul style="list-style-type: none"> • The Plan should commit to prioritise the transition of Moneypoint from the burning of coal (i.e. including employment roles etc). • The Plan should state that the Council will object to developments in neighbouring areas where it's likely/possible that same would have a <i>“detrimental effect”</i> on Clare. • Recommend the establishment of a Local Transport Taskforce. • States that Shannon Airport should be restricted to civilian flights only and outlines the oil consumption levels associated with the use of the airport for military flights. • The Plan should introduce air quality monitoring with six-monthly reporting. Potential issues from the alumina plant in Aughinish are referenced with regard to dust particles. • Air quality targets and support measures should be included in the Plan in the domestic context. • The Plan should seek to expand the bike to work scheme and other transport options to reduce the use of cars through piloting of local programmes, inclusion of greenways etc. • The Plan should make commitments with regards to waste reduction/management. The potential re-introduction of waste collection services by the Council and/or alterations to private operator regulation and licensing are suggested. • The Council should provide compost bins in public places and outlines the merits of same. 	<p>Moneypoint – See response above.</p> <p>The contents set out in the submission in relation to air pollution and waste are noted and will be given further consideration in the preparation of the draft Development Plan.</p> <p>Noted.</p> <p>Noted.</p> <p>The Council recognise the importance of air quality and its potential impact on the health and wellbeing of residents. The EPA, in cooperation with Clare County Council, monitors air quality in Clare, it is noted that air quality in Ennis is of concern and monitoring has shown repeated levels above the acceptable threshold. The draft Plan will look at policy objectives to support the improvement of the adverse situation.</p> <p>Noted.</p> <p>Noted. The Council is committed to promoting waste reduction and management.</p>

- A report should be commissioned with regard to current waste management practices in the County and what opportunities are there with regard to improvements to same (e.g. repurposing, recycling etc).
- The Council should commit to the publication in January each year of a schedule of collection/ days for different types of waste items and should make appropriate arrangements for communities/persons living in poverty etc.
- The Plan should commit to “Zero Waste Strategies” in the County and measures in this regard are outlined (e.g. public drinking water points, no plastic bottles etc).
- The Plan should state that all Council offices are “breastfeeding friendly zones”.

Community Resilience, Health and Education

- Community Emergency Plans should be prepared for each settlement in the County and the Council should lead same. The content and requirement are outlined as are the training requirements. The Plan should commit to the carrying out of same.
- Note migration issues associated with climate change both within and to the County and the existing and proposed methods to accommodate these migrants. The Plan should consider this in the carrying out of resource planning.
- The Plan should include commitments with regard to community supports for rainwater harvesting and micro energy generation.
- Young people should be placed at the heart of decision making with regard to Climate and Biodiversity Emergency planning and suggested

The Southern Regional Waste Management Plan sets out the waste hierarchy in compliance with the Waste Framework Directive and the Draft Development plan shall align with this higher tier plan. It is recommended that the Draft Plan recognise and embrace the circular economy approach in relation to waste management and promote opportunities for enterprise and employment.

Community Resilience, Health and Education

Community Emergency Plans fall outside the scope of the Development Plan.

The Government commissioned “Catherine Day” Report is acknowledged and will be given consideration in the preparation of the draft Development Plan. The Council recognise that social inclusion is a cornerstone of healthy communities and the draft Development Plan will incorporate policies which promote an inclusive society for all citizens in Clare.

There are a number of grant schemes in existence to support those who wish to upgrade building energy consumption (e.g. SEAI grants), such financial incentives are not within the scope of the CDP, however the draft plan will include objectives to support such upgrades to buildings.

The consultation process for the preparation of the CDP has and will continue to have a particular focus on engaging with young people in accordance with

<p>methods of same are provided.</p> <ul style="list-style-type: none"> • Increased role of Council staff in increasing awareness of climate and biodiversity issues. • The Plan should include a commitment to the establishment of a climate award scheme to create publicity for best practice etc. 	<p>legislation set out in the Planning and Development Act 2000, as amended.</p> <p>Clare County Council through their Heritage Officer currently liaise with local bee keeping associations on various matters and have been involved together with the Environment Section and Ennis Municipal District in the establishment of a community accessible/demonstration apery at the old landfill site in Doora during 2018/2019 in conjunction with the Banner Beekeepers. Bee keeping initiatives are supported with projects funded through the Community Environment Action Fund</p> <p>Consultation and liaison is also undertaken with schools, community groups, LCEB, CLDC, among other organisations on awareness around biodiversity. The Council also provides support, promotes and encourages participation in the An Taisce Green School programme in the County. Through the DCCAE Community Environment Action Fund formally the Local Agenda 21 Environmental Partnership fund, we have funded educators to deliver Biodiversity workshops and Climate related workshops. Updates are also currently provided to SPCs in Clare County Council on actions around Biodiversity undertaken by the council. Notwithstanding this, the draft Development Plan will look to further these initiatives and strengthen the existing objectives through strong policy support.</p>
<p>Water Quality, Flooding and the Marine</p> <ul style="list-style-type: none"> • The Plan should <i>“include provisions for local authority and community input in the strategic and environmentally sustainable management of water resources in the County”</i>. • Note the responsibilities of Irish Water and outlines the importance of the protection of water quality. • The Plan should include commitments to protect, restore and improve all inland and coastal waters, ground waters and associated wetlands. • Commends the work of the Local Authority Water Community Officers 	<p>Water Quality, Flooding and the Marine</p> <p>The Local Authority Waters Programme was previously called the Local Authority Waters & Communities Office. The programme is a shared service working with Local Authorities and State agencies to meet obligations under the EU Water Framework Directive for the development and implementation of River Basin Management Plans in Ireland. It aims to improve the status of all surface and ground waters in Ireland and to assist the EPA in establishing the water quality parameters leading to the deterioration in water quality. One such area which LAWPRO are focusing on is restricting livestock access to rivers. The provision of alternative drinking water sources is a key focus for</p>

<p>and states that they would be facilitated through the establishment of a Climate and Biodiversity Action Directorate in each local authority area.</p> <ul style="list-style-type: none"> • States that the Council should monitor the quality of all raw water sources in the County and outlines the public health and environmental reasons for same. • The Council should take the lead in ensuring no untreated sewage discharges into water bodies. The delays in same in 5 settlements across the County are highlighted. Timelines should be agreed with Irish Water through an inter agency approach and this information should be publically available (also for drinking water supply issues). • Diversion of the River Shannon should be prevented and water supply issues should be addressed through resolution of leakage issues. The potential impacts on the Shannon catchment are outlined. • Note the cost of the flood mitigation measures along the Shannon and suggest the alternative of a compensation and preparation plan for those affected. State that a cost benefit analysis should be carried out in this regard. • States those actions to manage the effects of invasive species on our waterways be included in the Plan. 	<p>LAWPRO. The current CDP contains objectives to support the implementation of the Water Framework Directive in County Clare. The draft Development Plan will include strong policy support in this regard and will take into consideration the work of LAWPRO in ensuring the good ecological status of all surface and groundwaters is achieved. Their work focuses on community engagement, input and assisting communities in the environmental sustainable management of water resources in their locality.</p> <p>Noted. The management of wastewater infrastructure is within the remit of Irish Water and Clare County Council will continue to consult closely with Irish Water during the course of the preparation of the draft Development Plan in order to ensure development is located in appropriate locations where there is appropriate capacity in the available infrastructure in accordance with the NPF and the RSES.</p> <p>The proposed Water Supply Project – Eastern and Midlands Region (WSP) by Irish Water seeks to deliver a secure, reliable and sustainable long-term water supply which will facilitate domestic and economic development in the region. A carefully balanced approach needs to be achieved between meeting national priorities for water supply and addressing local concerns about the potential impacts of the proposed project. Clare County Council adopts the ‘precautionary principle’ from both a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) perspective. The ‘precautionary principle’ in essence is about determining risk and taking preventative action in order to protect the environment. It is fundamental to SEA and AA and must be considered if potentially adverse environmental effects are identified through an evaluation of available scientific data or if there is sufficient scientific uncertainty.</p> <p>The current Development Plan contains a specific objective (CDP Objective 14.26) in relation to invasive species in compliance with EU Regulation 1143/2014 on the Prevention and Management of the introduction and Spread of Invasive Alien Species. It is proposed that this will be considered as</p>
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<ul style="list-style-type: none"> • Outline the role of bogs, peat and wet lands with regard to water storage and that same should be considered in the assessment of proposed developments. • A river bank management plan should be prepared for the County. The suggested content of same is outlined. • The Plan should include requirements for housing developments to include green areas to absorb water and hard stand areas should be kept to a minimum. • Request a ban on the use of glyphosate/pesticides with exception of emergency licensing. A collection/disposal scheme for same should also be established. Alternative sustainable methods to be promoted. 	<p>part of the preparation of the draft Development Plan.</p> <p>The Clare Climate Adaptation Plan provides a strong basis for developing specific objectives relating to the safeguarding and reclaiming of flood plains for their natural function of flood water storage. Action 165 under the Climate Action Plan 2019 requires each Local Authority to identify and develop a plan for decarbonising zones. Flood plains and wetlands are vital in terms of not only providing nature based flood storage solutions but also in acting as carbon sequestration areas or carbon sinks. The draft Development Plan will incorporate objectives which address this action.</p> <p>The draft Development Plan will take into consideration the updated IFI Urban Watercourses Planning Guidance in terms of stream zones and apply this not only to urban areas but also to rural areas in the proposed plan objectives.</p> <p>As partners to the All-Ireland Pollinator Plan (AIPP), Clare County Council are aiming to reduce pesticide usage in accordance with Actions 19 and 20 of the AIPP publication 'Councils: Actions to Help Pollinators'. Action 19 calls on councils to either reduce or eliminate the use of pesticides, and Action 20 calls councils to adopt the pollinator friendly pesticides code.</p> <p>The current Development Plan contains an objective in relation to the promotion of Sustainable Urban Development. The National Planning Framework contains a Core Objective (NPO. 57) which looks at enhancing water quality and resource management through the use of SuDs. The draft Development Plan will take this into consideration in the preparation of appropriate objectives.</p> <p>Noted.</p>
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<ul style="list-style-type: none"> • The Plan should demonstrate adherence to national legislation with regard to the minimisation of use of single use plastics. • The Plan should include a commitment to researching and piloting sustainable drainage systems. • The Plan should commit to enforcing regulations with regard to slurry spreading and the progression of anaerobic digestion in the County. Also, the Council should work with bodies such as Teagasc and Talamh Beo with regard to changing and support of change farming practices. 	<p>Noted.</p> <p>Noted</p> <p>In the preparation of the draft Development Plan the content of CDP Objective 10.2 with respect to anaerobic digestion and its applicability in County Clare will be considered. Enforcement of regulations with regards to slurry spreading comes under the remit of the Department of Agriculture, Food and Marine.</p>
<p>Travel, Transport & Housing</p>	<p>Travel, Transport & Housing</p>
<ul style="list-style-type: none"> • A taskforce should be established to streamline and improve connectivity in public transport in Clare. The suggested membership is outlined. • Note the content of RSES with regard to the Limerick Northern Distributor Road and questions the long term sustainability of same. Considers that an expansion of the rail service would be the preferable option. • The Council should advocate the connection of Shannon to the Limerick - Galway rail line and recent funding for the airport and a feasibility study are noted. • The Transport Taskforce should oversee the Plan or a Clare County 	<p>The draft Development Plan shall provide strong policy support for the delivery of an integrated transport and spatial planning approach. Transport issues including those outlined in relation to public transport, electric vehicles, etc will be considered with respect to the transport and infrastructural requirements for the County. The LSMATS will also inform the preparation of the draft Development Plan.</p> <p>The Limerick Northern Distributor Road is identified as a critical piece of roads infrastructure to realising the key economic driver of the proposed SDZ, the Limerick –Shannon MAPS, the County and the region, providing essential connectivity to Shannon International Airport. The draft LSMATS will inform the draft Development Plan objectives which will be consistent with this strategy.</p> <p>The draft development plan will consider the supports and safeguards required for inclusion to facilitate the Shannon Rail Link, this will be reviewed and updated as necessary in the preparation of the draft Development Plan.</p>

<p>Transport Plan to achieve sustainability and accessibility improvements (e.g. increased roll out of electrical vehicle charging points, improved access for persons with mobility impairments, school bus service expansion & subsidies etc).</p> <ul style="list-style-type: none"> • The Plan should include measures and timelines for increased pedestrianisation of urban areas whilst facilitating public transport traffic movements (e.g. park & ride facilities) and universal accessibility. Also the schedule for upgrading of existing infrastructure (e.g. footpaths) should be outlined. • The Council should provide infrastructure for end of life electric vehicles and batteries (e.g. re-purposing etc). • The plan should include actions for alternative routes/lanes for walking/cycling/horses etc and the promotion of these transport modes. • The plan should include commitments to further develop tourism related shuttle services to an extended group of villages/routes. The Plan should include measures to promote local and micro food production. • The development management standards should be altered to require water harvesting and grey water systems. 	<p>The Council is committed to incorporating appropriate public realm developments, and to making improvements within settlements in terms of social infrastructure and also as a mitigation measure for climate change. The draft Plan will consider policies promoting greening urban areas along with improved accessibility and pedestrian permeability as appropriate while also facilitating public transport. The RSES encourages the preparation of Local Transport Plan for towns and this will be considered in the preparation of the draft Development Plan.</p> <p>The Southern Regional Waste Management Plan sets out the waste hierarchy in compliance with the Waste Framework Directive and the Draft Development plan shall align with this plan. In the preparation of the draft Development Plan consideration will be given to both end of life vehicles and batteries and whether this necessitates specific objectives.</p> <p>The integration of transport and land use planning will be a key component of the draft Development Plan, as it links all aspects of the Development Plan from place making and public realm to regeneration. Compact growth, development of a '10 Minute Town' concept and modal shift will all be key considerations in the preparation of draft Development Plan in line with the NPF and RSES.</p> <p>The draft development plan will include development management standards.</p>
<p>Biodiversity, Land Use, Soil Health, Food Security & Production</p> <ul style="list-style-type: none"> • The Plan should recognise the importance of Seedsavers as a significant 	<p>Biodiversity, Land Use, Soil Health, Food Security & Production</p> <p>In the preparation of the draft Development Plan consideration will be given</p>

<p>natural resource for biodiversity and the Centre for Environmental Living and Training in its environmental training initiatives and commit to supporting these organisations.</p> <ul style="list-style-type: none"> • Outline the opportunity for Clare to become an “<i>Organic County</i>” and consideration should be given to committing to same in the Plan. The benefits and suggested methodology for same are outlined. • The Plan should include commitments to “<i>reinvigorate the reputation of County Clare as a Slow Food production region</i>”. Examples of existing enterprises in the County are outlined. The Plan should support regenerative farming (agro forestry & holistic livestock management) and diversification and food security should also be considered. Active engagement by the Council with a number of agricultural representative bodies should be committed to in the Plan. • Note the opportunities through bye-laws to improve agricultural practices and increase bio-diversity (e.g. wild flower areas, sanctions for plastic pollution etc). • Forestry plantations during the Plan period should seek to avoid dependence on mono-cultures and should recognise the importance of marginal ground as carbon stores etc. Clear felling should be avoided. • Wildlife corridors and compensation measures should be included in all new developments and only appropriately qualified persons should be employed to manage trees on Council lands. The Plan should commit to the timing of such management works so as to minimise impacts on nesting etc. • The Plan should commit to the introduction of bye laws against pesticide. 	<p>to the assets the County holds in terms of biodiversity and will look at opportunities for the County and how best these can be supported by policies and objectives.</p> <p>The diversification of on-farm activities and the inclusion of farm based tourist accommodation will be considered in the draft Development Plan in the context of the Tourism Strategy and the Rural Development Strategy.</p> <p>The draft Development Plan will include objectives to support the on-going growth and development of the artisan food sector in the County. The Council recognise the importance of food security, particularly in a post Brexit era.</p> <p>Opportunities within the Agricultural Sector to support biodiversity will be further considered in the preparation of the draft Development Plan.</p> <p>Consideration will also be given to the area of forestry in the preparation of the draft Development Plan. The Climate Change Adaptation Strategy also seeks to develop a strategy to undertake and implement an active Tree Planting programme in the context of climate adaptation in conjunction with an awareness campaign that informs communities.</p> <p>As noted above, climate action and biodiversity will have a strong focus in the preparation of the draft Development Plan and appropriate objectives will be developed in this regard. The Council Biodiversity Best Practice Manual and proposed staff training programme highlights the importance of streamlining biodiversity focused considerations into all aspects of Council work including the reduced use of herbicides and addressing inappropriate hedgerow</p>
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<ul style="list-style-type: none"> • The plan should commit to soil protection and regeneration measures. • The Plan should commit to the provision of segregated waste bins in publically used places. • The Plan should commit to the future development of the Wild Atlantic Way in a sustainable manner. Suggestions in this regard relate to greenways. • A Burren National Park conservation and expansion plan should be committed to in the Plan which goes beyond the issue of traffic management. <p>Work & Economy</p> <ul style="list-style-type: none"> • Green economy – Commend the provision of digital hubs and the proposed expansion of same, and home working of Council staff during the societal restrictions related to Covid-19. Suggest that the Plan commits to its staff working from home where possible and the benefits of same are outlined. To facilitate this the Plan should also consider a commitment to ensuring quality access to in-home broadband as a priority. 	<p>maintenance and cutting of road verges. The draft Development Plan will support the implementation and application of the manual.</p> <p>The Wild Atlantic Way coastal route continues to provide opportunities for County Clare to improve and expand tourist services along the route and to benefit the local economy and local communities. The Wild Atlantic Way is subject to Operational and Monitoring Programmes and it is a stated objective in the existing Development Plan that the Council will implement the mitigation measures and recommendations arising from these programmes where they apply to the County. It is intended that the development objectives relating to the Wild Atlantic Way will be considered in the preparation of the draft Development Plan and the content of the submission will be considered.</p> <p>Clare County Council is fully committed to working with the National Parks and Wildlife Services (who’s remit the Burren National Park falls under) in the development of any plans which they may embark upon during the life of the plan.</p> <p>Work & Economy</p> <p>The Council will continue to develop and promote the implementation of the Clare Digital Strategy. This strategy, complemented by the rollout of the National Broadband Plan and the Clare Rural Development Strategy 2026, seeks to ensure that broadband is leveraged to help alleviate the root causes of rural depopulation. The ethos of these documents will be reflected in the draft Development Plan.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. Climate change shall be considered in all elements of the draft Development Plan. Its central role and cross-cutting theme shall be reflected throughout the Plan. 2. Support the implementation of the Climate Change Adaptation Strategy. 	

3. To provide comprehensive policy guidance on all aspects of Data Centres.
4. Continue to develop and promote the implementation of the Clare Digital Strategy and support the National Broadband Plan.
5. Prepare a Renewable Energy Strategy which will inform the policy objectives of the draft Development Plan.
6. Include policies and objectives on community facilities and supports for community groups in the draft Development Plan.
7. Prepare a Housing Needs Demand Assessment and a Housing Strategy which will inform the policy objectives of the draft Development Plan.

Submission No: 065 – Marion & Shane O'Malley

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Express concerns with regard to the “<i>rush of wind farm applications in the West Clare area recently</i>”. • Considers that there is an over-reliance on wind energy to address emissions. • Negative impacts on local communities for wind energy development are outlined. • Future planning of wind energy developments should consider the following: <ul style="list-style-type: none"> ○ Enhanced local consultation up to 2 years before application submission. ○ Consistent assessment of visual impact across various development types including wind turbines. ○ Separation distances between dwellings and wind turbines should be extended to 2km. ○ Proper consideration of the impact on the local populations. ○ Strict adherence to EU and National Directives on Habitats, Water and Groundwater. ○ Alternative renewable energy technologies should be used and also efficiency of housing stock should be improved to reduce energy usage. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>Further consideration will be given in the draft Development Plan to renewable energy and climate change will be a central and cross cutting theme within the draft Development Plan.</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines. 	

Submission No: 066 – Deputy Cathal Crowe

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Note that subsequent periods of public consultation will follow and therefore the submission is confined to macro concepts. • States that West and North Clare are developing at a different pace to the Ennis - Limerick corridor and that the following measures are required to address rural decline issues: <ul style="list-style-type: none"> ○ Broadband provision ○ Adequate zoning for village expansion ○ Facilitation of planning for rural dwellings. ○ Delivery of water and sewage schemes ○ Support rural tourism and new business ventures of all forms. 	<p>The draft Development Plan will include facilitating objectives for the roll out of the National Broadband Plan and also in relation to the Digi-Clare initiative. In addition the draft Development Plan will be guided by the Clare Digital Strategy 2023 (a 5 year strategy) in this regard.</p> <p>In preparing the Core Strategy and Settlement Strategy for the draft Development Plan, land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF and specifically NPO 72(a) and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.</p> <p>Core Strategies are required to identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area and siting, environmental and design criteria for rural housing in statutory guidelines and plans, in accordance with RPO27 of the RSES. The draft Development Plan will develop an appropriate rural housing policy in line with the parameters set out above.</p> <p>Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objectives of the NPF. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>Clare County Council, in partnership with Shannon Heritage, Shannon Group</p>

- Shannon Airport – The Plan should recognise the airport and the industrial zone as the key driver of the County’s economy. The airport should receive policy support/protection.
- Bus – The Plan should prioritise a bus service for Ennis and enhanced Local Link services across the County’s settlements. In addition the Limerick City bus services should be expanded to better serve the communities in south east Clare.
- Rail – Train stops should be included in Cratloe and Crusheen.
- Park and ride/rail – Such facilities should be included in the environs of Limerick City.
- Roads – Supports the Limerick Northern Distributor Road. However, alternative routing should be progressed to avoid Parteen and the flooding issues in Clonlara. Mitigation measures such as mobility plans must also be advanced.
- Roads – The Council should continue to work at local level with regard to road maintenance and improvements.
- Cycleways and Accessibility – The Plan should seek to provide further

and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled *Guiding our Journey to a Vibrant New Future in Tourism*. The draft Development Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the industry across the County.

Clare County Council recognise the strategic regional importance of Shannon International Airport, Shannon Industrial Zone and the wider Southern Region. The draft Development Plan will include appropriate objectives to facilitate the continued operation and future development of both the Airport and the industrial zone. The requirements for Shannon International Airport, the industrial zone and the aviation sector generally will be considered in the context of the preparation of the draft Development Plan. In addition the draft Development Plan will not look at the airport and the industrial zone in isolation but in the wider context of the Limerick-Shannon MASP and the LSMATS along with the outcome of the Shannon Masterplan.

It is intended that the draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the Southern RSES. The draft Development Plan will also endeavour to give local expression to the regional-level transport strategy as per the Southern RSES.

The RSES includes the delivery of the LNDR which would connect the M7 motorway to the N18 national road included in the Limerick Shannon MASP Policy Objectives 1 and also in Regional Policy Objective RPO167. The draft Development Plan will include supporting objectives with regard to the delivery of this route. With regard to flooding a Strategic Flood Risk Assessment (SFRA) will be undertaken in the preparation of the draft Development Plan.

cycleways and greenways. Cycle and pedestrian plans should be prepared for each Municipal District with particular emphasis on schools.

- Recreational amenities – The Council should provide additional playgrounds and recreation infrastructure for all ages.
- Wind Energy and Moneypoint – The Wind Energy Strategy should review the efficiency of existing wind farms in the County. Would prefer to see future wind farm developments located offshore with Moneypoint assuming the role of a processing station.
- Renewable Energy – A scoping exercise should be carried out with regard to the use of the Shannon Estuary for tidal energy.
- Renewable Energy – The possibility of a pumped hydro energy station at a high point within the County should be assessed.
- Education – Future residential development should be relative to the capacity of existing/permitted schools in the area.

The importance of recreational amenities, routes and community infrastructure is recognised and policy support will be given to facilitate such provision in the draft Development Plan.

The Council recognise the importance of Moneypoint to the region's economy and is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. The draft Development Plan will have regard to Moneypoint and its considerable area of hinterland as a location that can be identified for Marine Related Industry and the Plan should contain policies that safeguard that role and function as a key driver of economic growth not only in County Clare but within the Mid West Region. It is proposed that in the preparation of the draft Development Plan it will include policies and objectives which continue to support a sustainable future for Moneypoint by facilitating its sustainable growth, operational expansion and more importantly its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

The Council will prepare a new Renewable Energy Strategy as part of the draft Development Plan and this will inform the renewable energy policies of the draft Plan.

Land use zoning and development objectives and priorities pertaining to education facilities and adjacent lands will be considered in the preparation

<ul style="list-style-type: none"> • Education – The Plan should include supporting policies for the growth of both the University of Limerick and Limerick Institute of Technology. • Tourism – Tourism projects in Clare should receive favourable consideration and the land use matrix should be revised to further accommodate same. • Industry – Appropriate areas of land should be zoned for the expansion of existing industry. • Forestry – The Council should support Coillte to restore some of Cratloe’s ancient oak woods. • Westbury, with a population of approximately 6,000 people should be granted town status. • Retail – The Council should promote new retail outlets and examine the potential of a niche outlet centre akin to Kildare Village. • Protected structures – Lists 8 existing structures that are suggested for inclusion on the record of protected structures. 	<p>of the draft Development Plan. Settlement plans, settlement statements and the development objectives promote proper planning and sustainable development in line with the Core Strategy of the draft Development Plan. Compact growth and urban regeneration are key requirements of the NPF and the RSES and the draft Development Plan will include policy support in this regard.</p> <p>The draft Development Plan, in accordance with RSES will seek to facilitate and support the growth of both the University of Limerick and Limerick Institute of Technology.</p> <p>The categorisation of developments within the land use zoning matrix will be considered in the preparation of the draft Development Plan which will include tourism related facilities. New land-use plans and settlement statements for the County will be prepared within the plan preparation process (with the exception of Shannon, which has its own Local Area Plan). The draft Development Plan will include policy support and land-uses throughout the County for the expansion of industry. Land use zonings and development objectives set across the County must align with the requirements of the NPF and the RSES.</p> <p>This will be considered in the preparation of the draft Development Plan and the settlement statement and land use plan for Cratloe.</p> <p>The Settlement Hierarchy for the County will be prepared as part of the draft Development Plan and this issue will be considered.</p> <p>The Council will prepare a new Retail Strategy for the County as part of the preparation of the draft Development Plan which will inform the objectives included to support retail development throughout the County.</p> <p>A Record of Protected Structures as part of the draft County Development Plan and will be prepared.</p>
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Chief Executive's Recommendation

1. To consider the balanced development of the County, telecommunication, water and wastewater infrastructure, land use zoning, rural housing, tourism and enterprise in the preparation of the draft Development Plan.
2. Include objectives for the improvement of telecommunications and the roll out of the National Broadband Plan in the County.
3. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment.
4. To support the improvement of connectivity to Shannon International Airport and the Shannon Industrial Zone and also the future growth of same.
5. Support modal shift away from dependence on cars and the improvement of transport services in accordance with Regional Policy Objective 91 of the RSES.
6. To include policy support for the existing sport, recreation and community facilities in the County and the development of new facilities at appropriate locations.
7. The draft Development Plan to be informed by a Strategic Flood Risk Assessment.
8. Include policy support with regard to the LNDR.
9. Liaise with the relevant stakeholders to assist in securing the long term future of Moneypoint and to include policy support to facilitate onsite development.
10. Prepare a new Renewable Energy Strategy for the County, which will inform policy objectives in the draft plan.
11. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the new Wind Energy Guidelines.
12. Include policy support for the further development of both the University of Limerick and Limerick Institute of Technology in the draft Development Plan.
13. Consider the categorisation of tourism facilities in the preparation of the draft indicative land use matrix.
14. To provide policy support for development for the sustainable growth of industry in the County.
15. In the preparation of the settlement statement and land-use plan for Cratloe to consider the issues outlined in relation to Cratloe Woods
16. In the preparation of the Settlement Hierarchy for the County to consider the issues outlined with regard to Athlunkard.
17. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy.
18. In the preparation of the Record of Protected Structures to consider the suggested structures for inclusion.

Submission No: 067 – Marc O'Maonaigh

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Notes that the population of Westbury/Shannonbanks is the third highest in the County. Outlines the existing footpath/greenway connectivity between here and the University of Limerick and the usage of same. States that these works are on the Limerick side of the river and the Clare side remains undeveloped. Suggests that the Council work with the ESB to include greenway infrastructure from Killaloe to the University of Limerick 	<p>Waterside walks and the improvement of pedestrian linkages between Athlunkard in the environs of Limerick City will be considered in the preparation of the settlement plan and settlement statement for Athlunkard and its environs.</p>

<p>(footbridge required in area of the Long Pavement).</p> <ul style="list-style-type: none"> • Suggests that Limerick Council should develop a walkway link to this new infrastructure to ultimately link to Kings Island and that this could be achieved by co-operation between both local authorities. • A map is included demonstrating the line of the proposed infrastructure. 	
Chief Executive's Recommendation	
<p>1. In the preparation of the land-use plan and settlement statement for Athlunkard and its environs to consider the issues of additional walking routes, pedestrian connectivity and transport provision in the wider area.</p>	

Submission No: 068 – Kilkee Chamber of Commerce	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Reference is made to an extract from National Policy Objective 15 from the National Planning Framework which is as follows; <i>“Support the sustainable development of rural areas by encouraging growth and arresting decline”</i>. The Chamber request a commitment in the Plan for the provision of housing for permanent occupancy on residentially zoned lands in Kilkee. • Reference Kilkee’s 71% vacancy rate in the housing stock and states that no more holiday homes should be permitted in the settlement. • Kilkee should be designated as a centre of excellence for scuba diving and water based sports and that associated infrastructure be maintained and upgraded. • Greater emphasis should be placed on affordable housing for Kilkee specifically through the provision of affordable serviced sites for permanent residency. • The Plan should commit to the full implementation of the Kilkee traffic management plan. • The delivery of a coastal path around the Loop Head Peninsula with Kilkee as the trailhead should be included as an objective in the Plan. • Request demonstration of how connectivity of the West Clare Greenway and the Loop Head coastal path would be achieved in Kilkee (with ongoing connection to Kilrush). 	<p>The comments received with regard to housing and zoning within Kilkee are noted. It is intended that these issues will be considered in the preparation of the draft Development Plan in the context of the Core Strategy, the Housing Need Demand Assessment, the Housing Strategy and the settlement hierarchy and settlement strategy for the County. These will determine the distribution of growth throughout the County which must align with the NPF Implementation Roadmap and the RSES.</p> <p>The preparation of a new Housing Need Demand Assessment and the Housing Strategy will determine housing need throughout the County which will in turn will inform the policy objectives of the draft Development Plan in relation to housing provision.</p> <p>The initiatives set out in the submission will be considered in the preparation of the draft Development Plan and the settlement statement and land-use plan for Kilkee.</p>

<ul style="list-style-type: none"> • Request public realm enhancements to Kilkee town centre to create a more pedestrian and family friendly environment. • The Council should liaise with local bodies to find a use for the old Court House. • Post the resolution of the asbestos issue adjacent to the reservoir that this area be redeveloped for fishing with ancillary recreational and environmental uses (e.g. biosphere). • All rights of way should be mapped and clearly signed. • Appropriate zoning be provided for the accommodation of overnight campervans and tents. • Tourist infrastructure especially short term infrastructure be retained. • Diversification of the tourism offer is required to address seasonality etc. • Welcome the new IT working spaces in Kilkee and same should be promoted within the Council's remote working strategy. • Additional retail outlets should be encouraged within Kilkee. 	
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan. 2. That the preparation of the land-use plan and settlement statement for Kilkee and the development objectives for the wider area are to consider the issues outlined in the submission with regard to the provision of recreational routes and amenities, public realm enhancements, tourist infrastructure, retail issues, employment issues, the implementation/update of the traffic management plan, reuse of existing vacant and/or derelict buildings, and the potential re-use of the reservoir for amenity purposes. 	

Submission No: 069 – Michael Duggan	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Express concerns with regard to the <i>“rush of wind farm applications in the West Clare area recently”</i>. • Considers that there is an over-reliance on wind energy to address emissions. • Negative impacts on local communities for wind energy development are outlined. • Future planning of wind energy developments should consider the following: 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<ul style="list-style-type: none"> ○ Enhanced local consultation up to 2 years before application submission. ○ Consistent assessment of visual impact across various development types including wind turbines. ○ Separation distances between dwellings and wind turbines should be extended to 2km. ○ Proper consideration of the impact on the local populations. ○ Strict adherence to EU and National Directives on Habitats, Water and Groundwater. ○ Alternative renewable energy technologies should be used and also efficiency of housing stock should be improved to reduce energy usage. 	<p>Further consideration will be given in the draft Plan to renewable energy and climate change will be a cross cutting theme within the plan.</p>
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Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.

Submission No: 070 – Christina Lillis	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> ● Opposed to more wind farms and wind turbines in West Clare. ● <i>“We need a vibrant community not a wilderness of wind turbines. We are surrounded by them as it is”.</i> 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to Prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines

Submission No: 071 – Ennistymon & District Sports & Amenity Partnership, North West Clare Family Resource Centre & Ennistymon Town	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The detailed submission makes the following points in relation to Outdoor Recreational Area Proposals in Ennistymon to serve the North Clare hinterland.</p>	<p>The issues outlined in the submission are noted and will be considered in the preparation of the draft Development Plan and in particular the settlement statement and land-use plan for Ennistymon.</p>

<ul style="list-style-type: none"> • Sets out the profile of Ennistymon and identifies its lack of outdoor recreational facilities. • Current investment in Ennistymon – Digital Hub, amalgamated Community School, new bridge crossing etc. • Supports the actions identified in the Ennistymon Community Development Plan which are evidence based as follows <ul style="list-style-type: none"> - Support the development of the old Monastery School Yard as a modern and safe all weather multi-sports facility - Seek the transfer of the buildings, lands and play areas currently occupied by the CBS Secondary School to community use. • Outlines the requirements from the local community in relation to the facility. • Inclusion in the County Development Plan 2022-2028 will be crucial to realise the project. • Discussion on potential sites within the Town. (Ennis Road, the CBS grounds) • The Ennistymon Community is making the strongest case for the retention of the grounds under the control of the CBS Secondary School for local use and development as a recreation and community facility. The alternative use as commercial would be a huge loss to the community. 	
Chief Executive's Recommendation	
<p>1. In the preparation of the settlement statement and land-use plan for Ennistymon to consider the provision of community facilities in the Town and the re-use of the existing school sites.</p>	

Submission No: 072 – Mary Nugent on behalf of Wind Aware Clare, a community group representing families' residing in Coore, Shanavagh and West and neighbouring townlands	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>A detailed submission in relation to Wind Energy and Renewable Energy Strategy.</p> <ul style="list-style-type: none"> • Calling for a comprehensive review of the Wind Energy Strategy and Renewable Energy Strategy, and for the integration of both policies into a revised Clare Renewable Energy Strategy 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy</p>

<ul style="list-style-type: none"> • Currently there is an excessive emphasis on on-shore wind to meet renewable energy targets of the County. • Need for full scoping of the extent of existing and proposed wind energy developments in the West Clare area – concern that there is no reference to an upper tolerable limit to the number of turbines in the area. • Refers to particular developments of concern and cumulative impacts and strategic planning. • Submits that the exemption from planning permission granted to the 110kV cable connecting Slieve Callan wind farm to the national grid was an error in the planning process and should have been subject to Strategic Environmental Assessment and Environmental Impact Assessment. • Concern expressed relating to Chapter 14 of the Renewable Energy Strategy (Volume 6); Energy Storage-Pumped Hydro Energy Storage and the associated indicative area for Hydroelectric Energy Storage, but no further information has been made public on this proposed development. • Currently, several diverse zoning layers apply in many parts of the County. The profusion of simultaneous, conflicting zoning has led to cases where permitted residential developments unwittingly find themselves in close proximity to new, permitted industrial developments. Excessive layering results in inconsistent planning decisions. The number of zones needs to be streamlined and those affected notified. • Development Plan Objective: Settled Landscapes and “Strategic Areas” 	<p>Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption it does not apply to specific projects or to planning applications. The application for the road opening licence associated with the 110kV cable connecting Slieve Callan wind farm to the national grid was subject to screening for both Appropriate Assessment and Environmental Impact Assessment with a determination made by Clare County Council as the Competent Authority in line with the Planning and Development Act 2000 (as amended).</p> <p>The Council will prepare a Renewable Energy Strategy as part of the draft Development Plan. This will address the progress in renewable energy technologies in recent years. It is envisaged that this will include consideration of the potential for marine based renewable energy technologies.</p> <p>Noted. Land-use zoning applies within settlement boundaries but not in the open countryside. In the countryside there are a number of designations e.g wind strategy, landscape etc and such designations are a statutory requirement. The maps which will accompany the draft Development Plan will make clear the various designations.</p> <p>Noted.</p> <p>Noted.</p>
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<p>(Wind Energy) designations are irreconcilable and should not operate in the same area.</p> <ul style="list-style-type: none"> Existing wind farms have been permitted contrary to guidelines (e.g. intersected by an existing “Scenic Route” while a residential development distant from any “Area of Special Control” may be required to lower its roofline in the interest of “visual amenity”). Suggests a minimum 1,000m buffer zone from turbine to inhabited house. The protection of NHA’s requires strengthening in County Clare, currently large tracks of these area as identified as “strategic” and “acceptable in principle” areas for wind farms. Propose the exclusion of all NHAs from “strategic (Wind Energy)” and “acceptable in principle (Wind Energy)” areas and “Pumped Hydro Electric Storage (Indicative Area) and replace with the designation “Not Normally Permissible (Wind Energy) in the interest of biodiversity, climate protection. Since the adoption of the Wind Energy Strategy in 2009 there have been changes to the Natura 2000 sites and consideration needs to be given to this in the review of the current designations. There is concern within local communities in West Clare over monitoring systems which are funded by the development company. Frustration with the current system has led individuals to conduct their own research, resulting in conflicting data. Propose that yearly monitoring of wind farms and their impacts should be undertaken by independent assessors from a fund ring-fenced by Clare County Council as part of the development contributions and the findings made publicly available. 	<p>The preparation of a Wind Energy Strategy will be informed by the Wind Energy Guidelines which are expected to be published by the Minister in the coming months.</p> <p>Noted.</p> <p>The most up to date designations will be used in the preparation of the Wind Energy Strategy following on from the publication of new Wind Energy Guidelines.</p> <p>Noted.</p> <p>All compliance on planning applications is public information.</p>
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<ul style="list-style-type: none"> Expect that the CDP will adopt upcoming guidelines on the development of wind farms from the Department of Housing, Planning and Local Government. Propose that the CDP mitigates against the sporadic and unsatisfactory level of community consultation thus far, by providing clarity on the quality and level of community consultation required with all types of proposals in the area of renewable energy developments. Regulations implemented in May 2020 require planning applications to be uploaded to the internet website within 5 working days of receipt, subject to exceptional circumstances, propose that the period of response by the public commences from the day that all documentation relation the application is available online. 	<p>The Council will prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.</p> <p>The draft Development Plan will have regard to the forthcoming guidelines in relation to community engagement.</p> <p>The period of response by the public to a planning application is a statutory timeframe set in the Planning and Development Regulations 2001, as amended, and is not a Development Plan issue.</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines. Prepare a Renewable Energy Strategy in the context of the progress in renewable energy technologies 	

Submission No: 073 – Laura Ward	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Submission in relation to Wind Energy and on one particular designated area of wind, the Ballycar/Cappantymore/Gallows Hill area of Meelick</p> <ul style="list-style-type: none"> This is not a remote area, but is highly populated and built up with hundreds of houses making it unsuitable for industrial wind turbines. A wind farm in this area would be too close to existing houses. Concerns expressed as to the effects of wind turbines on people's health and the associated impacts of noise and shadow flicker. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines. 	

Submission No: 074 – Maureen Gallagher

Summary of Issues Raised in Submission	Chief Executive's Opinion
Submission in relation to Wind Energy: <ul style="list-style-type: none"> States opposition to the development of any further wind turbines in County Clare. 	The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).
Chief Executive's Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.	

Submission No: 075 – Bridget Gallagher

Summary of Issues Raised in Submission	Chief Executive's Opinion
Submission in relation to Wind Energy: <ul style="list-style-type: none"> States opposition to the development of any further wind turbines in County Clare 	The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).
Chief Executive's Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.	

Submission No: 076 – Megan White

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Need for online mental health facility where people can access services via Zoom, phone calls and text messaging, supported by a physical office/base. Charging ports for electric vehicles – all business should receive free ports to charge electric cars. Bike to rent in all towns, similar to the Dublin bike scheme. 	The content of the submission is noted and will be considered further in the preparation of the draft Development Plan, although some of the points made are outside the scope of the Development Plan. The draft Plan will support health and wellbeing, and community facilities and ensure there is adequate provision made in this regard.

<ul style="list-style-type: none"> • Spa Wells Water pumps- all business close to the town could be given access to the Spa wells water, this would be a unique selling point. • Lisdoonvarna Community hall/pavilion kitchen unit – this could generate cooking classes for both local and visitors, learning traditional Irish dishes. • Youth Centre in Lisdoonvarna – Need for a basic area for children and teenagers to go for support and social interaction. The town has so much potential and so many buildings not in use. • Public gym in Lisdoonvarna- One of the town’s empty buildings could be transformed into a place to attract locals to the area. 	<p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.</p>
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Chief Executive’s Recommendation

<ol style="list-style-type: none"> 1. To include objectives in the draft Development Plan and Lisdoonvarna settlement statement and settlement plan that supports initiatives that promote health and well-being and the provision of facilities that promotes this within the community. 2. Include objectives for electric vehicle charge points in new developments and to facilitate where possible the further roll out of additional electric vehicle charge points in the County.
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Submission No: 077 – Eoin & Sheila Ringrose

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Submission in relation to Wind Energy policies and in particular the Ballycar/Cappantymore/Gallows Hill area of Meelick.</p> <ul style="list-style-type: none"> • The designated area for the development of wind energy is an important habitat for many animals particularly birds such as woodcock and snipe. Many of these fly at dusk to the River Shannon and the wind turbines would impact their flight paths. • This is not a remote area, but is highly populated and built up with hundreds of houses making it unsuitable for industrial wind turbines. • A wind farm in this area would be too close to existing houses. • Concerns expressed at to the effects of wind turbines on people’s health and the associated impacts of noise and shadow flicker. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

Chief Executive’s Recommendation

<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.
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Submission No: 078 – Andrew Hersey

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Biodiversity Loss</p> <ul style="list-style-type: none"> • The County Development Plan (CDP) can implement policies to halt biodiversity loss by: <ul style="list-style-type: none"> ○ Objective that every plan and project in the County would result in no loss of biodiversity as a consequence of the implementation of the plan or project ○ In the case of inevitable loss the compensatory measures be proposed to mitigate against this loss. ○ Plans for rural housing should be screened for biodiversity loss and not just for protected areas. ○ Concern expressed that sites of rural housing are generally cleared resulting in a loss of biodiversity and resulting in suburban gardens using alien plant species. ○ A bond should be imposed to ensure the site is developed as proposed with no net biodiversity loss. • The CDP should seek to halt the Council's operations which result in biodiversity loss by addressing the following. <ul style="list-style-type: none"> ○ The Council's use of herbicide. ○ The significant hedgerow maintenance programme where it is not required (traffic safety issue reported on by a competent engineer) ○ Extensive grass cutting programme needs to be reduced. <p>Alternative Wastewater Treatment Options</p> <ul style="list-style-type: none"> • That reed bed and willow bed treatment options be allowed by Clare County Council in areas of the County where percolation to ground does not exist or where there are no other options but to use such systems. The current Galway County Development Plan allows for this under Objective WW9. 	<p>Biodiversity Loss</p> <p>Government policy on nature conservation is set out in the National Biodiversity Action Plan (NBAP) 2017-2021 which requires Local Authorities to move towards no net loss of biodiversity and to develop policies and objectives for the protection and restoration of biodiversity. This will be applied in the preparation of the draft Development Plan with the principle of no net loss of biodiversity embedded into the core objectives.</p> <p>The Council will consider incorporating appropriate biodiversity measures into the development management process. These measures should be sustainable in the long term (i.e. evidence based solutions to biodiversity protection and enhancement together with addressing loss).</p> <p>The recent preparation of a Council Biodiversity Best Practice Manual and proposed training programme which highlights the importance of streamlining biodiversity focused considerations into all aspects of Council work. The preparation of the draft Development Plan will consider ways of incorporating this manual into the Development Plan.</p> <p>Alternative Wastewater Treatment Options</p> <p>The Council is guided by the EPA Code of Practice "<i>Wastewater Treatment and Disposal Systems Serving Single Houses</i>" with regard to wastewater treatment of options on individual sites. There is provision within same for the consideration of constructed wetland type systems. In preparing the development management standards in the draft Development Plan issues pertaining to wastewater treatment systems will be considered.</p>

- Any policy in this regard must override the EPA Code of Practice 2009 which is not a statutory document but has been endorsed by every Council in Ireland.

Dereliction

- The Council should incentivise through policy the prevention of dereliction and encourage refurbishment of derelict properties through monetary incentives.
- The Council should prepare a Dereliction Strategy in the first two years of the development plan to tackle dereliction which would include a survey of all derelict properties in the County with measures to bring them back into use.
- Owners should be encouraged to prevent dereliction, where they have no means to do so then the Council should acquire the property through compulsory purchase or by means of the Derelict Sites Act and either sell it with clauses that the property must be refurbished within 2 years or alternatively refurbish it for social and /or affordable housing

Pedestrian and Cyclist Priority over Private Car Use

- The current CDP emphasis on the use of the private car over sustainable means of transport (e.g., zoning in peripheral locations and the quantum of parking required for certain uses).
- Developments should be assessed on its ease of access by sustainable transport means and developments adjacent to sustainable transport routes given priority over those which are not.

Dereliction

The importance of active land management to regenerate town and village centres and addressing vacancy and dereliction is recognised and will be considered further in the preparation of the draft Development Plan and within which it is envisaged that policies to support the Council in addressing dereliction and vacancy will be included. Both the NPF and the RSES seek to strengthen the existing rural fabric and to support communities within towns and villages by planning for the future growth and development of rural areas, with a particular focus on activating the potential for the enhancement, renewal and development of rural towns and villages. It is proposed that the Council will continue to work with local communities in sourcing funding so as to address issues such as dereliction and vacancy.

Pedestrian and Cyclist Priority over Private Car Use

Compact growth and urban regeneration are key requirements of the NPF and the RSES and the draft Development Plan will include policy support in this regard.

It is intended that the draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the Southern RSES. The draft Development Plan will also give local expression to the regional-level transport strategy as per the RSES.

Forest Schools

- Growing trend for alternative forms of education including forest schools. It is recommended that a policy be put in place to encourage the use of forest for outdoor education.

Forestry

- There should be a general presumption against biodiverse poor Sitka plantations in the county.

Greenways

- That a strategy be prepared within the first two years of the plan for off-road cycling routes and walking routes throughout the County, particularly along the estuary, coast and Lough Derg.

Traffic Congestion along the Wild Atlantic Way

- This is a perennial issue. It is recommended that one way routes be imposed along the coast roads which would leave room on the same road for walking and cycling routes. Buses in particular should only be allowed to go one way along this route.

Rural Clusters

- Encourage the clustering of rural houses throughout the County as an alternative to one off housing and that existing clusters be expanded to allow for limited and sustainable development. Small scale short term tourist accommodation (Air B&B Pods) be allowed in rural clusters as an

Forest Schools

Land use zoning and development objectives and priorities pertaining to education facilities and adjacent lands will be considered in the preparation of the draft Development Plan.

Forestry

Policy support for Forestry related schemes which provide a biodiversity benefit to the County will be considered in the preparation of the draft Development Plan.

Greenways

The improvement of existing recreational walking routes and the development of further routes will be considered in the preparation of the draft Development Plan and will have regard to the *“Strategy for the Future Development of National and Regional Greenways”*.

Traffic Congestion along the Wild Atlantic Way

The Wild Atlantic Way coastal route continues to provide opportunities for County Clare to improve and expand tourist services. The Wild Atlantic Way is subject to Operational and Monitoring Programmes and the preparation of the draft Development Plan will consider these. It is intended that the draft Development Plan will include supporting policy for the Wild Atlantic Way.

Rural Clusters

In preparing the Core Strategy and Settlement Strategy for the draft Development Plan the settlement statements and land-use plans will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF.

alternative source of income for rural families. Group sewerage schemes should be encouraged in such clusters.

Community Facilities

- Every citizen of the County should have access to playgrounds, swimming pools and library services.
- The swimming pool in Kilkee should be open all year round for the community and not just to service tourist in the summer. Similarly the library has more services in the summer months than in the winter.

Provision of Permanent Housing

- Perennial problem in Kilkee, Lahinch and other villages along the coast in that local people cannot afford to buy houses in their communities as houses are bought by tourists for short term accommodation at a high premium. It is noted that that the Council imposes inurement clauses on new development in these settlements, this condition does not dissuade developers from selling the property to short term tourism purposes. This issue needs to be addressed by the Council.
- Recommend the acquisition of a significant bond (No less than €50,000), from the developer this respect. The bond can be released only when the purchaser of the house or the developer can categorically prove that the house is being permanently occupied.

Community Facilities

The Council will continue to work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community facilities throughout the County and this will be reflected in the settlement plans, settlement statements and development objectives of the draft Development Plan.

Provision of Permanent Housing

The Housing Need Demand Assessment and the Housing Strategy which is under preparation will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan

Chief Executive's Recommendation

1. That the National Biodiversity Action Plan (NBAP) 2017-2021 and the Council Biodiversity Best Practice Manual are considered in the preparation of the draft Development Plan.
2. To include the requirement for compliance with the EPA Code of Practice "*Wastewater Treatment and Disposal Systems Serving Single Houses*" in the draft Development Management Standards.
3. To include objectives in the draft Development Plan to assist in addressing issues of vacancy and dereliction in the County.
4. That the draft Development Plan be consistent with the objectives relating to a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the RSES.

5. To provide policy support for development of educational facilities throughout the County.
6. Include policy support for forestry related schemes which provide a biodiversity benefit to the County.
7. To support the improvement of existing community facilities and recreational routes in the County.
8. Include policy support for the sustainable development of the Wild Atlantic Way.
9. Evidence based Core Strategy shall be prepared for the proposed Development Plan in accordance with the NPF and the RSES.
10. Prepare a Housing Need Demand Assessment and a Housing Strategy which considers all elements of housing demand and details of the various housing market areas.
11. To prepare a new Retail Strategy for the County and that this strategy informs the preparation of the draft Development Plan.

Submission No: 079 – Siobhan Leahy

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Submission in relation to Wind Energy in the Ardnacrusha Parteen area.</p> <ul style="list-style-type: none"> • Strongly opposed to the development of wind farms in the Ardnacrusha Parteen area as it would impact negatively on the environment. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.</p>	

Submission No: 080 – Geoff McMullen

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Submission in relation to Wind Energy in the Ardnacrusha Parteen area.</p> <ul style="list-style-type: none"> • Strongly opposed to the development of wind farms in the Ardnacrusha Parteen area as the area is unsuitable for this type of development. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<p>1. Prepare the Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy</p>	

Guidelines.

Submission No: 081 – Mark Hurson

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Submission in relation to the Old Convent in Killaloe accompanied by land registry map.</p> <ul style="list-style-type: none"> The old Convent in Killaloe was initially built as a Bishops Palace in 1868, and occupied by the Bishop until the Sisters of Mercy were gifted the building and moved to Killaloe in 1889. In 2019 the Convent was sold and is now in private ownership. Suggests the settlement plan be reviewed in terms of this change of use and ownership. 	<p>The preparation of the draft Development Plan will include the preparation of a settlement statement and land-use plan for Killaloe and the issues outlined in the submission will be considered in this regard.</p>
Chief Executive’s Recommendation	
<p>1. In the preparation of the settlement statement and land-use plan for Killaloe, to consider the issues outlined in the submission.</p>	

Submission No: 082 – Cllr Ian Lynch

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Community Engagement</p> <ul style="list-style-type: none"> In the preparation of the Draft plan local area strategy documents currently developed by community groups must be included as reference documents to guide the plan. A specific invitation should be extended directly to all groups requesting details of their current strategy documents. <p>Kilrush Area Reference Documents</p> <ul style="list-style-type: none"> Recognising and supporting the efforts of the Kilrush Town Team, Kilrush Tidy Towns and West Clare Cycling Club to provide unified direction through the development of their respective strategy documents please include the following reference documents in the development of the plan 	<p>Community Engagement</p> <p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in national legislation and the draft Development Plan will be prepared in accordance with these statutory requirements.</p> <p>Kilrush Area Reference Documents</p> <p>The referenced documents are noted and will be considered in the preparation of the draft Development Plan.</p>

- Kilrush Community Strategy, 2020
- Kilrush Tourism Destination Development Strategy, 2020
- OPW Scattery Island Strategy 2018
- Frances Street, Kilrush, Preliminary Public Realm Proposals, July 2015
- Clare County Development Plan 2017-2023: Volume 3d:West Clare Municipal District: Written Statement and Maps
- Cappa Enhancement Plan 2020
- Kilrush Signage Plan 2019
- Kilrush Town Sustainability Plan 2019
- Kilrush – Cycle strategy
- County Clare Tourism Strategy 2030
- Kilrush Nature and Wildlife Plan 2015-2018
- Kilrush Town Centre Health Check 2012

Moneypoint

- The draft plan must identify a high level strategy for Moneypoint and its landmass and seek to identify potential uses of a government supported ‘just transition’ fund to strengthen the case for Kilrush/West Clare.
- Zoning of lands must consider ‘mixed use’ in an effort to support ancillary services to any future developments.

Pobal Deprivation Index

- The plan must seek to identify and support the root cause of the consistent low scoring in Pobal Deprivation index and target the root

Moneypoint

The Council recognise the importance of Moneypoint to the region’s economy and is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. It is proposed that the draft Development Plan will include policies and objectives which continue to support a sustainable future for Moneypoint by facilitating its sustainable growth, operational expansion and more importantly its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

Pobal Deprivation Index

The draft Development Plan will include policy support with regard to the promotion of access to housing, community facilities, amenities, participation

causes of same to ensure that Kilrush maximizes its true potential.

Marine Strategy

- The plan must support and encourage the development of recreational water amenities.
- The plan should seek to identify suitable lands for development of a slipway and supporting infrastructure at Kilrush to clearly establish Kilrush as a maritime town and tourism destination.
- The plan should seek to identify Cappa pier as a commercial port and support any future development of the pier.
- The plan should identify the importance of the Martine facility at Kildysart and seek to support future development of the existing moorings but also further development of Cahercon.

Galway to West Clare

- The plan must seek to identify 'West Clare' as a unique selling point. The strategic future marketing of 'West Clare' as a brand will enhance the entire offering with Kilrush identified as the 'gateway to West Clare'

Residential Zoning – Kilrush

- The structured nature of Kilrush as a 'planned town' does not lend itself to the current zoning requirements focusing on the urban centre outwards. Land masses identified close to the urban centre do not lend themselves to residential development. New residential zoning in Kilrush needs to start focusing outside the 'urban centre' nucleus.

in cultural life and tackling poverty etc. These issues are also managed by the Council through the Clare Local Economic and Community Plan and the County Clare Social Inclusion and Community Activation Programme (SICAP).

Marine Strategy

These issues will be considered in the preparation of the settlement statements and land-use plans for Kilrush and Kildysert and will have regard to the Strategic Integrated Framework Plan for the Shannon Estuary.

Gateway to West Clare

Kilrush plays an important role as an economic driver for West Clare and as a service centre for the area. It is proposed that the draft Development Plan will include objectives to develop Kilrush as a key location in West Clare for industry, employment and enterprise.

Residential Zoning – Kilrush

Land use zoning and development objectives for Kilrush will be considered in the preparation of the draft Development Plan. Compact growth and urban regeneration are key requirements of the NPF and the RSES and the draft Development Plan will include policy support in this regard.

Town Centre Rejuvenation

- Kilrush town has consistently scored in the Geo-directory top 5 towns with the highest commercial vacancy rate. The plan must seek to identify and address the root cause with clear supporting policy for the rejuvenation of Kilrush Town Centre, and include policies on;
 - Vacant properties
 - Derelict properties
 - Opportunity sites
 - Enhanced public realm
 - Francis Street redevelopment

Kilrush Town Green Spaces and Town Centre Amenity

- The plan must protect any remaining open spaces in Kilrush town centre.
- The plan needs to identify suitable landmass for the development of suitable public amenities for the town centre having regard to the needs of weekend and weekday users of the Town.
- The plan must identify and support the need for the development of a multipurpose town park that is age and ability friendly.

Development of Kilrush Sports Hub

- The plan must support the development of Kilrush as a sports hub for West Clare to include the development of a multifunctional indoor facility for sports and other community activities, and identify the need for openly accessible sports facilities.

Town Centre Rejuvenation

The importance of active land management to regenerate town and village centres and address vacancy and dereliction is recognised and will be considered further in the preparation of the draft Development Plan within which it is envisaged that policies to support the Council in the addressing dereliction and vacancy will be included. Also, both the NPF and the RSES seek to strengthen the existing rural fabric and to support communities within towns and villages by planning for the future growth and development of rural areas, with a particular focus on activating the potential for the enhancement, renewal and development of rural towns and villages. It is proposed that the Council will continue to work with local communities in sourcing funding so as to address issues such as dereliction and vacancy.

Kilrush Town Green Spaces and Town Centre Amenity

Public realm enhancement initiatives make an essential contribution to the viability and vitality of rural towns and villages and their communities. It is proposed that the draft Development Plan will include objectives which will support the Council in identifying and progressing appropriate public realm initiatives.

Development of Kilrush Sports Hub

The Council will continue to work in collaboration with all relevant stakeholders to facilitate the planning and delivery of accessible community and recreation facilities throughout the County and these issues will be considered in the preparation of the settlement statement and land-use plan for Kilrush.

<p>Eco Hotel – Kilrush</p> <ul style="list-style-type: none"> • Further enhance the zoning for an eco-tourism product near Kilrush Woods to identify and zone land in proximity to the area to package the unique ‘wellbeing’ offering available in Kilrush for development. <p>Out of Town Retail</p> <ul style="list-style-type: none"> • Identify the possibility of enhanced accessibility of ‘<i>out of town</i>’ retail developments linking these back to the town centre. <p>3rd Level Education</p> <ul style="list-style-type: none"> • Kilrush is home to the Irish Whale and Dolphin group and its location on the Shannon estuary provides the potential to develop a 3rd level campus researching marine mammals or renewable energy potential. <p>West Clare Greenway</p> <ul style="list-style-type: none"> • The identified route along the old West Clare Railway should encapsulate a greater area on both sides of the line to allow for deviating and adjustments as required. The Plan must fully support and encourage the development of the Kilrush to Kilkee route and allow for the potential development of micro enterprises along the route. <p>Occupancy of New Developments</p> <ul style="list-style-type: none"> • Must identify the expectation for all developments prior to occupation. Outline the need for developers to demonstrate to the Council the completion of the development or phased areas prior to approval to occupy the development. 	<p>Eco Hotel – Kilrush</p> <p>It is intended that the draft settlement statement and land-use plan for Kilrush will make provision for the inclusion of hotel facilities.</p> <p>Out of Town Retail</p> <p>The Council will prepare a new Retail Strategy for the County as part of the preparation of the draft Development Plan which will inform the objectives included to support retail development throughout the County.</p> <p>3rd Level Education</p> <p>It is proposed that the draft settlement statement and land-use plan for Kilrush will make provision for the inclusion of 3rd level education facilities.</p> <p>West Clare Greenway</p> <p>The improvement of existing recreational walking routes and the development of further routes will be considered in the preparation of the draft Development Plan and will be informed by the “<i>Strategy for the Future Development of National and Regional Greenways</i>”. These issues will also be considered in the preparation of the settlement statement and land-use plan for Kilrush.</p> <p>Occupancy of New Developments</p> <p>Phasing, occupation and maintenance of residential developments is managed through the development management process.</p>
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- The plan should identify the need for each developer to establish or facilitate the establishment of management companies as part of the sale of any property within the development, making a binding requirement of each property owner to provide supports to the management company to fulfill the development maintenance requirements.

Community Energy Schemes

- The plan must support the development of Community Energy Schemes.

Electrical Charge Points

- Support the development of additional electric charge points throughout the county, and include the installation of additional infrastructure in new developments.

Ability Friendly Policy

- Similar to the Age Friendly Strategy, the plan must support an ability friendly strategy which seeks to consider all abilities in the future development of our county. This needs to expand beyond mobility needs and look at intellectual and sensory needs and ensure appropriate infrastructure/supports are available to protect the additional needs of persons.

Public Transport

- A 'rural' public transport is critical to the connectivity of our communities. Also need to support anticipated changes to public transport in terms of green energy.

Community Energy Schemes

The Council will prepare a Renewable Energy Strategy for Clare which will inform the objectives of the draft Development Plan in this regard and any potential for local energy generation will be considered in this process.

Electrical Charge Points

It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll-out of the required infrastructure.

Ability Friendly Policy

With regard to accessibility the Council require all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design and provide appropriate onsite facilities. It is proposed that the principles of universal accessibility will be incorporated into the objectives of the draft Development Plan.

Public Transport

It is intended that the draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in regional Policy Objective 91 of

<p>N68 Upgrade</p> <ul style="list-style-type: none"> • Must identify the critical need for upgrading road infrastructure to ensure connectivity of rural communities in particular the urgent need to upgrade the N68 Kilrush to Ennis route. <p>Broadband</p> <ul style="list-style-type: none"> • Must continue to support the development and connectivity of the county to high quality broadband but in doing so to ensure the protection of community safety and visual aesthetics of any proposed developments. <p>Windfarm Developments</p> <ul style="list-style-type: none"> • Must protect communities from future wind farms. Clare had significant windfarm development and must ensure that areas are not overdeveloped. • Seek to avoid the use of local public road infrastructure where possible, requesting the development construct access road through the development to limit disturbance to residents. 	<p>the Southern RSES. The draft Development Plan will also endeavour to give local expression to the regional-level transport strategy as per the Southern RSES.</p> <p>N68 Upgrade</p> <p>Noted and this will be considered in the preparation of the draft Development Plan. It is proposed that where appropriate the draft Development Plan will include road infrastructure objectives and safeguards.</p> <p>Broadband</p> <p>The draft Development Plan will include facilitating objectives for the roll-out of the National Broadband Plan and also in relation to the Digi-Clare initiative. In addition the draft Plan will be guided by the Clare Digital Strategy 2023 (a 5 year strategy) in this regard.</p> <p>Windfarm Developments</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.</p>
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Chief Executive's Recommendation

1. In the preparation of the draft Development Plan to consider the content of the submission.
2. Liaise with the relevant stakeholders to assist in securing the long term future of Moneypoint and to include policy support to facilitate onsite development.
3. Prepare a Housing Need Demand Assessment and a Housing Strategy which will consider all elements of housing demand and details of the various housing market areas.
4. In the preparation of the draft Development Plan that issues pertaining to community facilities, amenities, participation in cultural life and tackling poverty are considered and policy support is included to address same.

5. To prepare settlement statements and land-use plans for Kilrush and Kildysert and to consider the issues outlined with regard to these settlements.
6. That the draft Development Plan supports industry and enterprise growth in Kilrush.
7. To include objectives in the draft Development Plan which promote sustainable and compact growth and in doing so address issues of vacancy and dereliction within existing settlements and rural areas.
8. Promote integrated planning; design and delivery of green infrastructure through appropriate provisions in planning policies, development standards, and infrastructure, public realm and community projects.
9. Include policy and land-use support for the provision of hotel facilities in Kilrush.
10. Include policy and land-use support for the provision of 3rd level education facilities in Kilrush.
11. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy.
12. To facilitate and support the development of the West Clare Railway Greenway and other recreational routes at appropriate locations within the County in the draft Development Plan.
13. Prepare a new Renewable Energy Strategy taking account of the progress in renewable energy technologies.
14. Include objectives to facilitate the further roll-out of additional electric vehicle charge points across the County.
15. To ensure that the principles of universal accessibility are considered in the preparation of the draft Development Plan and that the draft Plan facilitates and supports same.
16. Include policy support for the development of public transport in the County in the draft Development Plan.
17. Include, where appropriate, objectives and safeguards for upgrade works to the road networks in the County.
18. Include objectives for the improvement of telecommunications and the roll out of the National Broadband Plan in the County.
19. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines.

Submission No: 083 – Cllr Ian Lynch	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Detailed submission on a variety of topics in relation to Kilrush.</p> <p>Connecting Communities</p> <ul style="list-style-type: none"> • Kilrush holds administration and provides services and amenities to its residents and surrounding areas. This must be protected in order to reinforce Kilrush as a primary service area for West Clare. • Resources should be allocated to provide information and training of structured leadership teams within communities. A forum should be established similar to the Clare Rural Development Forum 	<p>Connecting Communities</p> <p>With regard to community, transport, healthcare, renewable energy, industry, enterprise, local amenity, public realm, and tourism issues these will be considered in the preparation of the settlement statement and land-use plan for Kilrush. Land use zoning and the development objectives must align with the requirements of the NPF and the RSES.</p>

- The greenway linking communities in Kilrush, Moyasta and Kilkee must be prioritised in the short term.
- Linking maritime communities on the Shannon Estuary should be facilitated by the provision of marine infrastructure on the Clare shores of the Shannon Estuary. The EU proposal for Motorways of the Sea should be explored in conjunction with the Strategic Integrated Framework Plan for the estuary.
- Further examination is required to progress the proposed Kilrush Primary Health Care Centre, including site selection.

Enterprise

- A focus should be put on supporting the renewable energy sector within the Shannon Estuary and wider west coast.
- Further consideration is required to promote Kilrush as a manufacturing Hub. Various land banks to the north of Kilrush, on the Cooraclare Road may be considered for further development with the support of EI/IDA. A 'Kilrush Town Investment Prospectus' could be devised.
- Develop an evening trade/entertainment plan for the town with the aim of achieving Purple Flag status.
- Support the promotion of local produce through the creation of a dedicated space for local arts/crafts to be displayed and marketed locally.

Public Realm and Amenity

- Linking of the Kilrush Market Square to other prominent locations around Kilrush via enhanced public realm offering in a manner sympathetic to the existing historical fabric and contributes to the green infrastructure network.
- Priorities for public realm
 - highlight the unique heritage or other feature
 - enhance the sense of place at gateways and key junctions

The issues outlined with regard to the proposed West Clare Railway Greenway are noted and will be considered in the preparation of the draft Development Plan.

The improvement of connectivity between communities along the Shannon Estuary will be considered in the preparation of the draft Development Plan and shall have regard to the Strategic Integrated Framework Plan for the Shannon Estuary.

Enterprise

The Council will prepare a new Wind Energy Strategy for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).

The Council will prepare a new Renewable Energy Strategy as part of the draft Development Plan. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

Public Realm and Amenity

The issues outlined are noted and will be considered in the preparation of the settlement statement and land-use plan for Kilrush and the associated development objectives for West Clare.

- form transition areas on approach roads, both to calm traffic and enhance arrival
- National Planning Framework –NS07- Enhanced Amenity and Heritage
- Focus put on areas that the vacant site levy may apply on.
- Consider the potential for and location of Opportunity Sites in the Kilrush Settlement Map (Jan 2017)
- Develop water based amenities at Cappa and Alyevaroo, to promote accessibility to the beach for recreation and develop the use of the pier to its full commercial potential
- Undertake a review of car parking throughout the town.
- Seek support for the development of a Youth Café or Youth Innovation Centre.
- Consider a Town Centre Renewal Pilot Programme focusing on town centre mixed use commercial /residential properties. Showcase best practice from an architectural, energy conservation and planning perspective.
- Develop a multi-functional cultural centre to support the growing needs of West Clare
- Expand the offering provided by the Kilrush Sports Complex Astro-Turf pitch to create a Kilrush Sports Hub.
- Support the development and site selection of a park within Kilrush Town, featuring a playground, age-friendly amenities etc for multifunctional use.
- Proper management of water and wastewater is critical issue for future growth.

Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objective of the NPF. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.

<p>Tourism</p> <ul style="list-style-type: none"> • Promote Kilrush as a Destination Town and a gateway to the Loop Head Peninsula. – Capture visitors on the ‘Dingle to Doolin’ route. • Need for enhanced and increased visitor accommodation offering. • The first step to the regeneration/reimagining of Kilrush should be through tourism. 	<p>Tourism</p> <p>The issues outlined are noted and will be considered in the preparation of the settlement statement and land-use plan for Kilrush and the associated development objectives for West Clare.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. In the preparation of the settlement statement and land-use plan for Kilrush to consider the issues outlined in this submission. 2. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan. 3. Include policy support for the development of public transport in the County in the draft Development Plan and consider the issue of improved connectivity along the Shannon Estuary. 4. Include policy support for the development of the West Clare Railway Greenway and other recreational routes at appropriate locations within the County in the draft Development Plan. 5. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines. 6. Prepare a new Renewable Energy Strategy. 7. The Council shall liaise with the Regional Assembly and the adjoining relevant Local Authorities with regard to the preparation of the Regional Renewable Energy Strategy. 8. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment. 	
<p>Submission No: 084 – Pat Lafferty</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive’s Opinion</p>
<p>Wind Energy</p> <ul style="list-style-type: none"> • Wind energy applications are an extremely contentious issue in many areas of County Clare and splitting rural communities. • Perception that large wind energy companies are steamrolling rural communities and that the local authority is facilitating it. • In the locality there are currently two applications for the construction of turbines 175m high. • Rural areas and residents feel that there is little or no protection being afforded by planning authorities and that enforcement of conditions is 	<p>Wind Energy</p> <p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<p>practically non existent</p> <ul style="list-style-type: none"> • There is an inappropriate overlap whereby areas are deemed as acceptable for housing are also acceptable for wind energy and are also areas that have protected habitats. • Clare County Council needs to take the lead in relation to separation distances from homes and wind turbines. A 175m turbine should be at least 3 times further away from a house compared to a 50m turbine • Clare County Council needs to outlaw the practice of companies buying favours by promising “community funds” <p>Rural Housing</p> <ul style="list-style-type: none"> • Need for more flexibility when it comes to children applying to build houses on family farms. <p>Rural Regeneration</p> <ul style="list-style-type: none"> • Need to encourage rural regeneration and re-population in sparsely populated areas by allowing outsiders purchase sites and build houses. 	<p>Rural Housing</p> <p>The draft Development Plan will have regard to the NPF and the RSES when developing rural housing policy objectives.</p> <p>Rural Regeneration</p> <p>The Core Strategy will identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area and the siting, environmental and design criteria for rural housing in statutory guidelines and plans, in accordance with RPO27 of the RSES.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the any new Government Wind Energy Guidelines. 2. Prepare an evidence based Core Strategy and develop the rural housing policy in accordance with RPO27 of the RSES. 	

Submission No: 085 – University of Limerick

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>South Clare UL Economic Strategic Development Zone (SDZ)</p> <ul style="list-style-type: none"> • Acknowledges the work of Council in the evolving land use strategies which have led to this zoning which is an asset for future development of University, region and county. • Academies will form part of the infrastructure of firms who establish a base on campus. • Multi-national firms will offer the facilities of Academy to existing or prospective employees worldwide. • The site will be commercially developed to undertake development of the whole site as a single entity. • The development of these Academies will require that the expanded campus becomes a prime pitch to attract enterprise and is a matter of national and regional importance. • The zone will be a major economic driver of development within the County. • Strongly supports this strategic initiative and its inclusion in the Plan. • It is considered the zone will be one of the primary economic growth points in the County during lifetime of new Plan. • To ensure the uses matrix will enable the development of industry-led academies elaborating on the uses cited in the existing Plan. <p>Core Strategy</p> <ul style="list-style-type: none"> • Have particular regard to the designation of University as an SDZ • The existing settlement has not been adequately recognised and projections are deficient in the context of future development and development of SDZ. • Will require an additional population allocation commensurate with the employment being created and new proposed land use. 	<p>South Clare UL Economic Strategic Development Zone (SDZ)</p> <p>The South Clare UL Economic Strategic Development Zone (SDZ) is identified as a key enabler in the Limerick – Shannon MASP in the RSES and as a key location which has the potential to contribute to the realisation of the potential of the Limerick-Shannon Metropolitan Area. The development of the South Clare UL Economic Strategic Development Zone will focus on compact growth and the draft Development Plan will include objectives to promote change across education, business, public and residential sectors with strong policy support for the delivery of an integrated transport and spatial planning approach which supports the delivery of the LNDR and is in line with the draft LSMATS. The Council is committed to on-going collaboration with the key relevant stakeholders in progressing this initiative.</p> <p>Core Strategy</p> <p>Clare County Council will prepare a Core Strategy which will identify the distribution of the proposed growth for the County in line with the NPF Implementation Roadmap and the RSES and consideration will be given to the implications of the SDZ in this regard in the preparation of the draft Development Plan.</p>

<p>Limerick Northern Distributor Road (LNDR)</p> <ul style="list-style-type: none"> • The early full provision of the LNDR is vital for full economic impact of SDZ and other developments. • Supports the RSES in this regard and considers the early provision of this route should be given priority in any new Plan. • Should also state that the route including University Link needs to be provided as one unit and not in phases. • LNDR is the key to SDZ becoming an economic driver and linking up with Shannon Airport that will be impactful at regional level. 	<p>Limerick Northern Distributor Road (LNDR)</p> <p>The importance of the LNDR including the link to the University of Limerick, providing access into the Clare Campus, is acknowledged as a key enabler and the draft Development Plan will provide strong policy support to facilitate the project in line with the RSES and the LSMATS. By establishing a direct road link between the SDZ/UL and Shannon International Airport the LNDR is a key piece of strategic infrastructure to facilitate the realisation of the SDZ as a major economic driver for the County, Limerick-Shannon Metropolitan Area and Region</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. Provide planning policy support for the designation of the South Clare/University of Limerick Economic Strategic Development Zone incorporating the Errina Canal. 2. Prepare an evidence based Core Strategy for the proposed draft Development Plan in accordance with the NPF and the RSES. 3. Provide strong policy support for the realisation of the LNDR. 	

<p>Submission No: 086 – Scoil na Mainistreach, Quin</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<p>Detailed submission in relation to the village of Quin and its surrounding area.</p> <ul style="list-style-type: none"> • Existing Community Centre (adjacent to the Abbey) is a central meeting point for the village, this is an ideal place for a tourist centre, giving information on the history of Quin and provide guided tours. The site is also ideal for a digital hub for the village. • Need for road resurfacing to make good damage associated with service connection to various recent estates. • Need for the existing playground to be upgraded due to high usage and 	<p>In the preparation of the settlement statement and land-use plan for Quin the Council will consider the potential for tourism facilities and a digital hub.</p> <p>The Council has dedicated teams in each of the Municipal Districts for the maintenance of roads and community infrastructure (e.g. playground facilities). A copy of this report will be furnished to each of the MD offices for their attention.</p> <p>In the preparation of the draft Development Plan consideration will be given</p>

weather wearing. The playground could be extended to provide a wider variety of climbing apparatus as well as equipment that cater for older children. This is an ideal site for a forest to be planted both helping the environment and creating a place for people to walk and run tying in with the playground facility.

- Reducing the number of cars parking in Newline Road and introducing cycle lanes through the village would really help diminish the risk of an accident waiting to happen.
- Need for a pedestrian crossing situated between Park Estate onto Newtown Road opposite the church which would give access to the Newline Road footpath, keeping pedestrians safer when walking to school.
- Need for islands or build out form the footpaths between Park Estate, the church and Newline Road.
- Need for traffic calming measures coming into the village.
- Need for appropriate parking in the village, issues arise with parking at school times, may be need for the erection of more bollards throughout the village.
- Concerns expressed as to trees and vegetation are causing obstruction to cars and pedestrians on many roads leading into the village.
- Serious concern expressed as to the condition of the stone walls around the village which pose a safety risk.
- Old Garda Station – sits on the entry to the village and is standing empty for a number of years. This is an ideal location for a local library or a digital hub.
- Need for electric charging points in the village.
- Need for litter bins and dog waste bins in the village.

to these issues.

It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.

The Councils Litter Management Plan sets out the Council's policy and actions on litter control (including dog waste) and the draft Development Plan will

<ul style="list-style-type: none"> • River Rhine - Create a walkway on the river band from Quin Abbey as far as the bridge in Ballyhannon. • The existing recycling point is on privately owned land, consideration should be given to relocate and upgrade the facility which is now reaching its capacity due to ever increasing population. <p>6th Class Overview</p> <ul style="list-style-type: none"> • Improve transport infrastructure in the village by linking estates with cycle routes, pedestrian crossing, a public bus stop and electric car charging points • Bottle bank needed in a more central location • Plant groves of trees, have bird feeders and bird baths, broaden the wildflower population throughout the village. Also benefit from bug hotels and bee hives. • Need for the play ground to cater for older children, a skate park would be a welcome addition. • Add benches and flower beds along a new cycle lane, with bike sheds around the village to encourage people to be more active. • Need for tourist information centre potentially in the old Garda station. • Quin is also home to Magh Adhair, where Brian Boru was crowned High King of Munster, this hidden gem needs to be promoted by signage and linking to Quin Abbey 	<p>support its implementation.</p> <p>The improvement of existing recreational walking routes and the development of further routes will be considered in the preparation of the draft Development Plan.</p> <p>It is intended that objectives in relation to waste management will be included in the draft Development Plan. The waste management objectives will have regard to the Waste Management Plan for the Southern Region.</p> <p>6th Class Overview</p> <p>It is intended that the draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the Southern RSES. The draft Development Plan will also endeavour to give local expression to the regional-level transport strategy as per the Southern RSES.</p> <p>In the preparation of the draft Development Plan the requirement for objectives with regard to directional signage within the County to facilitate convenient movement and access between settlements, services and features will be considered.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. Prepare a settlement statement and land-use plan for Quin and consider the issues outlined in the context of the proper planning and sustainable development of the village. 2. Include objectives to facilitate the further roll out of additional electric vehicle charge points across the County. 3. To support the development of recreational routes at appropriate locations within the County in the draft Development Plan. 	

4. Include objectives relating to sustainable waste management within the County in the context of RSES and the Waste Management Plan for the Southern Region.
5. The draft Development Plan will be consistent with the objectives relating to a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the RSES.
6. In the preparation of the draft Development Plan to consider the directional signage issues across the County.
7. Support the implementation of the Council's Litter Management Plan in the draft Development Plan.

Submission No: 087 – Annie Nolan

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Submission relates O'Curry Street, Kilkee and can be summarised as follows,</p> <ul style="list-style-type: none"> • Wishes to register concerns to any implicit suggestion of infrastructure changes to the main street in the centre of the town. • Support the Chambers of Commerce submission largely; however this group does not support any suggestion/proposal to impose pedestrianisation of the main street or any proposal to impose cycling lanes. • Any such infrastructure disturbance would adversely impact the day to day lives of both residents and traders. • It is imperative that ease of access and parking is retained for residents, traders, suppliers and customers. 	<p>The content of the submission is noted and the issues pertaining to any infrastructure alterations, potential pedestrianisation measures, parking alterations etc. will be considered in the preparation of the draft Development Plan.</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Prepare a settlement statement and land-use plan for Kilkee as part of the draft Development Plan and consider the issues outlined in the submission in this regard. 	

Submission No: 088 – Tim Madden

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Submission relates to key initiatives proposed in Carron and at the Michael Cusack Centre which are:</p> <ul style="list-style-type: none"> • Opening of <i>"DigiClare- Connecting Communities"</i> Cusack Hub at the Michael Cusack Centre from December 2020 with Clare County Council to create and sustain local employment. 	<p>The preparation of the draft Development Plan will have regard to the projects identified in the submission and the Carron Community Development Plan.</p>

<ul style="list-style-type: none"> • Roll out of the GAA’s Schools “<i>Going WeLL Programme</i>” – planned delivery to schools in Counties Clare and Limerick in early 2021 • Pioneering new initiative entitled “<i>Communities Going Well</i>” has been developed in Clare. This broadens the original scope of Going WeLL in schools by offering the opportunity to include a cluster of communities for a pilot in County Clare. • Better travel connectivity into and from Carron, along with electric charging facilities • Improved community and tourism development with more walking tours and improved signage. • The Carron Community Development Plan 2021-2024 is attached to the submission. 	
Chief Executive’s Recommendation	
<p>1. To prepare a settlement statement and land-use plan for Carron as part of the draft Development Plan and to consider the content of the submission and the Carron Community Development Plan in this regard.</p>	

Submission No: 089 – Anne Haugh, Director of Social Development & Killaloe Municipal District	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • A more inclusive objective is to “<i>deliver sustainable communities</i>” rather than deliver a balance between social and private housing. • In meeting the need of all housing applicants, cultural diversity needs to be addressed. • Should the reference to emergency accommodation in the CDP also reference a resettlement programme? • In the region of 70% of those approved for social housing are approved for the provision of 1 or 2 bed units. Developments of this nature are best situated in town/village centres and may serve to address vacancy. • In consideration of sustainable communities, issues such as access to 	<p>A Housing Need Demand Assessment and a Housing Strategy for the County is being prepared and will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the draft Development Plan in this regard.</p> <p>A key pillar of the NPF and the RSES is the consolidation of existing settlements to achieve compact growth, through brownfield and infill site development in existing centres and the requirement for the sequential centre out approach to development. The draft Development Plan will include objectives which promote sustainable and compact growth and in doing so, assist in addressing issues of vacancy and dereliction within existing settlements.</p> <p>Land-use zoning and development objectives and priorities pertaining to</p>

<p>schools and other community facilities needs to be considered with regard to residentially zoned land and mixed use zonings.</p> <ul style="list-style-type: none"> • Consideration of zoning of lands to accommodate temporary sites for accommodation of traveller encampments. • There are no transient sites for Travellers in the County and in this regard a national /regional plan for the development of such transient sites is required. • Consideration of the zoning of surplus lands surrounding the Western Relief road to explicitly restrict unauthorized encampments. • Consider the provision for accessible properties and universal design for a fixed % of a development. • Have regard to Age Friendly requirements in the development plan and recent policy and research in relation to housing for an aging population. • Design is bound by regulation namely the Building Regulation. Design of social housing funded by the Department of Housing must comply with a standard specification issued by that Department. The specification for boundary treatment that will be funded is currently contrary to standard treatments identified in the CDP. Is there a defined length of rear garden required? • New social housing developments are currently conditioned to provide for electric charging points; while this is a welcome initiative consideration needs to be given to the business of a local authority as an energy supplier and the mechanism to recover the costs incurred by the Local Authority. • Capacity of infrastructure needs to be considered in zoning. 	<p>education and community facilities will be considered in the preparation of the draft Development Plan.</p> <p>The accommodation requirements for the Traveller community are noted.</p> <p>With regard to accessibility the Council requires all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design and provide appropriate onsite facilities. It is proposed that the principles of universal accessibility will be incorporated into the objectives of the draft Development Plan.</p> <p>The draft Development Plan will include Development Management Standards and the issues outlined will be considered in the preparation of these standards.</p> <p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll-out of this required infrastructure. In addition it is intended that development management standards relating to electric vehicle charge points will also be included in the draft Development Plan.</p> <p>In preparing the Core Strategy and Settlement Strategy for the draft</p>
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<ul style="list-style-type: none"> • Green infrastructure – consideration of its management and maintenance. • Consider the waiving of development contribution for all developments provided for social housing. • Clare County Council is obliged to develop a Sports Plan (with Clare Sports Partnership) should this be referenced in the CDP? • Grass cutting is the single biggest issue raised by residents in estates- can regard be had to future maintenance in the conditioning of open space? 	<p>Development Plan the land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF and specifically NPO 72(a) and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.</p> <p>Green and open spaces in settlements are important in terms of providing opportunities for informal recreation, contributing to the public realm, enhanced biodiversity and green infrastructure and to the overall health and wellbeing of communities.</p> <p>Development contributions are outside of the scope of the Development Plan preparation process.</p> <p>The preparation of the draft Development Plan will consider the sport and recreational requirements for the County and where appropriate will provide for these facilities in the settlement statements and land-use plans throughout the County.</p> <p>Maintenance of housing estates is outside the scope of the Development Plan making process.</p>
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Chief Executive's Recommendation

1. Prepare a Housing Need Demand Assessment and a Housing Strategy which considers all elements of housing demand and details of the various housing market areas.
2. Prepare settlement statements and land-use plans for the towns, villages and clusters in the County and ensure alignment with the NPF, RSES, the Core Strategy and the Settlement Hierarchy.
3. Include policy and land-use support for the provision of education, recreation and community facilities.
4. Include policy and land-use support for the provision of accommodation for the Traveller Community.
5. To ensure that the principles of universal accessibility are considered in the preparation of the draft Development Plan and that the draft Plan supports same.
6. Include development management standards in terms of the requirement for electric vehicle charge points in new developments, rear garden depths and open space requirements.
7. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment.

Submission No: 090 – Clare PP Network (Social Inclusion)

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Outlines the membership, funding and roles of the CPPN. <p>Impact on the County Development Plan (CDP) on Social Inclusion in County Clare</p> <ul style="list-style-type: none"> • Call on the Council to make an express commitment in its CDP to work strategically to reduce poverty and marginalisation within the County. <p>Vision Statement</p> <ul style="list-style-type: none"> • Requests the inclusion of the following vision statement on the Plan. <p><i>“A County that values, protects and restores its unique landscape, environment and biodiversity, where sustainable livelihoods are priorities for this and future generations and where citizens, migrants, ethnic minorities and people of all abilities, age groups and genders are able to reach their potential in an atmosphere of support, respect and inclusion, and where Local Government is open, transparent, accountable and committed to reducing poverty and marginalization within the County; our vision is for a County to be part of and a County to be proud of”.</i></p>	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>Impact on the County Development Plan (CDP) on Social Inclusion in County Clare</p> <p>The Development Plan has an important role in promoting social inclusion in the County and the draft Development Plan will include supporting policy to promote access to housing, community facilities, amenities, participation in cultural life and tackling poverty. These issues are also addressed by the Council through the Clare Local Economic and Community Plan and the County Clare Social Inclusion and Community Activation Programme (SICAP).</p> <p>Vision Statement</p> <p>A Vision Statement for the County will be included in the draft Development Plan and the content of the submission will be considered in this regard.</p>

Population and Housing

- Requests that the Council embark on an ambitious programme of constructing directly built Local Authority Housing of a variety of types and sizes, sufficient to meet the current and future demands of those on the Local Authority housing list.
- Necessity in Ennis, Shannon, Kilrush and Killaloe at a minimum for the construction or purchase of housing for supported ‘step down’ purposes. To provide secure time-limited homes for set periods for those suffering from addiction, those released from prisons into homelessness, those moving out of domestic violence etc.
- Recommend that CCC take a proactive and ambitious approach to the purchase and renovation of town and village centre premises with a view to providing cost rental or local authority housing in these town centres.
- Allow for choice in social housing location, type, tenure and accommodation in responding to need and allow for social housing relocation in response to changes in family circumstances.
- Include in housing need projections the likelihood that Local Authorities will be given a significant role in providing housing within the community for international protection applications – Note is included regarding Direct Provision in County Clare, the recently published Government commissioned “Advisory Group Report on Ending Direct Provision” recommends a transfer of responsibility for accommodating International Protection Applicants to Local Authorities by 2023.
- Noting the exclusion and disproportionate levels of deprivation experienced by the Traveller Community in Clare calling on CCC to work in consultation with them to address the specific needs of the Travelling community and ensure adequate good quality targeted housing/accommodation provision is achieved in line with those needs. Detailed statistics in relation to Traveller families are provided and it is recommended that a specific consultation process with the Traveller

Population and Housing

The Housing Strategy and Housing Need Demand Assessment which are under preparation will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the draft Development Plan.

The accommodation requirements for the Traveller community are noted.

community in Clare is carried out before the drafting of the CDP.

- The Council should through its planning, direct build and purchase of property to facilitate independent living, universal access and proximity to services and community for older people.
- The Council should through its planning, direct building, funding streams and other supports ensure that older people can live with dignity and independence in their own homes and communities as long as possible where desired.
- The Council should provide opportunities for older people to downsize to suitable accommodation within their local communities.
- The Council should ensure that homes for disabled people of working age are appropriately located so they are near employment opportunities, social outlets, accessible transport etc.
- All housing should have a downstairs accessible bathroom.

- The Development Plan must detail plans to redevelop/repurpose town centre housing to make it attractive to various cohorts. Vacant and/or derelict buildings must either be brought back into use or have rates taxes imposed.
- Provide a more varied range of social housing options and types.

- Ensure there are children’s play areas within residential development with additional recreational spaces within walking distance.
- Plan for diverse neighborhoods which will create the healthiest and most-integrated communities and prevent ‘ghettoisation’.

- Facilitate the retro-fitting of housing with green-energy infrastructure. Current schemes are unaffordable for those without independent means or savings. All constructed dwellings should be carbon neutral.

With regard to accessibility the Council requires all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design and provide appropriate onsite facilities. It is proposed that the principles of universal accessibility will be incorporated into the objectives of the draft Development Plan.

The importance of active land management to regenerate town and village centres and address vacancy and dereliction is recognised and will be considered in the preparation of the draft Development Plan within which it is proposed that policies to support the Council in addressing dereliction and vacancy will be included.

These issues will be considered in the preparation of the settlement statements and land-use plans for the towns and villages across the County.

Supporting policy for energy efficiency and environmental sustainability will be included in the draft Development Plan.

Economic, Enterprise, Tourism and Retail Development

- Calls on CCC to ensure that plans to develop the economy or economic activity in the County are aimed at improving the wellbeing and opportunities for everyone in the County.
- Calls on CCC to collaborate with third level institutions, further education providers and, if necessary public transport providers to ensure widespread access to education, training and apprenticeships in growth or green industries.
- Calls on CCC to include in CDP 2022-2028 strategic goals and targets around provision of opportunities for apprenticeships, up-skilling or re-skilling in renewable energy and research and development to help ensure the just transition and make sure no worker is left behind.
- CCC should liaise with state funded educators to ensure childcare for the children of adult students to ensure they are not excluded from education opportunities.
- Recommends that CCC make a commitment that projects supported, funded or run by CCC will pay a minimum of the Living Wage (currently €12.30ph)
- Requests that CCC ensure that any proposed business developments that require approval has long-term benefits and aims to reduce poverty in the surrounding community by including consultation at employment stages
- Ensure that all developments are linked to accessible transport.
- Recommends that CCC itself begins a recruitment initiative for roles in Clare County Council for people with disabilities as a pilot project to raise the profile of disabled people as an educated, skilled and capable talent for employers in County Clare.
- Calls on CCC to collaborate with public transport bodies to ensure access to employment for persons with a disability.
- Recommends a task force be set up on rural and inter urban public transport.

Economic, Enterprise, Tourism and Retail Development

Economic development, including issues pertaining to the improvement of wellbeing and opportunities, collaboration with education providers, the renewable energy sector, childcare provision, transportation links and social inclusion in the workplace will be considered in the preparation of the draft Development Plan. The economic objectives must be consistent with the NPF and the RSES.

Towns, Villages & Rural Development

- Call on CCC to seek funding and make a commitment to install “Changing Places” in strategic positions to ensure full participation of people with disabilities and their careers in society. Changing places provide additional equipment like a hoist and an adult sized changing bench.
- To enhance amenities of children and young people.
- Ensure access to childcare provision as an integral element of the overall development process.
- Facilitate diversification into new employment while supporting traditional industries.
- Would like to see vacancies/hoarding and dereliction in town centres targeted with vacancy taxes or an agreed or compulsory purchase orders.
- Stop the current method of ‘rural resettlement’ until significant supports and infrastructure are put in place.
- Regenerate and develop existing built up areas as an alternative to greenfield sites.
- Make allotments available to increase physical and mental health of a variety of age groups and socio-economic backgrounds.
- Commends CCC for its proactive approach in developing digital hubs. This work should be continued and extended.

Towns, Villages & Rural Development

These issues will be considered in the preparation of the settlement statements and land-use plans for the towns and villages as appropriate throughout the County and in the relevant objectives.

In preparing the Core Strategy and Settlement Strategy for the draft Development Plan the land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF and specifically NPO 72(a) and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.

Green and open spaces in settlements are important in terms of providing opportunities for informal recreation, contributing to the public realm, enhanced biodiversity and green infrastructure and to the overall health and wellbeing of communities.

The draft Development Plan will include facilitating objectives for the roll out of the National Broadband Plan and also in relation to the Digi-Clare initiative. In addition the draft Development Plan will be guided by the Clare Digital Strategy 2023 (a 5 year strategy) in this regard.

- Sees considerable value in pursuing “organic Clare” and “zero waste Clare”.

- The PPN has received a lot of input around walking and cycling trails in villages and also calls for outdoor gym equipment suitable for all ages to be installed in council owned areas. All new ‘ways’ should be accessible for wheelchair and other mobility users.

Transport and Infrastructure

- Believe there is a need for a rural transport task force in the County and that CCC should convene such a body. The suggested membership is outlined.
- Assemble a Community Task Force on Water/Wastewater Management that utilizes the significant expertise in the county, to address the ongoing problem of untreated sewerage and the effect it has on disadvantaged communities. The EPA report on November 12th 2020 is noted and that the 5 areas in which raw untreated sewage is being released into waterways are now listed as “delayed”.
- Strongly supports the development of Greenways.
- Consider that access to high speed broadband for everyone in Clare is a priority.

It is intended that the draft Development Plan will include objectives in relation to sustainable agricultural practices.

It is intended that objectives in relation to waste management will be included in the draft Development Plan. The waste management objectives will have regard to the Waste Management Plan for the Southern Region.

The draft Development Plan will include supporting policy with regard to the development of recreational amenities and routes at appropriate locations in the County.

Transport and Infrastructure

It is proposed that the draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy.

Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objective of the NPF. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.

The draft Development Plan will include supporting policy with regard to the development of the recreational routes at appropriate locations in the County.

The draft Development Plan will include facilitating objectives for the roll out of the National Broadband Plan.

- Calls on CCC to work ambitiously with Iarnród Éireann and other stakeholders to secure a railway spur to Shannon Town/airport and to support one connecting to University of Limerick. It is noted that CCC supports the Draft LSMATS 2040, which ruled out the Shannon spur, call on CCC to resubmit to this strategy and seek its inclusion.

- Call on the Council to ensure that planning for renewable energy infrastructure is done in conjunction with rural communities and with their full participation and consent.

Built and Natural Environment

- The Council to plan to enhance and upgrade the built environment, to make it safe for older people and those with disabilities, including providing sufficient energy efficient lighting and safe pathways and cycle ways.
- Wants to see enhanced use of all Council owned or managed resources, buildings and heritage or recreation sites by the community- with easy affordable access for community groups and residents.
- Consider and investigate the possibility of providing a local authority backed scheme for providing insurance cover for community and voluntary groups in the County.

The principle of a rail link to Shannon Town will be considered as part of the draft plan preparation.

The Council will prepare a Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028 which will take account of the progress in renewable energy technologies in recent years. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The content of the submission will be considered in this regard.

Built and Natural Environment

The previous response with regard to universal accessibility applies.

Issues relating to insurance are outside of the scope of the Development Plan process.

- Provide outdoor seating, outdoor gyms and walkways at locations of interest accessible to all.
- Support engagement with representatives of local disability rights associations when planning accessibility works to ensure cognitive impairment needs are taken into account.
- Implement the concept of the “10 Minute Town” in the larger towns of Ennis, Shannon and Kilrush.

Social Community & Cultural Development

- Consultations heard repeated demand for well-appointed and managed community space. This may be co-located with the Digital Hubs and consultation rooms.
- The Council could through its own resources act to ensure that the diverse nature of Clare’s community be represented and included. A fund for cultural events, a social inclusion celebration, a diversity policy for recruitment etc. would be welcomed.
- Large demand for community assemblies, for direct engagement in public forums with local authority staff and the Chief Executive with community and for Council meetings to be live streamed as already happens in several counties.
- Need for facilities and services to support addiction, homelessness and related issues.
- Need for a “wet” hostel, consider that the Council would enable this to be provided.
- Work with local sports partnerships, clubs etc. to increase access for all in disadvantaged areas.
- Continue working towards providing universal access for all visitors to historic, built and cultural venues.
- The Council should liaise with other public bodies and work in a

Compact growth, development of a ‘10 Minute Town’ concept and modal shift will all be key considerations in the preparation of draft Development Plan.

Social Community & Cultural Development

The issues outlined are noted and will be considered and addressed in the preparation of the draft Development Plan.

collaborative and cooperative way to deliver multi-agency programmes and regeneration projects to address the housing, health, education and welfare needs of the most disadvantaged communities in County Clare in consultation with the communities affected.

Chief Executive's Recommendation

1. Include supporting policy in the draft Development Plan to facilitate and support social inclusion in the County and seek to improve access to housing, community facilities, amenities, participation in cultural life and tackling poverty.
2. To prepare an appropriate Vision Statement in the draft Development Plan.
3. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan.
4. To include objectives in the draft Development Plan which support and facilitate the development of accommodation and facilities for the Traveller community and the integration of ethnic minorities.
5. To ensure that the principle of universal accessibility is considered in the preparation of the draft Development Plan and that the draft Plan facilitates and supports same.
6. To include objectives in the draft Development Plan to assist in addressing issues of vacancy and dereliction in the County.
7. That the draft Development Plan supports the achievement of the *"transition to low carbon and climate resilient society"* which is a National Policy Outcome of the NPF.
8. In the preparation of the economic objectives for the County to consider the issues of wellbeing, collaboration with education providers, the renewable energy sector, childcare provision, transportation links and social inclusion in the workplace.
9. Prepare settlement statements and settlement plans for the towns and villages in the County and ensure alignment with the NPF, the RSES, the Core Strategy and the Settlement Hierarchy.
10. To include policy support in the draft Development Plan for the roll out of the National broadband Plan, and the Digi-Clare initiative in the draft Development Plan.
11. To include objectives in relation to sustainable agricultural practices in the draft Development Plan.
12. Include objectives relating to sustainable waste management within the County in the context of RSES and the Waste Management Plan for the Southern Region.
13. To support the development of recreational amenities and routes at appropriate locations within the County in the draft Development Plan.
14. Include objectives in the draft Development Plan that support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all.
15. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment.
16. To consider the existing infrastructure safeguard designation for the Shannon Airport rail link corridor in the draft Development Plan.
17. Prepare a new Renewable Energy Strategy taking account of the progress in renewable energy technologies since the current strategy was developed and the Climate Action Plan 2019.
18. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines.

Submission No: 091 – Irish Water

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>The submission relates to Irish Water (IW) and makes the following points;</p> <ul style="list-style-type: none"> • Sets out the background to Irish Water along with the National and Regional Policy framework. • The IW daft Investment Plan 2020-2024 has been approved by the Irish Water Regulator and the Commission of Regulation of utilities. • IW is available to assist Clare County Council in identifying suitable zoned lands from a water services perspective. In order to maximise the use of existing water services, Irish Water encourages sequential development in areas with existing water services infrastructure and spare capacity. • Irish Water encourages the inclusion of policies and objectives on the use of Sustainable Urban Drainage Systems and Green-Blue Infrastructure in new developments including the public realm and retrofitted in existing developed areas. • Irish Water is happy to work with the local authority to ensure the overarching goals of mitigating and adapting to climate change in relation to water and wastewater are achieved. 	<p>Clare County Council notes the background as provided in terms of the National and Regional Policy Framework together with the Investment Plan 2020-2024 which will be taken into consideration in the preparation of the draft Development Plan.</p> <p>Clare County Council will continue to liaise with Irish Water in the preparation of the draft Development Plan. In line with proper planning and sustainable development, promoting compact growth and the requirements of the Strategic Environmental Assessment Directive the sequential approach to development will be optimised where it can be facilitated by existing and planned water services infrastructure and spare capacity.</p> <p>The Clare Climate Adaptation Plan provides a strong basis for developing specific objectives relating to the safeguarding and reclaiming of flood plains for their natural function of flood water storage. Action 165 under the Climate Action Plan 2019 requires each Local Authority to identify and develop a plan for decarbonising zones. Flood plains and wetlands are vital in terms of not only providing nature based flood storage solutions but also in acting as carbon sequestration areas or carbon sinks. The draft Development Plan will look to incorporate objectives which address this action and will have regard to RSES RPO 218 which supports the incorporation of Sustainable Urban Drainage Systems (SUDs) in all public and private development in urban areas.</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross-cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and</p>

<ul style="list-style-type: none"> • Irish Water is preparing for the future by developing the National Water Resources Plan (NWRP). The strategic plan for water services will outline how we move towards a sustainable, secure and reliable public drinking water supply over the next 25 years, whilst safeguarding our environment. The NWRP will outline how Irish Water intends to maintain the balance between our supply from water sources around the country and demand for drinking water over the short, medium and long-term. This will allow preparation for the future and ensure the provision of sufficient safe, clean drinking water to facilitate the social and economic growth of our country. The National Water Resources Plan will outline the longer-term plan for the Clare area and is due to be published for public consultation later this year. • Irish Water supports the River Basin Management Plan Implementation Strategy through participation in the RBMP implementation structures and participation in Water Framework Directive characterisation activities. Irish Water is a member of the Water Policy Advisory Committee, National Technical Implementation Group and Regional Operational Committees. • The proposed South Clare Economic Strategic Development Zone (SDZ) at 	<p>support the “transition to a low carbon and climate resilient society” which is a Nation Policy Outcome of the NPF. The draft Development Plan will support compact growth and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>It is proposed that objectives for green infrastructure will be included in the draft Development Plan taking into consideration the issues raised in this submission.</p> <p>The National Water Resources Plan will be considered in order to inform the preparation of the draft Development Plan.</p> <p>Irish Water’s support of the RBMP Implementation Strategy is noted.</p> <p>The water and wastewater Infrastructure requirements for any associated</p>
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University of Limerick (Clare campus) would represent a significant demand in terms of both water and wastewater. Continued engagement with our forward planning and connection and developer services teams will help ensuring these demands can be facilitated.

- Earlier this year, Irish Water issued a wastewater treatment capacity register for County Clare. The register outlines the capacity available for all settlements with a public WWTP within the County.
- In the Key Town of Ennis, capacity is available at both Clareabbey and Ennis North WWTPs. Upgrade projects are included in the Irish Water Investment Programme 2020-24 at both WWTPs which will provide additional capacity. Similarly, in Shannon, a WWTP upgrade to improve performance and provide significant additional capacity will be completed in 2021.
- Several of the smaller settlements in the Limerick Metropolitan Area in County Clare are served by Bunlicky and Castletroy WWTPs, both of which currently have headroom and projects underway to provide additional capacity. At Ballycannan, a project is underway to connect the settlement to the Limerick City agglomeration.
- Further upgrade(s) may also be progressed under Irish Water's Small Towns and Villages Growth Programme which is intended to provide growth capacity in Irish Water's treatment plants in smaller settlements which would not otherwise be provided for in the current Investment Plan. Irish Water has begun a process of consultation with the Local Authorities to identify and plan for appropriate projects in each Local Authority area. This process is ongoing and will continue over the coming months. It is expected that final decisions on investments will be made under this programme on a staggered basis from Q1 2021 on.

development for the proposed South Clare UL Economic SDZ are noted. The Council is committed to the continued and on-going engagement with IW in the delivery of this project.

This register will inform the preparation of the draft Development Plan.

The upgrade projects are noted and will be taken into consideration in the preparation of the draft Development Plan.

The existing available capacity together with the projects to provide additional capacity is noted and will be taken into consideration in the preparation of the draft Development Plan.

The Small Towns and Villages Growth Programme is welcomed and will be taken into consideration in the preparation of the draft Development Plan.

<ul style="list-style-type: none"> • Irish Water and Clare County Council are continually progressing sewer rehabilitation activities, capital maintenance activities, etc. Irish Water and Clare County Council will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required. A capital project is also underway to pump the wastewater load from Clarecastle to Clareabbey WWTP. • A Network Development Plan (NDP) for Ennis was completed in 2019. This is a high-level study that will help inform how undeveloped zoned sites could be serviced. NDPs are also being prepared for settlements served by IW infrastructure in the Limerick metropolitan area. • Sets out details of Water Supply for Clare which is supplied by 16 water resource zones (WRZ's) • Submits a suite of policies/objectives which IW suggests for inclusion. 	<p>These rehabilitation and capital maintenance activities are vital to the towns and villages of County Clare. The draft Development Plan will take into consideration these works in its preparation.</p> <p>The Network Development Plan for Ennis and the Limerick-Shannon Metropolitan Area will be welcomed and will be taken into consideration during the preparation of the draft Development Plan.</p> <p>The information is noted and will be taken into consideration in the preparation of the draft Development Plan.</p> <p>The suggested policies/objectives will be considered for inclusion in the draft Development Plan.</p>
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Chief Executive's Recommendation

1. Clare County Council to continue to liaise with Irish Water in the preparation of the draft Development Plan. In line with the proper planning and sustainable development, promoting compact growth and requirements of the Strategic Environmental Assessment Directive the sequential approach to development will be optimised in terms of existing and planned water services infrastructure and spare capacity.
2. That Clare County Council incorporates the objectives as relevant from the Clare Climate Adaptation Plan into the draft Development Plan together with appropriate catchment based measures with respect to natural flood management techniques.
3. The National Water Resources Plan will be considered in order to inform the preparation of the draft Development Plan.
4. Continued and on-going engagement with Irish Water in relation to the Water and Wastewater Infrastructure requirements for any associated development for the proposed South Clare UL Economic SDZ.
5. The Irish Water wastewater treatment capacity register for County Clare to inform the preparation of the draft Development Plan.
6. Clare County Council take on board the upgrade projects, Smalls Towns and Villages Growth Programme, rehabilitation and capital maintenance activities together with the Network Development Plans as prepared by Irish Water during the preparation in the draft Development Plan. The suggested policies and objectives should be considered in the preparation of the draft Development Plan.

Submission No: 092 – Cllr Joe Killeen

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Submission relates to Objective 3.15 - Refurbishment of a Derelict Dwelling/Structure in the Countryside.</p> <ul style="list-style-type: none"> • CDP 3.15 sets out: <ul style="list-style-type: none"> ○ The design, scale and materials used in the refurbishment and/or extension are in keeping and sympathetic with the existing structure • However Section 19.4.3 Rural design states, where an existing vernacular house is to be extended, a contemporary extension is a good option. The Government Policy on Architecture notes <i>‘Contemporary architecture and design also have an important role to play in the design of rural buildings that make the best use of their location while still blending and enhancing the natural landscape’</i> • There is a clear contradiction here between these two policies. 	<p>It is considered that the extracts from the existing Development Plan as outlined in the submission do not prevent contemporary style extensions to existing dwellings/structures (derelict or otherwise) where same constitute a modern interpretation of the traditional built vernacular on the site. However, in light of the issue raised further consideration will be given to policy/objective formulation in the draft Development Plan.</p>
Chief Executive’s Recommendation	
<p>1. To consider the need for further clarity the general design and layout requirements for contemporary style extensions to existing dwellings and structures in the draft Development Plan.</p>	

Submission No: 093 – Cllr PJ Kelly

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Recommends that preamble be inserted in the Development Plan that it is an objective for the continued development of the County by treating all its citizens and communities with deserved respect and acknowledge the rights, culture, heritage, aspirations and expectations of all, irrespective of their place of residence, social or professional status or ethnic origins. • Abide by the terms of the Flemish Degree. 	<p>The Development Plan has an important role in promoting social inclusion in the County. The draft Development Plan will promote access to housing, community facilities, amenities, participation in cultural life and in tackling poverty. These issues are also addressed by the Council through the Clare Local Economic and Community Plan and the County Clare Social Inclusion and Community Activation Programme (SICAP).</p> <p>The Core Strategy will identify the distribution of the proposed growth for the County in line with the NPF Implementation Roadmap and the RSES. Furthermore, Core Strategies are required to identify areas urban influence</p>

<ul style="list-style-type: none"> • Planning applications by qualified persons in areas of population decline be dealt with under the headings of health and safety only. • Areas of proposed visual impact be excluded from the plan as it has refused to disclose all the considerations and references in assessment and determination of “visual Impact”. • That the construction of a single house within a 10km distance and on a base line 5m below base of turbine is deemed not to have visual impact and that the said area inside 10km radius of nearest turbine not be included in plan as an area of visual impact designation. 	<p>and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside. This is based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area and the siting, environmental and design criteria for rural housing in statutory guidelines and plans, in accordance with RPO27 of the RSES. The draft Development Plan will develop an appropriate rural housing policy in line with the parameters set by national Government.</p> <p>The assessment of planning applications for rural dwellings is carried out in accordance with the “Sustainable Rural Housing Guidelines” (2005) and the “Development Management Guidelines” (2007). The assessment of visual amenity issues, built and natural heritage issues and impacts on adjacent amenities and land uses etc should also be considered in line with local and national guidelines and best practice to ensure the proper planning and sustainable development of the County.</p> <p>The landscape objectives will be considered in the context of the National Landscape Strategy.</p> <p>The Council will prepare a new Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The content of the submission will be considered further in this regard.</p>
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Chief Executive’s Recommendation

1. The draft Development Plan supports access to housing, community facilities, amenities, participation in cultural life and tackling poverty.
2. Prepare a Rural Housing policy for the County in accordance with Regional Policy Objective RPO 27 of the RSES.
3. In the preparation of the draft Development Plan have regard to the National Landscape Strategy.
4. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines.

Submission No: 094 – Tony Massey

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Mr. Massey is a resident of Riverdale, Westbury and would like to ensure that the green space is retained for the use of residents of the estate as it always has been in the past. Considers that the entire Westbury area should be considered for town status in the plan. 	<p>Green and open spaces in settlements are important in terms of providing opportunities for informal recreation, contributing to the public realm, enhanced biodiversity and green infrastructure and to the overall health and wellbeing of communities. Existing green/open spaces will be considered in the preparation of the settlement statements and land-use plans, including Athlunkard, in the preparation of the draft Development Plan.</p> <p>The Core Strategy and Settlement Hierarchy for the County will be prepared in the draft Development Plan process.</p>
Chief Executive's Recommendation	
<p>1. In the preparation of the draft Development Plan and the settlement statement and land-use plan for Athlunkard to consider and address the issues as outlined in the submission.</p>	

Submission No: 095 – Denise McNamara

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Ms. McNamara is a resident of Riverdale, Westbury and would like to ensure that the green space at the end of Riverdale is retained for use by residents (including children) in the estate as a recreational space. 	<p>Green and open spaces in settlements are important in terms of providing opportunities for informal recreation, contributing to the public realm, enhanced biodiversity and green infrastructure and to the overall health and wellbeing of communities. Existing green/open spaces will be considered in the preparation of the settlement statements and land-use plans, including Athlunkard, in the preparation of the draft Development Plan.</p>
Chief Executive's Recommendation	
<p>1. In the preparation of the draft Development Plan and the settlement statement and land-use plan for Athlunkard to consider and address the issues as outlined in the submission.</p>	

Submission No: 096 – EirGrid

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Sets out EirGrids role and function and responsibility for the safe, secure and reliable transmission of electricity, whereby it develops, manages and operates the electricity transmission grid. 	<p>The roles, functions and responsibilities of EirGrid are noted.</p>

<ul style="list-style-type: none"> • The high capacity 220kV and 400kV in Clare is characterised by the connection of high levels of wind generation in County Cork and County Kerry. • These high levels of generation result in transmission network constraints as power is exported from the area towards the Moneypoint and Knockraha transmission stations. Generation levels in the area are set to increase in the coming years. The level of generation is greater than the capacity of the network resulting in local constraints related to power-transfer needs. These large transfers of power create voltage support needs. • The Cross Shannon Project is a critical project that will enable the transmission system to safely accommodate more diverse power flows from surplus regional generation and also to facilitate growth in electricity demand across the region. The project connects Moneypoint 400 kV Station in Co. Clare and Kilpaddoge 220 kV Station in Co. Kerry. It is currently in the planning application process. • Other critical projects in the area are: <ul style="list-style-type: none"> ○ Moneypoint 400/ 220/ 110 kV GIS Development (CP0688) ○ Moneypoint 400/220/110 kV Station - New 400/220 kV 500 MVA transformer to replace an existing transformer (CP1091) ○ Moneypoint – Kilpaddoge - Knockanure 220 kV Project (CP0726) • These projects are part of an overall strategy to increase the capacity for the potentially large power flows from the area. The power will flow north towards Moneypoint and east towards Knockraha transmission stations and onwards to the large demand centres of Cork and Dublin. • EirGrid considers that policies and objectives which support a safe, secure and reliable supply of electricity need to be explicit in the draft Development Plan in order to assist EirGrid in the successful implementation of its <i>Grid Development Strategy - Your Grid, Your Tomorrow</i> (2017) (ENCL1). This is imperative to meeting national targets 	<p>These issues will be considered in the preparation of the draft Development Plan and must align with Section 8.2 of the RSES and the associated Regional Policy Objectives (e.g. <i>RPO221 Renewable Energy Generation and Transmission Network</i>).</p> <p>In line with the RSES Regional Policy Objective RPO 224 the Council will work in partnership with existing service providers to facilitate required enhancement and upgrading of existing infrastructure and networks and support the safeguarding of strategic energy corridors from encroachment by other developments. This will be included in the objectives of the draft Development Plan. The Council will also be guided by the Shannon Estuary SIFP with regard to developments in or adjacent to the Shannon Estuary.</p> <p>Noted.</p>
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<p>for electricity generation, climate change targets, and security of energy supplies. In this context the policies and objectives in the adopted Regional Spatial and Economic Strategy (Section 8.2) should be reviewed and considered as an example of robust and sustainable policies and objectives. The Planning Authority may consider these adequate for inclusion in the forthcoming draft Development Plan.</p> <ul style="list-style-type: none"> • EirGrid also requests the draft Plan be explicit as to how the various Government and State Agency policy documents have been considered, and how they have informed the policy and objectives. A section should be included setting out how these policy documents have been considered in a holistic and integrated way to inform subsequent Plan policy. This gives a clear policy-led foundation to the Plan, which will prove invaluable as it subsequently informs the strategies, policies and objectives of local authority plans and public and private projects. • Sets out a number of important Government Policy documents which need due consideration in policy formation. • It is important that the draft Development Plan reflects EirGrid’s need for robust policies to develop the electricity grid in a safe and secure way. This is necessary to meet projected demand levels; to meet Government Policy; and to ensure a long-term, sustainable and competitive energy future for Ireland. The Plan should facilitate the development of grid reinforcements including grid connections and a transboundary network into and through the County and between all adjacent counties and to support the development of international connections. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. The objectives of the draft Development Plan will safeguard strategic energy corridors from encroachment by other developments, and support the upgrade, renewal and expansion of the electricity transmission network within the County in line with the RSES and national power transmission advice.</p>	

Submission No: 097 – Paul & Noelle O’Riordan

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>The submission relates to wind energy in the Meelick area;</p> <ul style="list-style-type: none"> • This area is not suitable for a wind development • Unknown impact on health and wellbeing. • Too close to houses • Damage to the local ecosystem • Landscape will be disfigured 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive’s Recommendation	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.</p>	

Submission No: 098 – Rural & Community Development, Rural Development Directorate, Clare County Council

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Request that the policies in the draft Development Plan reflect the following.</p> <ul style="list-style-type: none"> • The Community element of the Clare Local Economic and Community Plan (Clare LECP), which is due to be reviewed and updated, sets out for the County the following high-level objectives: <p><u>Aims to build a society:</u></p> <ul style="list-style-type: none"> ○ that is inclusive and cherishes People’s Health, Participation and Solidarity ○ where people, neighbourhoods and communities are safe, secure and active ○ that is socially and physically connected ○ that is culturally rich with strong identities ○ whose learning environment addresses educational disadvantage and achieves high educational participation rates ○ with a learning environment with broad participation in further/Higher education, continued learning and development <ul style="list-style-type: none"> • That Clare’s Rural Development Strategy aims to: 	<p>The Development Plan has an important role in promoting social inclusion in the County. The draft Development Plan will promote issues such as access to housing, community facilities, amenities, education, participation in cultural life and in tackling poverty. These issues are also addressed by the Council through the County Clare Social Inclusion and Community Activation Programme (SICAP) and the Clare Rural Development Strategy 2026.</p> <p>The Core Strategy will identify the distribution of proposed growth for the County and the settlement statements and land-use plans across the County must align with the requirements of the NPF and the RSES.</p>

<ul style="list-style-type: none"> ○ Support bottom-up and community-led development ○ Address the inter-generational (more than 30 years) population decline experienced by many communities across the county ○ Increase the capacity of communities to: address demographic, environmental, social and economic challenges by increasing inter-community and inter-parish co-operation ● The methods of achieving the aims outlined are set out in the submission. 	
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Include objectives in the draft Development Plan with regard to access to housing, community facilities, amenities, education, participation in cultural life and tackling poverty. 2. An evidence based Core Strategy shall be prepared for the proposed Development Plan in accordance with the NPF and the RSES that will identify the distribution of the proposed growth throughout the County. 	

Submission No: 099 – Coillte Renewable Energy, Sinead O'Malley	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission relates to Renewable Energy and Forestry and identifies the following points.</p> <ul style="list-style-type: none"> ● Sets the background and role of Coillte including its new Coillte Nature not for profit entity which seeks to deliver significant impact on climate and biodiversity crises through innovative projects of scale. <p>Forestry, Tourism/Recreation and Community</p> <ul style="list-style-type: none"> ● Provides overview of forestry in Ireland. ● Coillte manages 25,727ha of forestry in County Clare and allows members of the public access the forests for amenity use, according to the principles of Leave No Trace. ● Coillte is committed to protecting and enhancing the recreational infrastructure in County Clare, including walking trails at <ul style="list-style-type: none"> - Ballycuggaran, - Cahermurphy 	<p>The roles and functions of Coillte and Coillte Nature are noted.</p> <p>Forestry, Tourism/Recreation and Community</p> <p>Noted and welcomed.</p>

<ul style="list-style-type: none"> - Cratloe Woods Forest Recreation Area. - Doon, Gragans Wood and Kilrush (at Vandeleur Demesne) <ul style="list-style-type: none"> • Coillte welcomes the opportunity to explore the provision for further recreation infrastructure at appropriate locations in the Coillte estate in partnership with Clare County Council (CCC) and other relevant stakeholders. • The nature of the Coillte estate can facilitate the provision of forest-based tourism, recreation and accommodation, at a range of locations, whilst protecting and enhancing the built and natural assets of the County. • Coillte supports the continued inclusion of policies in the forthcoming draft Clare County Development Plan under which tourism/recreation facilities including tourism accommodation can be facilitated at suitable locations in the Coillte estate. • Support the development of Green Infrastructure and supports the consolidated growth of towns and villages in accordance with the NPF and the RSES. • The Coillte estate includes lands which are within close proximity to town and village centres including, for example, those at Cratloe. It is considered that these lands could also provide for and accommodate some alternative uses which would positively contribute to the sustainable development of the County, supporting and enabling national and regional policy objectives. In this regard, the Council is requested to consider the provision of planning polices / land use zoning objectives where appropriate, to support the provision of development on Coillte lands where suitable; to provide, for example, tourism, commercial, community and residential and/or other uses which would support and enable national, regional and local policy objectives. 	<p>The RSES Regional Policy Objective RPO 201 states that Local Authorities should seek to promote and support access to rural areas including forested areas and the existing and future additional access to Coillte forestry is in accordance with this objective.</p> <p>The draft Development Plan will include development objectives pertaining to walking trails and tourism accommodation in forested areas.</p> <p>The draft Development Plan will include development objectives pertaining to green infrastructure.</p> <p>The Core Strategy will identify the distribution of the proposed growth for the County and the settlement statements and land-use plans across the County, (including that for Cratloe, must align with the requirements of the NPF and the RSES.</p>
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<p>Renewable Energy</p> <ul style="list-style-type: none"> Outline the current Coillte wind energy proposals in County Clare. <p>The Challenge of Our Generation-Climate Action Plan 2019 and Renewable Energy Targets</p> <ul style="list-style-type: none"> Sets out requirements under the Climate Action Plan 2019 (CAP) - To put the scale of the ambition into further context it should be noted that it has taken 20+ years to achieve the current level of renewable penetration onto the Grid. The challenge is now to achieve twice as much in half the time. <p>Southern Regional Spatial and Economic Strategy & a Regional Approach to Renewable Energy Strategies</p> <ul style="list-style-type: none"> Coillte strongly supports the development of a Regional Renewable Energy Strategy to complement the local authority approach; which would co-ordinate the identification of sites of scale and ensure inter county consistency in relation to designating renewable energy zones and identifying landscape sensitivities. There does not appear to be any central guidance on the quantum (MW or GW) of new renewable energy development each local authority needs to make provision for. A regional approach could provide that context. However, notwithstanding our strong belief in a holistic Regional Renewable Energy Strategy, Coillte recognises that time is of the essence. 	<p>Renewable Energy</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>The Challenge of Our Generation-Climate Action Plan 2019 and Renewable Energy Targets</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on Climate Action. It is intended that this will form a central and cross cutting theme throughout the draft Development Plan and that the Plan will include policies and objectives to promote and support the <i>“transition to low carbon and climate resilient society”</i> which is a National Policy Outcome of the National Planning Framework.</p> <p>Southern Regional Spatial and Economic Strategy & a Regional Approach to Renewable Energy Strategies</p> <p>A Regional Renewable Energy Strategy is to be prepared by the Southern Regional Assembly. The Council will liaise with the Regional Assembly and the adjoining relevant Local Authorities in this regard.</p> <p>The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice</p>
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With this in mind, Coillte requests that each local authority in the Region incorporate a RES into the making/updating of its individual County Development Plan. Coillte is very familiar with Clare's current Wind Energy Strategy (WES) which was adopted into the current County Development Plan 2017-2023 and recognises the high quality of that document. However, given the new context in the Climate Action Plan and Programme for Government we suggest the WES will require updating and could form part of a wider RES for the county in the upcoming Plan.

- In preparing a new RES each local authority should engage closely with neighbouring local authorities and with other local authorities in the southern region to strive to attain the same important benefits and synergies of a Regional RES. A regional steering group comprising planners from each local authority and potentially led by Clare planners and/or SRA, would be optimum. A representative from the DHPLG should also be requested to join the steering group.
- Furthermore it is imperative that a set of guiding principles is agreed and used by all local authorities in developing local authority RES's. To this end the methodology and principles set out in "*SEAI's Local Authority Renewable Energy Strategy*" [2013] remain valid and should be considered. Based on Coillte's extensive experience of developing and facilitating wind farms in Ireland suggest a number of recommendations complement the principle in the SEAI document.
- It should be noted that turbine technologies have advanced significantly in the past decade and this trend is set to continue. For this reason we suggest the SEAI Wind Atlas, or any similar general wind resource data, is not used as a constraint when identifying suitable areas for on-shore wind. It should also be noted the SEAI Wind Atlas of Ireland is derived from a computer model and would not be as accurate as on-site wind measurements which are used by wind energy developers to verify a site's wind regime as being viable.
- In addition, recommend that existing grid constraints are not considered hard constraints when preparing RESs. This is because, amongst other

(Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.

The Council will prepare a new Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028 which will take account of the progress in renewable energy technologies since the current strategy was developed. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

things, the development of the Grid will react to (planning) consented developments where necessary. In essence this means that a planning consent, or indeed a critical mass of planning consented projects triggers grid development/reinforcement where necessary. This would mark a shift in terms of the existing approach in WESs.

- Coillte also requests that the Clare County Development Plan recognises the DHPLG Wind Energy Development Guidelines and any updates thereof, as the appropriate national standard rather than seeking to alter or replace the requirements therein.

Renewable Energy and Economic Growth

- Wind Energy development has the ability to generate significant construction and operation jobs throughout its lifetime and to contribute to communities through community benefit funds and to the local authority through rates
- Coillte is committed to ensuring that local communities benefit from having a wind farm in their locality in terms of a Community Benefit Fund which supports the development of local recreation amenities and provides additional community project funding. Community benefit schemes relating to RESS projects will have significant community benefit (circa €30k per annum per turbine for a 5 MW turbine; therefore exceeding €200k per annum in projects which are now typically exceeding 35MW in nameplate size), providing an opportunity to transform rural communities where projects are located.

Infinite Lifespan of Wind Farm Planning Permissions

- Coillte also wishes to bring the Council's attention to IWEA's paper on 'Infinite Lifespan of Wind Farm Planning Permissions', and the fact that the majority of developments that obtain planning permission in Ireland are afforded a planning permission of infinite duration. However, despite their being no policy basis for this, it has been commonplace in Ireland for

Renewable Energy and Economic Growth

The issues outlined are noted and will be considered in the preparation of the draft Development Plan.

Infinite Lifespan of Wind Farm Planning Permissions

These issues are outside the scope of the development plan preparation process.

<p>the life of a wind farm to be restricted by a condition of the planning permission.</p> <ul style="list-style-type: none"> • Removing such conditions would enable wind farms to continue producing clean energy at a very low cost to the consumer, for as long as possible and continue to contribute via rates to local authorities. • Notwithstanding the above, Coillte and IWEA recognise the importance of having decommissioning provisions in place for a wind farm when it does reach the end of its life. <p>Working in Partnership on Wind Projects</p> <ul style="list-style-type: none"> • Coillte has an experienced team in the area of wind farm planning and development and is available to work in partnership with Clare County Council to support the realisation of the CAP targets. <p>Sustainable Timber Products</p> <ul style="list-style-type: none"> • Request that the Council promote the use of sustainable timber products in the forthcoming Clare County Development Plan. <p>Other Issues</p> <p>In preparing the draft Clare County Development Plan, Coillte requests that the Council:</p> <ul style="list-style-type: none"> • Continue to support sustainable rural based enterprises such as forestry and tourism in the County and make adequate provisions and objectives to facilitate their delivery. • Have regard to the regulatory framework established under The Forestry Act 2014 and overseen by the Department of Agriculture, Food and the 	<p>Working in Partnership on Wind Projects</p> <p>Noted.</p> <p>Sustainable Timber Products</p> <p>The RSES includes objectives to support and facilitate forestry in the County/Region (e.g. support for value added products associated with timber from forestry in the County) and it is proposed that the draft Development Plan will support the forestry and timber industry.</p> <p>Other Issues</p> <p>The importance of rural development to sustain rural communities and to ensure the continued viability of these communities is acknowledged. The draft Development Plan must align with the NPF and the RSES, and have regard to the Clare Rural Development Strategy 2026 in this regard.</p> <p>The issues outlined are noted and will be considered in the preparation of the draft Development Plan.</p>
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Marine with respect to the forestry sector.

- Ensure the zoning of sufficient lands with associated objectives for recreational, commercial, tourism, residential and community uses.
- Support the provision of residential and community based uses at appropriate locations within the County.
- Support the provision of accessible recreational, community and sporting facilities in the County.

- Support the provision of tourism infrastructure and visitor services, including the provision of tourism accommodation at appropriate locations in the Coillte estate.

- In enhancing climate change and accelerating the transition of the Region to a low carbon society, the following are key asks of the Local Authority in the preparation of the Clare Development Plan with respect to renewable energy:
 - Include policies and objectives in the Plan that recognise, promote and facilitate on-shore wind and commit to ensuring the renewable energy potential of the county is maximised to achieve the most recent national targets.
 - Recognise and respond to the scale and urgency of climate change as part of the County Development Plan review process by incorporating a Renewable Energy Strategy based on the new national targets and the principles of the SEAI LARES.

- Lead the Southern region in developing a consistent approach to key RES issues including a consistent approach to identifying suitable lands and categorising landscape sensitivity. Ensure that wind speed, site specific engineering issues, and existing grid capacity issues are not considered constraints in identifying suitable lands, and ensure a sufficient quantum is

Land use zoning and the development objectives set across the County are required to be in accordance with the requirements of the NPF and the RSES. The issues outlined in the submission will be reviewed in the preparation of the draft Development Plan for all settlements across the County.

In the preparation of the draft Development Plan consideration will be given to the inclusion of appropriate policy support for walking trails and tourism accommodation in forested areas.

Previous comments with regard to the Wind Energy Strategy, the Renewable Energy Strategy and climate change are applicable.

The preparation of a Regional Renewable Energy Strategy is to be prepared by the Southern Regional Assembly. The Council will liaise with the Regional Assembly and the adjoining relevant Local Authorities in this regard.

identified to account for site level attrition.	
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. To facilitate and support the development of recreational amenities and routes and tourist accommodation at appropriate locations within the County in the draft Development Plan. 2. Promote the delivery of tourism developments and green infrastructure in the draft Development Plan through appropriate provisions in planning policy, settlement statements and land-use plans. 3. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Government Wind Energy Guidelines. 4. Prepare a new Renewable Energy Strategy for the County. The Council shall liaise with the Regional Assembly and the adjoining relevant Local Authorities with regard to the preparation of the Regional Renewable Energy Strategy. 5. The central role and cross cutting theme of climate change shall be reflected in the formulation of the policies and objectives in the preparation of the draft Development Plan. The draft Development Plan shall support the implementation of the Climate Change Adaptation Strategy. 6. The draft Development Plan to include objectives to support and facilitate forestry and related timber industry. 7. The draft Development Plan to align with the NPF and RSES and have regard to the Clare Rural Development Strategy 2026 in relation to balanced growth, sustaining rural communities and ensuring continued viability of these communities. 	

Submission No: 100 – Roads & Transportation Department, Physical Development Directorate, Clare County Council	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Within the context of the National Planning Framework (NPF) and the Regional Spatial & Economic Strategy (RSES) the following must inform the development of the new CDP 2022-2028:</p> <ul style="list-style-type: none"> • The Limerick-Shannon Metropolitan Area Transport Strategy (LSMATS) developed by the National Transport Authority in collaboration with Limerick City and County Council, Clare County Council and strategic stakeholders. • The Limerick Northern Distributor Road (LNDR) is a critical infrastructure project at planning stage and supported by the RSES and the LSMATS which will support planned growth etc. 	<p>The preparation of the draft Development Plan shall have regard to the LSMATS.</p> <p>The RSES includes the delivery of the LNDR which would connect the M7 motorway to the N18 national road in the Limerick Shannon MASP Policy Objectives 1 and also Regional Policy Objective RPO167. It is proposed that the draft Development Plan will include supporting objectives with regard to the delivery of this route.</p>

- The N19 upgrade, funded by TII, will provide enhanced linkage to Shannon International Airport and Shannon Industrial Zones while incorporating the principles set out in the LSMATS. A review of the rail link infrastructure safeguard from Limerick to Shannon is committed as part of the N19 upgrade.

- County Clare’s Transportation Strategy is being developed in collaboration with the NTA. This strategy will inform modes both at local and County level and will complement the four pillars of Clare County Council’s Corporate Plan- Rural, Economic, Physical and Social.

- Ennis Mobility Plan

- Active Travel measures being developed across the County.

Infrastructure Safeguards

- Existing infrastructure safeguards identified in the Clare County Development Plan 2017-2023 must continue to be included, or until viable alternatives are identified within the new CDP. Existing safeguards

The strategic regional importance of Shannon International Airport and the Shannon Industrial Zone the strategic regional importance of the Airport for the County and the wider Southern Region is recognised. The draft Development Plan will include appropriate objectives to facilitate the continued operation and future development of both the Airport and the industrial zone. The requirements for Shannon International Airport, the industrial zone and aviation generally will be considered in the context of the preparation of the draft Development Plan. In addition the draft Development Plan will not look at the airport and the industrial zone in isolation but in the wider context of the Limerick-Shannon MASP and the LSMATS along with the outcome of the Shannon Masterplan.

This will be considered in the preparation of the draft Development Plan.

It is an objective of the RSES (RPO 11) that a Local Transport Plan be prepared for the Key Town of Ennis and it is proposed that the draft Development Plan will support this in order to ensure integrated land-use and transport planning in the implementation of the Ennis 2040 Economic and Spatial Strategy.

The draft Development Plan will seek to integrate land use and transport planning, and promote active travel which will encourage a modal shift in transportation modes in support of RSES objectives in this regard.

Infrastructure Safeguards

The existing infrastructure safeguard designations are noted and will be considered in the preparation of the draft Development Plan.

<p>are identified therein such as, but not limited to, the following:</p> <ul style="list-style-type: none"> ○ Ennis Northern Relief Road ○ Ennistymon safeguard- the safeguard intersection point with the N67, as identified in previous development plans needs to be unambiguous. ○ Kilrush safeguards ○ N19 rail link (Shannon- Limerick). 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the draft LSMATS. 2. Include objectives to support the delivery of the LNDR in accordance with the draft LSMATS. 3. To have regard to on-going development of the County Transportation Strategy in the preparation of the draft Development Plan. 4. Support the preparation of a Sustainable Urban Mobility Plan (SUMP) for the Ennis area. 5. The draft Development Plan to integrate land use and transport planning and promote Active Travel. 6. Include road infrastructure safeguard designations in the draft Development Plan where required.
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Submission No: 101 – Electricity Supply Board (ESB)

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> ● Welcomes the opportunity to make a submission, outlines the role of the ESB and states that the ESB is both a landowner and employer in the County. ● ESB broadly supports the vision as set out in the Issues Paper. The submission outlines the timelines and renewable energy options relevant to carbon emission reduction. ● Outlines the all islands strategy of the ESB, the extent of existing renewable energy served by the national energy grid (830 mega watts). ● ESB is the asset owner of the transmission and distribution system whilst ESB Networks builds, manages and maintains the networks. The network extends to 180,000km nationally and in 2018 26,900 new connections were completed. ● ESB owns and operates Ardnacrusha hydro electric generation station 	<p>Effective consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. The Council will continue to work with the ESB with regard to the electricity generation and transmission issues.</p> <p>Noted.</p>

which has a capacity of 86 mega watts. 2% of the national energy generation is from hydro electricity.

- ESB are seeking to reduce its carbon emissions by 40% by 2030 and to be carbon neutral by 2050 and by the end of 2020 one third of electricity supplied in Ireland will be from renewable sources.
- States that Moneypoint electricity generating station, which was upgraded in 2008 to ensure compliance with environmental requirements, has a capacity of 915 mega watts, with a further 17 megawatt capacity associated with the 5 onsite wind turbines. The energy generated by the turbines meets the needs of approximately 10,000 homes.
- 1,100 electric vehicle charging points have been developed by the ESB to date. The ESB will support the Governments Climate Action Fund to roll out high power charging hubs across the Country. These hubs would be able to charge between 2 to 8 vehicles simultaneously.
- ESB Telecoms is one of Irelands leading independent telecommunications infrastructure providers with over 400 locations (providing co-location options to third party mobile phone and wireless communication

A Regional Renewable Energy Strategy is to be prepared by the Southern Regional Assembly. The Council will liaise with the Regional Assembly and the adjoining relevant Local Authorities in this regard.

The Council will prepare a new Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

The importance of Moneypoint to the region's economy is acknowledged and the Council is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. As a key driver of economic growth for the County and region, the draft Development Plan will include strong policy support to facilitate its sustainable growth, operational expansion and more importantly its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.

It is proposed that the draft Development Plan will include facilitating objectives for improvement of telecommunications in the County in accordance with Section 6 of the RSES including support of the roll out of the

companies). Also the company's involvement in the roll out of broadband nationally is outlined.

Planning Policy

- Note the National and Regional context of the Plan preparation and its role in influencing a reduction in Green House Gas (GHG) emissions by guiding sustainable growth. ESB's target by 2030 is a minimum of a 40% reduction GHG emissions by 2030 compared to 1990 levels.
- The draft 2030 National Energy and Climate Plan includes a target of at least 55% renewable energy generation by 2030. This was raised to 70% by the Minister of Communications, Climate Action & Environment in 2019 to ensure adherence with the Paris agreement. The ESB is committed to supporting this process and welcomes the recognition in the Issues Paper of the need to transition away from electricity generation by burning fossil fuels.
- ESB supports the reinforcement of policies in relation to safeguarding and upgrading of energy infrastructure from the NPF and RSES at the local level and the ESB would welcome the continuance of policy and zoning objectives in this regard (e.g. CDP3.38 A to E in the existing Plan).
- Welcome the vision set out in the "*Climate Change, Renewable Energy and Environment Section*" of the Issues Paper and support the review of the Wind Energy and Renewable Energy Strategies for the County.

Solar Energy

- Note the permissions granted for solar developments in the County and

National Broadband Plan.

Planning Policy

Climate Change mitigation and adaptation is a key pillar of Government policy at present along with national guidance on climate action, this will form a central part and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the "*transition to low carbon and climate resilient society*" which is a National Policy Outcome of the NPF. The draft Development Plan will support "compact growth" and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.

The draft Development Plan will include facilitating objectives for safeguarding and upgrading of energy infrastructure in the County.

The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.

Solar Energy

Sections 5 and 8 of the RSES are noted with regard to Solar Energy. The

the role of solar developments in the diversification of renewable energy generation in Ireland. Outlines the suitability of Ireland for such developments and the synergies between wind and solar generation. Welcome the continuance of Objectives RES8.2 (A-E) which encourages the facilitation of large scale solar PV installations in the County.

Wind Energy

- Outlines the percentages of renewable energy generations relative to overall demand in recent months and re-iterates the Governments 70% target for renewable energy generation by 2030. Outline ESB's ownership of the wind farm at Moneypoint and states that the *"preferred draft approach"* which led to the draft Wind Energy Guidelines should inform future wind energy policy in the County.
- The review of the Wind Energy Strategy should give consideration to the strategies of adjacent Counties and the implementation of Regional Policy Objectives RPO98 and RPO99 would assist in the achievement of the required consistencies. *"Unless this is achieved, a wind farm development on one side of the border may not have a scale to compete in future Renewable Energy Support Scheme auctions and may therefore never get built"*.

Marine Renewables and Floating Offshore Wind

- Outline the content of Chapter 10 of the RES with regard to the marine renewable energy sector, the significant progression of technologies in this area (in particular floating offshore wind), the 30GW potential off the west coast and the programme for Governments acknowledgement of the importance of this sector.
- Supports the Objectives and Targets set out in Section 10.4 of the RES and in particular RES10.3 (A-C) which relates to the marine renewable energy sector.

Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

Wind Energy

The previous response with regard to the Wind Energy Strategy is relevant here.

Marine Renewables and Floating Offshore Wind

The preparation of the draft Development Plan will have regard to the NPF, the RSES and the Offshore Renewable Energy Development Plan (OREDPP) with regard to offshore renewable energy projects.

- Outline the aspirations of the ESB with regard to offshore wind energy by 2030 (i.e. 2GW), and outlines forthcoming proposals for an offshore floating wind farm off the coast of County Clare (foreshore licence application to the submitted in the short term). States that Moneypoint *“represents the best location for the fabrication of floating wind substructures along the west coast of Ireland given the presence of a deep water jetty and its industrial character”*.

Energy Storage

- Note that Chapter 14 of the RES relates to energy storage and in particular pumped hydroelectric energy storage. States that renewable energy generation is by its nature variable and the ESB are developing battery storage, liquid air storage and synchronous condenser technologies to address this issue. Would welcome the inclusion of specific policies supporting these new technologies.

Hybrid Renewables

- Hybrid sites (i.e. mix of renewable technologies with one common connection point to the grid) assist in addressing variance issues with renewable energy technologies and optimize the use of existing infrastructure. The extensive 400kv, 220kv and 110kv overhead power line network throughout the County is noted and it is stated that *“there is a strong argument for giving hybrid renewable plant a favourable consideration in suitable locations in County Clare”*.

Moneypoint

- Whilst Moneypoint remains a strategically important asset in terms of capacity and security of supply, as it nears the end of its operating life in its current configuration, more suitable low carbon generation technology will have to be identified to capitalize on the existing facilities and the ESB

It is acknowledged that Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

Energy Storage

The benefits of energy storage for renewable energy generation are acknowledged and it is intended that the draft Development Plan will include objectives which align with RSES Regional Policy Objective RPO 104 Energy Storage and Carbon Capture.

Hybrid Renewables

The RSES recognises the requirement for diversification of renewable energy sources to accelerate the move away from fossil fuels and Regional Policy Objective RPO 102 is referenced in this regard. In the preparation of the draft Development Plan and the Renewable Energy Strategy, the inclusion of objectives with regard to hybrid renewable energy sites will be considered.

Moneypoint

The previous response with regard to Moneypoint is relevant here.

supports the continuance of development plan objective CDP6.10 in this regard. The ESB also supports the pro-active implementation of the Shannon Estuary Integrated Framework Plan and the designation of Moneypoint as a Strategic Development Location (including objectives SIFP MRI 1.2.2 & SIFP MRI 1.2.3).

- Transmission Grid Connection – Outlines the existing 400kv connections to Moneypoint and the proposed Cross Shannon Cable Project that will be operational by 2023.
- Shipping Traffic Access – Outlines the existing deep water facilities at Moneypoint for shipping, the large scale of the site and its potential future role in offshore wind turbine substructure fabrication and storage. Also outlined is the requirement to protect the site for the efficient production of electricity into the future.

Ardnacrusha

- Ardnacrusha and Hydro Lands – The key elements of the Shannon Scheme are the Ardnacrusha Power Station, Parteen Weir, The Head Race and Tail Race Canals and ancillary works such as transmission, distribution, fisheries etc.
- Ardnacrusha makes up approximately 40% of Irelands hydroelectricity generation.
- The categorisation, role and ongoing maintenance requirements of Parteen weir and the Headrace and Tailrace canals are outlined.
- When the power station is at full capacity there is a strong current in the canals and based on a risk assessment carried out by Irish Water access to adjacent lands should be discouraged on the grounds of public safety.
- ESB *“note that the Lough Derg Way traverses the Headrace Canal Lands at O’Brien’s Bridge and Clonlara. ESB will continue to express their cautious support for this public walkway due to its established nature. However, ESB would not encourage its continued expansion into the future”.*

Ardnacrusha

The importance of Ardnacrusha hydroelectric power station to the County and Region is acknowledged and the draft Development Plan will provide policy support for the its ongoing operation.

The importance of recreational amenities and routes is recognised and where appropriate policy support will be given to facilitate such provision in the draft Development Plan.

Telecommunications

- Outlines the requirements for a high quality and competitive telecommunications service.
- Supports the inclusion of Section 8.8.10 “Telecommunications” (with regard to the requirements for planning permission) in the new Plan.
- States that existing ESB telecommunications infrastructure is open for co-location and supports the continuance of the policy for co-location so as to avoid the duplication of infrastructure.
- Encourages consistency with the Department Circular for the improvement of telecommunications infrastructure (with specific reference to broadband).

Sustainable Transport & Electric Vehicles

- The National Climate Action Plan 2019 sets targets for electric vehicle (EV) adoption in Ireland so as to reduce emissions and these are set out in the submission. Achievement of these targets is central to the Government's targets for zero carbon emission transportation systems.
- ESB welcomes the support for EV's as set out in Development Plan Objective CDP18.4(D) “Energy Efficiency” and also the content of Appendix 1 and the RES in this regard.
- In accordance with S.I. No. 325 of 2014 Road Traffic (Traffic and Parking) (Car Clubs and Electrically Powered Vehicles) Regulations 2014 recommend that the parking standards in the new Plan be updated as per the revised standards set out in the submission (relating to electric vehicle parking space requirements and technical standards).

Telecommunications

Note the role of the ESB in the provision of telecommunications infrastructure in the County. It is proposed that the draft Development Plan will include facilitating objectives for improvement of telecommunications in the County in accordance with Section 6 of the RSES including support of the roll out of the National Broadband Plan.

Sustainable Transport & Electric Vehicles

It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.

Chief Executive's Recommendation

1. Prepare a new Renewable Energy Strategy for thy County, which will inform the policy objectives of the draft Development Plan.
2. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines.
3. Liaise with the relevant stakeholders to assist in securing the long term future of Moneypoint and to include appropriate land use and development objectives to facilitate onsite development.

4. Include objectives to support the further roll out of additional electric vehicle charge points.
5. To include objectives for the improvement of telecommunications in the County which align with Section 6 of the RSES and which support the roll out of the National Broadband Plan.
6. Climate change shall be considered in the preparation of the draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the draft Development Plan policies and objectives.
7. To consider including objectives in the draft Development Plan to safeguard and facilitate the upgrading of energy infrastructure in the County.
8. To consider the inclusion of objectives in the draft Development Plan pertaining to hybrid renewable development.
9. Include policy support in the draft Development Plan for the development of offshore renewable energy projects in accordance with the Offshore Renewable Energy Development Plan (OREDPP).
10. To include objectives in the draft Development Plan to facilitate storage of energy from for renewable sources.
11. To support the development of the recreational amenities and routes at appropriate locations within the County.

Submission No: 103 – Cathal MacMahon

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Welcomes the goals with regard to carbon sequestration and biodiversity. • Note the designation of the Claughanmore, Curragh O’Dea, Slievecurry, Silverhill and Glendine areas in the environs of Miltown Malbay as set out in the Wind Energy Strategy. States that most of these lands are within the GLAS schemes, comprise of blanket and basin bogs (which absorb carbon) and which contain 2 roosting pairs of hen harrier (which would be disturbed by turbines). • The beauty and cultural heritage of the area is outlined as are the existing and potential tourism and recreational uses in the area. States that wind turbines would have adverse impacts on the above. • Outline potential adverse impacts on the local community and visitors arising from the turbines from issues such as noise, proximity to dwellings, property prices etc. State that there is little or no benefit accruing to local people. • Question the environmental credentials of wind turbines. • Potential impacts on water quality, land slides etc. • Request that any application on these lands for wind energy development be rejected and that the area be designated as an area that is not suitable 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<p>for wind turbines.</p> <ul style="list-style-type: none"> • A map of the areas referenced in the submission accompanies the submission. 	
Chief Executive's Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.	

Submission No: 104 – Jonathan Harper	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Commend the Council on the thought provoking Issues Paper. • Submissions were made in September 2020 to the Killaloe Ballina Enhance & Mobility Plan and responses are awaited. Outlines the engaged nature of the local community and that same should be appropriately consulted on the future development of the area (e.g. transport infrastructure). • Mr. Harper states that he is both an interested private individual and a property investor and developer in the Killaloe and East Clare areas. • Outlines the natural and built heritage assets in the County and states that subject to adequate protection same would attract tourists into the future whilst also providing a good quality of life locally. • Outlines the issues of urban vacancy rates and decay and suggests that said areas could be used to accommodate housing. Killaloe is specifically referenced in this regard and it is stated that any redevelopment should be sensitive to its receiving context. 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>The importance of Clare's natural and cultural heritage as tourism assets is recognised, as is the requirement for the appropriate management of same. Tourism is a major sector of the economy of County Clare. Clare County Council in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy. The draft Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism.</p> <p>The importance of active land management to regenerate town and village centres and address vacancy and dereliction is recognised and will be considered further in the preparation of the draft Development Plan. Both the NPF and the RSES seek to support communities within towns and villages by planning for the future growth with a particular focus on activating the potential for the enhancement, renewal and development of rural towns and villages. It is proposed that the Council will continue to work with local</p>

<ul style="list-style-type: none"> Outline wastewater treatment capacity issues in Killaloe and requests that the Council prioritise the development of additional capacity to allow for the further development of the settlement. Outlines the importance of small woodland areas and hedgerows in East Clare and states that same should be protected from “<i>land improvement</i>”. Council should seek to prevent unnecessary drainage in East Clare. Outlines how tree planting may assist in relation to flooding issues. <p>Place making of settlements requires appropriate location of residential development and pedestrian, cyclist and vehicular infrastructure must also be included at appropriate locations.</p>	<p>communities in sourcing funding so as to address issues such as dereliction and vacancy.</p> <p>Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objective of the NPF. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>The importance of existing woodlands is acknowledged and the preparation of the draft Development Plan will consider policy support for the conservation of these areas.</p> <p>With regard to flooding and drainage issues the draft Development Plan will be informed by a Strategic Flood Risk Assessment and the issue outlined will be considered in the preparation of the draft Development Plan.</p> <p>A settlement statement and land-use plan for Killaloe will be prepared as part of the draft Development Plan and the issues outlined with regard to residential areas requirements and transport infrastructure will be considered.</p>
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Chief Executive’s Recommendation

1. Prepare a settlement statement and land-use plan for Killaloe as part of the draft Development Plan and consider the issues outlined in the submission with regard to tourism, natural and cultural heritage, vacancy and dereliction issues, housing requirements, woodland area protection and drainage.

Submission No: 105 – Holy Family Senior School, Ennis

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Our Local Area</p> <ul style="list-style-type: none"> Would like to see additional trees, flowers and green areas around Ennis and also improved access to walkways and greenways. 	<p>Our Local Area</p> <p>Public realm enhancement initiatives make an essential contribution to the viability and vitality of rural towns and villages and their communities. It is</p>

<p>Transport</p> <ul style="list-style-type: none"> • Improvements are required to footpaths, cycle lanes, public transport services and electric vehicle charge points in Ennis. <p>Community/Recreation</p> <ul style="list-style-type: none"> • Would like to see more basketball courts, a bigger skate park, and additional playgrounds with a better distribution of same throughout the Town. Also, state that additional picnic table type facilities should be provided with ancillary had washing facilities. • A drawing illustrating suggested improvements to green areas, playground provision, cycle lane infrastructure etc. accompanies the submission. <p>Culture/History</p> <ul style="list-style-type: none"> • Additional promotion of the archaeological and architectural heritage of Ennis is required. The use of virtual tours and additional information signage is suggested in this regard. 	<p>proposed that the draft Development Plan will include objectives which will support the Council in identifying and progressing appropriate public realm initiatives.</p> <p>The importance of recreational routes is recognised and policy support will be given to facilitate such provision in the draft Development Plan.</p> <p>Transport</p> <p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.</p> <p>It is intended that objectives that support for the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport will be included in the draft Development Plan.</p> <p>Community/Recreation</p> <p>The improvement of existing recreational facilities, proposals/objectives for new facilities and outdoor amenities in Ennis will be considered in the preparation of the draft Development Plan.</p> <p>Culture/History</p> <p>Built heritage issues will be considered in the preparation of the draft Development Plan.</p>
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<p>Waste Management</p> <ul style="list-style-type: none"> The opening hours of the Inagh and Ennis recycling centres should be altered to better facilitate persons working shift work hours. 	<p>Waste Management</p> <p>The waste management objectives in the draft Development Plan will have regard to the Waste Management Plan for the Southern Region. Opening hours are an operational matter and is outside of the scope of the Development Plan preparation process.</p>
<p>Chief Executive's Recommendation</p>	
<p>1. To consider the issues with regard to public realm enhancements, recreational amenities, transport and waste management in the preparation of the settlement statement and land-use plan for Ennis.</p>	

Submission No: 106 – Tuamgraney Development Association

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Outlines the work and extent of consultation that informed the Tuamgraney Community Plan and notes the assistance of the CLDC in this regard. Outlines the prioritised actions of the Plan which are as follows: <ul style="list-style-type: none"> Children's play equipment in the Park. Establish a representative group to explore community centre options. Implement recommendations from the Tuamgraney Community Tourism and Cultural Study – Handball Museum and Develop Castle. Lough Derg Route and complete the walking link to Ogonnelloe. Information pack for new residents. Information sharing on local events/activities. Evening Classes within the village. Lobby for: <ul style="list-style-type: none"> Quay upgrades Traffic Plan implementation CCTV 60km speed limit at the Steiner School 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>The issues with regard to the recreational and community facilities and road and transport infrastructure in Tuamgraney will be considered in the preparation of the draft Development Plan.</p> <p>The Housing Need Demand Assessment and the Housing Strategy which are under preparation will consider all elements of housing demand and details of the various housing market areas. This will inform the preparation of the draft Development Plan.</p> <p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.</p>

<ul style="list-style-type: none"> ▪ New housing ▪ Improved road surfaces ▪ EV Charging points ▪ Uber type transport solution 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. In the preparation of the settlement statement and land-use plan for Tuamgraney to consider the issues outlined with regard to recreational and community facilities, housing requirements, and road and transport infrastructure. 2. Include policy support for the roll out of additional electric vehicle charge points in the County. 3. To prepare a Housing Need Demand Assessment and a Housing Strategy to inform the content of the draft Development Plan.

Submission No:107 – Brigitte Sikkes, Patrick O’Dea, Frank O’Dea & Fina O’Dea

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Outline their employment in farming and tourism in West Clare. • State that the recent planning application referred to as “<i>Cahermurphy 2 Windfarm</i>” if granted would have adverse impacts on local amenities, agriculture, the natural environment, biodiversity, water quality, tourism and future employment opportunities in the area. • Consider that the existing density of wind turbines has had an adverse impact on the visual amenities of the area and the views available from the Wild Atlantic Way and this area should not be designated as suitable for wind energy developments. • Outlines the difficulties in participation in the planning process for the local community on issues including lack of consultation/knowledge of the proposal and a lack of resources and expertise on the issues. • Outline the importance of the natural landscape, bogs etc and considers that same should be protected. Issues associated with wind farm developments elsewhere (e.g. landslides) are outlined as are historical issues with mono-culture forestry planting. • The Cahermurphy, Knochahilla and Cahercullen areas where wind turbines are currently proposed should be protected with no further forestry or wind energy developments on same. There is a need to keep the rural areas attractive for eco tourism. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to the Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<ul style="list-style-type: none"> • Advise that future housing developments in the County should have regard to the model of development in the Netherlands which includes appropriate housing mix, connectivity, ancillary amenities etc. • Speed limits on many rural roads should be significantly reduced. Alterations to surfacing of the roads are also proposed so as to reduce operational speeds of vehicles across same. • Outline litter issues along the roadsides in the County and states that education is key to resolving this issue. Also, litter bins are required in area such as Doughmore Beach car park. • Weed killers should be forbidden on road verges and visual and environmental concerns are raised in this regard. • Outlines the issues with limited access to broadband services and states that improvements to same are required in rural areas. • Recommends that old bridges should be included on the list of protected structures (e.g. Bridges in Creegh and Cloonwhite North). • Improvements to rural transport are required. 	<p>The Housing Strategy and Housing Need Demand Assessment which are currently being prepared will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan. Compact growth, development of a '10 Minute Town' concept and modal shift will all be key considerations in the preparation of draft Development Plan in line with the NPF and RSES.</p> <p>Issues relating to speed limit locations are outside the scope of the County Development Plan.</p> <p>The Council's Litter Management Plan sets out the Council's policy and actions on litter control, the implementation of which will be supported by the draft Development Plan.</p> <p>As a partner to the All-Ireland Pollinator Plan (AIPP), Clare County Council is aiming to reduce pesticide usage in accordance with Actions 19 and 20 of the AIPP publication 'Councils: Actions to Help Pollinators'. Action 19 calls on councils to either reduce or eliminate the use of pesticides, and Action 20 calls on councils to adopt the pollinator friendly pesticides code.</p> <p>The Council will continue to develop and promote the implementation of the Clare Digital Strategy. This strategy, complemented by the rollout of the National Broadband Plan and the Clare Rural Development Strategy 2026, seeks to ensure that broadband is available in rural areas. The ethos of these documents will be supported in the draft Development Plan.</p> <p>The contents of the submission in relation to the Record of Protected Structures are noted and will be considered in the preparation of the draft Development Plan.</p> <p>The draft Development Plan will support the Local Link Rural Transport</p>
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<ul style="list-style-type: none"> Additional green areas are required in settlements and the example of the Council yard area in Creegh is referenced as a potential location. Supports programmes to encourage growing food for local consumption, the planting of fruit trees by the Council, additional local markets and allotments. 	<p>strategy and further consideration will be given to the most effective policy approach in this regard in the preparation of the draft Development Plan.</p> <p>The Council recognise the importance of green spaces in settlements and is committed to incorporating green features into public realm initiatives, and to making improvements within settlements in terms of social/recreational infrastructure. This can also function as mitigation measures for climate change and can promote biodiversity and contribute to the green infrastructure network. The draft Plan will incorporate appropriate policy objectives promoting greening of urban areas.</p> <p>The existing draft Development Plan contains policies that support the development of allotments and community gardens and it is proposed that such policies will be included in the draft Development Plan will also include policy support in this regard.</p>
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Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.
2. Incorporate the recommendations of the Housing Need Demand Assessment and the Housing Strategy to inform policy formulation of the draft Development Plan.
3. Support the implementation of the Clare Digital Strategy and the rollout of the National Rural Broadband Plan.
4. Prepare a Record of Protected Structures in the draft Development Plan.
5. Include objectives which support the Local Link Rural Transport Strategy.

Submission No: 108 – Ballyvaughan Community Development Group

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Submission is based on the Ballyvaughan Community Development Plan finalised in March 2019 (assisted by CLDC and Leader). Request that the main findings be included in the new County Development Plan. The main headings of the Community Development Plan are outlined and factors for the development of Ballyvaughan include: <ul style="list-style-type: none"> Improved facilities and amenities – Hot desk office hub, recreational 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>The preparation of the draft Development Plan will have regard to the issues</p>

<p>facilities, improved lighting etc.</p> <ul style="list-style-type: none"> ○ Establish a local taskforce to address population decline – issues including affordable housing and employment and workspace options outlined. ○ Improved road safety features and parking and seasonal capacity issues are outlined. ○ Possibility of establishing a community transport system for isolated residents with no access to other forms of transport. 	<p>identified in the submission and the Ballyvaughan Community Development Plan.</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. That the preparation of the settlement statement and land-use plan for Ballyvaughan gives consideration to the issues outlined in the Ballyvaughan Community Development Plan and in particular the issues relating to improved facilities and amenities, population decline, housing, employment, seasonal capacity issues and transport services.</p>	

<p>Submission No: 109 – Steve Haigh</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive’s Opinion</p>
<ul style="list-style-type: none"> ● Submission focuses on Liscannor <i>“but relevant to the County as a whole”</i>. ● Liscannor needs to improve some of its <i>“natural charm”</i> to <i>“tap into”</i> additional benefits derived from tourism. Considers that a number of developments at either end of the village degrades the attractiveness of the village. ● Suggests the following: <ul style="list-style-type: none"> ○ Maintain and restore older infrastructure (e.g. Liscannor Bay Hotel). ○ A more cohesive idea of how new buildings should blend in. ○ That there be no more development without an end result. The parking issues in the village (whilst there is an unused car park to the north of main street) is referenced. ○ Better control of light pollution. ○ Restrict inappropriate developments (e.g. cheap holiday homes, glamping/camping etc). ○ Improvements to the harbour area. ○ Retail outlets that fit the character of the village. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan.</p>

Chief Executive's Recommendation

1. To consider the issues outlined in the submission in the preparation of the settlement statement and land-use plan for Liscannor.

Submission No: 110 – Niall Ward

Summary of Issues Raised in Submission

Submission in relation to Wind Energy policies and in particular the Ballycar/Cappantymore/Gallows Hill area of Meelick. Strongly urges the review of the designation of the area a strategic area for wind for the following reasons;

- This is a highly populated and built up area
- The wind farm currently under consideration for the area would be too close to existing houses and the potential 500 metre minimum separation distance between turbines and dwellings in the forthcoming wind energy guidelines is referenced in this regard.
- Concerns pertaining to public health issues arising from noise and shadow flicker from turbines are outlined.

Chief Executive's Opinion

The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).

Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.

Submission No: 111 – An Post

Summary of Issues Raised in Submission

- Comprehensive submission detailing their ongoing assessment of facilities and their ambition to develop new facilities that provide for their current and future operational requirements.
- Sets out the background to An Post operations which has two distinctive businesses, An Post Mail and Parcels and An Post retail providing a growing range of Financial Services with Ireland's largest retail network of 950 Post Offices.
- Requests that the Council provide a supportive policy framework for the future provision of postal infrastructure and have due regard to the operational requirements of An Post as part of the consideration and implementation of public realm schemes.

Chief Executive's Opinion

In the preparation of the draft Development Plan the inclusion of supporting policy objectives with regard to postal services/infrastructure will be considered.

- The following supportive policies should be included in the plan
 - To support An Post in the provision of new postal facilities and enhancement of existing facilities, including operational requirements, in the County
 - To facilitate the provision of postal infrastructure at suitable locations in the County.
 - To promote the integration of appropriate post office facilities within new and existing communities that are appropriate to the size and scale of each settlement.
- Requests that the Local Authority recognise the specific operational requirements of An Post with regard to the operation of post offices and mail sorting offices which are central to the operation of a reliable public postal service and their long-term viability should be protected.
- Important that appropriate zoning objectives are included as part of the CDP to allow the enhancement of existing facilities and the development of new postal infrastructure. Flexible land use zonings that cater for such infrastructure and services at suitable location is requested.

Operational Requirements

- Need for appropriate parking facilities for service vehicles but also for staff and customers including electrical vehicles
- Older facilities are adapting to the increased volumes of mail and parcels. Older town centre facilities faces challenges regarding additional space requirements and car parking requirements. Given that shifts start early in the morning public transport may not be an option and these facilities require areas of parking for staff as well as parking storage areas.
- The Council needs to provide flexible car parking standards for postal facilities.
- Postal facilities which are located in town centre areas have relatively specific requirements, primarily with regard to access and deliveries on a 24-hour basis. It is requested that the Council recognise this requirement

The categorisation of developments within the land use zoning matrix will be considered in the preparation of the draft Development Plan.

Operational Requirements

The requirement for parking facilities for postal depots etc and within the public realm is noted and will be considered in the preparation of the draft Development Plan.

It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.

<p>as part of the CDP and in future assessment/preparation of planning policy.</p> <ul style="list-style-type: none"> • Imperative that the Council considers the operational requirements of commercial operators in towns when public realm improvements are being made. Delivery facilities such as on-street loading bays are of critical importance, for the smooth operation of An Post premises and any restriction on same could have a serious impact. • Suggest that during the preparation of future public realm and movement strategies the Council consult with An Post to ensure sustainable solutions are considered to maintain sufficient levels of access while also improving the appearance and function of town centre areas for the public. 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. To consider the inclusion of policy support for postal services/infrastructure in the preparation of the draft Development Plan. 2. In the preparation of the draft Development Plan to consider the categorisation of postal infrastructure developments in the indicative land use zoning matrix. 3. Parking requirements within the public realm of towns and villages will be considered in the preparation of the draft Development Plan. 4. Include objectives to facilitate the further rollout of additional electric vehicle charge points across the County.
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Submission No: 112 – Kilrush Town Team

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Sets out the background to the establishment of the Kilrush Town Team and identifies a list of reference documents. • Outlines a vision for Kilrush- <i>“Kilrush shall be recognised as a vibrant, living and working community. Kilrush will be a place that people want to live in and to visit, it will be seen increasingly as a destination town with heritage and a heart. Live and work where you are happiest”.</i> • Sets out the demographics of Kilrush from the 2016 Census (CSO). 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>Noted. This will be considered in the preparation of the settlement statement and land-use plan for Kilrush.</p> <p>The draft Development Plan will include policy support with regard to the</p>

- Highlights that Kilrush has seen a steady decline in the deprivations scores for the area over the last three census waves. In 2006, Kilrush Urban scored -0.9 placing it in the ‘marginally below average’ category of deprivation, this decreased further in 2011 taking it into the ‘disadvantaged’ category and in 2016 results show further decline, with Kilrush Urban now scoring -13.9, which is substantially below the national average.

Connecting Communities

- Kilrush holds administration and provides services and amenities to its residents and surrounding areas. This must be protected in order to reinforce Kilrush as a primary service area for West Clare.
- Resources should be allocated to provide formation and training of structured leadership teams within communities. A forum should be established similar to the Clare Rural Development Forum.
- The greenway linking communities in Kilrush, Moyasta and Kilkee must be prioritised in the short term.
- Linking maritime communities on the Shannon Estuary should be facilitated by the provision of marine infrastructure on the Clare shores of the Shannon Estuary. The EU proposal for Motorways of the Sea should be explored in conjunction with the Strategic Integrated Framework Plan for the estuary.
- Further examination is required to progress the proposed Kilrush Primary Health Care Centre, including site selection.

promotion of access to housing, community facilities, amenities, participation in cultural life and tackling poverty etc. These issues are also managed by the Council through the Clare Local Economic and Community Plan and the County Clare Social Inclusion and Community Activation Programme (SICAP).

Connecting Communities

The issues with regard to community and training are noted and will be considered in the preparation of the draft Development Plan.

The improvement of existing recreational walking routes and the development of further routes will be considered in the preparation of the draft Development Plan and will be informed by the “*Strategy for the Future Development of National and Regional Greenways*”. These issues will also be considered in the preparation of the settlement statement and land-use plan for Kilrush.

The improvement of connectivity between communities along the Shannon Estuary will be considered in the preparation of the draft Development Plan and shall have regard to the Strategic Integrated Framework Plan for the Shannon Estuary.

The issue of the proposed Kilrush Primary Health Care Centre will be considered in the preparation of the settlement statement and land-use plan

Enterprise

- A focus should be put on supporting the renewable energy sector within the Shannon Estuary and wider west coast.
- Further consideration is required to promote Kilrush as a manufacturing Hub. Various land banks to the north of Kilrush, on the Cooraclare Road may be considered for further development with the support of EI/IDA. A 'Kilrush Town Investment Prospectus' could be devised.
- Develop an evening trade/entertainment plan for the twin with the aim of achieving Purple Flag status.
- Support the promotion of local produce through the creation of a dedicated space for local arts/crafts to be displayed and marketed locally.

Tourism

- Promote Kilrush as a Destination Town and a gateway to the Loop Head Peninsula. – Capture visitors on the '*Dingle to Doolin*' route.
- Need for enhanced and increased visitor accommodation offering.
- The first step to the regeneration/reimagining of Kilrush should be through tourism.

Public Realm & Amenity

- Linking of the Kilrush Market Square to other prominent location around Kilrush via enhanced public realm offering in a manner sympathetic to the existing historical fabric and contributes to the green infrastructure

for Kilrush.

Enterprise

The Council will prepare a new Renewable Energy Strategy as part of the draft Development Plan which will consider the progress in renewable energy technologies since the current strategy was developed. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

Economic development will be considered in the preparation of the draft Development Plan. The economic objectives must be consistent with the NPF and the RSES.

Tourism

The draft Development Plan will include policy support for the sustainable development of tourism in Kilrush and the West Clare area.

Public Realm & Amenity

Public realm enhancement initiatives make an essential contribution to the viability and vitality of rural towns and villages and their communities. It is proposed that the draft Development Plan will include objectives which will

<p>network.</p> <ul style="list-style-type: none"> • Priorities for public realm <ul style="list-style-type: none"> - highlight the unique heritage or other features - enhance the sense of place at gateways and key junctions - form transition areas on approach roads, both to calm traffic and enhance arrival • National Planning Framework –NS07- Enhanced Amenity and Heritage • Review the Opportunity Sites in the Kilrush Settlement Map (Jan 2017) • Focus put on areas that the vacant site levy may apply on. <ul style="list-style-type: none"> • Develop water based amenities at Cappa and Alyevaroo, to promote accessibility to the beach for recreation and develop the use of the pier to its full commercial potential <ul style="list-style-type: none"> • Undertake a review of car parking throughout the Town. • Seek support for the development of a Youth Café or Youth Innovation Centre. • Consider a Town Centre Renewal Pilot Programme focusing on town centre mixed use commercial /residential properties. Showcase best practice from an architectural, energy conservation and planning perspective. • Develop a multi-functional cultural centre to support the growing needs of West Clare • Expand the offering provided by the Kilrush Sports Complex Astro-Turf pitch to create a Kilrush Sports Hub. • Support the development and site selection of a park within Kilrush Town, featuring a playground, age-friendly amenities etc for multifunctional use. <ul style="list-style-type: none"> • Proper management of water and wastewater is critical issue for future growth. 	<p>support the Council in identifying and progressing appropriate public realm initiatives.</p> <p>The importance of active land management to regenerate town and village centres and address vacancy and dereliction is recognised and will be considered in the preparation of the draft Development Plan.</p> <p>The draft Development Plan will include supporting policy with regard to the development of the recreational amenities at appropriate locations in the County.</p> <p>Noted.</p> <p>Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objective of the NPF. As the management</p>
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<ul style="list-style-type: none"> • A commitment is needed to facilitate the upgrade of road infrastructure in order to support West Clare communities. • Investigate the concept of Future Design at decision making level- a movement among Japanese researchers and stakeholders, asks the following question: <i>What types of social systems are necessary of we are to leave future generations sustainable environments and societies?</i>. The concept explores the idea that if there is no one to protect the interests of future generations, then designate people to ‘take on the role of future generations’ and have them stand in for the generations. 	<p>of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>Noted and this will be considered in the preparation of the draft Development Plan. It is proposed that where appropriate the draft Development Plan will include road infrastructure objectives and safeguards.</p> <p>Noted.</p>
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Chief Executive’s Recommendation

<ol style="list-style-type: none"> 1. To prepare a settlement statement and land-use plan for Kilrush as part of the draft Development Plan and to consider the issues outlined in the submission in this regard. 2. To support the development of recreational routes and amenities at appropriate locations within the County in the draft Development Plan. 3. That the draft Development Plan supports industry and enterprise growth in Kilrush. 4. To include objectives in the draft Development Plan which promote sustainable and compact growth and in doing so address issues of vacancy and dereliction within existing settlements. 5. Include, where appropriate, objectives and safeguards for upgrade works to the road network in the County. 6. Include policy support for the development of public transport in the County in the draft Development Plan. 7. Prepare a new Renewable Energy Strategy taking account of the progress in renewable energy technologies since the current strategy was developed and the Climate Action Plan 2019. 8. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment
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Submission No: 113 – Cllr. Joe Killeen

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • A reduction of 50% in planning contributions/fees in the case of applicants for planning permission in rural area of sparse population with other positive supports to help these areas of the County to continue to enjoy 	<p>The review of the Clare Development Contribution Scheme 2017-2023 is a separate statutory process to the preparation of the draft Development Plan.</p>

<p>the benefits of living in a vibrant community.</p> <ul style="list-style-type: none"> • Preferential planning contributions rate for a limited number of non functioning/ unused commercial premises being converted to residential use in instance where it can be demonstrated that these premises are in excess of requirement in rural villages. • Call on Clare County Council to work in conjunction with the National Parks and Wildlife Service and other agencies in supporting initiatives to address the traffic management issues for the Burren area. 	<p>The schedule of fees for planning applications is set nationally and is set out in the Planning and Development Regulations 2001 (as amended).</p> <p>With regard to the Burren it is intended that the Council will continue to work in partnership with landowners, local communities and other relevant stakeholders to address traffic implications across the Burren. The council in partnership with NPWS are preparing a plan for Corofin which will look to improve the tourism offering in the village and to promote the park and ride service that is currently on offer in the village. This emerging plan will inform the preparation of the draft development plan.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. To include policy objectives within the draft Development Plan to support traffic management measures within the Burren National Park. 2. To prepare a settlement plan and settlement statement for Corofin village having regard to emerging proposals from the Corofin Streetscape Enhancement Plan, which is being prepared in partnership with NPWS. 	

<p>Submission No: 114 – Keep Ireland Open</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> • As this submission is very focused on issues of walking/cycling, public rights of way and better access to the countryside rather than answering the questions therein, this submission is based on a critique of the 2017 Plan. • The Plan fails to comply with, have regard to/take into account- Planning and Development Acts, plans in adjoining counties, Development Plan Guidelines, Heritage Act 1995, and the National Heritage Plan. • Submit that an Index as recommended in the Development Plan Guidelines (5.15) is provided. • Layout could be improved by sub-numbering of sub-lettering lists of points and paragraphs. 	<p>The preparation of the draft Development Plan will be carried out in accordance with all statutory requirements and will also ensure compliance with the NPF and the RSES. This will also be carried out in the context of the Section 28 Ministerial Guidelines <i>“Development Plans – Guidelines for Planning Authorities”</i>.</p>

Chapter 6 Economic Development and Enterprise

- Section 6.3.16 Agriculture Development should be re-entitled to better reflect its contents.
- Proposes a number of additional objectives to be added in relation to commonage, recognize farmers as custodians, protect and conserve rural amenities from adverse impacts of agricultural practices.

Chapter 8 Physical Infrastructure, Environment and Energy

- Objective: Smarter Travel 8.10 – suggest this should be replaced with an objective to promote and facilitate the development of cycle routes in accordance the national Cycle Network Scoping Survey 2010 and also includes appropriate alternative objectives from Carlow, Limerick and South Tipperary.
- Ask to follow Government Policy by acquiring any private land needed by use of CPO’s to ensure greenway will be provided
- Additional objectives are proposed on walking.
- Research and map existing network of traditional paths used for leisure and determine their legal status
- Employ a full time Walks Officer.
- Lobby the appropriate Government Department to agree and implement a scheme to indemnify private landowners with regard to recreational users on their land
- Promote pilgrim paths.
- Include a Table of cycle routes with maps.
- Proposes a number of alternative objectives in relation to walking and cycling with examples of such objectives from other counties, also proposes amendments to existing objectives.
- 8.2.12 - Public Rights of Way – Insertion of – *Public Rights of Way have existed over the centuries and constitute an important recreational and tourism amenity and economic and social asset. They enable the*

Chapter 6 Economic Development and Enterprise

The comments received relating to Chapter 6 “*Economic Development and Enterprise*” and the proposed inclusion of additional development objectives are noted and will be considered in the preparation of the draft Development Plan.

Chapter 8 Physical Infrastructure, Environment and Energy

The issues outlined in relation to Smarter Travel, the acquisition of private lands, walking, cycling, leisure, greenways & pilgrim paths, and the indemnification of landowners are noted. It is intended that these issues will be considered in the preparation of the draft Development Plan.

Public rights of way within the County will be considered in the preparation of the draft Development Plan.

The Council propose to prepare a new Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The content of the submission will be considered further in this regard.

The Council will prepare a new Renewable Energy Strategy as part of the draft Development Plan. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

With regard to telecommunications and tourism it is intended that the issues raised in the submission will be considered in the preparation of the draft Development Plan. It is envisaged that the Plan will seek to facilitate the progression of Co. Clare as being a place where tourism growth continues to

enjoyment of high quality landscape, natural cultural and archaeological heritage and provide links to valuable amenities such as rivers lakes, bogs, forests and places of natural beauty.

- Suggests additional paragraphs are added to Public Rights of way and examples given taken from other counties.
- Electricity Network CDP 8.38- Suggest this should be replaced and an alternative examples is given along with additional objective for inclusion.
- Objective: Renewable Energy CDP 38.40 – should include additional objectives, examples are included from other counties.
- Should include additional aspects of Renewable Energy
- Produce Wind Energy maps showing the degree of acceptability from prohibition to areas in adjoining counties considered unsuitable.
- Example of addition objectives for inclusion are given from other counties, to include objectives on Wind Energy, Rights of Way, Hydro Power, Solar Power and the Renewable Energy Strategy.
- Telecommunications Infrastructure CDP 8.44- Include additional objectives to require the identification of Public Rights of Way and established walking routes prior to any new telecommunications development.

Chapter 9 Tourism

- Proposes objectives to be submitted into 9.3.12 Lakeland and Waterways Tourism.

Chapter 10 Rural Development and Natural Resources

- Proposes objectives to be included in Rural Economic Development
- Additional objectives to be included in relation to Forestry, which should be viewed in 3 categories, a) Commercial forestry, b) amenity woodlands, c) provisions dealing with both. Examples of appropriate objective are given from other counties.
- Additional objectives to be included in Minerals, Mining and Quarrying

play a major role in future development, and where the County can adapt to the challenges of competing markets by maximising the development of a high quality diverse tourism product.

Chapter 9 Tourism

This will be considered in the preparation of the draft Development Plan.

Chapter 10 Rural Development and Natural Resources

With regard to the proposed objectives relating to rural economic development, forestry and mineral extraction the content of the submission is noted and same will be considered in the preparation of the draft Development Plan.

CDP 10.13. Examples of appropriate objective are given from other counties.

Chapter 12 Marine and Coastal Zone Management

- Proposes objectives to replace CDP 12.14 Protection of Beaches and Sand Dunes.
- Additional objectives to be included in this section and examples of appropriate objective are given from other counties.

Chapter 13 Landscape

- Submit that in addition the provisions for different Landscape Character Areas need to include additional objectives as is the approach adopted by other counties. Examples of appropriate objective are given from other counties.

Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure

- Submit that CDP 14.1 Biodiversity is re-written as it's confusing that Co Heritage Plan and the Co Biodiversity Plan are dealt with together instead of separately as they deal with separate topics. Examples of appropriate objective are given from other counties.
- 14.3.2 European site, propose that this should be upgraded to an Objective and repositioned and merged with a proposed additional objective.
- Suggest various objective examples for other county to be replace objectives in Chapter 14, along with additional objectives to be included.

Chapter 12 Marine and Coastal Zone Management

With regard to marine and coastal zone management the proposed objectives are noted. Issues such as sea level rise, flooding and climate change and the challenges they pose for the appropriate management of the coastal zone are acknowledged and these issues will be considered in the preparation of the goals, objectives and designations etc in the draft Development Plan.

Chapter 13 Landscape

The landscape objectives will be considered in the context of the National Landscape Strategy.

Chapter 14 Biodiversity, Natural Heritage and Green Infrastructure

The comments received in relation to European Sites, Natural Heritage Areas, Appropriate Assessment and the associated development plan objectives contained in Chapter 14 of the existing plan are noted with regard to the submission received. Proposed objectives in the draft Development Plan will be informed by the Appropriate Assessment and Strategic Environmental Assessment process which are undertaken in parallel with, and will inform, the preparation of the draft Development.

<p>Chapter 15 Architectural, Archaeological and Cultural Heritage</p> <ul style="list-style-type: none"> • Amendments and additional text proposed for CDP 15.8 Sites, Features and Objectives of Archaeological Interest • Suggest various objective examples from other counties to be replace objectives in Chapter 15, along with additional objective to be included. <p>Appendix 6 Public Rights of Ways</p> <ul style="list-style-type: none"> • Submit that the last paragraph be replaced stating that <i>“this is not an exhaustive list and the omission of a right of way from the list shall not be taken as an indication that such a right of way does not exist”</i>. • Submit that the following long established walking routes should be considered for listing. <ul style="list-style-type: none"> ○ Rath/Dysert Pilgrim Path near Corofin. ○ Access Route to Leamaneh Castle situated at the intersection of the R476 Corofin to Kilnaboy road and the R480 road to Ballyvaughan ○ All Way marked Ways throughout the County ○ The route from Liscannor to Doolin ○ Other traditional walkways in the Burren 	<p>Chapter 15 Architectural, Archaeological and Cultural Heritage</p> <p>This will be considered in the preparation of policy and objectives with regard to the County’s Architectural, Archaeological and Cultural Heritage.</p> <p>Appendix 6 Public Rights of Ways</p> <p>This will be considered in the preparation of the draft Development Plan.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. That the preparation of the draft Development Plan is carried out in accordance with all statutory requirements, the Section 28 Ministerial Guidelines <i>“Development Plans – Guidelines for Planning Authorities”</i>, the NPF and the RSES. 2. In the preparation of the draft Development Plan that the issues outlined with regard to economic development and enterprise, physical infrastructure, environment, energy, tourism, rural development, natural resources, marine and coastal zone management, landscape, biodiversity, natural heritage, green infrastructure, architectural, archaeological, cultural heritage, and public rights of way are noted and will be considered in the preparation of the draft Development Plan. 	

<p>Submission No: 115 – Limerick & Clare Education and Training Board</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive’s Opinion</p>
<ul style="list-style-type: none"> • Sets out its background and statutory responsibility. It has 38,000 students 	<p>The work of the Limerick & Clare Education and Training Board in the County</p>

and learners across its 25 schools and 30 centers. It is one of the largest employers in the region with 2, 500 staff and an annual budget of €170m.

- The Board is committed to the provision of state –of-the- art facilities for the community and plays a significant role in the educational, socio economic and cultural life of the Clare Community.
- Undertaken significant development in its further education and training campus at Clonroad Business Park in Ennis. It is planned to further expand facilities in the Ennis Campus that would provide a one-stop tertiary education facility in partnership with the local authority and third level institutions.
- The Board has also a significant Further Education and Training facility in Shannon incorporating Apprenticeship and Traineeship programmes targeted at the aerospace industry and other local and international enterprises.
- Also committed to the enhancement of its facilities in Miltown Malbay, Kilrush, Kilkee, Ennistymon and Scariff.
- Puts forward the following for inclusion in the Plan
 - That the Clare County Development Plan (CDP) makes specific recognition of youth work as an important element of social infrastructure.
 - All partners that support this infrastructure must be part of a process/structure that facilitates the strengthening and enhancement of the infrastructure. Young people must be part of the process/structure.
 - That, for the most part, youth work is delivered by volunteers in communities, with support from youth work organizations.
 - The valuable work of volunteers and the organizations that support and enable them will be supported in imaginative and sustainable ways –to include but not limited to financial measures.
 - The plan must recognise that to achieve sustainable communities; spaces must be available for community activity, available to young people and must be incorporated into new developments at planning

is acknowledged and in particular the recent developments at the Clare Campus in the Clonroad Business Park and the proposed enhancement of facilities in Miltown Malbay, Kilrush, Kilkee, Ennistymon and Scariff.

Regional Policy Objective RPO 13(b) from the Regional Spatial and Economic Strategy for the Southern Region states that it is an objective *“To support the implementation of Ennis 2040 to set the long-term economic strategy for the county town with an agreed focus on an economic future and spatial pattern to 2040 and beyond. The RSES recognises the higher education growth potential of Ennis and its vision to become a centre for lifelong learning”*. It is intended that the settlement statement and land-use plan for Ennis will be consistent with this objective.

Youth work, volunteerism and community spaces are recognised as an important element of social infrastructure and this will be considered in the policy formulation and preparation of the draft Development Plan.

Effective consultation with stakeholders is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements, the Council will seek further engagement with local organisations and communities.

<p>stage.</p> <ul style="list-style-type: none"> ○ The plan must commit to ensuring that developments are preceded by a meaningful consultative process rooted in sustainability, quality of life and the common good. ● Accompanying the submission is a presentation on the <i>“The State Education and Training Authority for Limerick and Clare- an Overview”</i> 	
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. In the preparation of the settlement statements and land-use plans for the towns and villages to consider the operation and expansion requirements of existing education facilities. 2. In the preparation of the draft Development Plan to consider the inclusion of objectives and supports for youth work, volunteerism and the inclusion of community spaces. 	

Submission No: 116 – Sara Foust	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> ● Consider seriously the quality of life impacts for permanent residents when assessing planning for large tourism developments. Communities can be wrecked by well intentioned developments that make life unlivable in the vicinity. Large tourism developments should be sited away from permanent residents and town/village centres. ● Consider strengthening of essential services and infrastructure and road calming in rural communities near to large tourist sites. Rural communities often bear the impacts of excessive traffic and large vehicles travelling to and from tourist attractions. ● Support and protect the character of small communities by allowing appropriate growth and challenging development out of proportion to the location. <p>General observations on the Issues Paper</p> <p>Living sustainably without compromising future generations</p> <ul style="list-style-type: none"> ● ‘Wild Atlantic Way’: One of Ireland’s greatest assets in 2020 is the relative 	<p>Regarding to land use considerations zoning (e.g. for tourism purposes), these issues will be considered as part of the preparation of the Draft Development Plan for all settlements throughout the County. Appropriate land-use zoning and development objectives must align with the NPF and the RSES. Land-use considerations within settlements will be informed by the Core Strategy and settlement strategy which take account of infrastructure capacity and land-availability etc. in the preparation of the draft Plan.</p> <p>Living sustainably without compromising future generations</p> <p>This coastal route continues to provide opportunities for County Clare to</p>

lack of development in the rural centres and countryside. This quiet landscape has an enormous appeal—and consequently an economic value— for visitors and residents. Planning departments throughout the country and especially in Co Clare have an enormous challenge to protect this ephemeral asset while ensuring access to homes, economic development and the installation of necessary infrastructure. Every little bit of the wild landscape that is destroyed is a loss for the present and the future. Light Pollution—restrict use of outdoor lights at night.

- Noise Pollution—restrict noise pollution above dB limits, protect ‘Quiet Spaces’
- Air and Water Pollution—Eliminate the dumping of raw sewage. Address pollution of watercourses.

- Visual Clutter—Control signage and inappropriate development.

- Loss of trees, wild hedging and green spaces — plant native trees where possible, protect and restore hedging, green corridors and green spaces in towns/villages.
- Loss of wildlife—protect wildlife habitats at every opportunity

- Vehicular traffic - create vehicle-free zones, pedestrian and cycle corridors, create and protect cycle lanes. Widen footpaths.
- Promoting town and village centre vibrancy and vitality with multi-functional uses including entertaining, living, gathering, shopping. The importance of village centre vitality to the permanent residents cannot be overstated, and should not be sacrificed for services entirely for tourists. Planning decisions must protect rural centres for the residents.

improve and expand tourist services. The Wild Atlantic Way is subject to Operational and Monitoring Programmes and these will be considered in the preparation of the draft Development Plan. It is intended that the draft Development Plan will include supporting policy for the Wild Atlantic Way.

Noted. In the preparation of the development management standards for the issues raised will be considered in the draft Development Plan. In addition it is an objective of the Council to facilitate the implementation of the Shannon River Basin Management Plan and the Western River Basin Management Plan for ground waters and surface waters in the Plan area as part of the implementation of the EU Water Framework Directive.

In the preparation of the draft Development Plan the requirement for objectives with regard to directional signage within the County to facilitate ease of movement and access between settlements, services and features will be considered.

The Council acknowledge that green and open spaces in settlements are important in terms of providing opportunities for informal recreation, contributing to the public realm, enhanced biodiversity and green infrastructure and to the overall health and wellbeing of communities.

Issues such as public realm enhancements, facilitation of outdoor living, town and village centre vibrancy and vitality, infrastructure provision and parking will be considered in the preparation of the draft settlement statements and land-use plans for the towns and villages in the County.

- In the village of Liscannor, you can see what damage has been done by unthinking development to the village centre, where planning has favoured economic development over the character of the village and quality of life for permanent residents. What could have been a hub of activity for residents has become moribund; the location—which previously hosted a small supermarket, a local gallery and café and a restaurant—now hosts a holiday rental, a tourist-oriented shop and an office building. In another location right in the centre, an enormous car park built for tourists to the Cliffs sits locked and unused, even as car parking is needed in the village.

Living in the future and how it will be different

- Decentralisation of Population – In 2020 urban centres became undesirable places to live, and how many people would choose rural living if their work would allow. Should this become possible for large numbers of the population, it will be a challenge for planning, as housing and infrastructure in many rural Co Clare locations is inadequate for current population. Permanent housing in and near rural centres should be preferred over development purely for tourism. The quality of life of residents should be protected over the convenience of visitors.
- Live/Work infrastructure - Internet infrastructure in rural locations is improving, and should continue to do so—for many rural businesses and employees it is the way to work. The rural post office, internet hubs, and local businesses replace city centre businesses as service providers. Making rural centres more vital, and supporting services to these communities is essential.
- Outdoor Living - Covid19 has made it clear how important fresh air is to health. Considering the introduction of outdoor seating in pubs and restaurants as a normal part of the development is going to continue to be important in the future as it is in 2020. Wider footpaths are important, as are outdoor gathering areas and seating in town/village centres.

Living in the future and how it will be different

The draft Development Plan will include facilitating objectives for the rollout of the National Broadband Plan and also in relation to the Digi-Clare initiative and the draft Plan will be guided by the Clare Digital Strategy 2023 (a 5 year strategy). Te Council has, through the Digi-Clare initiative, provided remote working hub and hot desk facilities that are broadband enabled at a number of locations across the County.

The importance of outdoor space and recreational amenities, walking and cycling routes and community infrastructure is acknowledged and appropriate policy support will be considered in the preparation of the draft Development Plan.

<ul style="list-style-type: none"> Walking/Cycling - Footpaths should be planned as part of any new road developments, to encourage pedestrians. Cycle paths and off-road cycle routes should also be part of road/highway planning. If the infrastructure leads, the people will follow. 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> In the preparation of the settlement statements and land-use plans for the towns and villages in the County to consider how tourism uses may be appropriately accommodated. Consider the tourism, Wild Atlantic Way, signage, public realm, recreation and green infrastructure issues outlined in the preparation of the draft Development Plan. To consider the inclusion of development management standards with regard to light, noise, air and water pollution in the draft Development Plan. Promote the delivery of green infrastructure and public realm enhancement initiatives in the draft Development Plan through appropriate provisions in supporting planning policy, settlement statements and land-use plans. To include policy support in the draft Development Plan for the rollout of the National Broadband Plan, and the Digi-Clare initiative in the draft Development Plan. To support the development of the recreational amenities and routes at appropriate locations within the County in the draft Development Plan.
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Submission No: 117 – Mullagh National School

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Details the history of the area and school and identifies the amenities and services in the local area (e.g. St. Mary's Church, shop, sports field & community hall). A playground, a shop and a library would be positive additions to the area. Outline the importance of the sports facilities locally. The historical graveyard is not easily accessible or maintained and a new access way is required. Also a new information board could be erected with the names of those buried there. Need for clothes recycle bank in the area and a need for bins in the village. Concept map of what the students would like to see in their area in 2028 is included in the submission (e.g. skate park, café, playground, improved road and pedestrian facilities etc). Outline the dependency on cars in Mullagh and the issues with cycling in the area. 	<p>These issues will be considered in the preparation of the settlement statement and land-use plan for the village.</p> <p>A Retail Strategy is being prepared which will inform the objectives of the draft Development Plan.</p> <p>The preparation of the draft Development Plan will include policy and objectives that support modal shift from the private car to more sustainable</p>

	transport modes.
Chief Executive's Recommendation	
<p>1. To consider the issues outlined in the submission in the preparation of the settlement statement and land-use plan for Mullagh.</p> <p>2. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy.</p>	

Submission No: 118 – Shannon Chamber	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Detailed submission accompanied by previous submission made to the Shannon Town Masterplan, the Limerick Shannon Metropolitan Area Transport Strategy (LSMATS), The Regional Spatial and Economic Strategy (RSES) Southern Region, the National Planning Framework (NPF) and the Atlantic Economic Corridor.</p> <p>The submission raises the following issues</p> <ul style="list-style-type: none"> • Identifies the following challenges for County Clare <ul style="list-style-type: none"> ○ Developing a unique identity and building on the strengths of County Clare ○ Growing the Limerick-Shannon Metropolitan Area Town of Shannon, the Key Town of Ennis and other settlements throughout the County to achieve compact growth ○ Reducing our carbon footprint and achieving the national target of zero emissions by 2050 ○ Improving mobility and accessibility for all, within and through the County in a sustainable manner ○ Promoting town and village centre vibrancy and vitality with multi- 	<p>The Core Strategy of the draft Development Plan will identify distribution of the proposed growth throughout the county in line with the NPF Implementation Roadmap and the RSES and adhere to the achievement of compact growth and the integration of transport and land-use planning.</p> <p>In line with the Climate Action and Low Carbon Development Bill 2020 the Council will seek to achieve carbon neutrality in the County and this will be reflected in the policies and objectives of the draft Development Plan.</p> <p>The draft Development Plan will support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.</p> <p>Town and village centre vibrancy and vitality will be assessed in the</p>

<p>functional uses including entertaining, living, gathering, shopping etc.</p> <ul style="list-style-type: none"> ○ Delivering a balance between social and private housing ○ Living in the future and how it will be different ○ Living sustainably without compromising future generations <ul style="list-style-type: none"> ○ Accommodating the needs of an ageing population <ul style="list-style-type: none"> ○ Providing sufficient physical and social infrastructure to support economic development and to enhance our quality of life ○ Building on the provision of high-quality employment and economic opportunities at appropriate and sustainable locations <p>Impact of External Shocks</p> <ul style="list-style-type: none"> ● The new CDP must take account of the negative that the COVID-19 pandemic has had on a range of activities and sectors that are central to 	<p>preparation of the draft strategies for each settlement in the County and also in the preparation of the objectives for the County. The requirements of both the NPF and the RSES are noted in terms of consolidation of existing settlements and brownfield redevelopment and the draft Development Plan will be consistent with these requirements. A Retail Strategy for the County is being prepared which will inform the retail policy and objectives in the draft Development Plan.</p> <p>A Housing Strategy and Housing Need Demand Assessment for the County is being prepared and will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the draft Development Plan in this regard. In addition the importance of active land management to regenerate existing centres and address vacancy/dereliction issues is recognised and will be investigated further in the preparation of the draft Development Plan.</p> <p>The Development Plan has an important role in promoting social inclusion in the County and it is proposed that the draft Development Plan will include a range of strategies to promote access to housing, community facilities, amenities, participation in cultural life and tackling poverty etc. These issues are also addressed by the Council through the Clare Local Economic and Community Plan and the County Clare Social Inclusion and Community Activation Programme (SICAP).</p> <p>The draft Development Plan will provide strong policy supported to improve the economic competitiveness, physical infrastructure and social fabric of the county as well as sustainable local employment opportunities.</p> <p>Impact of External Shocks</p> <p>The current global pandemic Covid-19 is having a significant impact and this will be considered in the preparation of the draft Development Plan.</p>
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economic and social well being. The plan must provide a sign post and measures to accelerate recovery namely:

- Position Shannon International Airport as the preferred international point of access to the AEC and the Wild Atlantic Way (WAW)

- Provide a planning framework that prioritises and supports multi-modal transportation of visitors between Shannon Airport and WAW attractions rather than from Dublin
- Strike a better balance between quantity and quality in visitor numbers and revenue to the county

- Build on the opportunity presented by a change in consumer and public health preferences from congested urban areas to accessible and less populated areas offering high-quality, authentic experiences grounded in a sense of place
- This opportunity can be reinforced by a County Development Plan that supports, for example:
 - An increase in private jet traffic at Shannon International Airport.
 - The design and construction of combined working/living spaces in a

The strategic regional importance of the Shannon International Airport for the County and the wider Southern Region is recognised as a major economic enabler in the NPF and RSES. The draft Development Plan will include appropriate policy support and objectives for the continued operation and future development of both Shannon International Airport and the Shannon Free Industrial Zone. The requirements for Shannon International Airport, the industrial zone and aviation generally will be considered in the context of the preparation of the draft Development Plan. The draft Development Plan will not look at the airport and the industrial zone in isolation but will be informed by the Limerick-Shannon MASP and the LSMATS along with the outcome of the Shannon Masterplan.

Clare County Council, in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled *Guiding our Journey to a Vibrant New Future in Tourism*. The draft Development Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the industry across the County. The draft Plan will support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency and will have regard to the LSMATS.

The draft Development Plan will support the Clare Digital Strategy and the DigiClare initiative. It will support the delivery of a modern mobility system and strive to create compact growth and sustainable communities.

range of locations.

- Integrated multi-modal transport solutions that facilitate ease of movement between hubs of activity across the County, metro area and the AEC.
- High-speed broadband connectivity which is accessible to all regardless of location or socio-economic circumstances.
- Social and cultural facilities that create a better living environment and thereby increase the ability to attract skilled and creative people to live in the County.

Utilise and Build on Opportunities to Exploit Existing Assets

- The AEC, including County Clare, has abundant natural resources that can contribute to the development of a low-carbon, high-value economy including renewable energy, agri-technology, culture and heritage (*see January 2019 submission to incoming Government 2020-2040 AEC Business Forum Manifesto Final.pdf...included with this Submission*).
- The potential for use of existing green infrastructure in Shannon for cycleways, walkways and amenity use has been highlighted during the Shannon Town Masterplan and LSMATS processes.
- The opportunity to maximise the impact of existing assets and public expenditure by piggy backing on flood relief works to add to the existing network of pedestrian and cycle friendly pathways along the river embankments.
- Shannon is based on three key components: Shannon, the Airport; Shannon, the Industrial Zone; and Shannon, the Living Town. This is strength, but the weakness is that Shannon, the Living Town, lags behind the other two in terms of focus and investment.
- A key strength is that there is potential, without the need for major

Utilise and Build on Opportunities to Exploit Existing Assets

The draft Development Plan will give strong policy support to the use of existing green infrastructure in Shannon building on the implementation of the Shannon Town Green Infrastructure Strategy and incorporate the relevant objectives of the LSMATS.

The requirements for Shannon International Airport, the industrial zone and Shannon Town will be considered in the context of the preparation of the draft Development Plan. The draft Development Plan will not look at this in isolation but consider in the wider context of the Limerick-Shannon MASP, LSMATS and the Shannon Masterplan.

infrastructural investment, to build a Shannon brand based on integration of Shannon - the Airport, Industrial and Living Town. It is possible to live, learn and work in Shannon in a sustainable way (walk to work and school, avail of the abundant green spaces and facilities, ...) but yet be part of internationally trading and globally competitive businesses and have the ability to connect to other parts of the world through the airport.

Housing

- The CDP must promote investment in mix of housing types to enhance Shannon, the Living Town and to attract and retain skilled workers.
- There is an opportunity for refurbishment of Shannon’s private sector stock of housing to create opportunities for new families to purchase aspirational properties in a compact and smart urban environment.
- The requirement for additional housing in Shannon will be linked to its attractiveness as a place to live.
- Given that Shannon now has a multi-generational population, consideration should be given to providing housing to meet the specific needs of the elderly and independent-assisted living e.g. retirement village concept.
- In order to fast track solutions for individual residents and developers to the absence of serviced sites for residential development, the Council, or other State entity, must invest in the delivery of infrastructure ahead of demand by providing parcels of serviced sites for housing (roads and key services in place and sites ready for purchase).

Civic Community and Creative Facilities

- Shannon is currently seen mainly as Shannon - the Airport, and Shannon – the Industrial Zone.
- Shannon the living town is a critical third component which must be integrated with the other two from a planning and policy perspective

Housing

A Housing Strategy and Housing Need Demand Assessment for the County is being prepared and will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the draft Development Plan in this regard.

The importance of active land management to regenerate Shannon Town and address vacancy and dereliction is recognised and will be investigated further in the preparation of the draft Development Plan.

In preparing the settlement strategy for the draft Development Plan the land-use zoning will be informed by the availability of service infrastructure in accordance with the NPF and specifically NPO 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.

Civic Community and Creative Facilities

As above, the draft Development Plan will not look at this in isolation but in the wider context of the Limerick-Shannon MASP and the LSMATS along with the outcome of the Shannon Town Masterplan.

<ul style="list-style-type: none"> • For the community there is a missing component: a civic, community and creative focal point to complement the strong community-led investment in sporting and leisure facilities. • Build on Shannon’s position on the estuary and its place as both a drop-off point on (and point of international access to) the Shannon Estuary Way (a loop off the Wild Atlantic Way) and promote existing strengths of the airport lagoon and estuary mud flats and shoreline for bird watching and nature activities as highlighted by Birdwatch Ireland. • Reinforce and reveal Shannon’s hidden gems of heritage by supporting and promoting initiatives already underway by groups such as Shannon Archaeological Society and Duchas na Sionna (original Shannon settlements before development of the new town, Hasting’s Cottage, Shannon Wetlands, ...) 	<p>It is proposed that the draft Development Plan will provide strong policy support for community, sporting and leisure facilities and reflect the outcome of the Shannon Town Masterplan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p>
<p>Shannon as a Strategic Development Zone</p> <ul style="list-style-type: none"> • Shannon’s significance in economic terms is recognised by the NPF through its inclusion in the Limerick Shannon Metropolitan Area. This recognition should be built on by thinking of Shannon as a special economic zone that brings together an area bounded on the south by the River Shannon, to the north by the airport runway and, to the east by a line from Bunratty to the N18/N19 junction. The Plan could be even more ambitious by extending the eastern boundary to run through Sixmilebridge to Newmarket on Fergus. The northern boundary could also be extended along the back roads to Ballygirreen and Dromoland. • Adaptable land use zoning is key to generating enterprise growth in Shannon. • Regardless of the boundary, the main point is to think of Shannon as a living, working, multi-modal transportation zone with significant capacity 	<p>Shannon as a Strategic Development Zone</p> <p>Noted. The draft Development Plan will be consistent with the RSES and the LSMASP in relation to the development of Shannon and its hinterland. The draft Development Plan will promote the economic importance of Shannon not only to the County but to the wider region.</p> <p>Noted.</p>

<p>for testing of all kinds of sustainable ideas. Pilot-testing new approaches that can then be applied elsewhere is part of Shannon’s DNA across multiple dimensions: aviation, industry, living, education etc.</p> <ul style="list-style-type: none"> • A good current example of this approach is Future Mobility Campus Ireland, led by the private sector with substantive and practical backing from key public stakeholders such as Shannon Group plc, Enterprise Ireland, Western Development Commission, Clare County Council. Consideration should be given to developing other such innovative and education centres in which Shannon has a proven specialism e.g. aviation and med tech. • Prepare for the future by considering and laying the groundwork in policy and planning terms for the potential of a fourth river crossing which would connect the Limerick and Clare sides of the Shannon Estuary at Shannon International Airport thereby increasing its catchment area, reducing journey times and reinforcing its place at the heart of the AEC and in the Limerick Shannon Metropolitan Area. <p>Transport and Infrastructure</p> <ul style="list-style-type: none"> • A Summary of key points from Shannon Chamber’s Submission to LSMATS is provided in the submission which also applies to the CDP. <p>Tourism</p> <ul style="list-style-type: none"> • References made in our submissions to both the RSES Southern region and the LSMATS, called for an upgrade of the road infrastructure at both Shannon Airport (N19) and Bunratty Folk Park (L3126), the former a point of entry for tourists to the western seaboard and the latter, a key tourism magnet for the region, delivering visitors to the many smaller tourism attractions dotted around the County. 	<p>Noted. This will be considered in the preparation of the draft Development Plan which will support the development of a Mobility Campus and similar innovations as appropriate.</p> <p>Noted. Transport issues in this area will be informed by both the LSMAP and the LSMATS.</p> <p>Transport and Infrastructure</p> <p>Noted. Consideration will be given to this in the preparation of the draft Development Plan. The draft Development Plan will be informed by the LSMATS.</p> <p>Tourism</p> <p>The Council fully support the upgrade of this section of the N19, which recently completed a Public Consultation Phase. Objectives will be included in the draft Development Plan in this regard. Upgrading of the Bunratty Folk Park (L3126) will be investigated further in the preparation of the draft Development Plan.</p>
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<ul style="list-style-type: none"> • The upgrading of this road infrastructure will also benefit Shannon Town. If the many recommendations made in our submission to the LSMATS with regard to upgrading cycleways and pathways along the Shannon Estuary and connecting Shannon with Bunratty are taken on board, the potential this would present to develop a tourism product for Shannon Town would be enormous. A package of tourism products could be developed for Shannon Town, incorporating products such as Shannon Aviation Museum, Shannon Wetlands, Shannon Walkways and potentially a Shannon Greenway. • As recommended in our submission to the LSMATS, Shannon Chamber believes that a ‘walkable neighbourhood’ map, similar to that produced by Limerick City and County Council, as presented in the draft LSMATS, would be most beneficial for Shannon and could be easily produced by Clare County Council, using the existing river and green area walkways. This would link with the Shannon Estuary Way, of which Shannon is part, which is a loop of the Wild Atlantic Way and includes both Clare and Limerick. There are multiple options to map out 2 to 5-minute walk segments from Airport, Zone, Town and amenity areas of Shannon. The routes already exist. This is not an infrastructural but a branding and communications issue and something Shannon Chamber would be keen to see being delivered as a recommendation from the LSMATS. 	<p>The integration of transport and land use planning will be a key component of the draft Development Plan, as it links all aspects of the development plan from place making and public realm to regeneration. The draft LSMATS will set the overall policy approach for the Limerick – Shannon Metropolitan Area. Compact growth, development of a ‘10 Minute Town’ concept and modal shift will all be key determinants in the draft Development Plan, which in turn will facilitate an enhanced tourism product in the area.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p>
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Chief Executive’s Recommendation

1. Provide strong policy support for the delivery of an integrated transport and spatial planning approach in line with the proposed LSMATS. This will be reflected in the proposed Core Strategy and settlement strategy which will set out population growth distribution throughout the County Clare to promote sustainable growth.
2. Climate change shall be considered in the preparation of the draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives.
3. The integration of transport and land use planning will be a key component of the draft Development Plan, as it links all aspects of the Development Plan from place making, public realm and regeneration to climate change.
4. Support high frequency connectivity with Shannon International Airport in line with the draft LSMATS.
5. The draft Development Plan will be informed by the outcome of the Shannon Town Masterplan.
6. The draft Development Plan should include measures to support opportunities for sustainable ‘10 Minute Town’ and neighbourhoods.

7. The draft Plan shall recognise the strategically important role of the Shannon Estuary.
8. The draft Development Plan will support the sustainable development and expansion of Shannon Free Zone as a strategic employment location.

Submission No: 119 – Cllr Shane Talty

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Submission raising the following points:</p> <ul style="list-style-type: none"> • Provision to allow people downsizing for a variety of reasons apply to build a new house even though technically their housing need may look to have been met already • A pathway to regularising the planning status for 100’s of Air B&B, which are currently operating in the County. Not an amnesty or waiving of planning laws but something that can legitimise a portion of these operations. 	<p>The Core Strategy will identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area and the siting, environmental and design criteria for rural housing in statutory guidelines and plans, in accordance with RPO27 of the RSES and the requirements of the NPF.</p> <p>Consideration will be given to this issue in the preparation of the draft Development Plan.</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. Prepare an evidence based Core Strategy and develop the rural housing policy in accordance with RPO27 of the RSES and the NPF. 2. Consider existing legislation and policies in relation to Air B&B properties in the preparation of the draft Development Plan. 	

Submission No: 120 – Greensource

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Sets out the company background with its origins in Shanagolden in County Limerick. To date the company has played a role in the development of over 150MW of renewable energy. • States the following are some of the key issues that should be considered in the preparation of first draft of the development plan in terms of Energy. 	<p>The submission is welcomed and will be considered in the preparation of the draft Development Plan.</p> <p>The key issues identified are noted and will be addressed in the preparation of the draft Development Plan.</p>

<ul style="list-style-type: none"> ○ Sustainable development ○ Policies and objectives that tackle the onset of climate change ○ Sustaining business and economy, while protecting the environment ○ Security of supply in terms of Energy with specific consideration given to the changes at Moneypoint Powerstation and surrounding Transmission and Distribution Infrastructure. ○ Sustaining rural Ireland population and providing local employment. ○ A comprehensive review of the current Zoning Classifications to ensure “Strategic” and “Acceptable in Principle” areas are maintained and “Open to Consideration” areas are reassessed to provide sufficient lands to facilitate the ongoing delivery of wind energy projects. ● Details International, European, National and Regional policy and legislation. Sets out policies from the Regional Spatial and Economic Strategy which are relevant to energy (RPO 85, PRO95, RPO96, RPO99, RPO100, RPO104, RPO119 RPO222, RPO224). ● One key aspect of renewable energy that will have to be taken into account is Offshore Renewable Energy which has been emerging since the preparation of the last Development Plan. It will be necessary for any off shore renewables to be supported from land with Moneypoint Port and Limerick Port and the region as a whole ideally placed to carry out this function. The following sets out the primary objectives that are relevant to energy. ● The Shannon Estuary Strategic Integrated Framework Plan identifies the opportunity present in the estuary to take advantage of the future growth of the offshore renewable energy sector and associated infrastructure. ● The 2017 Wind Energy Strategy took into consideration wind speed and an exclusion criterion. AS technologies have advanced, turbines have 	<p>The Council recognises the importance of Moneypoint to the region’s economy and is committed to securing the long term future of the site and will work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. The draft Development Plan will provide strong policy support to facilitate the sustainable growth, operational expansion and diversification of Moneypoint as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and is recognised as having a key role in offering innovative supply chain solutions to the offshore wind sector in particular.</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of</p>
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<p>been developed which can yield the same energy from lower wind sites than their older counter parts. Greensource recommend that continuing to use wind resource data when developing and zoning areas is not relevant for renewable energy development.</p> <ul style="list-style-type: none"> • Greensource believe that grid constraints should not be considered by the local authority in the preparation of the County Development Plan as this is identified as a developer’s constraint. We ask that this is taken into consideration in the Clare County Development Plan 2022-2028. • The transition and implementation of the development plan is interlinked with national and European policies such as the European Green Deal, which outlines a roadmap for making the European economy sustainable, turning climate and environmental challenges into opportunities. • The implementation of the new Clare County Development Plan 2022-2028 has the potential to provide significant opportunities for habitat restoration and enhancement, sustainable agriculture through landowner income associated with renewable energy developments and rural development as a result of community benefit funds associated with renewable energy developments. • That is why it is critical that the Clare Development Plan 2022-2028 provides every opportunity to get as many projects through the planning and approvals system, to enable renewable energy targets to be 	<p>the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.</p> <p>EirGrid is the Transmission System Operator for Ireland. As part of their role, they provide connection to the electricity system at transmission level – these are normally larger generators with a capacity of more than 40 megawatts (MW). Generators which are smaller than that in terms of capacity are generally connected to the distribution system, operated by ESB Networks. EirGrid operate the connection process for new generators and interconnectors in line with regulatory decisions. Proposals for over 40 MW total export capacity at a single location are made to EirGrid for a transmission connection. While proposals for under 40 MW total export capacity at a single location are made to ESB Networks for a distribution connection. Therefore as such grid connections are outside the remit of the Planning Authority,</p> <p>National and European policies such as the European Green Deal will be given due consideration in the preparation of the draft Development Plan in regard to energy and climate change.</p> <p>The draft Development Plan will include objectives in relation to renewable energy technologies and associated infrastructure to include including bio-mass, wind power, small scale hydro power, wave power, anaerobic digestion, solar PV, hydrogen. The contribution of small scale renewables including domestic and agricultural will be supported as appropriate.</p> <p>The Council proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of</p>
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<p>achieved. There is a requirement to enable community participation in renewable generation, along with streamlining consent systems and connection arrangements. The strategic location of Clare along the western seaboard, together with the ports of Moneypoint and Limerick, provides substantial opportunities for the development of on and off shore renewable energy technologies. Continued support of renewable energy technologies and associated infrastructure will be required as part of the proposed CDP.</p> <ul style="list-style-type: none"> • In supporting the objectives of the Climate Action Plan 2019, acknowledgement must be given to the existing renewable energy developments in operation in County Clare and the requirement for the addition of further renewable energy developments and the technological diversification of such developments including bio-mass, wind power, small scale hydro power, wave power, anaerobic digestion, solar PV, hydrogen and other such technologies which may emerge over the period of this development plan. The contribution of small scale renewables including domestic and agricultural is likely to grow. • Renewable Infrastructure in County Clare- 13 operational wind farms producing in excess of 240MW of renewable electricity and 11 permitted solar project will add a further 159.46MW giving an overall installed capacity of 399.46MW. • Greensource strongly believe that Clare County Council should adhere to the National Wind Energy Planning Guidelines which sets out recommendations in terms of siting and conditions at which wind farms should adhere to. It should not recommend minimum setbacks for projects from homes or properties but instead, as mentioned, follow the national guidance. A number of counties who attempted to set their own rules on wind farm developments had to be overruled by the Minister. Ultimately, deviation from national guidelines would inhibit renewable energy development. 	<p>the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>The Council will prepare a Renewable Energy Strategy as part of the draft Development Plan. It is envisaged that this will include consideration of the potential for marine based renewable energy technologies. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.</p> <p>The co-development of industries such as data centres and renewable energy projects will be considered in the preparation of the draft Development Plan.</p> <p>Noted. See comment above.</p>
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<ul style="list-style-type: none"> • National guidelines recommend that <i>“The inclusion of a condition which limits the life span of a wind energy development should be avoided, except in exceptional circumstances”</i>. Local authorities have ignored this guidance in many planning permissions and have often limited permissions operating life span to 25 years. Wind energy technology has made major advancements in the last decade and now turbine technologies have design lives of 30 - 35 years. Putting conditions limiting operating periods to 25 years is increasing the cost of energy to the consumer as wind farms are being forced to decommission before the end of their natural lives. Greensource strongly recommend that the new CDP should recognise the guidance in national guidelines but if it is deemed that a condition limiting the operating period of a wind farm should be applied to a planning permission then that limit should be no less than 35 years. 	<p>Noted. Will be considered in the preparation of the draft Development Plan.</p>
<ul style="list-style-type: none"> • In developing the first draft of the proposed Clare County Development Plan 2022 – 2028 we request the Local Authority be mindful or take into account the following potential gains that can be achieved with an integrated plan for renewable energy in the near future. Main opportunities that arise: <ul style="list-style-type: none"> ○ Increased generation of Green Energy in the county across all technologies. ○ Continued Investment in projects and in the local economy. ○ Guaranteed income stream of €2 per megawatt hour from generation that is ring fenced for communities. ○ Increased and continuous income from rates from wind farm projects providing a valuable income stream for the Local Authority – this can be used for projects and infrastructure that will ultimately benefit society. ○ Continued employment across a range of sectors including construction, planning, design, environment, grid and operational phase maintenance. ○ Sustainability – working towards a sustainable and balanced 	<p>Noted.</p>

<p>economy and way of life going forward that benefit from reduced fossil fuel generation.</p> <ul style="list-style-type: none"> ○ Improving the reliability of energy supply into the future with reliance on locally generated renewable energy while replacing fossil fuel dependency. ○ Reduced carbon emissions and improved air quality ○ Ongoing upgrades to our national grid infrastructure to facilitate renewable energy generation. ○ Companies are seeking to use renewable energy for their business and will seek out opportunities or locations where there is a strong grid infrastructure and availability of reliable renewable generation. ○ Demand for power is increasing and in areas such as the development of data centres where significant load is required. This taken in the context of Moneypoint Powerstation moving away from coal as a fuel source and the regional energy generator identifies the need for increased generation in the region. ○ There is an opportunity in the West and South West of Ireland to grow based on our experience in delivery of renewable energy projects over the last 20 years and further provide jobs and employment in this niche sector. Skills and expertise which are in demand across Europe in renewable energy generation are well developed here, but can be grown more. ○ The Shannon Estuary Plan has identified large areas of the county along the shores of the estuary that will be suitable for new industry and development and to also strengthen existing business and infrastructure. Energy is essential for this development going forward. <ul style="list-style-type: none"> ● Clare is in a strategic location to enable the decarbonisation of the gas network through the development of biogas infrastructure in the County and the resulting grid injection of renewable gas. Gas Networks Ireland have published Vision 2050 aiming to achieve a net zero carbon gas network by 2050. Gas Networks Ireland plans to inject 50% carbon 	<p>Noted. This will be given further consideration in the preparation of the draft Development Plan.</p>
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<p>neutral or zero carbon gases into the network, with renewable gas generated through the anaerobic digestion process key to achieving this. To achieve this, significant support of anaerobic digestion facilities will be required and the associated gas network injection infrastructure.</p> <ul style="list-style-type: none"> • Over the course of the Clare County Development Plan 2022-2028, it is planned that the Moneypoint electricity generation station will cease using coal as a source of fuel, leaving a potential gap of 915MW of generating capacity in the mid-west/Shannon estuary region. Without significant investment and support of renewable energy projects in the region, energy security is a major concern. This closure, coupled with the renewables requirements and the transition to electric vehicles will place significant strain on the electricity network and places further emphasis on the required support of renewable energy projects and associated grid connections in the region and specifically in the Clare County Development Plan 2022-2028. The development of large scale electricity users such as data centres which can have a requirement of in excess of 20MW, will place further constraints on the electricity network. The co-development of industries such as data centres and renewable energy projects will be required. • In preparation of the Clare County Development Plan 2022-2028, Greensource recommend the following: <ul style="list-style-type: none"> ○ Continuation of regional approach towards wind energy zoning taking changes to neighbouring county zoning patterns into account. ○ Continuation of exclusion of wind speeds as a criterion for developing and zoning areas for renewable energy development. ○ Exclusion of grid constraints as a criterion for developing wind energy zoning. ○ Clare County Council should adhere to the National Wind Energy Planning Guidelines which sets out recommendations in terms of siting and conditions at which wind farms should adhere to. 	<p>Noted. This will be given further consideration in the preparation of the draft Development Plan.</p> <p>Noted.</p>
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<ul style="list-style-type: none"> ○ Clare County Council should not recommend minimum setbacks for projects from homes or properties but instead, as mentioned, follow the national guidelines. ○ The new Clare County Development Plan should recognise that if a condition limiting the operating period of a wind farm should be applied to a planning permission then that limit should be no less than 35 years. ○ Support for projects which may enter the repowering stage during the lifetime of the development plan. ○ Support of alternative renewable energy technologies including biogas, battery storage, hydrogen or other technologies which may become available over the duration of the development plan. 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to publication of the any new Government Wind Energy Guidelines. 2. Prepare a new Renewable Energy Strategy, which will inform the draft Development Plan 3. Liaise with the Regional Assembly and the adjoining relevant Local Authorities in the preparation of the draft Development Plan. 4. Climate change shall be considered in all elements of the draft Development Plan formulation and its central and cross –cutting theme shall be reflected throughout the Plan.
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Submission No: 121 – Cratloe National School

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission outlines the <i>“services lacking in Cratloe in our pupil’s opinions”</i>.</p> <ul style="list-style-type: none"> ● A train stop. There is a train station that is not used. ● More bus stops and footpaths. ● A bigger supermarket & a petrol station. ● A pharmacy and electric vehicle charging point. ● Speed Ramps. ● Maps showing routes in the woods. 	<p>Noted. As part of the draft Development Plan a settlement statement and land-use plan will be prepared for Cratloe and the issues outlined in the submission will be considered in this regard.</p> <p>The draft Development Plan will include objectives that support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency. The issue with regard to rail transport in Cratloe will be considered in this regard.</p>

<p>The pupils outline that they are happy with the GAA pitch and the walks in the woods.</p>	<p>A Retail Strategy is being prepared which will inform the objectives of the draft Development Plan and it will be in this context that the issue of retail provision in Cratloe will be considered.</p> <p>The importance of existing woodlands is acknowledged and it is intended that the draft Development Plan will include objectives with regard to the preservation, conservation and future management/use of woodlands and the content of the submission received will be considered in this regard.</p>
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. In the preparation of the settlement statement and land-use plan for Cratloe, to consider the transport, retail provision, traffic, and local amenity issues outlined in this regard. 2. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy. 3. Include objectives in the draft Development Plan that support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all 4. To include objectives with regard to the preservation, conservation and future management/use of woodlands throughout the County.

Submission No: 122 – Patrick Walzer

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • The submission relates to the two priorities of <i>“zoned land development and delivering the green agenda”</i>. • Lands at St. Flannan's College should be developed for community purposes <i>“whilst preserving recreational facilities, nature and delivering on the objectives around the green agenda”</i>. • Outline proposed nursing home facilities in Ennis. Considers that new healthcare facilities may be provided whilst also retaining open space areas. • Considers that the existing trees in the lands at St. Flannan's College should be preserved as they add to the context and setting of the area. • Express concerns with regard to further non-recreational uses in the area. • Outlines issues Paper questions pertaining to community spaces and facilities and green infrastructure. 	<p>A settlement statement and land-use plan will be prepared for Ennis as part of the draft Development Plan and these issues will be considered in this regard. While specific zoning requests cannot be considered at this stage of the process, there will be an opportunity for the public to make submission regarding zoning on specific parcels of land once the Draft Plan goes on public display later in 2021.</p> <p>The Core Strategy of the draft Plan will identify the distribution of the proposed growth throughout the County which must align with the NPF Implementation Roadmap and the RSES.</p> <p>It is proposed that the draft Development Plan will include policy support for the design and delivery of green infrastructure in the County.</p>

Chief Executive's Recommendation

1. In the preparation of the settlement statement and land-use plan for Ennis to consider the issues outlined in this regard.
2. To consider the issue of tree preservation in the preparation of the draft Development Plan.
3. To include policy support for the design and delivery of green infrastructure in the County in the draft Development Plan.

Submission No: 123 – Kathleen Connelly & Sean Tubridy

Summary of Issues Raised in Submission

- The area in which they live is designated as an area where wind energy developments are acceptable in principle. Outline the extent of interest by wind energy developers in the area and the practices of same.
- Have made submissions to the Draft County and North Clare Development Plans over the last decade but consider that their concerns have not been addressed and the wind farm developments have progressed in the interim. Noise, residential & visual amenity issues and impacts on the local communities are outlined.
- Outline *“a number of protocols for inclusion in the new Plan”*. A summary of these follows below:
 - Conditions imposed on developments to be legally binding and appropriately enforced.
 - Greater transparency in the long term objectives for the area (e.g. extent of turbines, pumped hydro electricity etc).
 - Priority given in assessments of developments to human factors and a socio-economic study of impacts of wind energy developments be incorporated into the strategy.
 - Increased community consultations requirements for at least 2 years prior to the submission of an application.
 - That the separation distance between dwellings and wind turbines be increased to 2km as per international recommendations.
 - The co-location of the *“Strategic”* and *“Acceptable in Principle”* designations has resulted in dense areas of wind energy developments and issues pertaining to adverse impacts on visual

Chief Executive's Opinion

The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).

Noted and will be considered in the context of the forthcoming Wind Energy Guidelines in relation to the protocols identified.

amenities, tourism etc as a result of same are outlined. The historic landscape designations and objectives for the Sliabh Callan and Ben Bash areas are outlined.

- Strict adherence to EU and National Directives on Habitats, Water and Groundwater required (landslide issues referenced).
- Adequate consideration be given to Mount Callan being an “Important Bird Area” due to the density of Hen Harrier. The area should be designated as a turbine exclusion area.
- Consider that Environmental Impact Assessments received with applications provide a best case scenario for the applicant and a central fund should be created to provide additional alternative EIS studies “where the findings of the original EIS have been shown to be inaccurate, flawed, misleading and/or subjective”.
- Compensation programme for locals to be established (i.e. similar to the Danish model). Consider that the existing community funds do not benefit the persons most affected. Examples of various types of compensation are outlined including free/subsidised electricity, transport services or property purchasing.
- Consistency in the planning process for the assessment of all types of developments in rural areas.
- Smaller turbines only should be considered in visually sensitive areas. Technical assessments such as noise, shadow flicker etc and photomontages should be informed by community consultation and all receptors within a 2km range be adequately assessed.
- Full archaeological surveys are required to inform the wind energy designations.
- Other less intrusive renewable energy sources be encouraged including micro generation with sale to the grid.
- Comprehensive decommissioning plans be included with applications and the responsibilities for same outlined.
- Adequately resourced monitoring of wind energy development be

The draft Development Plan will include objectives that support the development of micro renewable which will be informed by the Renewable Energy Strategy being prepared in this regard.

<p>carried out by an independent body. Also, monitoring equipment should be made available free of charge to locals on request.</p> <ul style="list-style-type: none"> ○ That we learn from best international practice for wind energy developments. 	
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Chief Executive’s Recommendation

<ol style="list-style-type: none"> 1. To prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines. 2. The Renewable Energy Strategy to inform the objectives of the draft Development Plan.
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Submission No: 124 – Ogonnelloe Community Centre

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • The draft Ogonnelloe Community Development Plan 2017-2023 has been submitted. • Outlines how the draft Plan was prepared (4 phases) and the persons/bodies involved in same. • Outlines the location, context (20 townlands) and setting of Ogonnelloe, the local demographics, employment in the area, and the strengths (quality of life, community spirit, visual amenities, community and commercial facilities) and issues (lack of activities, road safety, limited tourism benefit, poor public transport) in the area. • All actions in the Plan <i>“are designed to contribute to improved life quality and community experience for those living in or visiting Ogonnelloe”</i>. • The 6 <i>“Core Elements”</i> (i.e. Community and Infrastructure, Transport, Business and Economy, Communications, Community Activities and Organisation) are set out with Co-Ordination and Implementation Groups established for each strand. The priorities/actions within each strand/element are set out and include: <ul style="list-style-type: none"> ○ Community & Infrastructure <ul style="list-style-type: none"> ▪ Roads & footpath improvements & traffic calming ▪ Indoor sports facilities ○ Transport <ul style="list-style-type: none"> ▪ Work with Local Link Limerick Clare with regard to provision of 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities and organisations. The content of the Ogonnelloe Community Development Plan is noted and will be considered in the preparation of the draft Development Plan.</p> <p>The Core Strategy of the draft Development Plan will identify the distribution of proposed growth throughout the County in line with the NPF Implementation Roadmap and the RSES. The issues as outlined in the submission pertaining to the settlement of Ogonnelloe are noted. With regard to community facilities and activities, parking, transport and traffic issues, and social/economic issues it is proposed that these issues will be considered in the preparation of the draft settlement statement and land-use plan for the village.</p>

<p>transport services, timetables etc.</p> <ul style="list-style-type: none"> ▪ Improve information availability for transport services. ▪ Potential car pooling/sharing initiatives etc. <ul style="list-style-type: none"> ○ Business & Economy <ul style="list-style-type: none"> ▪ Develop O’Gonnelloe Exchange as a civic hub and use the hub to interact with and support local businesses. ○ Communications <ul style="list-style-type: none"> ▪ Develop a communications strategy for the Community Plan. ○ Community Activities <ul style="list-style-type: none"> ▪ Range of possible activities outlined to encourage social inclusion (e.g. youth club). ○ Organisation <ul style="list-style-type: none"> ▪ Develop a structure best suited to the implementation of the Community Plan. 	
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. To consider the Ogonnelloe Community Development Plan and the issues outlined in the preparation of the settlement statement and land-use plan for Ogonnelloe as part of the draft Development Plan. 2. Prepare an evidence based Core Strategy for the proposed Development Plan in accordance with the NPF and the RSES. 	

Submission No: 125 – Loughgraney Community Planning Group	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • The Loughgraney Community Development Plan 2019-2022 is submitted. • Outlines how the draft Plan was prepared (1 year - 4 phase process) and the members involved in same. • Outlines the location of this rural area adjacent to Lough Graney, the main population centres, the proximity to Scarriff, Gort Galway etc, the amenities in the area and the “<i>best things about life</i>” in the area. • The community profile (Electoral Districts of Killanena, Darrynagittagh and Corlea/Cahermurphy, demographics and dwelling occupancy rates are outlined. • The prioritised actions outlined in the Community Plan are: 	<p>The content of the Community Development Plan are noted and will be taken into consideration in the preparation of the draft Development Plan.</p> <p>The Council recognises the essential contribution that voluntary groups, community groups and sporting groups make to quality of life in the County. These groups work tirelessly to support and enhance their local communities, from both a physical and social perspective.</p> <p>Consideration will be given to the proposed actions in the preparation of the</p>

<ul style="list-style-type: none"> ○ Improved access and signage for Lough Graney ○ Increase the population – list vacant houses & potential sites ○ After school club and school bus for Dromindoora National School pupils ○ Walking/cycling routes ○ Playground ○ Address litter issues ○ Volunteer recruitment ○ Create local trades directory ○ “Welcome Home” Christmas event <p>Lobby for:</p> <ul style="list-style-type: none"> ▪ Road maintenance ▪ Speed signage ▪ Footpath from Dromindoora National School to the pitch ▪ Dredge river to reduce flooding ▪ Monitor Loughgraney water supply 	<p>draft Development Plan.</p> <p>The Core Strategy will reflect the population allocation for the County in line with the population targets provided in the NPF implementation roadmap and the RSES. It is proposed that the draft Development Plan will include proactive objectives to encourage the use of vacant buildings.</p> <p>The Council supports the development of activities and events and this will be reflected in the objectives of the draft Development Plan.</p> <p>The draft Development Plan will be informed by the Strategic Flood Risk Assessment.</p>
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Chief Executive’s Recommendation

1. Prepare an evidence based Core Strategy for the proposed Development Plan in accordance with the NPF and the RSES.
2. Consider the Loughgraney Community Development Plan in the preparation of the draft Development Plan.

Submission No: 126 – Love Shannon Group CLG

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>State that the group comprises of <i>“a group of individuals who are not affiliated with any political party, religious order or commercial organisation. Our main purpose is to help Shannon achieve its full potential as a living town by collaborating with appropriate bodies, lobbying and informing, as well as challenging the relevant authorities”</i>. The membership of the group in terms of age, gender, ethnicity and personal experiences are outlined.</p> <ul style="list-style-type: none"> • Outlines the desirability of living in Shannon, the rich community engagement, the high quality of the infrastructure serving the Town, its linked gateway status in the NSS and its recognition in the current Development Plan as a <i>“national and international centre of importance</i> 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities and organisations.</p> <p>The Shannon Town and Environs Local Area Plan 2012-2018 (as Amended and as Extended) sets out the land use plan for the proper planning and sustainable development of the settlement of Shannon Town and its Environs. On the 12th June 2017 the elected members of Clare County</p>

for employment, connectivity, international trade and foreign direct investment”.

- Outline issues with regard to the town centre in terms of lack of identity and vibrancy, a low quality urban environment dominated by traffic infrastructure and connectivity to the rest of Shannon’s amenities. Request the enhancement of the identity of the town centre with high quality urban design and a diverse range of services, with a new vision for Shannon as a carbon neutral town, with provision of housing for all generations that is inclusive.
- Outlines the high quality of recreational walkway amenities in Shannon.
- Outlines that a lack of connectivity between residential areas in Shannon.

Population & Housing

- Limited housing options available locally with very little private housing built in Shannon over the last decade. This is resulting in a leakage of the younger population to other settlements. Also, outlines the lack of integration with new people moving to the area. The census information demonstrates very limited growth in the population in Shannon.
- Residential developments in Ballycasey and Hurler’s Cross in the 1990’s and 2000’s were on the periphery of Shannon and therefore residents have to depend on cars to access services. Improvement of pedestrian and cyclist infrastructure would reduce this car dependency.
- Assisted living accommodation for older persons and persons with disabilities is required in Shannon.
- Incentives for reuse of vacant housing should be introduced and supports

Council resolved to defer the making of a new Shannon Local Area Plan for a period not exceeding 5 years (i.e. up to September 2022). The preparation of the Local Area Plan is a separate process to the County Development Plan and will commence immediately on completion of the CDP. The County Development Plan and the Local Area Plan are required to align with the NPF, the RSES and the LSMASP.

In line with the Climate Action and Low Carbon Development Bill 2020 the Council will seek to achieve carbon neutrality in the County and this will be reflected in the objectives, strategies and content of the draft Development Plan. The draft Development Plan will include policy support for the progression of the green economy in the County (e.g. renewable energy infrastructure manufacturing, research and development etc).

With regard to the issues outlined relating to Shannon town centre a “Shannon Town Centre Action Masterplan” is currently being prepared and it is intended that this will assist in enabling the delivery of a high-quality town environment through sustainable economic growth.

Population & Housing

A Housing Need Demand Assessment and a Housing Strategy which is under preparation will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan and the subsequent Shannon Town & Environs Local Area Plan.

for “rightsizing” of housing are required.

- Note the concentration of new social and affordable housing developments in Tullyvarraga and express concerns with regard to the lack of connectivity of this area to services and the quality of the neighbourhood environment in the area.
- Shannon requires a stable and sustainable housing supply which provides a mix of house types and appropriately located and serviced.

Economic, Enterprise, Tourism & Retail Development

- Concur with the current Development Plan with regard to the significant opportunities that exist for the future development of Shannon and states that as we emerge from the Covid 19 pandemic “*there will be an added need for re-growing employment and creating new opportunities*” and a new vision that can go “*hand in hand with Shannon being the Irish leader in autonomous vehicles through JLR and supporting Future Mobility Campus Ireland (FMCI)*”. This would allow Shannon to develop as a centre of excellence and give rise to employment opportunities, apprenticeships etc.
- Existing public realm and functionality issues within Shannon town centre are highlighted. It is stated that this public realm must be improved in addition to a variety of tenure for business owners wishing to locate in the centre. The opportunities for Shannon to have a unique offering in terms of retail and leisure are outlined.
- Outlines the underutilisation of the airport, the current challenges faced by same, the requirement for supports for the airport and states that there is a need to increased connections between the airport and the local community.
- Decentralisation of government departments to Shannon in addition to increased foreign direct investment are other possibilities for the economic and enterprise growth of Shannon.
- Tourism – untapped potential along the Shannon estuary. Developments

Economic, Enterprise, Tourism & Retail Development

The issues associated with the Covid 19 pandemic, quality of life and supporting physical and social infrastructure will be considered in the preparation of the draft Development Plan. The economic objectives for the County must align with the NPF and the RSES.

With regard to Shannon International Airport and the Shannon Industrial Zone the strategic regional importance of the Airport for the County and the wider Southern Region is recognised by the Council. It is considered that the draft Development Plan should include policy support to facilitate the continue operation and future development of both the Airport and the industrial zone and also connectivity to same. The requirements for Shannon International Airport, the industrial zone and aviation generally will be considered in the context of the preparation of the draft Development Plan.

The issues outlined in relation to the development of the tourism product in Shannon are noted and will be considered in the preparation of the draft Development Plan.

in the area could include a greenway linked to the airport, a wild bird sanctuary, an eco and activity park, parking and toilet facilities, enhanced walking routes, improved access to the river, progression of marine related developments, etc.

Towns & Villages

- Notes potential for Shannon working with other settlements and coordinated by the Council to create economic growth, enterprise and tourism.
- For persons travelling to/from the crematorium in Shannon there is *“nowhere obvious for mourning families and friends to congregate”*.

Rural Development

- Support the four areas of strategic focus of the Clare Rural Development Strategy 2026 and *“see Shannon Town as being able to play a significant role in supporting our surrounding rural villages and townlands”*.

Transport & Infrastructure

- Support the Limerick Shannon Metropolitan Area Transport Strategy and its 7 guiding principles. Limited investment in Shannon would through the use of the existing *“green route infrastructure”* in the Town, reduce the requirement for many car journeys.
- Would favour a dedicated shuttle bus service between Sixmilebridge railway station, Bunratty and Shannon Airport and other such services to neighbouring villages. Also expansion of existing hours of operation of existing bus services is suggested.
- Traffic associated with the crematorium is having adverse impacts on adjacent residential areas and alternative routes need to be opened to resolve this issue.
- Having regard to the growth in cycling the N19 Shannon Access Road

Towns & Villages

There will be an opportunity for submissions to be made to the Shannon Town and Environs Local Area once the plan preparation has been commenced.

Rural Development

The support of *“Love Shannon”* for the areas of strategic focus as set out in the Clare Rural Development Strategy 2026 is acknowledged.

Transport & Infrastructure

The support of *“Love Shannon”* for the LSMATS is noted.

With regard to pedestrian and cyclist routes/signage and amenities, developments which improve such provision are to be encouraged where appropriate and it is intended that such issues will be considered in the preparation of the draft Development Plan and also in the subsequent preparation of the draft Local Area Plan.

The draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the draft LSMATS.

Improvement Scheme should be revised to include dedicated cycle lanes. Also way finding signage and public realm and town centre enhancements are required.

Built & Natural Heritage, Landscape and Green Infrastructure

- Outlined the unique planned nature of Shannon and its built heritage including mid-century bungalows and the apartments at Drumgeely Hill. It is stated that these are undervalued and require restoration to support Shannon’s unique identity as a new industrial town. An architectural trail is also suggested.
- Consider that Shannon’s natural heritage is not being maximized to its full potential.
- Supports the objectives of the Shannon Estuary Integrated Framework Plan and expresses disappointment that Shannon Town is not included in same.

Climate Change, Renewable Energy & Environment

- Outline the potential of Shannon to become a low carbon community and a pioneer in modern sustainable living and considers that the Town benefits from the necessary infrastructure to commence work towards this goal.

Built & Natural Heritage, Landscape and Green Infrastructure

The importance of active land management to regenerate town and village centres and to address vacancy and dereliction is recognised and will be considered in the preparation of the draft Development Plan within which it is intended that policy objectives to support addressing dereliction and vacancy will be included.

It is considered that the appropriate forum for consideration of improved access to Shannon’s natural and cultural heritage assets and the inclusion of proposals such as an architectural trail would be during the preparation of the draft Shannon Town and Environs Local Area Plan. The draft county development plan will include policy objectives that will positively support the natural and cultural heritage across the county.

The views of “*Love Shannon*” for the Shannon Estuary Integrated Framework Plan (SIFP) are noted. The SIFP was commissioned by Clare County Council, Kerry County Council, Limerick City and County Councils, Shannon Development and Shannon Foynes Port Company and the review of same is outside the remit of the preparation of the County Development Plan or the Local Area Plan.

Climate Change, Renewable Energy & Environment

Climate Change mitigation and adaptation is a key pillar of Government policy at present along with national guidance on climate action, this will form a central part and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “*transition to low carbon and climate*”

<p>Social, Community & Cultural Development</p> <ul style="list-style-type: none"> • Outline gaps in existing education, health, community, amenity and leisure services in Shannon and states that these areas need to be addressed. • Current proposals for the Shannon Municipal District Sports Hub and the improvement of connectivity to the River are outlined. Ancillary spin off services that have the potential to be developed alongside same are also outlined. • Re-iterate public realm and architectural design issues and states that the Town needs investment to address these issues. • Express concerns with regard to the influx of social housing and how said developments will integrate with the existing community. <p>Conclusion</p> <ul style="list-style-type: none"> • The existing rates generated in Shannon need to be re-invested in the area to address the issues outlined in the submission. • In the preparation of the new Plan, the policy context of Shannon should be assessed and its assets built on to facilitate the future sustainable growth of the Town. • A community development is currently being prepared and request that 	<p><i>resilient society”</i> which is a National Policy Outcome of the NPF. The draft Development Plan will support compact growth and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>The Council will prepare a new Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028 which will inform the renewable energy policies of the draft Development Plan.</p> <p>Social, Community & Cultural Development</p> <p>With regard to the provision of specific education, health, community, amenity and leisure services in Shannon the appropriate forum for consideration of these issues would be during the preparation of the draft Shannon Town and Environs Local Area Plan.</p>
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this be considered in the preparation of the new Plan.

Chief Executive's Recommendation

1. To commence the preparation of the draft Shannon Town and Environs Local Area Plan upon the making of the County Development Plan.
2. The draft Development Plan to support the achievement of the *"transition to low carbon and climate resilient society"* which is a National Policy Outcome of the NPF.
3. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan.
4. To support the improvement of connectivity to Shannon International Airport and the Shannon Industrial Zone and also the future growth of same.
5. To have regard to the Clare Rural Development Strategy 2026 in the preparation of the draft Development Plan.
6. To support the improvement of existing community facilities and recreational routes in the County.
7. Provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the LSMATS.
8. To include objectives in the draft Development Plan which promote sustainable and compact growth and in doing so address issues of vacancy and dereliction within existing settlements.
9. The central role and cross cutting theme of climate change shall be considered in the preparation of the draft Development Plan and shall be reflected in the formulation of the plan policies and objectives. The draft Development Plan shall support the implementation of the Climate Change Adaptation Strategy.
10. Prepare a new Renewable Energy Strategy
11. The Council to liaise with the Regional Assembly and the adjoining relevant Local Authorities with regard to the preparation of the Regional Renewable Energy Strategy.

Submission No: 127 – Ennis Chamber

Summary of Issues Raised in Submission

- Welcomes the opportunity to make a submission and request that the issues raised are taken into consideration in the preparation of the draft Plan.

Attracting Industry & Services

- The attraction of new industry to Ennis to address population decline is required.
- Ennis is the only town of scale in the County without a Council backed co-working hub/facility and same is required.

Chief Executive's Opinion

Attracting Industry & Services

The draft Development Plan will provide strong policy support for Ennis to ensure it is a self-sustaining, regional economic driver and a key location for investment choice in the region. The draft Plan will support its enhanced development based on its strategic location relative to Limerick and Galway Cities and Shannon International Airport, as well as its role as a centre of employment and economic activity within the Region. The preparation of the

<p>Land</p> <ul style="list-style-type: none"> • Review and address the lack of promotion or use of lands held by Shannon Group at Clare Technology Park. • In designating sites as opportunity sites the Council needs to consider issues such as multiple owners and the development potential of the site. <p>Housing</p> <ul style="list-style-type: none"> • A stock of quality housing is required for Ennis to attract industry/jobs. • Plan for re-population of Ennis town centre to ensure a sustainable future which acknowledges the changing roles and purposes of town centers generally. • The Council is currently buying property from private developers to satisfy social housing needs – figures need to be re-balanced to reflect this. <p>Support Infrastructure</p> <ul style="list-style-type: none"> • The capacity of the wastewater treatment plant at Clareabbey and 	<p>‘Ennis 2040 Economic and Spatial Strategy’ offers an opportunity to create a long-term strategy for the sustainable development of the town. The draft Development Plan will have regard to Ennis 2040 in its preparation and reflect its ethos and outcomes for the town and its environs.</p> <p>Land</p> <p>The draft Development Plan will include a settlement statement and settlement plan for Ennis which will include appropriate land-use objectives for key opportunity sites.</p> <p>Noted. Issues pertaining to ownership are outside the scope of the CDP.</p> <p>Housing</p> <p>A Housing Strategy and Housing Need Demand Assessment for the County is being prepared and will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the Draft Development Plan in this regard.</p> <p>The importance of active land management to regenerate Ennis Town centre and address vacancy and dereliction is recognised and will be investigated further in the preparation of the draft Development Plan.</p> <p>Noted.</p> <p>Support Infrastructure</p> <p>The management of water and wastewater infrastructure falls within the</p>
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<p>Clonroad needs to be increased to facilitate the construction of new dwellings.</p> <ul style="list-style-type: none"> • The barrage at Clarecastle should be relocated further downstream to mitigate against projected rise in sea levels. • The Clare Abbey wastewater treatment plant is unsightly and should be screened. <p>Transport</p> <ul style="list-style-type: none"> • Delivery required on the commitment for a town bus service. • Continued investment in cycle lanes & active transport supports required. • Multi-storey car park (or similar) targeted at business owners & staff required. <p>Public Realm</p> <ul style="list-style-type: none"> • Welcome recent capital investment commitments to refurbish and upgrade the town centre and request further investment be sought for additional works to reflect the changing use of town centers. <p>Tourism</p> <ul style="list-style-type: none"> • Support the Cultural and Creative Sustainability of Ennis as outlined in Ennis Niche Destination Plan. • Adopt culture and creativity as key tenants across future economic planning. • Scope the development of distinctive quarters across the town to 	<p>remit of Irish Water. Clare County Council will continue to liaise with Irish Water through the preparation of the draft Development Plan.</p> <p>Transport</p> <p>The draft Development Plan will support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and with accessibility for all, through quality of service and frequency. The RSES identifies a key infrastructure requirements for Ennis, is the creation of A Local Transport Plan, including mobility management, to facilitate the delivery/development of key town centre opportunity sites and public realm enhancement initiatives. The draft Development Plan will include supporting policy objectives to support these transport objectives.</p> <p>Public Realm</p> <p>Noted, the draft Development Plan will support the use of quality urban design to enhance the character of places and to ensure developments are respectful of the existing physical, social, environmental and cultural context and that this is also reflected in public realm projects also.</p> <p>Tourism</p> <p>Noted. The draft Development Plan will have regard to the Ennis Niche Destination Plan, and the Clare Tourism Strategy in the formulation of tourism policies.</p> <p>Ennis 2040 has looked at this concept and it will inform the preparation of</p>
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<p>growing Eco-tourism, supports European, national and regional policy objectives, is a high capacity/high frequency mode and is segregated from road, and offers excellent direct access to urban centres and city centre business districts.</p> <ul style="list-style-type: none"> • Current investment priorities are focussed on the projects contained in the National Development Plan. Iarnród Éireann has been among the fastest growing railways in Europe with record patronage of 50 million journeys in 2019. This is in line with national modal shift policies and the objectives outlined in the regard in the Issues Paper are welcomed. • The Programme for Government 2020 committed to a 2:1 ratio of investment between new public transport infrastructure and new roads which creates an opportunity for Clare to transition to more sustainable modes of transport. 	<p>Council supports maximising the potential of the rail corridor which will in turn support better integration of land use planning and public transport.</p> <p>Noted.</p> <p>Noted.</p>
<p>Possibilities for Expansion and Enhancement to the Rail Service in Clare and the LSMA</p> <ul style="list-style-type: none"> • There are opportunities which Iarnród Éireann believes could be included and expanded on in Limerick Shannon Metropolitan Area Transport Strategy (LSMATS) to transform transport in the LSMA and County Clare. The possibilities for investment in rail are determined by a number of factors and these are set out in the submission (e.g. balanced regional development, provide additional capacity to meet population growth, address bottlenecks in the system, decarbonise transport systems etc). • Rail transport can play a part in addressing a number of the specific key challenges as set out in the Strategic Issues Paper including the growth of Ennis and Shannon, improvement of mobility/accessibility, reduction in the carbon footprint of the County, meeting the needs of an ageing population etc. 	<p>Possibilities for Expansion and Enhancement to the Rail Service in Clare and the LSMA</p> <p>Noted.</p>

Implementation of the Final Limerick-Shannon Metropolitan Area Transport Strategy

- Outline the draft LSMATS heavy rail development priorities up to 2040 which include improvement in journey times, flood alleviation at Ballycar, and the electrification of rail transport. The draft timelines for the implementation of these projects are outlined.
- Potential new stations along existing rail corridors could be developed to provide access from current and future developments without significant construction impacts.
- The draft Plan should support the implementation of LSMATS objectives for the period of the Plan and beyond to 2040.

Limerick-Shannon Metropolitan Area Rail Enhancement Possibilities

Shannon Airport to Limerick City Rail Link

- Outlines the economic function of Shannon, the international and regional importance of the area and the rail link and the support for the rail link between Shannon and the existing rail network in the RSES and the Mid-West Regional Planning Guidelines. It is considered that this is a medium to longer term project and may connect at a re-opened Cratloe Interchange Station (and also serve Bunnahatty, Shannon Town, Moyross and Parkway). The inclusion of a 2nd track between Cratloe and the Dublin main line into Limerick existing rail services would not be affected.
- Based on a feasibility study of the potential Shannon rail line in 2007 the project did not proceed at that time. However, for the reasons outlined in the submission it is stated that a re-appraisal of the line is required.

Implementation of the Final Limerick-Shannon Metropolitan Area Transport Strategy

Noted.

Noted.

Noted, the draft Development Plan will incorporate the relevant objectives of the LSMATS.

Limerick-Shannon Metropolitan Area Rail Enhancement Possibilities

Shannon Airport to Limerick City Rail Link

In November 2020 the Government announced that a study should be undertaken to assess the potential for a rail link from Shannon International Airport and Shannon town to the Dublin Limerick rail line. The outcome of this is awaited. Notwithstanding the outcome of the above it is proposed that the existing reservation for the rail line will be retained in the draft Development Plan.

New Limerick-Shannon/Ennis North/South Suburban Rail Service

- Considers that a north/south suburban commuter service that would connect all areas of the LSMA with Limericks Colbert Station Integrated Transport Hub at its centre. Options are outlined in this regard and include the re-opening of the Foynes Branch Line to Adare/Mungret, new park and ride facilities, a turnback/passing loop at either Sixmilebridge or Cratloe and 3 new stations on the Ennis to Galway line. Additional fleet would be required to conduct this service and same would be subject to a business case evaluation and peer review.

**Existing Suburban and Intercity Rail Service Enhancement Options
Ennis/Galway Service Enhancement and Improved Journey Times**

- Potential to operate the service every hour with half hourly services at peak times in conjunction with improved journey times.
- Potential to increase Galway services from Limerick with a reduction in journey times also through infrastructure enhancements. There were 531,000 journeys on this line in 2019.

Increased Frequency on Dublin and Galway Services

- Improved frequency, journey times and train capacities proposed with the possibility of 30 minute interval services at peak times (subject to demand).
- The draft Plan should support increased services on the Limerick to Galway line and support the enhanced Intercity and Regional service interchange opportunities at Limerick Colbert Station which could be provided to Ennis suburban rail services.

New Limerick-Shannon/Ennis North/South Suburban Rail Service

The Council strongly supports enhanced connectivity in the region maximising the potential of the rail corridor which will in turn supports better integration of land use planning and public transport, and enhanced social inclusion. The draft Development Plan will support an enhanced rail network and will consider further the requirements of the South Suburban Rail Service.

Existing Suburban and Intercity Rail Service Enhancement Options

The draft Development Plan will support the enhancement of the rail network and the increase in frequency of service.

Increased Frequency on Dublin and Galway Services

Noted.

The draft Development Plan will support the enhancement of the rail network and the increase in frequency of service.

Resolving the Flooding Issues at Ballycar

- Despite the track having being raised in the area on a number of occasions flooding of the Ballycar Lough near Newmarket on Fergus is a long standing issue for rail services in Clare. The draft LSMATS has set out a short term objective of resolving flooding issues at Ballycar.
- A flood relief study for this issue has been prepared and *“This 2020 study builds on previous reports of 2011 and 2015, and after considering all various options, it recommends a new preferred option of a technically viable drainage scheme that would (i) prevent flooding of the railway occurring whilst also (ii) including any flood mitigation measures downstream that would be necessary either directly or indirectly with this option.”* The costs of the works are outlined (€14.7 million) and funding is required for same. *“Iarnród Éireann believe that progress towards resolving the flooding issues at Ballycar should be a short-term objective of the Development Plan, in line with the draft LSMATS.”*

Electrification

- Outlines greenhouse gas and air pollutant emissions with existing car journey levels in Ireland and the national target of zero carbon emission transport by 2050. Outlines the role of heavy rail in the achievement of these targets and the successes to date in this regard.
- *“Intercity electrification forms part of a long-term Iarnród Éireann strategy to de-carbonise the heavy rail network and provide the benefits of significant journey time savings, improved reliability, enhanced passenger quality and lower operating costs”* and the Limerick to Dublin line is referenced in this regard.
- Recommends the draft Plan supports the short-term implementation of electrification of the existing services to Ennis from Limerick, and the

Resolving the Flooding Issues at Ballycar

Noted.

It is proposed that the draft Development Plan will include an objective regarding the resolution of the flooding issues at Ballycar in accordance with the LSMATS.

Electrification

Noted.

Noted.

Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central

<p>medium-term electrification of Intercity services to Galway.</p> <p>Benefits of the Rail Possibilities and Enhancements Outlined (Suburban, Regional and Intercity)</p> <ul style="list-style-type: none"> The rail options outlined in the submission “<i>would generate a number of key benefits for County Clare, the LSMA and to the wider Mid-West Region</i>” and these are listed. The listed benefits include the maximising the use of existing assets, re-opening of markets to rail, opening of new markets to rail, connectivity to Shannon Airport, Shannon Business Park, Bunratty etc, enabling compact urban growth, job creation etc. <p>Concluding Remarks</p> <ul style="list-style-type: none"> Due to the ongoing Covid 19 pandemic “<i>the immediate priority for Iarnród Éireann will be to rebuild customer confidence in our services and develop flexibility in our longer-term rail developments plan to allow us respond quickly to emerging threats and opportunities</i>”. It however also presents an opportunity to change habits and the proportion and prioritisation of sustainable travel can be a key driver for the recovery of growth. 	<p>and cross cutting theme throughout the draft Development Plan. The draft Development Plan will support the de-carbonisation of the public transport sector.</p> <p>Benefits of the Rail Possibilities and Enhancements Outlined (Suburban, Regional and Intercity)</p> <p>The benefits of the rail possibilities and enhancements outlined are noted and welcomed. The draft Development Plan will investigate these further and provide appropriate policy support which encourages modal shift from the private car to more sustainable public transport and active modes and creates better integration of land use planning and public transport.</p> <p>Noted.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> Provide policy support for the delivery of an integrated transport and spatial planning approach in line with the proposed LSMATS. This will be reflected in the proposed Core Strategy, which will set out the population allocation and employment growth for County Clare that will deliver sustainable population growth. Support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport including rail and active modes and increases accessibility for all, through quality of service and frequency. Support the de-carbonisation of the public transport sector. 	

Submission No: 129 – National Transport Authority

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Welcomes the opportunity to make a submission and the comments outlined are made in the context of the draft Limerick Shannon Metropolitan Area Transport Strategy (LSMATS), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and national policies and guidelines. <p>Overview</p> <ul style="list-style-type: none"> • Whilst LSMATS only covers part of the County the guiding principles, policies and objectives and general approach of the Strategy should guide development in the entire County and should form the basis for the direction of transport investment. <p>Guiding Principles for the Integration of Land Use and Transportation Planning</p> <ul style="list-style-type: none"> • Recommends the draft Plan be guided by and include land use policies and objectives which support the consolidation of urban-generated development within existing urban areas, in complement with the integration of land use and transport planning. These should reflect the following: <ul style="list-style-type: none"> ○ Development of appropriately located urban lands should be prioritised. ○ Residential urban developments should be carried out sequentially, should achieve pedestrian and cyclist permeability, should discourage vehicular through trips and should be located on sites which benefit from good connectivity (as a priority). ○ Larger scale trip intensive development (e.g. offices) should be primarily located centrally within settlements and should maximize 	<p>Noted.</p> <p>Guiding Principles for the Integration of Land Use and Transportation Planning</p> <p>The Council is committed to the development of an integrated land use and transport-planning approach to the draft Development Plan to support and encourage a modal shift away from the use of the private car in an effort to reduce greenhouse gas emissions.</p> <p>The draft Development Plan will reflect the ethos of the RSES and aim to restrict urban generated sprawl, strengthen the urban fabric and role of settlements servicing hinterlands, consolidate existing settlements, and protect the environment through the integration of land use and transport planning.</p>

the potential for walking, cycling and the use of public transport.

- Existing town centres and new development areas should be developed in a manner which achieves pedestrian/cyclist permeability.
- Local level planning should promote walking, cycling and public transport.
- Strategic transport function of national roads should be protected.
- All non-residential development proposals should be subject to maximum parking standards.
- In locations where the highest intensity of development occurs, an approach that caps car parking on an area wide basis should be applied – of particular relevance to larger urban areas.
- Travel plans should be required by condition on permissions for major employment developments and all schools.

South Clare Economic Strategic Development Zone

- Recognises the objective of the Council to develop the South Clare Economic Strategic Development Zone as provided for in the RSES and development in this area was assumed in the preparation of the LSMATS. In the event of development at the site the draft LSMATS seeks to serve same with buses, a cycle network and the Limerick Northern Distributor Road (LNDR). The development of these lands should seek to limit car use and should promote walking, cycling and public transport. Recommends that the policy objective in the draft Plan for these lands should include the following:
 - The site is developed through a masterplan or planning scheme (including mobility management plans) agreed between Clare and Limerick Council's, Transport Infrastructure Ireland (TII) and the NTA.
 - Impacts on the national and strategic road networks are assessed and mitigated.
 - Parking to be provided at a rate below the Development Plan

South Clare Economic Strategic Development Zone

The draft Development Plan will align with the outcomes of the Limerick – Shannon Metropolitan Area Transport Strategy (LSMATS) and the NPF and RSES, which emphasise active and public transport modes. There is a requirement for a significant modal shift away from the private car in order to reduce carbon emissions, congestion and to comply with the requirements of national policy. In this regard the Council will work with the NTA to identify the targeted modal shift.

The development of the South Clare UL Economic Strategic Development Zone will focus on compact growth and the draft Plan will include objectives to promote change across education, business, public and residential sectors with strong policy support for the delivery of an integrated transport and spatial planning approach in line with the proposed LSMATS.

<p>requirements and are provided on an area wide basis.</p> <ul style="list-style-type: none"> ○ Appropriate levels of bicycle parking to be provided in all residential developments and non-residential developments. ○ All new roads would incorporate segregated cycle tracks. ○ Public transport strategy is agreed with the NTA. ○ Filtered permeability to be achieved to prevent any through traffic. <p>Local Transport Plans for Key Settlements</p> <ul style="list-style-type: none"> ● Recommends that an objective be included in the draft Plan which reflects Objective SM1 of the draft LSMATS regarding the preparation of Local Transport Plans (LTP) for urban settlements and large scale development areas. The LTP is the lowest tier of the NPF’s framework for the integration of land use and transport planning and the achievement of compact smart growth. The intended roles of LTP’s are outlined and include the maximisation of opportunities for the integration of land use and transport planning, assess traffic, transport and movement conditions within a defined area, plan for the efficient transportation within the area, identify how existing transport assets can be fully utilised and what additional transport interventions are required. <p>Walking & Cycling</p> <ul style="list-style-type: none"> ● As a minimum the walking and cycling objectives of the draft LSMATS should be included in the draft Plan and that similar objectives are applied across the County. ● Recommends that the <i>Standards for Cycle Parking and associated Cycling Facilities for New Developments</i> published by Dun Laoghaire be considered “in order to inform development management objectives related to such facilities”. 	<p>Local Transport Plans for Key Settlements</p> <p>The RSES identifies the need for a Local Transport Plan for Ennis, including mobility management, to facilitate the delivery/development of key town centre opportunity sites and public realm enhancement initiatives. It is an objective of Clare County Council to develop Ennis town as a bus and rail connecting hub for the County and surrounding area.</p> <p>Walking & Cycling</p> <p>The draft Development Plan will give strong policy support to walking and cycling. This will include prioritising housing and employment development in locations within and contiguous to existing town footprints where it can be served by public transport, walking and cycling. Development proposals and public realm projects will have a strong focus on permeability.</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p>
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Bus

- States that bus transport is the most important transport mode serving travel demand between settlements in the County and that this role will grow in importance in the future. The LSMATS proposes radical improvements to bus services and the NTA recommends the inclusion of the bus priority measures in the draft Plan at the following locations:
 - *The R471 in Shannon*
 - *Within Shannon Town Centre;*
 - *Ennis Town Centre; and*
 - *Any other locations in County Clare identified by the NTA or Clare County Council during the period of the Development Plan.*
- An objective should also be included in the draft Plan which facilitates any service improvements to bus services identified by the NTA.

Provision of Public Transport Services in Rural Areas

- The rural nature of the County is noted and the rural economy/areas *“should be supported through the provision of better local connectivity and connectivity to services and commercial activities located in cities and towns”*.
- The NTA provides rural transport services through the Local Link Rural Transport Programme and the mission statement of the programme is set out. The manner in which this service is to be developed and expanded includes further integration with other transport services, fully accessible vehicles on all routes, increase patronage by younger persons and the encouragement of innovation in service delivery.
- Recommends that the draft Plan *“acknowledges the role rural transport services can perform in providing for social and economic connectivity between small villages/rural areas and larger towns. Policies and objectives to support the role of rural transport should be included in the Plan”*.

Bus

Noted. The draft Development Plan will investigate further the inclusion of bus priority measures at the locations identified and elsewhere in the County.

Noted.

Provision of Public Transport Services in Rural Areas

County Clare is predominately a rural county and the existence and coordinated delivery of a Rural Transport Programme which sustains and expands existing rural transport services is essential. The Council will work with the NTA and Local Link to help provide service solutions in those areas where there is an unmet demand. The draft Development Plan will acknowledge the importance of an appropriate rural transport service and support its role.

<p>Rail</p> <ul style="list-style-type: none"> Notes that the assessment which informed the preparation of the draft LSMATS determined that the development of a commuter rail or light rail network was not viable in the LSMA, as the scale of population growth, and its proposed distribution and density, does not support any significant investment in same. Recommends that the existing reservation for a heavy rail link to the Shannon Free Zone and Shannon Airport are retained in the draft Plan. <p>Strategic Road Network</p> <ul style="list-style-type: none"> <i>“In order to protect the strategic transport function of the national roads, including motorways, the NTA recommends that development objectives should be in accordance with the DOECLG Spatial Planning and National Roads Guidelines (2012), and that this should be referenced in the Development Plan”.</i> The draft LSMATS identifies a number of road schemes within Clare that require progression and these are the N19 upgrade, the improvement of interchanges on the M18 and the Limerick Northern Distributor Road. <p>Limerick Northern Distributor Road</p> <ul style="list-style-type: none"> Strongly recommends that the wording of the draft LSMATS is included in the draft Development Plan with regard to the LNDR. The wording is set out in the submission and relates to the assumed functions and characteristics (e.g. speed limit, cyclist provision etc) of the proposed road. <p>Parking Standards</p> <ul style="list-style-type: none"> Car parking provision for non-residential land uses should be stated as 	<p>Rail</p> <p>In November 2020 the Government announced that a study should be undertaken to assess the potential for a rail link from Shannon International Airport and Shannon town to the Dublin Limerick rail line. The outcome of this is awaited. Notwithstanding the outcome of the above it is proposed that the existing reservation for the rail line will be retained in the draft Development Plan.</p> <p>Strategic Road Network</p> <p>The draft Development Plan will be prepared in accordance with <i>the DOECLG Spatial Planning and National Roads Guidelines (2012)</i>.</p> <p>The LSMATS objectives for strategic roads projects relevant to the County will be included in the draft Development Plan.</p> <p>Limerick Northern Distributor Road</p> <p>The draft Development Plan will include strong policy support for the LNDR and reflect the draft LSMATS in this regard.</p> <p>Parking Standards</p> <p>The car parking standards will be considered in the preparation of the draft</p>
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<p>maximum standards. In areas where the highest intensity of development occurs, an approach that caps car parking on an area-wide basis should be applied.</p> <p>Transport Accessibility</p> <ul style="list-style-type: none"> • NPF recognise that social inclusion can be improved in the transport sector through universal design (including public realm design) and technical guidance is referenced in this regard. Universal access and design should be a key consideration in the preparation of the draft Plan, should also be included in the objectives, and the merits of same are set out. • Accessibility audits should be required for new developments and transport infrastructure and this should be an objective in the Plan. • 5% of all car parking spaces should be accessible spaces. <p>Development Plan Indicators – Modal Share</p> <ul style="list-style-type: none"> • The Plan should include sustainable transport indicators, including mode share, for the purposes of measuring the efficacy of policies/objectives against a range of sustainable development indicators. The NTA offers their assistance on the development of these indicators. <p>National Transport Authority Guidance Documents</p> <ul style="list-style-type: none"> • Outlines the NTA publications that should inform the preparation of the draft Plan which includes the <i>“National Cycle Manual”</i>, the <i>“Permeability Best Practice Guide”</i>, <i>“Achieving Effective Workplace Travel Plans: Guidance for Local Authorities”</i>, <i>“Workplace Travel Plans: A Guide for Implementers”</i>, the <i>“Toolkit for School Travel”</i>, and the <i>“Guidance Note on Area Based Transport Assessment (NTA and TII)”</i>. 	<p>Development Plan</p> <p>Transport Accessibility</p> <p>Noted. This will be given further consideration in the preparation of the draft Development Plan.</p> <p>Development Plan Indicators – Modal Share</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>National Transport Authority Guidance Documents</p> <p>Noted. The referenced documents will be considered further in the preparation of the draft Development Plan.</p>
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<p>Other Matters</p> <ul style="list-style-type: none"> • Recommends that <i>“a general overarching objective is included in the Draft Development Plan which outlines a commitment to the implementation of the policies and objectives of the LSMATS for that portion of Clare within the LSMA, once finalised”</i>. 	<p>Other Matters</p> <p>Noted. The draft Development Plan will incorporate the relevant objectives of the LSMATS.</p>
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Chief Executive’s Recommendation

<ol style="list-style-type: none"> 1. Include objectives which support for the development of key enabling infrastructure projects, subject to the outcome of the environmental assessments (Strategic Environmental Assessment, Appropriate Assessment) Flood Risk Assessments and the planning process. 2. Provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the draft LSMATS. 3. Include Development Management Standards on car parking in the draft Development Plan. 4. Include objectives which support the Local Link Rural Transport Strategy. 5. Identify strategic road projects and include in the draft Development Plan. 6. Include strong policy support and objectives which provide for walking and cycling. 7. Include objectives to retain the Shannon Rail Link and support its future delivery. 8. Include objectives to support the delivery of the LNDR in accordance with the draft LSMATS. 9. Include objectives that support for the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.

Submission No: 130 – Diarmuid Keane & Associates Ltd

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Compliments both the staff of the Planning Department and the current County Development Plan. • States that a number of alterations to the Plan as outlined in the submission <i>“would benefit the planning system in Clare, thus improving the planning prospects of native Clare people across the County”</i>. <p>County Clare Rural House Design Guide</p> <ul style="list-style-type: none"> • That the current guide be updated to provide for contemporary architecture and design and that an objective in this regard be included in the draft Plan. 	<p>County Clare Rural House Design Guide</p> <p>Noted, this will be supported in the preparation of the draft Development Plan.</p>

Planning Applications Relating to One-off Housing

- Recommends the inclusion of a condition on a grant of permission requiring the painting or full external rendering of dwellings within 12 months of its first occupation and fully landscaped within 18 months (and that same is enforced). Outlines visual amenity issues in the County when said works are not completed in a timely manner.

Settlement Strategy & Land Use Zonings

- The settlement policy for *“Rural areas Under Strong Urban Pressure”* be altered *“to allow persons who were born or have lived on a permanent basis for a considerable period of time within the small town or service town adjacent to the specific ‘rural area under strong urban pressure’ be considered as eligible to meet the zoning qualifying criteria”*. Kilkee and Miltown Malbay are specifically referenced in the submission.
- *“On the outskirts of large towns, a buffer zone of approximately 2 kms be incorporated to the land use zonings / designations between the settlement boundary and the ‘rural area under strong urban pressure’.* This buffer zone would allow persons living on the outer limits of the settlement boundary be open for consideration within the qualifying criteria for ‘rural areas under strong urban pressure’, subject to the individual applicant(s) providing sufficient evidence at planning application stage”. Considers that there should be a differentiation between the assessment of local rural housing need between applicants in higher order settlements and lower order settlements

Planning Applications Relating to One-off Housing

Noted, the visual amenity issues raised are acknowledged, however conditions of planning permission do not fall within the scope of the Development Plan but in the development management process itself.

Settlement Strategy & Land Use Zonings

Noted, the Core Strategy will identify the distribution of the proposed growth for the County in line with the NPF Implementation Roadmap and the RSES. Core Strategies are required to identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area and siting, environmental and design criteria for rural housing in statutory guidelines and plans, in accordance with RPO27 of the RSES. The draft Development Plan will develop an appropriate rural housing policy in line with the parameters set out above.

Chief Executive’s Recommendation

1. An evidence based Core Strategy shall be prepared for the proposed Development Plan in accordance with the NPF and the RSES.
2. Include policies and objectives to deliver rural housing in line with national and regional guidelines.
3. Include objectives relating to Rural House Design guidelines.

Submission No: 131 – Miltown Malbay Community Enhancement CLG

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Considers that this is the most important development plan for 30 years as it will provide a roadmap for recovery from the Covid 19 pandemic and will lay the foundations for the transition to a more sustainable holistic approach to living and working in rural Ireland. • Outlines the vulnerable nature of rural areas and in particular those areas dependent on tourism. • Communities have local knowledge with regard to strengths, weaknesses and opportunities and should be given greater opportunity to select locations and zonings for public infrastructure so that the aspirations of the Development Plans can become a reality. • Outlines the varying levels of development and investment across the County's settlements and states that a balance must be struck where investment can be provided so that nowhere is left behind. 	<p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>A settlement statement and land-use plan for Miltown Malbay will be prepared as part of the draft Development Plan and the issues outlined will be considered in this regard.</p>
<p>Items from Miltown Malbay Community Enhancement CLG</p>	<p>Items from Miltown Malbay Community Enhancement CLG</p>
<ul style="list-style-type: none"> • Regeneration Strategy – Request the Council implements a strategy for Miltown Malbay and that the LAP be partly based on same. • Rural Development Funding – Express concerns of potential austerity measures post the pandemic and requests the Council to seek the Government's commitment that funding for balanced regional development is protected. • Wastewater Treatment Plant – The existing plant in Miltown Malbay is inadequate and the granting of additional loading on same by way of a Council housing development is questioned. Outlines the discharges to the European designated sites. Request that an upgrade of the existing plant be prioritised. • West Clare Greenway – This is a game changer for the County and its 	<p>The importance of rural development for Clare in terms of sustaining rural communities is recognised and ensuring continued viability of these communities. The draft Development Plan must reflect the provisions of the National Planning Framework, and the Regional Spatial and Economic Strategy for the Southern Region and will have regard to the Clare Rural Development Strategy 2026.</p> <p>Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objective of the NPF. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>The improvement of existing recreational walking routes and the</p>

<p>progression should be prioritised.</p> <ul style="list-style-type: none"> • Sustainable Travel – Greater linkages between Ennis and Limerick and the larger towns and villages in the County are required. <p>Items from Miltown Malbay Development Company</p> <ul style="list-style-type: none"> • West Clare Greenway – the benefits are outlined for the area. • Church car park – requires upgrading and accessibility improved. • Wastewater Treatment Plant – Upgrade required and currently this is causing pollution of the ocean. • Road Signage – Needs reconfiguration as existing signage is poor. With the Wild Atlantic Way bypassing Miltown Malbay the town needs to be identifiable to tourists. 	<p>development of further routes will be considered in the preparation of the draft Development Plan and will be informed by the “<i>Strategy for the Future Development of National and Regional Greenways</i>”. These issues will also be considered in the preparation of the settlement statement and land-use plan for Miltown Malbay.</p> <p>It is proposed that the draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy.</p> <p>Items from Miltown Malbay Development Company</p> <p>In the preparation of the draft Development Plan the requirement for objectives with regard to directional signage within the County to facilitate convenient movement and access between settlements, services and features will be considered.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. To prepare a settlement statement and land-use plan for Miltown Malbay as part of the draft Development Plan and to consider the issues outlined in this regard. 2. The draft Development Plan aligns with the NPF and the RSES and has regard to the Clare Rural Development Strategy 2026 with regard to balanced growth and sustaining communities. 3. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment. 4. To facilitate and support the development of the West Clare Railway Greenway and other recreational routes at appropriate locations within the County in the draft Development Plan. 5. To provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy in the draft Development Plan. 6. In the preparation of the draft Development Plan to consider the directional signage issues across the County. 	

Submission No: 132 – Trump International

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Tourism</p> <ul style="list-style-type: none"> • Have regard to the need to diversify tourism to provide tourism offerings that are built on the principles of sustainability. • Maintain and promote the importance of TIGLH as one of the main tourism assets in County. • Promote key settlements in West Clare including Doonbeg. • To recognise and support the role of tourism as an economic driver and include specific planning policies and objectives to ensure international competitiveness as a tourist destination. • A good quality transport network and transport infrastructure is essential for the sector. • The issue of coastal erosion must be prioritised to safeguard existing and future developments in high risk areas. • A balance between the benefits of wind farm developments and other development against the potential economic loss to the tourism industry. • Consumer research across core international markets indicates that consumers in a post COVID-19 environment will require a different type of experience. It is noted that additional investment in product development including in outdoor activities and enabling access and better use of vast open spaces will be necessary. 	<p>Tourism</p> <p>Sustainable tourism makes optimum use of environmental resources, respects the socio-cultural authenticity of the host community and ensures viable, long-term economic operations. This is at the heart of the objectives on Tourism in the current County Development Plan and it is proposed these will be reflected in the draft Development Plan. Tourism is a major sector of the economy of County Clare. Clare County Council in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled <i>Guiding our Journey to a Vibrant New Future in Tourism</i>. The draft Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism.</p> <p>The draft Development Plan will include a Strategic Flood Risk Assessment (SFRA) which informs the proposed objectives and land-use recommendations and will include discussion on climate change impacts and make recommendations regarding development in coastal locations where sea level rise, wave overtopping and/or coastal erosion may be a concern. This will be undertaken using the latest scientific advice in the SFRA and draft Development Plan objectives and/or Development Management Guidelines as appropriate.</p> <p>A Wind Energy Strategy will be prepared as part of the draft plan preparation, subject to the issuing of new Windfarm Guidelines by government.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p>

The Protection And Enhancement Of The Tourism Sector

- Safeguard the role of existing tourist assets in the County into the future.
- Doonbeg Resort is recognised as a development of strategic importance and should be maintained in the emerging plan with a specific planning policy objective.
- There is a need to foster connections and linkages between existing and proposed tourism areas and assets to build on the establishment of tourism experiences.
- A specific objective that supports the development of new tourist facilities, infrastructure, and experiences in County Clare with an aim of diversifying the tourism offer of the County and extending the holiday season.
- Establish linkages between the lesser known tourist assets and the more established ones.
- A strong emphasis on sustainable tourism in accordance with Fáilte Ireland's objective.
- With natural resources and built heritage County is well positioned to further develop its sustainable tourism reputation.
- Fully supportive of the proposed Greenway that will link Ennis to Kilkee or Kilrush via Doonbeg and request that the development of the greenway should be a strategic objective of the plan.
- The onset of the COVID-19 pandemic and travel restrictions has resulted in

The Protection And Enhancement Of The Tourism Sector

Several of Ireland's most popular visitor attractions are located in County Clare, including areas of exceptional natural interest. The draft Development Plan will seek to develop and implement an integrated and sustainable high-quality, year-round tourism product based on the County's outstanding natural heritage, culture, music, traditions and an extensive array of features and attractions such as the Wild Atlantic Way, the Burren, Holy Island and Loop Head. Covid -19 has highlighted the importance of the need to diversify reliance on Tourism in the County but also to diversify the experience and product. The draft Development Plan will consider objectives which seek to diversify the tourism experience and product.

The draft Development Plan will consider objectives which seek to encourage tourists to dwell longer and visit lesser known tourist assets across the County.

Noted. This will be considered in the preparation of the draft Development Plan.

Greenways, recreational routes and amenities, are to be encouraged where appropriate in accordance with the Clare Tourism Strategy it is proposed that the draft Development Plan will include objectives that support the development of the West Clare Rail Greenway and for the Council to consider developing a masterplan for the entire route to ensure its full potential can be realised.

The draft Development Plan will support the on-going development of

<p>outdoor activities such as walking and cycling and this should be taken into consideration.</p> <ul style="list-style-type: none"> • Support for festivals and the plan should recognise and maintain support for these and review the scope for additional festivals. • To work with stakeholders to support the development of heritage and cultural tourism. • To support food tourism in the region. • Potential heritage trail developments include a trail around the wells of Doonbeg and a trail highlighting the Spanish Armada. • To promote a variety of sporting events. The Irish Open held in Clare in 2019 was a huge success. Potential future events that the Council should facilitate and support include Iron Man and Triathlon events. • To develop the conference and event market. The presence of an international Airport and access to the national motorway puts Clare in an ideal position to capitalise on this growing market. 	<p>walking and cycling routes and expand activity opportunities.</p> <p>The Council will continue to support communities across the County to develop new and existing festivals and events and support the development of heritage, cultural and food tourism.</p> <p>Noted, this will be considered in the preparation of the draft Development Plan</p> <p>Noted, this will be considered in the preparation of the draft Development Plan</p>
<p>Economy and Economic Development</p> <ul style="list-style-type: none"> • To consider what policies and objectives need to be implemented to cater for a significant amount of remote working. • The increased population in rural areas will also need to be carefully considered in the context of the emerging Core Strategy and land use zoning requirements within the settlements. 	<p>Economy and Economic Development</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p> <p>The Core Strategy of the draft Plan will identify the distribution of the proposed growth throughout the county in line with the NPF Implementation Roadmap and the RSES.</p>
<p>Shannon Airport</p> <ul style="list-style-type: none"> • The upgrade of the N19 Airport access road and the development of a 	<p>Shannon Airport</p> <p>The draft Development Plan will include a specific objective for the upgrade</p>

high-quality public transport network that serves the airport and improved regional connections.

Placemaking in Doonbeg Village

- Enhancement of the entrances to the village.
- Access to and improvement of the designated amenity area to the east bank of the Doonbeg River (currently zoned OS1). This would form a good connection with the amenity space on the opposite side of the road.
- Upgrading of the footpath network.
- Planting and benches at appropriate locations.
- Removal of the overhead cabling and the installation of high-quality public lighting such as lamps.
- Improved signage for tourist amenities and attractions.

Roads Infrastructure

- Upgrading of regional roads to accommodate tourism traffic with improved surfaces and signage to create a safe visitor route.

Public Transport

- Increasing the use of public transport and promoting walking and cycling initiatives. Collaborate with the NTA to deliver a reliable bus service.

of the N19. The importance of connectivity to Shannon Airport as a key economic driver for the county and region will be highlighted in the preparation of the draft Development Plan. The draft Development Plan will provide strong policy support for the delivery of an integrated transport and spatial planning approach in line with the draft LSMATS.

Placemaking in Doonbeg Village

Noted, and will be considered in the settlement statement and land-use plan for Doonbeg.

Roads Infrastructure

This is largely an operational issue. However the draft Development Plan will support a good road network which is fit for purpose.

Public Transport

Transition to a low carbon economy will be a key cornerstone influencing policy development in the draft Development Plan in line with the NPF, the RSES and the Climate Action Plan 2019, and will play a central and cross-cutting theme throughout the plan. Increased public transport, enhanced walking and cycling facilities as set out in the RSES, will all be promoted and facilitated in the draft Development Plan.

<p>Water Supply Infrastructure</p> <ul style="list-style-type: none"> • Need to prioritise upgrades as water outages in Doonbeg and surrounding areas have caused a huge impact. <p>Environmental Considerations and Climate Change</p> <p>Coastal Protection</p> <ul style="list-style-type: none"> • Climate Change Adaptation Strategy 2019-2024. The Plan must take full account of this important document. • Prioritise the issue of coastal erosion to safeguard existing and future developments. <p>Wind Farm Developments</p> <ul style="list-style-type: none"> • A balance must be struck between the benefits of wind farm developments and other competing development against the potential economic loss to the tourism industry in the area. 	<p>Water Supply Infrastructure</p> <p>The management of water and wastewater infrastructure is within the remit of Irish Water, and Clare County Council will continue to liaise with Irish Water in an effort to improve the overall water infrastructure network.</p> <p>Environmental Considerations and Climate Change</p> <p>Coastal Protection</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, and it is proposed that this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the transition to low carbon and climate resilient society which is a Nation Policy Outcome of the NPF.</p> <p>The draft Development Plan will include a Strategic Flood Risk Assessment (SFRA) which informs the proposed objectives and land-use recommendations and will include discussion on climate change impacts and make recommendations regarding development in coastal locations where sea level rise, wave overtopping and/or coastal erosion may be a concern. This will be undertaken using the latest scientific advice in the SFRA and draft Development Plan objectives and/or Development Management Guidelines as appropriate.</p> <p>Wind Farm Developments</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
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<p>Wave Energy Opportunities</p> <ul style="list-style-type: none"> • Are supportive of the development of wave energy projects off the coast and Council should continue to facilitate and support such development. 	<p>Wave Energy Opportunities</p> <p>The Council is preparing a new Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028 which inform the policies of the draft Development Plan.</p>
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Chief Executive's Recommendation

1. Evidence based Core Strategy shall be prepared for the proposed Development Plan in accordance with the NPF and the RSES.
2. Include objectives on Tourism to reflect recent developments, trends and areas of new policy guidance and having regard to the County Tourism Strategy.
3. Recognise the importance of the Wild Atlantic Way, the Shannon Estuary Way and Ireland's Hidden Heartlands as significant tourism brands and to encourage visitors along these routes to diverge to other locations within the County.
4. Include objectives to support the development of greenways, blueways, walkways and cycle ways across County Clare in order to encourage sustainable activity tourism.
5. Prepare a new Renewable Energy to inform the draft development plan.
6. Prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to publication of the Wind Energy Guidelines.
7. Include Climate Action as an overarching cross cutting theme throughout the draft Development Plan.
8. Provide support for the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.
9. Prepare a settlement statement and settlement pan for Doonbeg having regard to issues identified in the submission.

Submission No: 133 – Aisling O'Brien

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Ms. O'Brien is a member of Cratloe Community Council and the issues outlined "<i>are also shared by them</i>". • Cratloe's History – considers that there is a lack of local appreciation/knowledge of the history of Cratloe and suggests that QR codes or an online interactive map be developed to provide this information. • Road safety – Vehicle speeds in Cratloe are highlighted with regard to traffic safety. • Public transport – A more regular public transport service is required in Cratloe. 	<p>A settlement statement and land-use plan will be prepared for Cratloe as part of the draft Development Plan and the issues outlined in the submission with regard to built heritage, traffic safety, transport, Cratloe Woods and the village centre are noted and will be considered in this regard.</p> <p>The draft Development Plan will include objectives that support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.</p> <p>The importance of existing woodlands is acknowledged and it is intended that</p>

<ul style="list-style-type: none"> • Cratloe woods – appropriate maintenance is required to ensure its legacy continues into the future. • Cratloe lacks a centre. This needs to be looked at and planned so that people can feel they are part of a community and not just on a commuter belt. 	<p>the draft Development Plan will include objectives with regard to the preservation, conservation and future management/use of woodlands and the content of the submission received will be considered in this regard.</p> <p>Public realm enhancement initiatives make an essential contribution to the viability and vitality of rural towns and villages and their communities. It is proposed that the draft Development Plan will include objectives which will support the Council in identifying and progressing appropriate public realm initiatives.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. In the preparation of the settlement statement and land-use plan for Cratloe to consider the built heritage, traffic safety, transport, Cratloe Wood’s and the village centre issues outlined in this regard. 2. Include objectives in the draft Development Plan that support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all. 	

<p>Submission No: 134 – Clare Badgers Inline Hockey Club</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive’s Opinion</p>
<ul style="list-style-type: none"> • Outlines the importance of sport in Ireland, the GAA and with the increasing diversity of the population, the increasing diversity in sporting interests also. • Outline the growth of inline hockey in Ireland and the reasons for same and the leagues that have been established to cater for this interest. Outlines the participation of the Club in these leagues. • There is a lack of facilities in Ireland with the only locations which meet the required regulations being in Longford and Portadown. This lack of facilities impacts on the development of both the Club and the sport. Currently the Club trains in Corofin GAA halls and Inagh’s Community Centre. • The Club has researched a building type that would facilitate in-line hockey and also a number of different sports and the details of this building have been received with the submission. Considers that the development of a facility in Clare would meet the needs of in-line hockey 	<p>Issues pertaining sports facilities and recreation and community amenities will be considered in the preparation of the draft Development Plan for all settlements across the County. Land use zoning and the development objectives set across the County must align with the requirements of the NPF and the RSES. The Council will engage with the Clare Sports Partnership, sporting organisations and community groups in the delivery of sports facilities in the County.</p>

<p>and also a wide variety of other sports and community requirements and would create an economic and tourism boost in the County.</p> <ul style="list-style-type: none"> • A plan for the development of such a facility in Clare is set out (i.e. meeting centre, special events lounge, retail units, sporting venue etc) and same would have capacity for 360 seated spectators. In conjunction with John O’Sullivan Park at Lee’s Road the multi-use complex “<i>would become the gold standard for amenity parks in both Ireland and abroad</i>”. An international example of the type of building proposed is included in the submission as well as floor plans etc. 	
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. To include policy support in the draft Development Plan for the development of sports facilities in the County and to engage with the Clare Sports Partnership, sporting organisations and community groups in this regard. 2. In the preparation of the settlement statement and land-use plan for Ennis as part of the draft Development Plan, to consider the content of the submission and the sports facility requirements for the Town and its environs. 	

Submission No: 135 – Scarriff Community College	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Scariff</p> <ul style="list-style-type: none"> • The school needs an astroturf pitch. There are no training facilities at the school in spite of ample space. Training for matches requires travel to Scariff GAA grounds. Would like to see a similar initiative to Clarisford Park in Killaloe in Scariff. • A traffic warden is required at the school during pick up and drop off times. • Additional parking is required in the village. Congestion issues and impacts on retail attractiveness/ease of use in the village are outlined. • Electric car charging points are required. • A skate park is required to give teenagers a dedicated outdoor space. • An indoor meeting venue in the village is required and the re-use of an existing building is suggested. • A way marked walkway by the river is suggested. 	<p>Settlement statements and land-use plans for Scariff, Bodyke, Tuamgraney, Ogonnelloe, Feakle, Mountshannon and Whitegate will be prepared as part of the draft Development Plan and the issues outlined will be considered.</p> <p>Issues pertaining sports facilities and recreation and community amenities will be considered in the preparation of the draft Development Plan for all settlements across the County. Land use zoning and the development objectives set across the County must align with the requirements of the NPF and the RSES. The Council will engage with the Clare Sports Partnership, sporting organisations and community groups in the delivery of sports facilities in the County.</p> <p>It is acknowledged that there is a need for electric car charging points in the</p>

<ul style="list-style-type: none"> • Increase in water based sports should be assessed and a swimming area should be provided. • A dedicated area for a country market would be of benefit. • A data hub with hot desk facilities is required to facilitate persons who work remotely. <p>Bodyke/Tuamgraney</p> <ul style="list-style-type: none"> • A safe walkway between the village and the GAA grounds would be of benefit. • A playground is required in the village. • Additional parking is required adjacent to the church. • Additional advertising signage is required for a local chocolate factory and café. <p>Ogonelloe</p> <ul style="list-style-type: none"> • Additional retail outlets are required. • Childcare facilities required similar to the community facility in Mountshannon suggested. • Additional affordable housing required. • Public access walking to the Lough Derg shoreline is suggested with small public swimming areas and water sports facilities. • Free overnight camping and motorhome parking in the Lough Derg area. • Increase planting of public native woodlands. • Improve public transport links. <p>Feakle</p> <ul style="list-style-type: none"> • A bus shelter to facilitate students waiting for the bus every morning is put forward. • Footpath improvements between the Church and Post Office are required. 	<p>County and it is proposed that the draft Development Plan will include objectives to support the provision of these.</p> <p>With regard to the greenways and recreational routes and amenities the issues outlined will be considered in the preparation of the draft Development Plan.</p> <p>The Council will prepare a new Retail Strategy for the County as part of the preparation of the draft Development Plan which will inform the objectives included to support retail development throughout the County.</p> <p>The draft Development Plan will include facilitating objectives for the roll out of the National Broadband Plan and also in relation to the Digi-Clare initiative. In addition the draft Plan will be guided by the Clare Digital Strategy 2023 (a 5 year strategy). In addition the Council has, through the Digi-Clare initiative, provided remote working hub and hot desk facilities that are broadband enabled at a number of locations across the County.</p> <p>The Housing Need Demand Assessment and Housing Strategy which is under preparation will consider all elements of housing demand and will inform the policy contents of the draft Development Plan</p> <p>The draft Development Plan will include development objectives with regard to tourism accommodation and forestry planting.</p> <p>It is proposed that the draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy.</p> <p>The importance of active land management to regenerate town and village centres and to address vacancy and dereliction is recognised and will be</p>
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- Further development of the playground.
- A cycle path on the Feakle to Scariff Road.
- Additional soft landscaping within the village.

Whitegate

- Improved way marking signage for the lake and Williamstown.
- Lighting on the back roads suggested.
- Dedicated walking routes.
- Renovation of buildings on Main Street.
- A playground for younger children.
- There are currently no litter bins and the inclusion of same is suggested.
- A handball alley development in the village to improve recreational provision.

Mountshannon

- Improvements of the existing hall are required.
- Council should support the re-opening of the Mountshannon Hotel.
- The benefits of the development of Holy Island are outlined and supports such as training etc by the Council would be required.
- Road safety issues on Whitegate to Mountshannon road – pedestrian facilities are required in this area.
- Supports for small businesses in the area are required.
- The potential inclusion of wind farms in the area should be investigated.
- Electric car charging points are required.
- A bank machine is suggested in either Mountshannon or Whitegate.
- Mobile and broadband facilities require significant improvements.
- Illegal dumping is an issue in the area. The use of CCTV is suggested.
- A shared sporting facility including a full sized 4G pitch would benefit the local community.
- A water sport activity centre at either the Williamstown or Mountshannon

considered in the preparation of the draft Development Plan.

The Councils Litter Management Plan sets out the Council's policy and actions on litter control and the draft Development Plan will support its implementation.

The Council propose to prepare a new Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.

<p>harbour is proposed.</p> <p>East Clare Area</p> <ul style="list-style-type: none"> • Increased promotion of tourist facilities in the area – wallet sized information cards proposed. • Increased supports for local economic activities reducing the requirement to travel to work. • Investment in outdoor activities for young people. 	
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. To prepare settlement statements and land-use plans for Scariff, Bodyke, Tuamgraney, Ogonnelloe, Feakle, Mountshannon & Whitegate as part of the draft Development Plan and to consider the issues outlined in this regard. 2. To include policy support in the draft Development Plan for the development of sports facilities in the County and to engage with the Clare Sports Partnership, sporting organisations and community groups in this regard. 3. Include objectives to facilitate the further roll out of additional electric vehicle charge points across the County. 4. To support the development of recreational routes at appropriate locations within the County in the draft Development Plan. 5. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy. 6. To include policy support in the draft Development Plan for the roll out of the National broadband Plan, the Digi-Clare initiative in the draft Development Plan. 7. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan. 8. To support the development of the tourist accommodation at appropriate locations within the County in the draft Development Plan. 9. The draft Development Plan to include objectives to support forestry. 10. Provide policy support for the Local Link Rural Transport Strategy and the delivery of an integrated transport and spatial planning approach in line with the RSES. 11. To include objectives in the draft Development Plan which promote sustainable and compact growth and in doing so address issues of vacancy and dereliction within existing settlements and rural areas. 12. Support the implementation of the Council’s Litter Management Plan in the draft Development Plan. 13. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines. 	
Submission No: 136 – Corofin Future Planning Association	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Welcomes the opportunity to contribute to the Plan. 	Effective community consultation is essential to ensure the appropriateness

- Outlines the role and aims of the Association. The aims of the Association include the enhancement of the social, economic, cultural and environmental development of the Ed's of Corofin, Kilnaboy, and Rath, to contribute to improved quality of life and community experience and to develop the area as a sustainable community that sustains population/services, maximizes tourism opportunities and attracts investment whilst protecting the environment.
- Outlines the nature of Corofin.
- Outlines the results of a 2019 survey in which issues pertaining to road safety (pedestrians/cyclists), physical decline and inefficient parking arrangements arose and also the need to develop the tourism potential of the area.

County Development Plan Priorities

- Address road safety in Corofin village and the measures proposed are outlined (i.e. including a Road Safety Feasibility Study, speed indicator lights etc),
- Address the physical decline of the village through the identification of the optimal streetscape for the village, reuse of existing buildings etc.
- Improve parking facilities near the Church, alter the road layout to include a loop from the Church to Friar Lane car park and the inclusion of coach parking at the grotto.
- Improve Corofin's tourism offering through actions such as the establishment of transport links with the Burren National Park and Cliffs of Moher, the advancement of the tourist potential of the workhouse, museum and genealogical centre, and the development of walking routes connecting the lakes in the environs of the village.

and effectiveness of the draft Development Plan and this consultation is enshrined in the national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.

County Development Plan Priorities

A settlement statement and land-use plan for Corofin will be prepared as part of the draft Development Plan and the issues outlined with regard road safety, parking, transport, tourism, streetscape and the public realm will be considered in this regard.

Chief Executive's Recommendation

1. To consider the issues outlined with regard road safety, parking, transport, tourism, streetscape and the public realm in the preparation of the settlement statement and land-use plan for Corofin.

Submission No: 137 – Irish Farmers Association

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Introduction</p> <ul style="list-style-type: none"> • Outlines the importance of the agricultural sector in County Clare (6,500 farm holdings, 218,000 hectares, 3,423 persons in direct employment, 13% of total employment in the County). Also the indirect employment derived from agriculture is outlined. • Outlines the challenges that Brexit poses on the agricultural sector. And the importance of cattle and sheep to the national economy. <p>Agricultural Development Contribution Charges</p> <ul style="list-style-type: none"> • Outlines the continued re-investment required by farmers in their farm buildings and machinery and the relatively low income levels in the sector. States that any increase in charges would prevent farmers from undertaking necessary investments. • State that charges should be reduced and outline the types of structures that should be exempt from contributions. • Renewable energy developments up to 1MW should be exempt from contributions. <p>Residential Development Contribution Charges</p> <ul style="list-style-type: none"> • State that rural dwellings should be exempt from contributions. • <i>“Where there is an established road/laneway/entrance off the national primary/secondary or regional road that planning permission should be granted to the farmer seeking to build” and “New developments from existing access to national roads or additional access points to roads with speed limits of greater than 60km/h apply, should allow categories of development which include individual houses in rural areas, irrespective of the circumstances of the applicant once all safety issues and</i> 	<p>Development Contribution Charges</p> <p>The review of the Clare Development Contribution Scheme 2017-2023 is a separate statutory process to the preparation of the Development Plan.</p>

<p><i>considerations are adequately addressed”.</i></p> <ul style="list-style-type: none"> • A greater flexibility is required to allow rural landowners develop their lands and the importance of such an approach is outlined. <p>Renewable/Solar Energy</p> <ul style="list-style-type: none"> • Supports national targets with regard to increased generation of energy from renewable technologies, the potential incomes for farmer’s derived from same and the decarbonisation of agriculture. • Streamlining of the planning process recommended and increased support for micro-generation required. <p>Rural Littering</p> <ul style="list-style-type: none"> • Stronger penalties for rural littering and improved enforcement required. Landowners affected by third party dumping should not be prosecuted. • Communal skips should be provided in rural settlements to limit illegal dumping. • Improved education required in the area. <p>Dog Attacks on Sheep Flocks</p> <ul style="list-style-type: none"> • Increased responsibility by dog owners required and an awareness campaign on the issue is required. • Farmers to be protected by both the Council and An Garda Síochána in the event that there is an attack on their flock. 	<p>Renewable/Solar Energy</p> <p>The Council will prepare new Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.</p> <p>The Council will prepare a new Renewable Energy Strategy as part of the Clare County Development Plan 2022-2028 which will take account of the progress in renewable energy technologies and which will inform the renewable energy policies of the draft Development Plan.</p> <p>Rural Littering</p> <p>The Councils Litter Management Plan sets out the Council's policy and actions on litter control and the draft Development Plan will support its implementation.</p> <p>Dog Attacks on Sheep Flocks</p> <p>This issue is outside the scope of the Development Plan.</p>
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Road Developments, Tunnels and Underpasses

- Outlines the issues for farmers with regard to new road developments. The Council should encourage tunnels and underpasses.
- Outlines the investment required in the maintenance of road networks in rural areas and the importance of same to rural communities.

Rural Villages

- The decline of rural villages must be addressed. The issues associated with dereliction and vacancy are outlined. *“The development of rural innovation hubs to support entrepreneurs, provision of high-quality ICT infrastructure, enhanced town and village renewal supports (either through direct supports or assistance to community bodies) to leverage financial support from national or European funding sources can all assist to enrich the economic, social and cultural vitality of rural Ireland”* and this needs to be adequately resourced.
- Retention of local services such a GP need to be assisted in every way possible.
- Improvements to public transport in rural areas in terms of frequency and reach are required. Access to islands is also raised as an issue.

Tourism & Recreational Routes

- The economic impacts of Covid 19 on rural areas are outlined in the context of the loss of tourism revenue. On-farm tourism should be supported by the Council as a diversification of farm income.
- The Council should support the development of blueway, peatway and greenway recreational routes to assist in the development of rural economies and rural tourism. Also states that that all such projects should only be implemented after extensive consultation throughout the

Road Developments, Tunnels and Underpasses

The Council has dedicated teams in each of the Municipal District for the maintenance of roads. Specific objectives may be included in the draft Development Plan relating to infrastructure. The benefits arising from underpasses etc for farmers and traffic safety are noted.

Rural Villages

It is envisaged that the draft Development Plan will include policy support for the roll out of the National Broadband Plan. In addition the Council, through the Digi-Clare initiative, has provided remote working hub and hot desk facilities that are broadband enabled at a number of locations across the County.

It is proposed that the draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy.

Tourism & Recreational Routes

The diversification of on-farm activities and the inclusion of farm based tourist accommodation will be considered in the preparation of the draft Development Plan.

With regard to greenways, blueways and peatways, tourist infrastructure and recreational routes and amenities, developments which improve such provision are to be encouraged where appropriate and it is envisaged that all proposals in this regard will be considered in the preparation of the draft

<p>process, with land owners and adjoining land owners and not by Compulsory Purchase Order and should be informed by an Agronomic Impact Assessment Report</p> <ul style="list-style-type: none"> • <i>“Recommends the provision and funding for a sole contact point/team such as a Rural Resource Development Team to help prospective customers in the support of rural business and community developments”.</i> <p>Water, Flooding & Wastewater Services</p> <ul style="list-style-type: none"> • Requests that the Council <i>“acknowledge that every farmer in the County has a right to bore a well on his/her lands and source water for their family, holding and livestock”</i> and where the Council <i>“maintain a bore hole or abstraction source for public use, any restrictions on a landowner in that area needs to be dealt with and proper compensation for income and capital loss needs to be addressed”.</i> • Agricultural waste - Where the Council <i>“specifies changes to the default distances outlined in PART 4 of the EUROPEAN UNION (GOOD AGRICULTURAL PRACTICE FOR PROTECTION OF WATERS) REGULATIONS 2017, any restrictions & limitations on a land owner in that area needs to be dealt with, and proper compensation for income and capital loss needs to be addressed”.</i> • <i>“While we welcome the commitment by the Government to establish a single Agency for Flood Management, a maintenance drainage programme needs to be introduced immediately”.</i> The issues associated with flooding for farmers are outlined. • The Plan should address the areas of the County where storm and flood damage has occurred along the coast and within river catchments and the reasons for same are outlined (including requirements for flood alleviation/defence works). • The full implementation of the National Catchment Flood Risk 	<p>Development Plan.</p> <p>The issue outlined with regard to farm and rural business supports is noted and will be considered in the preparation of the draft Development Plan. The work of agencies such as the Local Enterprise Office is also noted with regard to supports for businesses in Clare.</p> <p>Water, Flooding & Wastewater Services</p> <p>The planning provisions for boring of wells for domestic purposes and group water schemes is set out in the Planning and Development Regulations 2001 (as amended).</p> <p>It is envisaged that the draft Development Plan will include objectives requiring that the disposal of agricultural waste is carried out in a safe, efficient and sustainable manner having regard to the environment, health and safety of individuals, and in compliance with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2009 (as amended), S.I. No.101 of 2009, the Litter Pollution Act 1997 and the European Communities (Water Policy) Regulations 2014 (SI No. 350 of 2014).</p> <p>A Strategic Flood Risk Assessment (SFRA) will be undertaken in the preparation of the draft Development Plan. This will be undertaken using the latest scientific advice in the SFRA.</p>
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<p>Assessment and Management (CFRAM) programme proposals must be prioritised and plans finalised. Outline issues with the current Minor Works scheme.</p> <ul style="list-style-type: none"> • Analysis and risk assessments for all existing flood defences and alleviation measures are required. • Outlines issues with regard to the “over-reliance” on green infrastructure over grey infrastructure to address flooding issues. <p>Land Use Zoning</p> <ul style="list-style-type: none"> • Requests that existing land use zonings are not altered without direct engagement with the relevant landowners. <p>Forestry, Bio-economy & Bio-based Products</p> <ul style="list-style-type: none"> • Clare has the 3rd highest percentage (17.2%) of forest cover in Ireland and the economic, environmental and social gains for the County are outlined. • Outline the potential of farming to provide biomass fuel sources through crop planting and organic wastes. • Outline the tourism and recreational benefits from forestry where access to same is available. • Proposes <i>“that a feasibility study be undertaken on the future of privately owned forestry within the Country and region to see what needs to be developed to facilitate this industry i.e. deep sea port (Kilrush/Moneypoint) for the export of timber and the potential redevelopment/redeployment of the old chipboard factory in Scariff”</i>. <p>Public Profile of Farming in Clare</p> <ul style="list-style-type: none"> • Clare Farmers are ranked in the top 10 highest participation rate in the 	<p>Land Use Zoning</p> <p>The Core Strategy of the draft Plan will identify the distribution of the proposed growth throughout the County. The Core Strategy and the settlement statements and land-use plans in the County which have regard to the NPF and the RSES.</p> <p>Forestry, Bio-economy & Bio-based Products</p> <p>The RSES includes objectives to support forestry in the County/Region (e.g. support for value added products associated with timber from forestry in the County) and the draft Development Plan will have regard to same in the preparation process. .</p> <p>Public Profile of Farming in Clare</p> <p>Noted. This will be considered in the preparation of the draft Development</p>
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<p>Department of Agriculture flagship Agri-environmental program, Green, Low- Carbon, Agri-Environment Scheme (GLAS) where c.60% of all holdings in the County are active participants.</p> <ul style="list-style-type: none"> • The Council needs to increase the role it plays in communicating messages to the general public on the value of modern agriculture and farming, the benefits of the rural environment, animal welfare, benefits of shopping local and sourcing local foods and the benefits of nutritious Irish food. • Better communication of access rights to the countryside for the general public is required. 	<p>Plan.</p>
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines. 2. Prepare a new Renewable Energy Strategy 3. To include policy support in the draft Development Plan for the roll out of the National broadband Plan, and the Digi-Clare initiative in the draft Development Plan. 4. Provide policy support for the Local Link Rural Transport Strategy and the delivery of an integrated transport and spatial planning approach in line with the RSES. 5. To include objectives in the draft Development Plan to support the development of the agricultural sector in the County including farm diversification. 6. To support the development of the recreational amenities and routes at appropriate locations within the County in the draft Development Plan. 7. Support the implementation of the Council's Litter Management Plan in the draft Development Plan. 8. The draft Development Plan be informed by a Strategic Flood Risk Assessment. 9. Prepare settlement statements and land-use plans for the towns, villages and clusters in the County having regard to the NPF, the RSES, the Core Strategy and the Settlement Hierarchy. 10. The draft Development Plan to include objectives to support the forestry industry and the bio-economy.
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Submission No: 138 – Yvonne Conway

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Wind Energy</p> <ul style="list-style-type: none"> • Expresses concerns on the extent of wind farm development in West Clare and the impacts on the local communities arising from same. • Any further wind energy developments should be required to engage in 	<p>Wind Energy</p> <p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind</p>

<p>extensive local consultation for a minimum of 2 years prior to the submission of the application.</p> <ul style="list-style-type: none"> • The visual impact assessment for wind turbines needs to be consistent with other forms of development. • Separation distances between dwellings and turbines should be increased to 2km. • Quality of life issues to be given appropriate weighting in the assessment of developments. • Compliance with National and EU directives required and the potential for landslides to be adequately addressed. • Examination of alternative renewable technologies should be examined as should ways to reduce our energy demands. 	<p>energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
<p>Chief Executive's Recommendation</p>	
<p>1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.</p>	

<p>Submission No: 139 – Andrew Dundas, PJ Donnellan, Christy Spaight, Kieran Ahern, Ciaran O’Connell, John O’Connell</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> • State that they are a community of farmers in the Ballycannan, Ballycar, Cappateemore and Glennacross townlands north of Meelick. • Are advocates of renewable energy and wish to diversify their farming enterprises into the renewable energy sector and have recently commenced environmental feasibility studies in this regard. • Support the Council’s targets of 70% renewable energy generation on the national grid by 2030 and net zero carbon from the grid in 2050. • Also support that the issues of Climate Change, Renewable Energy and the Environment are key issues to be addressed in the Development Plan. • Consider that local communities should benefit from living near renewable energy developments and outline their proposals in this regard. • Consider that farm diversification into wind and solar energy should be a key feature of the Development Plan. • The Council should promote and continue with the current wind energy strategy in the new Plan. 	<p>The contents of the submission are noted and will be considered in the preparation of the Draft Plan.</p> <p>The diversification of on-farm activities and the inclusion of farm based renewable energy projects will be considered in the preparation of the draft Development Plan.</p> <p>The Council are preparing a new Renewable Energy Strategy which will inform the objectives of the draft Development Plan. The Council also proposes to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<ul style="list-style-type: none"> • Outlines the advancements in wind energy technologies since the strategy was developed and states that these newer technologies should be supported. • Solar power should be promoted in the Development Plan, as should the co-location of wind and solar developments to allow efficient use of the grid infrastructure. • The benefits of energy storage technology are outlined and it is stated that the Council should support such installations to facilitate the increased roll out of renewable energy developments. • Having regard to the costs and expertise associated with renewable energy developments the Council should support partnerships between local communities and experienced companies in the development of such proposals. • The draft Plan should support the expansion of the existing national energy grid. • Outlines the benefits (e.g. reduce energy loss) of locating renewable energy development in close proximity to centres of demand (i.e. Limerick) and support the designation of the Sliabh Bernagh Uplands as a “Strategic” Area for wind energy developments. 	<p>Co-location of wind and solar developments maximise efficiency of the grid infrastructure and will be investigated further in the preparation of the draft Development Plan.</p> <p>Energy storage technology will be investigated further in the preparation of the Renewable Energy Strategy and the draft Development Plan.</p> <p>Noted, and will be considered in the preparation of the draft Development Plan.</p> <p>Clare County Council will continue to work closely with EirGrid to facilitate the on-going development of the National Grid infrastructure in line with national, regional and local requirements.</p> <p>Noted, see earlier response in relation to the preparation of a Wind Energy Strategy.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to publication of the Wind Energy Guidelines. 2. Prepare a Renewable Energy Strategy 3. Liaise with the Regional Assembly and the adjoining relevant Local Authorities in the preparation of the Draft Development Plan. 4. Climate change shall be considered in the preparation of the Draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives. 	

Submission No: 140 – Shannon Group

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>The submission sets out the background to Shannon Group being a semi-state company comprised of , Shannon Commercial Properties, Shannon Airport Authority, Shannon Heritage and The International Aviation Services Centre (IASC)</p> <p>Planning Policy Context</p> <ul style="list-style-type: none"> • Outlines the policy objectives of the NPF, investment projects of the NDP, the strategic outcomes of the RSES and the guiding principles of the Limerick- Shannon Metropolitan Area Plan in so far as they relate to Shannon. <p>Vision for County Clare</p> <ul style="list-style-type: none"> • Shannon Group are generally supportive of the current vision for the County but it needs to be updated in the forthcoming plan in recognition of the role of the Limerick Shannon Metropolitan Area Strategic Plan (MASP) in the national and regional policy context. • The vision for the new plan needs to be ambitious and should be underpinned by the role of Shannon Airport as an international gateway and position Shannon as a hub of education and innovation for the developing and emerging sectors located there including aviation, CAV and MedTech. <p>Population and Housing</p> <ul style="list-style-type: none"> • While Shannon has grown from strength to strength economically over the years, the population has remained stagnant and residential development within the town has been very limited. The population of Shannon (9,729) is well below previous targets, and has been consistently underperforming in population growth and therefore not fulfilling its role as a strategic 	<p>The contents of the submission are noted and will be given consideration in the preparation of the draft Development Plan 2022-2028.</p> <p>Planning Policy Context</p> <p>Noted.</p> <p>Vision for County Clare</p> <p>The draft Development Plan will be in accordance with NPF and the RSES. Shannon occupies a strategic position as a gateway to the West of Ireland. It is a centre of international business and has strong synergies with Limerick City. The International Airport and the industrial park, are critical not only to the Mid-West but to the country. Shannon is central to delivering the ambition for the Limerick-Shannon Metropolitan Area’s economic, social diversity and tourism development. The vision for the County will reflect the ambitions for the County as set out in the objectives of the RSES.</p> <p>Population and Housing</p> <p>The Council recognise the importance of the regeneration of the Metropolitan Town of Shannon in terms of residential and commercial growth and the policies and objectives of the draft Development Plan will reflect this need and will support its sustainable compact growth.</p>

gateway location.

- The stagnating residential population figure is in stark contrast to the daytime working population in Shannon of approx 18,000.
- The real challenge is to reinvent the image of Shannon and transform it into a vibrant and dynamic place to live and work.

- Having regard to the acute issues surrounding population and housing, Shannon Group make the following submissions:
 - A significant proportion of the county's future population growth will need to be allocated to the MASP area.
 - The national targets for population growth in Shannon are ambitious in the context of the current town housing market and the population growth to date. This is a significant challenge that needs to be addressed in the emerging development plan Core Strategy. The plan must be consistent with and fundamentally linked to national and regional planning strategies, guidelines and policies including national and regional population targets.
 - Shannon Group fully support the population target for Shannon town set out in national and regional planning policies and submit that the additional 30% should be an absolute minimum requirement in the emerging Core Strategy to address the years of housing undersupply and to help achieve critical mass to fulfil Shannon's role as a strategic gateway.
 - The Local Authority must undertake a leadership role to progress and secure the population targets for Shannon. The Local Authority must ensure that sufficient land is zoned to cater for the projected population increase and a suitable policy response must be implemented to address infrastructural deficits and market reasons where existing zoned sites are not coming forward for residential development.
 - The availability of high-quality affordable accommodation to suit all

The forthcoming Shannon Town Masterplan will provide the necessary blue print for driving economic growth through transformational projects for key town centre sites. The consolidation and regeneration of these brownfield and infill sites will require identifying and putting the necessary land management mechanisms in place. The draft Development Plan will provide policy support for the implementation of the Masterplan.

Noted.

The Shannon Town Masterplan, currently being prepared will guide and stimulate the development of Shannon Town centre into the future and will influence and deliver on real change for Shannon Town in order to make Shannon a more attractive destination in which to live, work and do business. The master plan will look at growth potential, use of derelict and vacant sites within the Town Centre, development potential of key sites at the Gateway Entrance Points from the road network and will seek to create a vibrant place for people to meet, recreate and connect with their area. It is intended that the Masterplan will enable the delivery of a high-quality town environment through sustainable economic growth. It will unlock the development potential of Shannon Town Centre and guide its built and economic environment.

The RSES sets out the population allocation for the MASP area and this will be reflected in the Core Strategy of the draft Development Plan.

It will be an objective of the draft Development Plan to ensure investment and delivery of holistic physical, social and environmental infrastructure packages to meet growth targets that prioritises the delivery of compact growth and sustainable mobility in accordance with NPF and RSES objectives.

The Housing Strategy and Housing Need Demand Assessment (HNDA) which are in preparation will consider all elements of housing demand and details of

<p>types of households is critical to attracting and retaining a diverse workforce. This is especially relevant when competing in an international market for the specialised skills that are required for the emerging innovative jobs at Shannon Free Zone. The emerging plan needs to facilitate a greater alignment between where people work and live.</p> <ul style="list-style-type: none"> ○ Residential development in Shannon has not kept pace with economic development and there has been a significant lack of investment and development in the town centre. This has resulted in a large proportion of employees of Shannon settling elsewhere and commuting to the town for work only. ○ The emerging development plan must address the critical shortage of high-quality housing in the town centre and infrastructure will continue to decline, and economic development will be hindered. A critical mass of population is required to sustain and improve the infrastructure, services and facilities that will allow Shannon to grow in a sustainable manner. ○ In accordance with the NPF, it is submitted that residential development should be prioritised on sites within the town that are or can be readily serviced and can access employment areas on foot or using public transport. These types of sites would also be suitable for increased residential densities to meet national requirements. ○ It is recognised that effective placemaking is instrumental in the development of sustainable communities and the role that placemaking can perform in driving population growth in Shannon is discussed further within this submission. 	<p>the various housing market areas. This will inform the policy formulation of the draft Development Plan</p> <p>Noted.</p> <p>Noted. The draft Development Plan will be informed by the Housing Strategy and the Housing Need Demand Assessment (HNDA) in this regard.</p> <p>A key pillar of the NPF and the RSES is the consolidation of existing settlements to achieve compact growth, through brownfield and infill site development in existing centres and the requirement for the sequential centre out approach to development. The draft Development Plan will include objectives which promote sustainable and compact growth and in doing so assist in addressing issues of vacancy and dereliction within existing settlements.</p> <p>In line with the outcomes of the Shannon Town Masterplan it will be an objective of the draft Development Plan to support Shannon Town as an attractive residential centre and place to do business.</p>
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Economic, Enterprise and Tourism Development	Economic, Enterprise and Tourism Development
<ul style="list-style-type: none"> • The existing Shannon Airport and adjacent lands are currently zoned as ‘Airport’. It is requested that the forthcoming development plan supports in principle the potential future development of a cargo hub at Shannon Airport. • The need for flexibility is particularly relevant to business and technology parks in the County, some of which have very restrictive existing zonings. For example, policy objective OP15 for the Clare Technology park. • The Future Mobility Campus Ireland is a catalyst attracting new innovations including start-ups and SME’s in the region, opening new opportunities for growth in addition to spill over economic impacts. • A planned Unmanned Ariel Vehicle (UAV) test bed expansion in Shannon will also provide a dedicated space for research, development and innovation. • The Local Authority must ensure that lands that are zoned for employment have the necessary enabling infrastructure in place to service future economic development including roads infrastructure, electricity and water services. For example, services need to be extended to enable the development of land to the North West of Shannon Town. • Shannon Group have the following observations and submissions on economic and enterprise development policy within the draft development plan: <ul style="list-style-type: none"> ○ The emerging plan must maintain support for the sustainable development and expansion of Shannon Free Zone as a strategic employment location. 	<p>Noted, this will be considered in the preparation of the draft Development Plan.</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p> <p>Noted, the Council will work with infrastructure providers to ensure necessary infrastructure is in place or planned for zoned lands.</p> <p>The draft Development Plan will support the sustainable development and expansion of Shannon Free Zone as a strategic employment location.</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p>

<ul style="list-style-type: none"> ○ In accordance with RSES, the development plan should allow for flexibility to accommodate future growth opportunities that emerge during the lifetime of the plan. For example, a more progressive adaptable approach to land use zoning that allows for flexibility in the types of uses that can be accommodated within industrial and enterprise zones to facilitate employment opportunities that do not exist yet. ● The projected increase in population will require that sufficient zoned lands in appropriate sustainable accessible locations are available to support the economic growth associated with this population increase. It is submitted that the forthcoming Development Plan should ensure that there is an excellent supply of zoned and serviced or serviceable employment land available in Shannon for the period of the development plan and beyond having regard to the timeframes of the RSES and NPF. ● Having regard to the NPF and RSES policies and objectives, it is submitted that the focus should be on maintaining existing zonings that facilitate and support enterprise and employment development and consolidating and expanding these zonings where necessary. ● While this submission focuses on strategic issues, the Local Authority should consider the rezoning of undeveloped sites that are contiguous to existing employment zones for the expansion of employment uses. This might include sites within Shannon Town. ● The Development Plan should include planning policy objectives that support the role of Shannon in transforming mobility globally and the development of mobility as a service with specific support for the development and expansion of the Future Mobility Campus. 	<p>The Core Strategy will reflect the population targets of the RSES. The Shannon Town & Environs Local Area Plan 2012-2018 (as amended and as extended until September 2022) sets out the land use plan for the proper planning and sustainable development of the settlement of Shannon and its environs. The preparation of the Local Area Plan is a separate process to the preparation of the County Development Plan and will commence on completion of the CDP process. The Local Area Plan will consider the zoning in Shannon Town and Environs in accordance with the Core Strategy set out in the CDP 2022-2028.</p> <p>As above.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan and the subsequent Shannon Local Area Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p>
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- Having regard to the range of industries that are required to provide expertise in the research and development of emerging sectors in Shannon – the aviation, MedTech and autonomous connected electric shared vehicles (ACES) and connected and autonomous vehicles (CAV) sectors, the development plan should include a strategic objective for the designation of Shannon as an innovation and education hub in conjunction with the Universities, Institutes of Technologies and educational providers that are an instrumental asset in supporting our innovation potential.

- Economic development and the attraction of talent is bolstered by other factors raised within this submission including accessibility and connectivity (road network and public transport), access to affordable high-quality accommodation and a good quality of living (investment in Shannon Town). These are key issues that need to be addressed in Shannon to support its economic role.

Tourism Development

- Shannon Heritage has significant plans for the enhancement and expansion of Bunratty castle and Folk Park. This €40m investment will extend the season of the park.
- Shannon Heritage very much welcomes the plans to develop a greenway from Shannon to Bunratty and onwards to Sixmilebridge. Shannon Heritage will support this by offering bicycle repair hubs in the public car park.

Current Tourism Policy Context

In response to the above Issues Paper question, Shannon Group have the following observations and submissions on tourism development policy within the emerging development plan:

Noted. This will be considered in the preparation of the draft Development Plan.

Noted, Shannon is central to delivering the ambition for the Limerick-Shannon Metropolitan Area and the draft Development Plan will look at all aspects of the development of Shannon and will also be informed by the Shannon Town Masterplan which will guide and stimulate the development of Shannon Town centre into the future and will influence and deliver on real change for Shannon Town in order to make Shannon a more attractive destination in which to live, work and do business.

Tourism Development

The draft Development Plan will include objectives to support the appropriate expansion of Bunratty Castle and Folk Park and determine what complementary objective is needed to be put in place for the wider settlement of Bunratty arising from such a large scale expansion. The continuation of the Shannon Looped walkway is being explored and will be investigated further in the preparation of the draft Development Plan.

Current Tourism Policy Context

<ul style="list-style-type: none"> • While the vision of the current development plan states the role of tourism in County Clare, we submit that the emerging plan should include the protection and development of the tourism sector as a strategic aim of the Core Strategy. • The plan should acknowledge the role of the tourism sector as a key economic driver in the County which supports jobs creation and sustains communities and is therefore essential to economic recovery. • The plan should include specific objectives that support the development of new tourist facilities, infrastructure, and experiences in County Clare with an overarching aim of diversifying the tourism offer of the County and extending the holiday season. • The county development plan tourism policy must be focused on developing and supporting sustainable tourism in accordance with Fáilte Ireland’s objective to develop a sustainable tourism sector that protects, enhances and promotes both our natural and built heritage for the common benefit of visitor, industry, community and the environment. • There is a need to foster connections and linkages between existing and proposed tourism areas and assets to build on the establishment of tourism experiences where visitors are offered a complete experience that ultimately encourages longer stays. • There is a fundamental link between tourism and many other sectors which needs to be acknowledged in the draft plan, which should result in an increase in the level of policy cross-compliance and consideration of potential benefits and impacts on tourism in the development of policy. • The tourism sector is particularly dependent on a high-quality road network and good quality public transport. The emerging plan must 	<p>Noted. This will be considered in the preparation of the draft Development Plan which will consider both the vision for the County and the Core Strategy.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan</p> <p>Noted. This will be considered in the preparation of the draft Development Plan</p> <p>Sustainable tourism makes optimum use of environmental resources, respects the socio-cultural authenticity of the host community and ensures viable, long-term economic operations. This will be at the heart of the objectives on Tourism in the draft Development Plan.</p> <p>The “visitor experience” will be fostered and encouraged in the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>The Council fully support the upgrade of this section of the N19, which just completed a Public Consultation Phase. Objectives will be included in the</p>
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<p>prioritise the upgrade of the last section of the N19 before Shannon Airport (discussed further in Section 9). This is the first impression for many international visitors entering the country and a high-quality entrance with clear directional signage is essential. This is also the opportunity to encourage more visitors to stop at Shannon Town.</p> <ul style="list-style-type: none"> • A priority should also be to provide targeted improvements to public transport options for visitors to Shannon. The current bus network is not sufficiently frequent. This is discussed further in Section 9. • Enhanced walking and cycling infrastructure are also important to utilise resources and improve accessibility. The plan should include policies that continue the support for the development of greenways, blueways, walkways and cycle ways across the county to encourage sustainable active tourism. The development of the West Clare Rail Greenway should be prioritised within the plan. • The plan should include specific objectives to facilitate and support the redevelopment and expansion of Bunratty Castle and Folk Park as a strategic tourism location. The upgrade and improvement of the L3126 is critical to support the projected increase in visitor numbers to Bunratty Castle and Folk Park and should be identified as a strategic roads upgrade within the development plan. • Shannon Group support the development of tourism within Shannon Town and specifically the creation of better connections to Shannon Estuary. Tourism within the town could be effectively linked to other tourist destinations in the county such as Bunratty. The Local Authority should consider the Fáilte Ireland 'Development Guidelines for Tourism Destination Towns' when devising policies to develop tourism within the town. • The development of tourism in Shannon Town will require investment in 	<p>draft Development Plan in this regard.</p> <p>The draft Development Plan will support high frequency connectivity with Shannon International Airport in line with the draft LSMATS.</p> <p>The integration on transport and land use planning will be a key component of the draft Development Plan, as it links all aspects of the development plan from place making and public realm to regeneration. The draft LSMATS will set the overall policy approach for the Limerick – Shannon Metropolitan Area. Compact growth, development of a 10 minute town concept and modal shift will all be key determinants in the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>As previously discussed the Shannon Town Masterplan seeks to guide and</p>
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public services including enhanced connectivity and revitalisation through placemaking etc in support of the tourism product.

Towns and Villages

Shannon Group make the following submissions relevant to the development of Shannon Town:

- A placemaking strategy for Shannon must form part of the emerging plan. Placemaking strategies are important to ensure that towns position themselves as attractive and liveable places for investment, the attraction and retention of skilled talent and as places that offer a high quality of living. The Shannon Town Masterplan must be integrated as part of the emerging development plan and not just a standalone document.
- The Local Authority should prioritise completion of improvements to the pedestrian environment as set out in the Shannon Town and Environs LAP and deliver public realm improvements that facilitate a greater level of safe and convenient walking trips. The development plan should improve the sense of place and way finding of the key circulation routes identified in the LAP. The R471 and R472 routes must be prioritised to provide pedestrian and cyclist connections to Shannon Free Zone.
- The Council should undertake a review of car parking within the town centre and remove spaces where possible. It is suggested that car parking spaces could be repurposed for public benefit e.g. parklets and plazas.
- As the expansion of the town centre to the north of An Bothar Mór is likely to occur in the medium to long term of the plan period, the Local

stimulate the development of Shannon Town centre into the future and will influence and deliver on real change for Shannon Town in order to make Shannon a more attractive destination. The masterplan will inform the development of the draft Development Plan and the preparation of the Shannon Town and Environs Local Area Plan which will commence following the making of the Clare County Development Plan 2022-2028.

Towns and Villages

Note previous comment above.

The integration of transport and land use planning will be a key component of the draft Development Plan, as it links all aspects of the development plan from place making, public realm and regeneration to climate change. Increased public transport with enhanced walking and cycling facilities as set out in the draft LSMATS, will all be promoted and facilitated by the Council in the preparation of the draft Development Plan.

Noted. This will be considered in the preparation of the draft Development Plan.

Noted, the Shannon Town Masterplan will help inform the preparation of the draft Development Plan in this regard.

Authority should investigate what measures could be implemented in the short term to improve the existing town centre.

- COVID-19 has highlighted and increased the need and demand for good quality walking, cycling, and running routes. The Council must take a lead in the delivery of this infrastructure. The Plan Review should include policy supports that align with the RSES 10 Minute Towns concept which seeks to create connected communities whereby a range of community facilities and services are accessible in short walking and cycle timeframes from homes or are accessible by high quality public transport. The Local Authority should use relevant findings of the 10 Minute Towns Accessibility and Framework Report to inform policies for the development of Shannon Town.
- Policies relating to the design of the public realm in the emerging development plan including pedestrianisation and priority measures could be explored.
- The placemaking initiatives to be implemented should be intrinsically linked to how Shannon ‘brands’ itself in order to strengthen the towns identity.

Transport and Infrastructure **Shannon Airport**

- The enhancement of connectivity to Shannon Airport such that it can continue to drive economic growth in the Region and Midlands is a priority for the Limerick Shannon MASP and this should be reflected in the emerging Development Plan. The upgrade of the N19, the development of a high-quality public transport network that serves the airport and

The RSES sets out the concept of a 10-minute Town, in terms of sustainable compact settlements whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes or are accessible by high quality public transport services. The draft Development Plan will have regard to this concept.

The Council is committed to delivering high quality public realm projects and will include objectives to support same in the draft Development Plan.

The Council will continue to implement the Design Manual for Urban Roads and Streets (2019) as a tool in the delivery of new developments and enhancing public realm.

Noted.

Transport and Infrastructure

Shannon International Airport and the Shannon Free Zone Industrial Park are critical not only to the Mid-West but to the country. Shannon is central to delivering the ambition for the Limerick Shannon Metropolitan Area’s economic, social diversity and tourism development. The importance of connectivity to Shannon International Airport will be highlighted in the draft

<p>improved regional connections as discussed below are fundamental to enhancing the airports level of connectivity.</p> <ul style="list-style-type: none"> • Current planning policies support the future provision of a rail link from the Ennis-Limerick line to Shannon Airport. It is noted that the draft LSMATS does not support the provision of an improved sub-urban and metropolitan area rail network, within the lifetime of the Strategy. The lack of Transit Oriented Development (TOD) around the proposed train stations, coupled with a lack of competitive journey times against bus-based proposals resulted in low patronage levels. • It is recommended that over the lifetime of the Strategy, the land use distribution be re-examined to achieve the necessary critical mass in the context of rail-based TOD. Plans to progress the development of a rail link to the airport have been put on hold for now. We request that the development plan should include an objective to explore the feasibility of this rail link in the future and in the short term a direct shuttle connection between Shannon Airport and Sixmilebridge train station that coincides with flight times must be prioritised. • In November 2020, as part of a COVID-19 associated aviation aid package, the Government recommended that a study should be undertaken to assess the potential for a rail link from Shannon Airport and Shannon town to the Dublin-Limerick rail link. We await the outcome of this study. <p>Public Transport within Shannon</p> <ul style="list-style-type: none"> • The current 343 route that serves Limerick, Shannon and Ennis is not frequent enough within Shannon with some bus stops in the town only being served three times daily Monday to Friday and Shannon Airport having an hourly frequency. This is not sufficient for a town with an international airport and world-renowned employment zone and is 	<p>Development Plan which will provide strong policy support for the delivery of an integrated transport and spatial planning approach in line with the draft LSMATS</p> <p>In November 2020 Government announced that a study will be undertaken to assess the potential for a rail link from Shannon International Airport and Shannon town to the Dublin Limerick rail line. The outcome of this is awaited. Notwithstanding the outcome of the above it is proposed that consideration be given to retaining/amending the existing reservation for the rail line will in the draft Development Plan.</p> <p>Note previous comment above.</p> <p>Noted.</p> <p>Public Transport within Shannon</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p>
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undoubtedly having a negative impact on Shannon Town Centre.

- We submit that Shannon should be served by its own high frequency bus service that also extends to Bunratty as a main tourist destination.

Regional Bus Transport

- Significant improvements to the regional bus service serving Shannon as envisaged in the draft Limerick Shannon Transport Strategy should be prioritised to provide an efficient, reliable, and frequent bus service within the region. The Shannon to Limerick city route and Shannon to Ennis routes need to be enhanced given the substantial level of daily commuting from these areas to Shannon. The existing Route 51 that provides a connection between Cork and Galway serving Shannon Airport is essential in supporting public transport use at Shannon Airport and this route should be supported and enhanced to maintain a frequent and high quality service for this route.
- Shannon Group would encourage the Local Authority to work with the NTA to formulate specific objectives which facilitate the introduction of direct bus services between Shannon and Galway that coincide with flight times at Shannon Airport, which would in effect add to the current service offering, creating an incentive to use public transport to and from the Airport.

Roads

Shannon Group submit that there should be specific policy objectives for the following road infrastructure priority projects:

- The upgrade of the N19 access road to Shannon Airport (from Drumgeely roundabout to Knockbeagh Point roundabout) must be prioritised to

Noted, this will be considered in the preparation of the draft Development Plan. The draft Development Plan will support high frequency connectivity with Shannon International Airport in line with the draft LSMATS.

Regional Bus Transport

The draft Development Plan will support high frequency connectivity with Shannon International Airport in line with the draft LSMATS.

Noted. The Council will continue to liaise with the NTA throughout the preparation of the draft Development Plan.

Roads

The Council fully support the upgrade of this section of the N19 which just completed a Public Consultation Phase. Objectives will be included in the

<p>improve the appearance and safety issues on this section of the N19 and to facilitate the strategic future development of Shannon Airport. It is noted that design work on this route is ongoing. The upgrade should be delivered as soon as possible once the design phase and statutory processes are complete.</p> <ul style="list-style-type: none"> • In accordance with the National Spatial Planning and National Roads Guidelines, Planning Authorities may identify stretches of national road within their administrative areas where a less restrictive approach to future access to the national road may be applied. It is requested that the emerging development plan should apply a less restrictive policy approach to future developments that would be accessed off the N19 between Shannon Free Zone and the Airport to facilitate planned developments by Shannon Group that would be of national and regional strategic importance. • The R71 needs to be upgraded with provision for access to Shannon Free Zone East from this strategic regional route in accordance with RSES objective RPO 168 and MASP objective 8 and in the interest of improving placemaking and facilitating sustainable economic development within the Free Zone. • The upgrade and improvement of the L3126 road in Bunratty needs to be delivered in the short term to cater for the projected growth in the tourism industry and to enable Shannon Heritage to progress with ambitious plans for expansion at Bunratty Castle and Folk Park. Shannon Group have highlighted serious road safety concerns at this location that needs to be addressed as a matter of urgency. • The upgrade of roads in the vicinity of Craggaunowen and Knappogue Castle is necessary to support visitors to these sites. The Ballyroughan road off the R469 leading to Craggaunowen is narrow and the lack of road markings results in potential safety issues, especially for visitors that are 	<p>draft Development Plan in this regard</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p>
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familiar with the area. Similarly the L3154 that connects the R470 and R469 (route to Knappogue Castle) is in need of improvements including resurfacing, road markings and improved signage. It is imperative that the upgrade of this poor road infrastructure that provides connectivity to key tourist sites is delivered in the short term to facilitate the projected growth in visitor numbers to these sites.

Walking and Cycling Infrastructure

- The designation of Smithstown Road as a primary cycle route as it serves Shannon Free Zone West.
- The inclusion of secondary cycle routes within both Shannon Free Zone East and West.
- The green route connecting Shannon to Limerick is welcomed however a cycle/ walking route connecting this route to Bunratty is necessary. This route could then extend from Bunratty onto Sixmilebridge.
- The promotion of a cycling culture amongst people will require supporting measures including sheltered on street bicycle parking that offers safety and security.
- The council should seek to implement a bicycle sharing scheme in Shannon. The bike sharing hubs should be installed at high demand areas at Shannon Airport, Shannon Free Zone and Shannon Town.

Shannon Estuary

The following recommendations should be considered:

- The designation of Smithstown Road as a primary cycle route as it serves Shannon Free Zone West.
- The inclusion of secondary cycle routes within both Shannon Free Zone East and West.
- The green route connecting Shannon to Limerick is welcomed however a

Walking and Cycling Infrastructure

The contents of the submission made under the heading “*Walking and Cycling Infrastructure*” are noted, and will be considered in the preparation of the draft Development Plan. Increased public transport, enhanced walking and cycling facilities as set out in the RSES, will all be promoted and facilitated in the draft Development Plan.

Shannon Estuary

The content of the submission made under the heading “Shannon Estuary” is noted, and will be considered in the preparation of the draft Development Plan.

cycle/ walking route connecting this route to Bunratty is necessary. This route could then extend from Bunratty onto Sixmilebridge.

- The promotion of a cycling culture amongst people will require supporting measures including sheltered on street bicycle parking that offers safety and security.

The Council should seek to implement a bicycle sharing scheme in Shannon. The bike sharing hubs should be installed at high demand areas at Shannon Airport, Shannon Free Zone and Shannon Town.

- The emerging development plan should maintain support for the sustainable development of the Shannon Estuary and explore further opportunities to leverage its transportation, economic and tourism potential.
- Our client believes that Shannon could be used as a location for accessing cruise liners. It is submitted that access to cruises from Shannon could significantly enhance the visitor experience and with the airport contribute to seamless travel.
- The development plan should consider facilitating and promoting such development within Shannon.

Transport Servicing and Infrastructure

- The Local Authority should consider including a planning policy objective that would support the development of a service area on the N19 close to Shannon Airport to support vehicles using the national road network.
- The plan should include strategic policy support for the development of Connected Autonomous Vehicles (CAV)/Mobility as a Service(MaaS) sector in the Shannon area including Unmanned Ariel Vehicle(UAV) R&D.
- The development plan will need to include an objective for the delivery of car charging infrastructure within Shannon Town to support the transition

The Council recognise the unique asset that that Shannon Estuary presents as a marketable tourist asset with a considerable range of attractions in terms of the scale and variety of offer. It recognises that the Estuary presents some challenges to the cruise industry including the degree of deviation from established routes. To this end Objective SIFP MTL1.3 seeks 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.

Clare County Council will support this vision through appropriate policy objectives in the draft development plan.

Transport Servicing and Infrastructure

Noted, this will be examined further in the preparation of the draft Development Plan.

The draft Development Plan will support the development of the Connected Autonomous Vehicles sector in Shannon.

The Council acknowledges that there is a need for additional electric car charging points across the County and the draft Development Plan will

to electric car use. New developments should also be required to put in car charging infrastructure as part of planning permissions.

Utilities Infrastructure

Water Services

- Clare County Council must work closely with Irish Water, including through plan consultation processes, to achieve the timely delivery of water services where upgrades are necessary to support future development.
- The emerging plan should identify infrastructure capacity issues and ensure water services needs are met by national projects in collaboration with Irish Water as a matter of priority to service future population growth and development of strategic importance in the Southern Region.

Energy

- Clare County Council must work with EirGrid to improve and expand the energy infrastructure as required.
- With regard to energy requirements, it is considered that the development of a data centre in Shannon, potentially offshore, is highly likely during the period of the forthcoming development plan. It is noted that the current Clare County Development Plan was varied in 2019 to give effect to the Government Policy Statement on the development of data centres in Ireland to facilitate the development of a data centre in Ennis. This incorporation of data centre policy guidance was welcomed; however, the forthcoming development plan must provide more general rather than site specific policy guidance for these types of development.
- The emerging plan will need to provide policy guidance on the development of data centres in Clare and consider the energy

provide policy support for same.

Utilities Infrastructure

Water Services

The management of water and wastewater infrastructure lies within the remit of Irish Water. Clare County Council will continue to liaise with Irish Water in relation to existing and planned investment in order to plan for future growth. The draft Development will identify infrastructure capacity issues which are necessary in the preparation of the Core Strategy and settlement hierarchy for the draft Development Plan.

Energy

Clare County Council will liaise with EirGrid to improve and expand the energy infrastructure as required and an objective will be included in the draft Development Plan to reflect this.

Noted. This will be given consideration in the preparation of the draft Development Plan.

Noted. Consideration will be given to all aspects of policies and objectives in relation to Data Centres in the preparation of the draft Development Plan.

requirements that will be necessary to facilitate and support such development.

Flood Protection Infrastructure

- Flooding is one of the main environmental risks facing Shannon and its Environs. Given the presence of strategic international assets within the town, Shannon Airport and Shannon Free Zone, and the projected significant increase in population, the delivery of the Shannon and Environs Flood Relief must be prioritised as a strategic objective within the emerging plan and the timeline for the implementation of the scheme brought forward if at all feasible.

Built and Natural Heritage, Landscape and Green Infrastructure

- The Cycling Strategy proposals identified for Shannon Town in the draft LSMATP are largely as per the Shannon LAP, and reinforces the importance of linking the town centre with other routes.
- Shannon Group fully support the implementation of the Shannon Town Green Infrastructure Plan and submit that the plan should be included in the emerging development plan. It is submitted that the estuary trail east should be extended to connect to Bunratty as part of the proposed green route linking Shannon to Limerick.

Climate Change, Renewable Energy and Environment

- The emerging Development Plan must incorporate policies and objectives that will help to achieve the targets of the National Climate Action Plan which include a 30% reduction of greenhouse gas emissions by 2030.
- Must deliver compact, connected, sustainable growth that meets needs for power, heat, travel, land use and other resources in a greatly more efficient and sustainable way.

Flood Protection Infrastructure

Noted, this will be addressed in the draft Development Plan which will be informed by the Strategic Flood Risk Assessment.

Built and Natural Heritage, Landscape and Green Infrastructure

Noted, this will be given consideration in the preparation of the draft Development Plan.

The draft Development Plan will reflect the contents of the Green Infrastructure Plan and will investigate further the potential to extend the estuary trail east towards Bunratty.

Climate Change, Renewable Energy and Environment

Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the transition to low carbon and climate resilient society which is a Nation Policy Outcome of the NPF. The draft plan will support compact

<ul style="list-style-type: none"> • The forthcoming Development Plan should support initiatives by Shannon Group towards achieving the Governments (and EU) Climate Action Plans including; <ul style="list-style-type: none"> ○ Renewable energy projects in the Airport Campus (Airport Campus includes the Shannon Free Zone West) and surrounding land bank ○ Innovative pilot and demonstration projects for new renewable energy technologies ○ Striving towards sustainable multimodal mobility including enabling infrastructure <p>Social, Community and Cultural Development</p> <ul style="list-style-type: none"> • Shannon Group submit that the proposed development of the Venue facility, a community, civic, cultural and interpretative centre in Shannon Town, would be a transformational project for the town that would give a renewed sense of place, purpose and community by becoming a focal point socially & culturally. Shannon Group fully support the development of the facility. 	<p>growth and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>The draft Development Plan will support initiatives towards achieving the Governments (and EU) Climate Action Plans as appropriate.</p> <p>Social, Community and Cultural Development</p> <p>The draft Development Plan will be informed by the outcome of the Shannon Town Masterplan in relation to the regeneration of Shannon Town Centre.</p>
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Chief Executive's Recommendation

1. Provide strong policy support for the delivery of an integrated transport and spatial planning approach in line with the draft LSMATS. This will be reflected in the proposed Core Strategy, which will set out the population distribution and employment growth for County Clare that will deliver sustainable population growth.
2. Climate change shall be considered in the preparation of the Draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives.
3. The integration of transport and land use planning will be a key component of the draft Development Plan, as it links all aspects of the development plan from place making, public realm and regeneration to climate change.

4. Support high frequency connectivity with Shannon International Airport in line with the draft LSMATS.
5. The draft Development plan shall provide policy objectives regarding Data Centres.
6. The draft Development Plan will be informed by the outcome of the Shannon Town Masterplan.
7. Prepare the settlement strategy and settlement plan for Bunratty, having regard to the planned investment in Bunratty Castle and Folk Park.
8. The draft Development Plan shall include measures to support opportunities for sustainable 10 Minute Cities and Town neighbourhoods.
9. The draft Development Plan shall recognise the strategically important role of the Shannon Estuary and support the ongoing implementation of the SIFP.
10. The draft Development Plan will support the sustainable development and expansion of Shannon Free Zone as a strategic employment location.
11. Prepare a new Shannon Town and Environs Local Area Plan following on from the adoption of the Clare CDP 202-2028.

Submission No: 141 – 6th Class, Cratloe National School

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>What we like about living in Cratloe</p> <ul style="list-style-type: none"> • Our scenic landscape – Gallows Hill, The Woods and Lake • We have amenities in Cratloe that most other areas have, a shop, a historic church, public houses, butcher, post office, GAA pitch, sports-hall, playground, community hall and a school. • Everything is located in close proximity – our parish is small. • Our GAA Club is a central point of the community. • Our location. We are not isolated and are close to employment hubs. • The People and a good sense of community – We have a lot of local groups and organisations. <p>What we feel would improve Cratloe as a place to live</p> <ul style="list-style-type: none"> • More walking, running and cycling access to places – footpaths, bike trail or bike racks etc. • Safer roads. – Speed limits, Pedestrian crossings at central busy points. • A café/restaurant or place for people to meet during the day. The pub is not the choice for everyone and Cratloe lacks another option. We had a deli but it closed three years ago. • An outdoor space for different sports and leisure all year round – (i.e. 	<p>What we like about living in Cratloe</p> <p>The amenities and assets in Cratloe and its environs as outlined in the submission are noted and will be considered in the preparation of the settlement statement and land-use plan for Cratloe.</p> <p>What we feel would improve Cratloe as a place to live</p> <p>A settlement statement and land-use plan will be prepared for Cratloe as part of the draft Development Plan and the issues outlined in the submission with regard to walking and cycling infrastructure, road safety, public transport, retail and service provision, sports and recreational amenities, public realm, green infrastructure and cultural heritage will be considered in this regard.</p> <p>The draft Development Plan will include objectives that support the delivery of</p>

<p>skateboard park, astroturf etc).</p> <ul style="list-style-type: none"> Public transport – all travel in Cratloe is done by car. We have an unused train station in the very middle of our parish Tidying up our village centre with trees and flowers. Maybe a park/garden. It can be a little unkempt at times. A bigger shop/post office to serve the community. Signs explaining our local history and heritage. Other options outside GAA club for children to do. 	<p>a modern mobility system that enables and encourages a modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency. The issue with regard to rail transport in Cratloe will be considered in this regard.</p> <p>A Retail Strategy is being prepared which will inform the objectives of the draft Development Plan and it will be in this context that the issue of retail provision in Cratloe will be considered.</p> <p>It is proposed that the draft Development Plan will include policy support for the design and delivery of green infrastructure in the County.</p>
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Chief Executive's Recommendation

<ol style="list-style-type: none"> In the preparation of the settlement statement and land-use plan for Cratloe to consider the local amenity, traffic, retail/service, transport and signage issues outlined in this submission. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by the Retail Strategy. Include objectives in the draft Development Plan that support the delivery of a modern mobility system that enables and encourages modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all.
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Submission No: 142 – Aldi Stores

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Shannon & Ennis</p> <ul style="list-style-type: none"> Actively seeking to provide additional stores around County in particular within the catchment area of Ennis and its surrounds. Requests that PA maintains suitably zoned lands in the town centre, edge of centre or in smaller centres which can currently accommodate a foodstore format. <p>Regional Spatial & Economic Strategy for the Southern Region</p> <ul style="list-style-type: none"> The continued growth and development of the town should be provided for in accordance with the National Planning Framework and the Regional Strategy. 	<p>The content of the submission is noted. Clare County Council in conjunction with Limerick City and County Council have appointed consultants to assist in the preparation of a Retail Strategy for County Clare and for the Limerick – Shannon Metropolitan Area in line with the RSES. The outcome of the Retail Strategy will inform retail policies in the draft Development Plan in accordance with the Core Strategy and the NPF and the RSES.</p>

- That appropriate services including retail provision is available for both the current and future population of the town.

Commercial Zoned Lands

- Requests that the new Plan provides a consistent and flexible approach to convenience retail provision within Ennis and its environs to encourage retail growth.
- There is a gap in convenience retail provision in the Ennis catchment area which could be provided for at a neighbourhood centre location.
- Aldi stores investment is around €5m to €10m and employs in the region of 30 people representing a significant investment and employment opportunity for any town.
- The new Plan should recognise the important role discount foodstores can play in supporting healthy town centres and neighbourhood centres.
- The new Plan provides appropriate retail planning policies and zoning objectives which will facilitate further retail development in the town and to give opportunity for Aldi to realise the development of a second store.
- The Plan clearly states that small supermarkets up to 1200 sq. metres net sales are permissible in identified Neighbourhood Centres and requests the carry forward of existing policies for specific centres in this regard.

Commercial Zoned Lands

Noted and will be given further consideration in the preparation of the draft Development Plan which will be informed by the outcome of the Retail Strategy.

Chief Executive's Recommendation

1. The Retail Strategy shall inform the retail policies in the draft Development Plan and shall have regard to the following:
 - The requirements of the NPF and RSES;
 - The Retail Planning Guidelines;
2. The draft development plan will support retail development across the county and in particular it will support the role of the town and village centres as the principle location for shopping activities;
3. The draft plan will support the continuing vitality and viability of the town and village centres
4. The draft plan will ensure the provision of retail activities appropriate to meet the needs of the population targets as set out in the core strategy

Submission No: 143 – Gerry Ryan

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Wind turbines should be located in areas where it does not affect local residents such as off-shore. • The positioning of wind turbines in a local community like Meelick is wholly unacceptable. • Designating Meelick as an area for “strategic wind development” is not acceptable on the following grounds <ul style="list-style-type: none"> ○ Air turbulence caused downwind of these turbines will be detrimental to the quiet environment. ○ Serious negative impact due to air turbulence on Commercial Air Traffic flying into Shannon International Airport. ○ Dangerous and potentially life threatening impact to light aviation and general aviation air traffic approaching Coonagh Airfield in Limerick. ○ Detrimental impact on local wildlife. ○ Negative impact of flicker on the environment and people's homes. ○ Impact the value of people's homes in the area. ○ Negative visual impact on the wider area. ○ It will split the community. ○ Serious and damaging impact has been caused countrywide by such developments • The Clare Hills, Gallows Hill, Meelick Ballycar, Ardnacrusha and areas north to Killaloe should be designated as areas of natural beauty and should be excluded from ant Wind Farm or similar development. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
1. To prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.	

Submission No: 144 – Ann Duggan Murray

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Many towns and villages in West Clare have been discriminated against in the last two decades with many businesses closing which were the heart and soul of the community. In recent years, any investment has been in 	<p>Noted.</p>

the form of unwelcome, non-native forestation and towering wind turbines.

Forestry

- No more forestry- the new woodland rising across Ireland is an ecological dead zone. Dense blocks of non-native coniferous trees smother the landscape, driving out wildlife that could be extinct in Ireland within a decade.

Wind Energy

- No more wind turbines- Refers to a current planning application for phase two of a wind farm for 10x 170m high turbines 700m from her home. For reference Liberty hall is 59m and image is supplied showing a comparison with a wind turbine. The proposal will overshadow her home and neighboring homes and negatively impact on same. Elderly people with medical conditions are extremely stressed by the prospect of same.
- Concerns expressed as to the impact on human health and daily life as a result of the proposal along with the devaluation to property.
- Concerns expressed as to the impact on local wildlife and ecology from the construction work and potential to alter local water courses and their chemistry.
- Concerns expressed as to impact on birds from the turbines and cites studies carried out which showed average deaths per year to birds.

Rural Water Schemes

- Rural water schemes regardless of their composition desperately need investment. It is unacceptable that many households in Clohanmore and elsewhere are regularly without water.

Forestry

Issues pertaining to forestry will be considered under the draft Development Plan.

Wind Energy

The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).

Rural Water Schemes

The management of water and wastewater infrastructure is within the remit of Irish Water and Clare County Council will continue to liaise with Irish Water to try and identify solutions to help resolve issues that exist within the network.

<p>Roads</p> <ul style="list-style-type: none"> Investment is needed in the upkeep and repair of roads in West Clare. <p>Public Transport</p> <ul style="list-style-type: none"> Is it possible to examine the feasibility of a regular bus service? When was the last time if ever west Clare was surveyed about the services, including transport that they would like to see in their communities? <p>Investment in Local Industries to Support Locals and Tourism</p> <ul style="list-style-type: none"> Sustainable tourism is key and day trippers on coaches from Dublin and elsewhere does not qualify. Clare County Council must introduce measures to end this practice and incentivise local stays by limiting/controlling daily visitors either via permits or a suitable alternative. 	<p>Roads</p> <p>The Council has dedicated teams in each of the Municipal Districts for the upkeep and maintenance of roads. Where required specific objectives may be included in the draft Development Plan relating to infrastructural supports.</p> <p>Public Transport</p> <p>Transport issues including those outlined will be considered in the preparation of the transport and infrastructural requirements for the County. The draft plan will support the Local Link Rural Transport Strategy.</p> <p>Investment in Local Industries to Support Locals and Tourism</p> <p>Clare County Council, in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled <i>Guiding our Journey to a Vibrant New Future in Tourism</i>. The draft Development Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the industry across the County and is working with tourism providers to encourage longer stays in the County.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> Prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to publication of the Wind Energy Guidelines. The Council shall liaise with Irish Water in the preparation of the draft County Development Plan Support the Local Link Rural Transport Strategy. Support the 10-year Clare Tourism Strategy titled <i>Guiding our Journey to a Vibrant New Future in Tourism</i>. 	

Submission No: 145 – Irish Wind Energy Association

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>County Clare’s Renewable Energy Strategy</p> <ul style="list-style-type: none"> • Commends the existing Renewable Energy Strategy (RES) and Wind Energy Strategy (WES) and says this is now an opportunity to review its renewable energy policies. • Clear and supportive planning policies for wind and all renewable energy developments will be required to ensure the challenges of addressing climate change and decarbonising the Irish economy are met over the next decade. Only when planning permission is secured can a project now apply for a grid connection and identify a route to market. Therefore clear and supportive planning policies for wind and all renewable energy developments will be required. <p>IWEA and Wind Energy in Ireland</p> <ul style="list-style-type: none"> • Wind energy provides 33% of Ireland’s electricity, which is the highest share of electricity being provided by onshore wind in Europe, and this is expected to rise as we decarbonise our electricity system. Even though these wind farms are supplying Ireland with the highest share of onshore wind in any EU electricity system, the resource in Ireland is so large that Ireland’s turbine density is relatively low by other EU standards. • Onshore wind needs to continue growing in Ireland to meet future renewable energy targets with Ireland’s Climate Action Plan. • It is critical that the new Clare CDP and Renewable Energy Strategy continues to provide every opportunity to get as many of the projects currently in development through the planning and approvals system to enable them to contribute to hitting our 2030 targets. 	<p>County Clare’s Renewable Energy Strategy</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy at present along with national guidance on climate action, this will form a central part and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a National Policy Outcome of the NPF. The draft Plan will support renewable energy sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improved energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>IWEA and Wind Energy in Ireland</p> <p>The Council will prepare a Renewable Energy Strategy as part of the draft plan. It is envisaged that this will include consideration of the potential for marine based renewable energy technologies. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.</p> <p>Government Circular Letter PL 20-13 advised local authorities to defer the preparation of Wind Energy Strategies until the completion of a review of the Wind Energy Development Guidelines 2006 which, notwithstanding the publication of Circular PL5/2017 and the Draft Wind Farm Guidelines in 2019, continues to be the advice of the Department. Upon publication of the Wind Energy Guidelines by the Department the Wind Energy Strategy will be prepared.</p>

Wind Energy is Popular

- The most recent opinion poll carried out for IWEA by Interactions found that 79 per cent of Irish people were strongly in favour of, or tended to favour, wind energy.
- It is important to consider the views of those living near wind farms, but also of wider Irish society when identifying the priorities for a new County Development Plan and Renewable Energy Strategy for County Clare.

National Policy

- The National Climate Action Plan (CAP) 2019 has set an ambitious 70% target for renewable energy production by 2030. To meet this target, the amount of electricity generated from renewable will have to be doubled on current figures.
- Onshore wind will provide the majority of the required electricity yield out to 2030. Taking account of this, the Council should be cautious when considering the designation of areas for renewable energy development going forward, so as not to constrain any areas which may have renewable energy potential, particularly for wind generation.
- The Department of Housing, Planning Community and Local Government (DHPCLG) Section 28 Guidelines 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change' (July 2017) sets out that, in making a plan with policies or objectives that relate to wind energy development should carry out the following three actions:
 - Ensure that overall national policy on renewable energy is acknowledged and documented in the development plan
 - Indicate how the implementation of the development plan will contribute to realising overall national targets on renewable energy and climate change mitigation and in particular wind energy resources (in

Wind Energy is Popular

Figures provided in relation to public opinion are noted.

National Policy

The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” in line with national targets and policy.

Circular Letter PL5/2017 'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change' (July 2017) is noted and will be given due consideration in the preparation of the draft Development Plan.

Noted.

MW) and,

- Demonstrate detailed compliance with item no. 2 above with regard to development management objectives and have such development management objectives subject to SEA and AA with regard to likely significant effects on climatic factors in addition to other environmental factors.

- County Clare has an important role to play in delivering a large share of the additional 4,000 MW of wind energy that will be required over the next decade.

Investment Opportunity

- Wind energy generates economic benefits of two types, the initial capital investment, and the ongoing investment during the operational life of the wind farm.
- If the next Clare CDP were to lay the right policy foundations for a further 200MW of wind energy development in the County over the next decade, that development would represent an investment of €250 million.
- If the next Clare CDP were to lay the right policy foundations for a further 200MW of wind energy development in the County over the next decade, that would result in an annual investment of over €5 million in the Clare economy, or €150 million over the 30-year operational lifespan of projects.
- The potential economic benefits need not be capped at 30 years for County Clare. As wind turbine technologies have improved operational life spans have extended further. Recommend that such conditions (restriction on life span) are removed on all future wind farm planning permissions.

Investment Opportunity

As previously noted the preparation of the Wind Energy Strategy or relevant Development Management Standards will be subject to new Wind Energy Guidelines being issued.

Policy Ambition

- IWEA fully support Clare County Council setting ambitious targets for wind capacity and seek to identify enough land to accommodate as much as possible of the additional 4.2 GW of new onshore wind by 2030, required by the Climate Action Plan by 2030.
- To deliver 4.2GW of new onshore wind by 2030, it is likely to require a quantum of land sufficient to accommodate 15-20 GW of land to be identified as suitable for wind energy based on theoretical analysis and a view from IWEA members.
- Council will need to classify a sufficient quantum of land as being potentially suitable for wind energy based on what will likely translate to be installed MW or GW using the project attrition hurdles highlight in the submission.
- The level of policy ambition set by Council should dictate the criteria used in preparing their wind energy portion of the new Renewable Energy Strategy for County Clare.

Methodology

- Encourages Council to engage with its adjoining Local Authorities Galway, Limerick and Tipperary Councils to ensure a consistent approach is taken across county boundaries as each Local Authority moves to prepare or review its Wind Energy Strategy.
- When preparing the new Renewable Energy Strategy, IWEA urges Council not to consider the following potential constraints or facilitators in the process of identifying areas as being potentially suitable for wind energy developments:
 - Grid Capacity
 - Wind Speed – wind turbine is quickly evolving.
 - Nature Conservation Areas

Policy Ambition

The policy ambition set out by IWEA is noted and will be given due consideration in the preparation of the draft Development Plan.

Methodology

The Council will engage with adjoining Local Authorities when preparing the Wind Energy Strategy. The Methodology used in the preparation of the Wind Energy Strategy will be in accordance with the Wind Energy Guidelines once issued.

Landscape Capacity and Landscape Sensitivity

- It will still be necessary to extend the areas that will be considered suitable for wind farm development into slightly more sensitive landscape areas if we are to deliver on the requirements of the Government Climate Action Plan over the coming decade.
- IWEA belief that following the LARES methodology and considering a regional approach with neighbouring counties will appropriately identify a sufficient amount of land needed to meet our national targets while protecting areas of moderate to high sensitivity.

Regional Approach

- Acknowledges the Council is only responsible for its own functional area and that the new CDP and Renewable Energy Strategy and Wind Energy Strategy will only extend as far as the Clare County boundary.
- Advocating for a regional-approach to the spatial planning of wind farm developments.
- IWEA previously prepared a Discussion Document on this specific (available on request).
- Will continue to advocate for the preparation of Regional Renewable Energy Strategies to be accelerated and prioritised by the three Regional Assemblies.

Reference to Wind Energy Development Guidelines

- The new Renewable Energy Strategy and Wind Energy Strategy for County Clare should not seek to replace or alter the requirements of the Wind Energy Development Guidelines.
- The new CDP and Renewable Energy Strategy and Wind Energy Strategy for County Clare should refer to these Guidelines and require future proposed wind energy developments in County Clare to comply with the guidelines of the day.

Landscape Capacity and Landscape Sensitivity

Landscape Capacity and Landscape Sensitivity will be a factor in any potential Wind Energy Strategy to be prepared.

Regional Approach

While the preparation of a regional renewable energy strategy is not the responsibility of Clare County Council, the Council will liaise with the Regional Assembly and the adjoining relevant Local Authorities in the preparation of the Draft Development Plan.

Reference to Wind Energy Development Guidelines

As previously noted any preparation of the Wind Energy Strategy or relevant Development Management Standards as part of the preparation of the draft Development Plan will be in accordance with the new Wind Energy Guidelines when issued.

Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to the publication of new Wind Energy Guidelines.
2. Prepare a Renewable Energy Strategy which will inform the draft development plan.
3. Liaise with the Regional Assembly and the adjoining relevant Local Authorities in the preparation of the Draft Development Plan.
4. Climate change shall be considered in the preparation of the draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives.

Submission No: 146 – Simply Blue Group

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Developing projects across the globe, with a focus on developing marine renewable energy projects in Ireland. Our pioneering projects include: <ul style="list-style-type: none"> ○ Blue Gem Wind2, a joint venture with French energy company ○ Emerald3, a 1GW FOW technology project off the south coast of Cork ○ Western Star, a pioneering co-located FOW and WEC technology project off the west coast of Clare. • The Western Star project will be of interest to the Clare region with the potential for up to 1.1GW of FOW and 30MW of WEC technology to be deployed off the coast in sites identified by SBE. • The recent EirWind <i>“Blueprint for Offshore Wind in Ireland”</i> has highlighted the scale of the opportunities for regional development through the realisation of this ambition. • Considerations which will enable the realisation of this ambition for the west of Ireland will include: <ul style="list-style-type: none"> ○ Streamlined planning and consenting processes. ○ Improved infrastructure, for example, regional power systems, roads networks between the coast and population centres and port and harbour facilities. ○ Co-ordination of activities in the foreshore region, for example, power cable landings, coastal protection measures etc. 	<p>The content of the submission received is noted and will be considered in the preparation of the draft Development Plan</p> <p>Noted.</p> <p>Noted.</p> <p>The scale of opportunities for the west coast and County Clare are noted and will be considered in the preparation of the draft Development Plan. The Marine Planning and Development Management (MPDM) Bill seeks to establish in law a completely new regime for the maritime area which will replace existing State and development consent regimes and streamline arrangements on the basis of a single consent principle i.e. one state consent (Maritime Area Consent) to enable occupation of the Maritime Area and one development consent (planning permission), with a single environmental</p>

<ul style="list-style-type: none"> • SBE would be pleased to collaborate with Clare County Council on all of these topics to assist in the development of the Clare County Development Plan for 2022-2028. • Accompanying the submission are the following documents <ul style="list-style-type: none"> ○ Presentation on the Western Star project ○ EirWind Blueprint for Offshore Wind in Ireland. 	<p>assessment. This will include activities and consent required within the foreshore region. The MPDM Bill has yet to be enacted but subject to enactment Local Authorities have a central role to play within this area. In the preparation of the draft Development Plan consideration will be given to the infrastructural requirements as appropriate which would facilitate marine energy projects.</p> <p>The submitted presentations will be reviewed in the context of the preparation of the draft Development Plan in relation to energy production.</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Prepare a Renewable Energy Strategy 2. Climate change shall be considered in the preparation of the draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives. 	

Submission No: 147 – Fáilte Ireland	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The Objective of this Submission is:</p> <ul style="list-style-type: none"> • To ensure a meaningful framework is established for the enhancement of tourism in the County. • They have invested in key towns, initiatives and amenities in the County and wish to see these investments acknowledged and further progressed in the new Development Plan. <p>Commentary on the Current Clare County Development Plan</p> <ul style="list-style-type: none"> • Requests that a dedicated chapter on tourism be carried through in the new Development Plan. • The Clare Wind Energy Strategy 2017 – 2023 is included within Volume 6 of the Development Plan. Fáilte Ireland recommends all Councils prepare a 	<p>Tourism is a significant part of the economy of County Clare. Clare County Council in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland has developed a 10-year Clare Tourism Strategy titled <i>Guiding our Journey to a Vibrant New Future in Tourism</i>. The draft Development Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the industry across the county.</p> <p>Commentary on the Current Clare County Development Plan</p> <p>Noted. This will be considered in the format and layout of the draft Development Plan.</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of</p>

<p>Renewable Energy Strategy and continue to be an objective for the County. Included within this should be a map, which identifies areas suitable and unsuitable areas for the siting of wind turbines.</p> <ul style="list-style-type: none"> • Landscape Character Assessment (LCA) was prepared as part of the current Development Plan process the LCA should be updated and continue to include references to tourism assets to ensure the protection of the integrity of key tourist amenities from negative visual and landscape impacts. <p>Background Information Provided: Issues Paper</p> <ul style="list-style-type: none"> • The forthcoming Development Plan include a detailed Chapter in relation to tourism providing clear guidance for tourism stakeholders in the county. • Consideration, planning and protection of tourism through forward planning and development management are key to development of the tourism industry. <p>Key Tourism Assets & Challenges in the County</p> <ul style="list-style-type: none"> • The Plan should provide planning policy in land use and development terms for the Clare Tourism Strategy. • The recently adopted Clare Tourism Strategy titled <i>Guiding our Journey to a Vibrant New Future in Tourism</i>, aims to position Clare as a globally recognised, sustainable destination, over the next 10-year period. <p>Visitor Experience Development Plans (VEDPs) & Destination Development Plans (DEDPs)</p> <ul style="list-style-type: none"> • Fáilte Ireland has developed a framework to develop and deliver Visitor Experience Development Plans along with strengthening destination 	<p>the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Background Information Provided: Issues Paper</p> <p>Noted. This will be considered in the format and layout of the draft Development Plan. The Council is committed to the sustainable development of the industry across the county and this will be reflected in the plan.</p> <p>Key Tourism Assets & Challenges in the County</p> <p>The draft Development Plan will be informed by this Strategy in the preparation of appropriate policies in relation to Tourism</p> <p>Visitor Experience Development Plans (VEDPs) & Destination Development Plans (DEDPs)</p> <p>Noted.</p>
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<p>towns. This approach identifies the key assets of an area and provides a framework in a way that tourists can easily understand.</p> <ul style="list-style-type: none"> • Request an objective acknowledging and supporting these VEDPs. These plans include, The Burren and Cliffs of Moher Visitor Experience Development Plan and Cliff Coast Destination Experience Development Plan • Request a policy/objective supporting the promotion and implementation of Catalyst Projects as identified in Regional Development Plans. We have identified areas such as Loop Head and the Burren. • The Development Plan should identify the draft Lough Derg Visitor Experience Development Plan as a key objective. • The submission sets out, issues to be addressed in relation to tourism in Ennis, Ennistymon, Loop Head, the Wild Atlantic Way, East Clare and Lough Derg. <p>Accommodation and Facilities</p> <ul style="list-style-type: none"> • Should support the development of a wide range of accommodation and other local enterprises through Development Plan policies, objectives and zonings. <p>Wastewater Treatment Capacity</p> <ul style="list-style-type: none"> • As recently demonstrated by the frequency of Bathing Advisory Notices issued by the Council in 2020, there is a significant shortfall in wastewater treatment infrastructure in the County. This is most notable at this time in Lahinch and Kilkee. 	<p>Noted. VEDP's for the County will be investigated further in the preparation of the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of objectives for draft Development Plan.</p> <p>Noted. This will be considered in the preparation of objectives for draft Development Plan.</p> <p>Noted. This will be considered in the preparation of objectives for draft Development Plan.</p> <p>Accommodation and Facilities</p> <p>The objectives of the draft Development Plan will support the development of quality accommodation in key locations throughout the County.</p> <p>Wastewater Treatment Capacity</p> <p>The management of wastewater infrastructure is within the remit of Irish Water. The Council will liaise with Irish Water in the preparation of the draft Development Plan.</p>
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- The impact of insufficient wastewater treatment on the tourism has the following impact:
 - A threat to the development and promotion of on water and in water activities and attractions through degradation of water quality.
 - Prevention of further development of tourism infrastructure such as accommodation.
 - Potential negative implications for the tourism industry where it may be perceived that additional visitor numbers are exacerbating and putting additional pressure on an already inadequate or absent treatment system resulting in further negative impacts on the receiving environment.
- As such the provision of this infrastructure should be prioritised as a matter of urgency.

Sustainable Tourism

- The approach to Tourism in the new County Development Plan will need to place a strong emphasis on ‘Sustainable Tourism’.
- The VICE (Visitor, Industry, Community and Environment) Model for Sustainable Tourism is an approach that Fáilte Ireland adopts in all of our activities and outputs and should be supported in the Development Plan.
- Ongoing environmental management of amenities and managing visitor expectation is crucial to sustainable tourism in the County.
- Requests the inclusion of an objective recognising and supporting the forthcoming Shannon Masterplan.

Towns and Villages

- Fáilte Ireland has published ‘Development Guidelines for Tourism Destination Towns’ to provide a framework to support communities.

The notices were placed on the bathing waters as a result of unseasonal intense rainfall. The rainfall applies to the entire catchment area and finds its natural path to rivers and streams and onto the sea. This is not as a result of wastewater discharge but instead due to the rainfall and topography of the catchment area. The restrictions were put in place in consultation with the HSE so as to protect public health. The increased bacterial levels are as a direct result of run-off from the catchment into the streams and rivers which discharge into our bathing areas. It is a natural event resultant from intensive and heavy rainfall. With climate change it is believed that these intensive rainfall events will become more frequent. Catchment management through the implementation of the Water Framework Directive and in conjunction with the LAWPRO (Local Authorities Water Programme) will be vital in improving this situation over the coming years. The draft Development Plan will support the LAWPRO.

Sustainable Tourism

Sustainable tourism makes optimum use of environmental resources, respects the socio-cultural authenticity of the host community and ensures viable, long-term economic operations. This will be at the heart of the objectives on Tourism in the draft Development Plan.

The draft Development Plan will be informed by the outcome of the Shannon Town Masterplan.

Towns and Villages

Noted.

- Should take a proactive approach to addressing vacancy and dereliction by encouraging properties back into use.

- Festivals play a strong role in tourism growth and should be promoted in the new Development Plan.

Tourism Amenities and Assets Maps

- Would like to see tourism policies and objectives clearly set out where possible through the inclusion of maps in the draft Development Plan.
- Such a map and the wider chapter should illustrate:
 - Key nodes of tourism activity in the County
 - Existing transport links between nodes and identified routes
 - *Strategic tourism centres* (principal towns containing tourist facilities) where key services such as hotels etc. are located.
 - Sensitive environments where the provision of services must be sensitive and appropriate to the environment.
 - Areas of unrealised tourism potential where proactive policies will aim to encourage the development of this sector.

Wind Energy

- Should continue to be an objective for the County which should be progressed in the short term. Included within this should be a map, which identifies areas suitable and unsuitable for the siting of wind turbines.

The Council acknowledges the negative impact of vacancy and dereliction on our towns and villages. The draft Development Plan will contain objectives to support the Council in the addressing same.

County Clare has a strong tradition of festivals and the draft Development Plan will include objectives to support and further develop this aspect.

Tourism Amenities and Assets Maps

Noted, this will be considered in the format and layout of the draft Development Plan.

Noted, this will be considered in the format and layout of the draft Development Plan.

Wind Energy

The Council will prepare a Renewable Energy Strategy as part of the draft plan. The Renewable Energy Strategy will inform the renewable energy policies of the draft Development Plan.

The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).

<p>Landscape Character Assessment</p> <ul style="list-style-type: none"> • Recommends that all Councils prepare a Landscape Character Assessment, and this should continue to be an objective for the County which should be updated in the forthcoming Development Plan. • To achieve a more specific protection for tourism assets, we request an objective protecting the integrity of key tourist amenities from negative visual and landscape impacts. 	<p>Landscape Character Assessment</p> <p>Noted, this will be considered in the preparation of the draft Development Plan.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. Have regard to the Clare Tourism Strategy and the contents of this submission in the preparation of tourism policies and objectives which are based on sustainable tourism. 2. Prepare a Renewable Energy Strategy. 3. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines. 	

Submission No: 148 – Younger Voices	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Vision</p> <ul style="list-style-type: none"> • To include a commitment to the development of our county both economically and socially to create a place where young people wish to live. • Supporting young people to remain and/or return to live in Clare. <p>Transport</p> <ul style="list-style-type: none"> • Young people living in rural areas wishing to access urban centres in Clare for work, training or social purposes. • Students wishing to access third level education. Having a reliable service that aligns with classes and late night study or practical classes (also for young people gaining employment in places like Shannon). • A network of small buses allowing for increased connectivity. • Bus timetables that meet service needs – i.e. buses that allow people to 	<p>Vision</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Transport</p> <p>Transition to a low carbon economy will be a key cornerstone influencing policy development in the proposed draft Development Plan along with addressing climate change. Increased public transport enhanced walking and cycling facilities, will all be promoted and facilitated by the Council. The draft Development Plan will support the Local Link Rural Transport strategy, and further consideration will be given in the preparation of the plan how to best encourage and support an adequate rural transport service.</p>

<p>connect with factory opening and closing times or shift cycles.</p> <ul style="list-style-type: none"> • Rural uber or similar supported lift sharing or car sharing platforms. • Influence brought to bear on insurance companies to reduce the cost of insurance for young people. • Third Party Insurance is a statutory requirement yet there is no statutory/public provider. • Support for the significant costs associated with obtaining driving licences, including mandatory professional lessons and testing. <p>Internet access and access to technology</p> <ul style="list-style-type: none"> • The rollout of quality internet access for all homes with a particular focus on connecting rural homes. • The further development of Digihubs and their promotion locally and with expats. As employment is increasingly available in the technology sector it makes real sense to invest in supports that make working in Clare a real possibility for older young people. <p>Housing</p> <ul style="list-style-type: none"> • Clare County Council is directly involved in the building and provision of high quality affordable social housing. • Rent controls that ensure rent increases are in line with cost of living and wage increases. • Security of tenure for tenants. • Support for young people to get onto the first step of the housing market. • Support for rent to buy schemes targeted at young people. • Support for the development of derelict housing in rural areas. <p>Climate Action and Environmental Issues</p> <ul style="list-style-type: none"> • Paid bottle return scheme in the County. 	<p>Insurance costs and or costs associated with obtaining a drivers licence is not within the scope of the Development Plan.</p> <p>Internet access and access to technology</p> <p>The draft Development Plan will support and promote the implementation of the Clare Digital Strategy and the rollout of the National Broadband Plan.</p> <p>Housing</p> <p>The Housing Strategy and Housing Need Demand Assessment are being prepared and will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan.</p> <p>The importance of active land management to regenerate town and village centres and to address vacancy and dereliction is recognised and will be explored further in the preparation of the draft Development Plan which will include policies to support the Council in addressing dereliction and vacancy.</p> <p>Climate Action and Environmental Issues</p> <p>Climate Change mitigation and adaptation is a key pillar of Government</p>
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- Policies which support and encourage the protection of the environment.
- Policies which support people to live in rural areas rather than move to towns.
- Provision of public bins.
- Host competitions or invite submissions that encourage people to find practical solutions to common issues.

Social Inclusion

- The introduction of a living wage nationally which is available to all. While it is appreciated that this is beyond the remit of the County Development Plan they feel the plan should seek to influence national policy which impacts on a person's quality of life (i.e. such as a Clare living wage campaign).
- Prioritising the support and recognition of employers in Clare who have fair employment practices.
- Funding which is focused on inclusive, open access, and universally accessible facilities, events and opportunities.
- Funding for initiatives that are proven to work

Efforts need to be made to connect more effectively with young people ensuring that the Council is appropriately present on the platforms they use. There are many developments and worthy initiatives that young people are completely unaware of.

policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the "transition to low carbon and climate resilient society" which is a Nation Policy Outcome of the NPF. The draft plan will support "compact growth" and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.

Social Inclusion

The Development Plan has an important role in promoting social inclusion in the County. The draft Development Plan will promote issues such as access to housing, community facilities, amenities, education, participation in cultural life and in tackling poverty. These issues are also addressed by the Council through the County Clare Social Inclusion and Community Activation Programme (SICAP) and the Clare Rural Development Strategy 2026. The draft development plan will have regard to all of these strategies/plans in its preparation.

It is important for the Council to engage with all citizens of the County, and endeavours to do so in its functions. In recent years social media has become an important tool and the Council continues to develop in this regard.

Chief Executive's Recommendation

1. Provide support for the delivery of a modern mobility system that enables and encourages a modal shift from the private car to more sustainable public transport and increases accessibility for all, through quality of service and frequency.

2. The draft development shall have regard to the outputs from the Housing Strategy and the Housing Need Demand Assessment.
3. Support and promote the implementation of the DigiClare Strategy and the rollout of the National Broadband Plan.
4. Social inclusion should be a cross cutting theme of the draft Development Plan.

Submission No: 149 – Doora National School – 5th & 6th Class Pupils

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Ennis</p> <ul style="list-style-type: none"> • Investment in cycle lanes that are user friendly. • Investment in a Bike Rental Scheme. • Better connectivity to attract Foreign Direct Investment/ Multinationals. • Improvements in retail. • A more modern town by renovating some of the buildings and provide safe outdoor sheltered dining spaces free of traffic. • More green spaces to include benches, picnic areas and toileting facilities. • Multipurpose play areas which are available all year round (catering for younger children and teenagers) including more skate parks in the town. • Designated areas for food/historical attractions/shopping etc. • More public bathrooms. • Adequate homeless shelters. • More bins that are collected regularly. 	<p>Ennis</p> <p>The draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the RSES. The draft Plan will also give local expression to the regional-level transport strategy as per the RSES and as per Regional Policy Objective RPO150 a Local Transport Plan is to be prepared for Ennis.</p> <p>A Retail Strategy is being prepared which will inform the objectives of the draft Development Plan and the issue of retail/service provision in Ennis will be considered.</p> <p>The NPF and the RSES place strong emphasis on compact growth, place making and development of sustainable communities, highlighting the need for green infrastructure. Public realm enhancement initiatives will be considered in the preparation of the draft Development Plan.</p> <p>The Housing Need Demand Assessment and the Housing Strategy which are under preparation will inform the preparation of the draft Development Plan.</p> <p>The Councils Litter Management Plan sets out the Council's policy and actions on litter control and the draft Development Plan will support its implementation.</p>

<ul style="list-style-type: none"> Continued progress regarding a 3rd Level Campus. Have Ennis Hospital open fully. A giant telescope to entice visitors to Ennis. 	<p>RSES Regional Policy Objective RPO 13(b) states that it is an objective that “To support the implementation of Ennis 2040 to set the long-term economic strategy for the county town with an agreed focus on an economic future and spatial pattern to 2040 and beyond. The RSES recognises the higher education growth potential of Ennis and its vision to become a centre for lifelong learning”. The settlement statement and land-use plan for Ennis will be informed by this objective.</p> <p>The operation of Ennis hospital is outside of the scope of the Development Plan. However, the draft development plan will include policy objectives which will facilitate the delivery of health care facilities across the county.</p> <p>The draft Development Plan will include objectives and land use zonings to facilitate and support the tourism sector and the issues raised with regard to the inclusion of additional tourist attractions in Ennis will be considered during the plan preparation process.</p>
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Chief Executive’s Recommendation

<ol style="list-style-type: none"> To consider the issues outlined in the submission with regard to transport, retail, public realm, housing, waste management, 3rd level education facilities, health care facilities and local attractions in the preparation of the draft development plan. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan. To prepare a Retail Strategy for the County and to include objectives in the draft Development Plan which are informed by this strategy.

Submission No: 150 – Fiona Hartigan

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Meelick - Strategic Area for Windfarms</p> <ul style="list-style-type: none"> Submission relates to the Wind Energy Strategy and in particular the designation of Meelick/Ardnacrusha and surrounding area “strategic” for future windfarms. Please share the criteria used to arrive at this decision; <ul style="list-style-type: none"> Was regard given to population and proximity to people etc. Were independent environmental studies carried specific to this area 	<p>Meelick - Strategic Area for Windfarms</p> <p>The detailed methodology for the Wind Energy Strategy is set out in full in Section 2.2 of the Strategy: https://www.clarecoco.ie/services/planning/publications/clare-county-development-plan-2017-2023-volume-5-clare-wind-energy-strategy-24126.pdf</p>

<p>or was it generic.</p> <ul style="list-style-type: none"> ○ Was public engagement with community taking into account? ○ The financial impact of the properties taken into account. ○ What expertise was pulled into the research? <ul style="list-style-type: none"> ● What market research was carried out to do a comparison and analysis of offshore versus onshore wind farms in terms of location, environmental impact, capacity, rates and transparency in a planning process where there may be financial gain. ● Revisit the wind strategy and update in accordance with scientific evidence in favor of offshore. 	<p>The methodology was informed by the DoEHLG planning guidelines; <i>Wind Energy Development, Guidelines for Planning Authorities</i> (DoEHLG, 2006). Reference is also made to the relevant environmental and landscape objectives in the Clare County Development Plan 2011-2017. A Geographical Information System (GIS) was established to map and analyse a number of important themes to be considered in developing this Strategy. The Strategic Environmental Assessment and Appropriate Assessment processes also informed this methodology and the identification of areas in the Wind Energy Strategy by highlighting significant environmental issues and assisting in developing mitigation measures reflected in Section 3 of the Strategy and the associated SEA Environmental Report and Appropriate Assessment Report.</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
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Chief Executive's Recommendation

1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines.

Submission No: 151 – Holy Family Primary School, Ennis

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> ● Community and Recreation – Need for a larger skate park and more green areas for sports and an additional playground. ● Culture and History – Town needs a better museum which is educational but also fun. Need for little historic monuments that will catch your eye. ● Transport – Need for more electric car charging points around the town also additional cycle lanes and bus stops. 	<p>The settlement statement and land-use plan for Ennis will be prepared as part of the draft Development Plan and the issues outlined in the submission with regard to recreation and green infrastructure and the cultural heritage of the Town will be considered in this regard.</p> <p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.</p>

<ul style="list-style-type: none"> • Environment and Climate Change- need for more bottle banks on the edge of town which are emptied regularly. Also need for a swap centre where you can re-use without having to break it down. • Need for more trees. 	<p>The draft Development Plan will be consistent with the objectives relating to the modal shift away from dependence on cars as set out in regional Policy Objective 91 of the RSES. The draft Plan will also give local expression to the regional-level transport strategy as per the RSES and as per Regional Policy Objective RPO150 a Local Transport Plan is to be prepared for Ennis.</p> <p>Waste management policy in Clare in the draft Development Plan will be guided by the Waste Management Plan for the Southern Region (or any update or revision of same).</p> <p>Public realm enhancement initiatives make an essential contribution to the viability and vitality of rural towns and villages and their communities. It is proposed that the draft Development Plan will include objectives which will support the Council in identifying and progressing appropriate public realm initiatives.</p>
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Chief Executive's Recommendation

1. To consider the issues outlined with regard to community and recreational facilities, cultural heritage, transport and climate change in the preparation of the settlement statement and land-use plan for Ennis.
2. Include objectives to facilitate the further roll out of additional electric vehicle charge points across the County.
3. The central role and cross cutting theme of climate change shall be considered in the preparation of the draft Development Plan and shall be reflected in the formulation of the plan policies and objectives. The draft Development Plan shall support the implementation of the Climate Change Adaptation Strategy.

Submission No: 152 – Senator Timmy Dooley

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Moneypoint</p> <ul style="list-style-type: none"> • Moneypoint - As the decades have passed, and the harmful effects of carbon emissions are more fully understood, the burning of coal at Moneypoint is no longer considered acceptable or viable. This evolution is having a very serious impact on the social, economic, and cultural life in the west of our county. Population decline will continue unless a 	<p>Moneypoint</p> <p>The Council recognises the importance of Moneypoint to the region's economy and is committed to securing the long term future of the site, and will continue to work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary. The draft Development Plan will include policy objectives</p>

significant strategic approach is taken to address the lack of employment opportunities in the area.

- Renewable Energy offshore - The Council should put in place the policies necessary in the forthcoming County Development plan to encourage investment in the capture of wind energy off the Clare coastline. Technologies for this industry are at the development stage, and as such this creates the potential for Co. Clare to get involved early in the development cycle. If successful, this could lead to Clare being the location for the manufacture of the equipment to be used offshore. Additionally, there are very significant opportunities for Clare to become a hub for the manufacture of this equipment for export. The critical point is that Clare needs to be ready and have the appropriate policies in place to attract the investment and the companies with the plans to capture offshore wind energy.

Hubs

- Enterprise Hubs - The development of a number of enterprise hubs around the county has been a major success and this policy should be continued and plans should be made to develop similar facilities at key locations around the County.
- Broadband and mobile coverage-Telecommunication companies regularly cite issues with local authorities as an excuse for the delay in rolling out improved coverage of broadband and mobile coverage. To ensure that this is not an issue in Clare it would be beneficial to review the situation as part of this development plan.

Tourism

- Greenway – Wild Atlantic Way - Outdoor Activities - The evidence from the Wild Atlantic way project together with the success of greenways should inform the policies to be adopted for the next five years so that

to facilitate its sustainable growth, operational expansion and its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering an innovative supply chain solution to the offshore wind sector in particular. The draft development plan will consider all the merits of this site in its preparation.

Hubs

The Council will continue to develop and promote the implementation of the Clare Digital Strategy and this will be reflected in the draft Development Plan.

The draft development plan will contain policies and objectives in relation to telecommunications.

Tourism

Clare County Council, in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled *Guiding our Journey to a Vibrant New Future in Tourism*. The draft

<p>our county continues to benefit from the opportunities presented by greenways and outdoor activities.</p> <ul style="list-style-type: none"> • Water & Sewage upgrade - It's clear that villages can play an important part in providing the accommodation necessary to facilitate these tourists however the lack of appropriate water and wastewater facilities is hindering the growth in areas such as Broadford, Carrigaholt, Doolin and Cooraclare amongst others. Policy solutions can and should be addressed in the plan. • Holy Island the Council needs to develop the attraction as a visitor site and construct a visitor centre at Mountshannon. To harness the full potential of this wonderful site the Council needs to put in place the policies necessary to ensure the development takes place and appropriate linkage to the Blueway project. • Forest park tourist facility - The development of the "Center Parcs" forest holiday destination in Longford has been a major success story and one which I believe could be recreated in Clare. As part of this process the council should identify and zone a suitable site to facilitate the development of a similar facility. 	<p>Development Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the industry across the County.</p> <p>The Council acknowledges that there are many settlements in the County without water and wastewater infrastructure. This is a challenge to future development and will be considered in the preparation of the draft plan. It is noted that the Minister for Housing, Local Government and Heritage has committed to devising a scheme, which will provide funding for infrastructure in rural villages that are currently outside Irish Water's investment programmes. The draft development plan will have regard to any emerging scheme in its plan preparation.</p> <p>This will be considered further in the preparation of the draft Development Plan and regard will be given to the Inis Cealtra, Visitor Management and Sustainable Tourism Development Plan (July 2017).</p> <p>Noted, this will be considered further in the preparation of the draft Development Plan.</p>
<p>Shannon</p> <ul style="list-style-type: none"> • The Council in its forward planning needs to identify strategic sites near the airport that would accommodate a major tourism attraction to complement the offering by Shannon Heritage at Bunratty. Consideration should also be given to zoning a site suitable to accommodate a regional conference centre. 	<p>Shannon</p> <p>The Shannon Town & Environs Local Area Plan 2012-2018, (as amended and as extended) sets out the land use plan for the proper planning and sustainable development of the settlement of Shannon Town and its Environs. The preparation of the Local Area Plan is a separate process to the preparation of the County Development Plan. It is intended that following the completion of the CDP a new LAP will be commenced for Shannon Town</p>

<p>Rural Villages / Housing</p> <ul style="list-style-type: none"> The core of many villages and smaller towns throughout County Clare are falling into dereliction. The Council needs to set out a strategy for the upgrade, repair and re-habitation of these vacant premises. The social housing need in rural villages and towns can be addressed in the first instance by the Council buying vacant and derelict properties, if necessary, through compulsory purchase orders and then repairing and upgrading such properties. <p>Onshore Wind - Impact on Tourism and Rural Life</p> <ul style="list-style-type: none"> The increase in wind turbines dotted across the rural landscape is having a very negative impact on the ability of some dwellers to enjoy the amenity of their homes and surrounding landscape. Additionally, it is impacting significantly the tourism experience of those that visit the county to enjoy the scenic routes and those who come to enjoy walking and cycling in the remote parts. Suggest the Council adopt policies that restrict onshore wind turbine development to the sites currently constructed and ensure that from now on all wind energy development in Clare takes place offshore. 	<p>and Environs. The Local Area Plan will be consistent with the Core Strategy and objectives of the CDP.</p> <p>Rural Villages / Housing</p> <p>The importance of active land management to regenerate town and village centres and in addressing vacancy and dereliction is recognised and will be investigated further in the preparation of the draft Development Plan which will include policies to support the Council and private landowners/developers in addressing dereliction and vacancy.</p> <p>Onshore Wind - Impact on Tourism and Rural Life</p> <p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> The draft development plan to include policy objectives to support Moneypoint as appropriate in order to facilitate its sustainable growth, operational expansion and its diversification in pursuit of achieving carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Promote and support the implementation of the Clare Digital Strategy and the National Broadband Plan. Liaise with Irish Water regarding the provision of water and wastewater services across towns and villages in Co. Clare Include objectives on Tourism to reflect recent developments, trends and areas of new policy guidance. Investigate active land management initiatives to address dereliction and vacancy in town and village centres. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the new Wind Energy Guidelines. 	

Submission No: 153 – Bunratty Local Development Association

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • Estimated that 600 jobs within and around the village in hotels, restaurants, B&Bs including Bunratty Castle and Folk Park Folk Park have closed or are open on a short-term basis. This emphasises the vulnerability of the local economy and the need to strengthen and diversify the overall product offering so that Bunratty is not dependent on a single attraction. • Sets out the history and development of the village. • Sets out the Strategic Goals for Bunratty as follows <ul style="list-style-type: none"> ○ There is very strong need for a comprehensive integrated physical development plan, for the village, similar to plans prepared for Heritage Towns in the past – to plan the long-term strategy for the future development of the village as an attractive location for visitors to visit and an enjoyable place for the local community to work and live. ○ Provide necessary supports and enhance the role of Bunratty as a major Tourism attraction in the country. ○ Designate Bunratty to Heritage Area Status. ○ Support Shannon Heritage aims to develop Bunratty Castle and Folk Park, under their separate plans to invest in new products and experiences to broaden the appeal of the Castle and Folk Park. ○ Promote the redevelopment of the derelict Shannon Shamrock Complex site through all avenues available. ○ Provide additional Community Facilities for the local resident population including the zoning of land for the provision of community facilities. ○ Improve the finish and visual image of the approaches to the village and in particular the western approach. ○ Provision of public realm improvements throughout the village area to help the village develop to a higher level and regain its role as a leading national tourism destination. 	<p>Covid 19 has presented many challenges for the country as a whole; particularly tourism. The legacy of Covid in this sector remains to be seen, and has highlighted the extent to which the County depends on tourism. The draft development plan will contain policy objectives to support the tourism sector and will also look at how the industry can best be supported to diversify so as to minimise external shocks going forward.</p> <p>This will be considered in the preparation of the settlement strategy and land-use plan for Bunratty. The draft Development Plan will include objectives which support Shannon Heritage to develop Bunratty Castle and Folk Park to its full potential and broaden its appeal. Consideration will be given to identifying lands within the village for community facilities.</p> <p>The importance of active land management to regenerate town and village centres and to address vacancy and dereliction is recognised and will be investigated further in the preparation of the draft Development Plan which will include policies to support the Council, private landowners and developers in the addressing dereliction and vacancy.</p>

<ul style="list-style-type: none"> ○ Develop a new Amenity Park overlooking the river area, to highlight, support and safeguard the existing habitats and biodiversity in the area. ○ Development of a walkway / cycleway from Shannon to Bunratty and also from Bunratty to Sixmilebridge. ● Investment needed in derelict and under used sites, the upgrading of the Folk Park, and the large derelict hotel. ● Action is needed to protect and secure existing employment, promote new enterprises, facilitate new tourist and craft related SMES. ● Create a clear planning policy for small sensitive housing development only, all development must provide for community improvements. Need to increase environmental enforcement and improve the presentation of environmental sites. ● Strengthen the overall presentation and access to the village, along with improvement of information panels and signage, and increased promotion and provision for the arts. ● Develop a walking trail around the village and progress the Shannon Town to Bunratty walkway along the Estuary bank along with providing better sport and social facilities in the village. ● The following are identified as key objectives going forward; <ul style="list-style-type: none"> ○ Provision of traffic calming throughout the village area including the 	<p>The draft Development Plan will include clear objectives to support existing employment, promote new enterprises, facilitate new tourist and craft related SME's.</p> <p>The Housing Strategy and Housing Need Demand Assessment which are being prepared will consider all elements of housing demand and details of the various housing market areas. This will inform the policy objectives of the draft Development Plan</p> <p>The draft Development Plan will include objectives to facilitate public realm improvement as required.</p> <p>The NPF and RSES both place strong emphasis on compact growth, placemaking and development of sustainable communities, highlighting the need for blue – green infrastructure, as we continue to invest in and strengthen our settlements. The draft development plan will have regard to same in its preparation.</p> <p>The improvement of connectivity between communities along the Shannon Estuary will be given further consideration in the preparation of the draft Development Plan.</p> <p>These actions will be considered in the in the preparation of the settlement strategy and settlement plan for Bunratty.</p>
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<p>provision of a pedestrian crossing</p> <ul style="list-style-type: none"> ○ Pedestrianise the old Bunratty bridge. ○ Development of looped walks throughout the village area. ○ Improve the level of public lighting in the village and in particular on the road link located between the creamery and the Bunratty Castle Hotel. ○ Develop Iconic arrival sign at the main entrance to the village and improve the information signage throughout the village area. ○ Provide additional car parking throughout the village area. ○ Improve the vehicular access to Bunratty Graveyard ○ Provide public lighting and a footpath on the Low Road to improve and make safe visitor access to the local B and B guesthouses located in this area. ○ Extend the footpath network servicing the Hill Road and the Low Road. 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Include policies to support the development of greenways, blueways, walkways and cycle ways across Clare in order to encourage sustainable activity tourism. 2. Include objectives on Tourism to reflect recent developments, trends and areas of new policy guidance. 3. Incorporate the recommendations of the Housing Strategy and Housing Need Demand Assessment to inform the policy of the draft Development Plan. 4. Prepare a settlement strategy and settlement plan for Bunratty having regard to the submission. 5. Develop policies and objectives for active land management to address vacancy and dereliction.
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Submission No: 154 – Cllr Joe Garrihy

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>In line with West Clare Strategic Plan adopted July 2020 (attached) & key objectives of sustainable living population and communities I submit the following specific ideas for consideration in the CDP review and development process.</p> <ul style="list-style-type: none"> • The vision statement of the 2017 – 2023 plan seems to me to slightly weighted to external views & a tourism slant. Suggests: <i>“A County that has a vision and action plan for a bright sustainable future where native and stranger, its sons and daughters can choose to live and</i> 	<p>The contents of the submission are noted and will be considered in the preparation of the draft Development Plan.</p> <p>Noted.</p>

settle for life in well planned, environmentally sensitive, economically viable welcoming connected communities where all have equal access to affordable necessary services supported by public bodies under the leadership of responsive and progressive local government”.

Population & Housing

- Immediate and priority focus should go to areas where the state has invested in Infrastructure while also redoubling efforts to secure for KEY (not every crossroads) settlements where there is a deficiency.
- Choice based solution can be ramped up with a better mix of affordable, social and unit mix needed to prevent one type dominating and lack of diversity
- Work with building capacity in key towns and villages to possibly leverage local Clare based housing associations.
- Vacant Rural – Dereliction review & tax on vacancy, government incentives to refurbish – local housing DAC establishment.
- Sensitive Environments. International best practice is Leave No Trace approach with guided tours prioritised – Park and Ride approach from towns and villages – hub and spoke. Park Ranger resource & focusing services / accommodation / camping / parking sites in towns and villages – Win Win
- Balance between Town and Village and Rural housing – Can only in his

Population & Housing

In preparing the settlement strategy for the draft Development Plan the land-use zoning will be informed by the availability of service infrastructure in accordance with the NPF and specifically NPO 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning. The Core Strategy of the Draft Plan will identify the distribution of the proposed growth in line with the NPF Implementation Roadmap and the RSES.

The Housing Strategy and Housing Need Demand Assessment which are being prepared will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the Draft Development Plan

The Council acknowledges the negative impact of vacancy and dereliction on our towns and villages. The draft Development Plan will contain objectives to support the Council, private landowners and developers in the addressing same.

The waste management objectives will have regard to the Waste Management Plan for the Southern Region. The concept of “Leave No Trace” will be considered in the preparation of the draft Development Plan

The Core Strategy will identify the distribution of the proposed growth in line

view be compatible if a real need to live in the open country or direct family / existing house is in place. He believes that the LA or State must provide an alternative for people who wish to live in rural Clare and cannot get planning permission. He believes this can be achieved by providing serviced sites in towns and villages with infrastructure.

Rural Sustainable Communities

- Define more precisely and strategically what the key objectives of Clare Rural Regeneration Strategy means on the ground – prioritise sustainable pods/cooperating parishes and communities that are traditionally aligned through such as Secondary School catchment / Day Centre Catchment and clearly outline the needs of the Pod/Cooperating catchment in terms of infrastructure to ensure minimal duplication occurs in seeking or assessing public infrastructure / services and facilities while also having a priority view and link to the overall region and county hierarchy in same context.
- The development plan to focus on the regeneration of Small Towns in our rural areas as the hub of sustainable and vibrant rural communities.
- Focus on shovel ready towns with in place best infrastructure capable of being flagship “Transition Towns “ for a sustainable rural population and community aligning with 10/15 minute town and cooperating catchment/pod approach.

with the NPF Implementation Roadmap and the RSES. Furthermore the Core Strategy shall identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area and siting, environmental and design criteria for rural housing in statutory guidelines and plans, in accordance with RPO27 of the RSES.

Rural Sustainable Communities

Noted. This will be considered in the preparation of the draft Development Plan.

The draft Development Plan will have a strong focus on the compact growth and regeneration of our rural towns and villages in an imaginative, sustainable and smart manner, in line with the key principle of the NPF and RSES.

The Core Strategy will identify the location of the proposed growth in line with the NPF Implementation Roadmap and the RSES, which will reflect the available infrastructure. The RSES sets out the concept of a 10-minute Town, in terms of sustainable compact settlements whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes or are accessible by high quality public transport services. The draft Development Plan will have regard to this concept.

<ul style="list-style-type: none"> • Work with local community , stakeholders in 5 selected “Transition Towns “ across the county to be flagship “Rural Settlements “ with the objective of marketing these Clare towns strongly to those families or people who wish to return and have the quality of life possible in rural Clare from abroad or Irish Cities. Build attractive living communities and market with same focus as we do WAW / Tourism. • Develop and leverage existing key infrastructure in these selected towns to best level possible. • Identify derelict and brownfield sites in these towns along with affordable or community/state owned assets with a view to overall regeneration plan to advance for development with Government , Private Sector and Community stakeholder partnership with the objective to create, facilitate and spark life and sustainable economic/social and environmental development. • As it appears rural one off housing is becoming more difficult to deliver and sustain to a level necessary for rural success and will not be the answer to achieving critical population/services mass, propose a pilot scheme for developed sites in selected town or towns above to develop low density housing which is developed by the state / LA/ Local housing association as attractive alternative with possible incentives for those wishing to return to live in rural Clare (details of this idea are based on specific location and possible community / LA/ State /Private sector flagship project in a town with major underutilised infrastructure capable of immediate advancement on this initiative – Lisdoonvarna). • Each Small town to have affordable housing scheme and mix of social and accessible housing schemes to benefit from and sustain the economic and 	<p>Noted. This will be considered further in the preparation of the draft Development Plan.</p> <p>The settlement statements and settlement plans in the draft Development Plan will seek to achieve the optimal use of existing infrastructure having regard to the Core Strategy and improve the liveability and quality of life within settlements.</p> <p>In line with the key principles of the RSES the draft Development Plan will contain policies to support the regeneration and development of existing built-up areas as attractive and viable alternatives to greenfield development.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>The draft Development Plan will be informed by a Housing Need Demand Assessment and a Housing Strategy, which will consider all elements of</p>
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<p>social life of the area.</p> <ul style="list-style-type: none"> • Regeneration Scheme for derelict housing and repurposing of former commercial property in small towns necessary with CPO powers available to LA / State in this process. • Identify and seek to develop supported living projects in each small town. • Each small town must have a remote working hub/centre – these have the capacity to be the factory of the future and attract innovation / inward migration. <p>Climate Action</p> <ul style="list-style-type: none"> • Target selected settlements to be near 0 emissions / carbon neutral Transition Towns • All carbon reduction and energy sustainability can be focused on the above model by development of near 0 emissions housing and retrofitting of existing by leveraging locally based sustainable energy communities. • Specific focus on CDP on Community Owned Energy strategy and 	<p>housing demand and details of the various housing market areas. This will inform policy objectives of the draft development plan.</p> <p>The importance of active land management to regenerate town and village centres and to address vacancy and dereliction is recognised and will be investigated further in the preparation of the draft Development Plan within which it is envisaged that policies to support the Council, private landowners and developers in the addressing dereliction and vacancy will be included.</p> <p>Noted. This will be investigated further in the preparation of the draft Development Plan.</p> <p>The Council will continue to develop and promote the implementation of the Clare Digital Strategy and expand the DigiClare facilities as appropriate. The ethos of the Clare Digital Strategy and the National Broadband Plan will be reflected in the draft Development Plan.</p> <p>Climate Action</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a National Policy Outcome of the NPF. The draft plan will support “compact growth” and will include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, and to improve energy efficiency and an increased use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>The area of community energy production is emerging and the draft</p>
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<p>enablement.</p> <ul style="list-style-type: none"> • Specific focus in the CDP on the county’s Renewable energy strategy and guidelines. • Specific Focus on strategic linkages for cycle and walking between settlements pods/cooperating parishes/small towns and villages – propose we look closely at making many roads which can achieve this local access only and cycle/walking links between settlements with speed limits and special restrictions around motorised vehicular use. <p>Tourism</p> <ul style="list-style-type: none"> • Disperse Tourism across small towns and villages not on WAW – unintended consequence of WAW along with focus on peripheral and seaside attractions and destinations has led to bypassing of many towns and villages and a double negative of overcrowding/traffic and congestion on popular areas with little contribution to small towns and villages becoming derelict and losing identity / economic viability. • Larger buses on roads not built or suitable is a major issue pre Covid – a clear policy, multifaceted accompanied by a marketing plan to steer tourism footfall where the county can benefit to ensure maximum and environment / community negative impact is minimised is urgently needed. • Park and Ride circuit or based in Small Towns and Villages is one option – Hub and Spoke model expanded. • Focus on identity and story of each small town and village (as above) and build experience / attraction around its uniqueness in overall concept and region as against peripheral attractions away from the towns and villages as appears to be the direction currently being taken. • Protect our natural heritage by managing tourist activity and damage to 	<p>Development Plan will consider this issue in policy formulation.</p> <p>The Council will prepare a new Renewable Energy Strategy as part of the preparation of the draft Development Plan. This Strategy will inform the renewable energy policies of the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Tourism</p> <p>Clare County Council, in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled <i>Guiding our Journey to a Vibrant New Future in Tourism</i>. The draft Development Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the industry across the County.</p>
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<p>key sites and habitats (major potential issues this year with the Burren and West Clare Coast / wild camping etc)</p> <ul style="list-style-type: none"> • Ensure Community use/benefit is ingrained in each major tourism project and investment. 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Climate change shall be considered in the preparation of the Draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of policies and objectives. 2. An evidence based Core Strategy shall be prepared for the proposed draft Development Plan in line with the NPF Implementation Roadmap and the RSES. 3. Incorporate the recommendations of the Housing Strategy and Housing Need Demand Assessment to inform the draft Development Plan. 4. Include policies and objectives to deliver rural housing in line with national and regional policy and guidelines. 5. Continue to develop and promote the implementation of the Clare Digital Strategy and support the rollout of the National Broadband Plan. 6. The draft Development Plan shall include measures to support opportunities for sustainable development having regard to concepts such as '10 Minute Cities' and Town neighbourhoods. 7. Provide support for the delivery of a modern mobility system that enables and encourages a modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency. 8. The draft development plan shall consider community energy production in its preparation. 9. Prepare a Renewable Energy Strategy in the context of carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. 10. Include objectives on Tourism to reflect recent developments, trends and areas of new policy guidance in the preparation of the draft Development Plan. 11. Recognise the importance of the Wild Atlantic Way, the Shannon Estuary Way and Ireland's Hidden Heartlands as significant tourism brands and to encourage visitors along these routes to visit other locations within the County.
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Submission No: 155 – Clare Youth Services

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission raises the following points:</p> <ul style="list-style-type: none"> • Sets out the role and function of Clare Youth Services and lists its current government funded projects • States that the level of consultation with young people with respect to programmes and projects operated by Clare County Council (CCC) has been of real value. 	<p>Noted.</p> <p>Noted.</p>

<ul style="list-style-type: none"> • Digihubs – is a welcome development and of value to both second and third level students. • Investment and proposed investment in social spaces for all is particularly welcome. (e.g cycle paths) • Suggest that a balance between economic and cultural development is essential. • A key challenge is ‘harnessing the vision, lived experience, energy, enthusiasm and drive of young adults to support development’. Often policy makers and community activists are older, more settled members of community and these young adults can live in a bubble or micro community. Innovative means could be sought to target this particular group to hear their voices and seek their input to various developments. • Vision for Clare – A worthy aspirational statement that could benefit from punchy tagline. Social Media is the place to be and short sound bites and viral videos are what people respond to. Need a campaign that speaks specifically to those under 35. • Housing – there is an assumption made that young people always have a space at home to live, this is not always the case. There is a real lack of rental stock to support them as landlords will; always favour older people. Young people are often happy to live in town and there is an opportunity to revamp the living over the shop type properties to cater for this group. • Transport- Need to provide affordable, dependable and regular transport at times it is needed. It is simply inconceivable that a person living in Kilrush cannot access public transport to Ennis or Shannon to access a job at 8 or 9 in the morning. 	<p>The draft Development Plan will support the implementation of the Clare Digital Strategy and the rollout of the National Broadband Plan.</p> <p>The content of the submission is noted. The RSES sets out the concept of a 10-minute City/Town, in terms of sustainable compact settlements whereby, a range of community facilities and services are accessible in short walking and cycle timeframes from homes or are accessible by high quality public transport services. The draft Development Plan will have regard to this concept in its preparation.</p> <p>It is important for the Council to engage with all citizens of the County, and it endeavours to do so in the carrying out of its functions. In recent years social media has become an important tool and the Council continues to develop in this regard. For the duration of the draft plan preparation the Council will engage in social media activity at key stages to raise awareness of the process among the citizens of the county.</p> <p>Noted.</p> <p>A Housing Strategy and Housing Need Demand Assessment are being prepared and will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan</p> <p>The draft plan will have regard to the content of the LSMATS in its preparation.</p> <p>Transition to a low carbon economy will be a key cornerstone influencing policy development in the draft Development Plan and addressing climate</p>
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<ul style="list-style-type: none"> • Accessible, affordable and dependable internet access is a basic requirement for development addressing this in the plan must be a foundation stone if development is to be possible in all areas of the County. • Investment in Communities – If the plan is to assist in supporting all communities to achieve then perhaps thought needs to be given to creating communities of commonality- a focus on what unites rather than divides us. It is unfortunate that much of the funding that exists is dependent on the existence of a particular label. Assumptions are made that people of a particular background all think, believe or act the same. Such generalisations only serve to divide. • The real value in the development plan must be about the people and the opportunities it creates to improve their lives. Ideally it needs to support the active involvement of all people in the process. • The Development Plan must: <ul style="list-style-type: none"> ○ Actively work to achieve a balance between social, cultural and economic development ○ be grounded in celebration of difference and values the unique contribution of all perspectives. ○ is committed to bringing people together in ways that build understanding, respect and cooperation. ○ seeks to address issues which impact on quality of life including housing, transport and access to services, education and employment, 	<p>change will shape every policy. Increased public transport enhanced walking and cycling facilities, will all be promoted and facilitated within the draft plan. The draft Development Plan will support the Local Link Rural Transport strategy, and further consideration will be given in the preparation of the plan how to best encourage and support rural transport service.</p> <p>As above, the draft Development Plan will further the implementation of the Clare Digital Strategy and the rollout of the National Broadband Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>The draft Development Plan will consider all citizens in its preparation and the Council will endeavour to have active engagement with the public in the public consultation phases throughout its preparation, notwithstanding the restrictions that COVID-19 restrictions have resulted in.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p>
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<p>connectivity and rural de-population.</p> <ul style="list-style-type: none"> ○ actively supports the contribution of community groups, charities and voluntary organisations to the development and wellbeing of the County 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Climate change shall be considered in the preparation of the draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives. 2. The draft development plan will support the delivery of a modern mobility system that enables and encourages a modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency. 3. Incorporate the recommendations of the Housing Strategy and Housing Need Demand Assessment which will inform the policy of the draft Development Plan. 4. Promote the implementation of the Clare Digital Strategy and the rollout of the National Broadband Plan. 5. Social inclusion should be a cross cutting theme of the draft Development Plan.

Submission No: 156 – Fergus Merriman

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • The route of the Limerick Northern Distributor Road (LNDR) will isolate clusters north of it such as Gortatogher and Shannakyle. • Suggest a strategy to integrate existing linear developments in the clusters to be separated by the new road from their root infrastructure. In particular the lands adjacent to both Gortatogher and Shannakyle where brownfield sites such as the old dump at Shannakyle already exist which could be developed and should be incorporated into a new village structure together with a changed backland strategy to meet the challenges that the LNDR will present in the life time of the upcoming CDP. 	<p>The contents of the submission are noted and will be considered in the preparation of the draft Development Plan in relation to the LNDR and the villages/clusters in its vicinity.</p>

Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Include objectives in relation to the LNDR and how the road layout will impact on the communities in its vicinity.

Submission No: 157 – Cathedral Church St Flannans Killaloe

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • The Cathedral's Deanery has prominent lands in the ownership of the Church of Ireland, that are located on the approach to Killaloe via the R463 	<p>The contents of the submission are noted and will be taken into consideration in the preparation of the settlement statement and settlement</p>

<p>regional road, c700m from the proposed Shannon Bridge Crossing and less than 100m from St Flannan’s Cathedral. This has the potential to be a focal point in the town.</p> <ul style="list-style-type: none"> • Would welcome engagement at the appropriate time on the potential of this land. 	<p>plan for Killaloe in the draft Development Plan.</p> <p>Following the publication of the draft development plan later in 2021, there will be a further opportunity for public engagement.</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. Consider the submission in the preparation of the settlement statement and settlement plan for Killaloe.</p>	

<p>Submission No: 158 – Project Management Office/Fehily Timoney & Co.</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive’s Opinion</p>
<ul style="list-style-type: none"> • The new plan must have full regard to the Limerick-Shannon Metropolitan Area Transport Strategy (LSMATS), the Regional Spatial Economic Strategy (RSES) and, the National Planning Framework (NPF). • The Draft Plan needs to provide a sufficient level of detail to define the N19 project. • Incorporate Objective RS4 of the Draft LSMATS into the draft plan which states that it is the intention of the National Transport Authority (NTA) to <ul style="list-style-type: none"> ○ Reduce peak time congestion on the N18/N19 network at Shannon. • Reference also needs to be included to the upgrade of the N19 approach road to Shannon Airport, similar to the objectives set out in Section 2.5 of the RSES which states that “Progress on the upgrade of the N19 to the Airport to facilitate the continued expansion and regeneration of Shannon” • The Clare Development Plan will be a key facilitator in supporting the growth of the Limerick – Shannon Metropolitan Area. • Strategic Investment in providing enhanced connectivity between Shannon and Limerick is instrumental to unlocking the joint potential of 	<p>The contents of the submissions are noted. The draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the draft LSMATS</p> <p>The draft Development will include specific objectives in relation to the N19 project and to facilitate the continued expansion and regeneration of Shannon.</p> <p>The draft Development Plan will be in line with the RSES and the Limerick-Shannon MAP.</p> <p>The draft Development Plan will support high frequency connectivity with Shannon International Airport in line with the draft LSMATS.</p>

<p>both Limerick and Shannon, ensuring there is collaborative operation as a competitive and effective metropolitan area and maintaining economic activity. The upgrade of the N19 is critical in assisting the realisation of the importance of Shannon Airport and Shannon Free Zone and its potential for growth.</p>	
<p>Chief Executive's Recommendation</p>	
<p>1. The draft development plan will provide support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the draft LSMATS.</p>	

<p>Submission No: 159 – Ennis Hockey Club</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> • Need for a Hockey facility/pitch in Ennis as there are currently none in Clare. • The submission is accompanied with a detail brochure on multi sports areas. 	<p>Sports facilities and clubs greatly enhance the quality of life and sense of community. The draft Development Plan will include objectives so as to best support these groups in their continued work. The draft Development Plan will ensure that adequate lands are zoned for sports and recreational needs in Ennis.</p>
<p>Chief Executive's Recommendation</p>	
<p>1. The draft development plan to have regard to the requirement to identify lands within Ennis and across the county which can facilitate the sport and recreational needs of communities.</p>	

<p>Submission No: 160 – Clare Women's Network</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<ul style="list-style-type: none"> • Sets out the background, role and core values of the network • Calls on Clare County Council (CCC) to gender proof this and all subsequent plans, policies and budgets. This also includes the implementation of gender budgeting. Gives details and definitions of these terms. 	<p>The content of the submission received is noted and will be considered in the preparation of the draft Development Plan.</p> <p>The concept of gender proofing will be given further consideration in the preparation of the draft Development Plan.</p>

Placing the measuring of wellbeing at the heart of the County Development Plan (CDP)

- The CDP needs to have at its focus the rebuilding of a thriving region post Covid-19 working to maximise the well being of the people of Clare, reduce inequalities after the pandemic. Better policies for better lives should be the ultimate goal of policymaking. Must go beyond the economy, to focus on improving peoples well-being “here and now” and for future generations.

Population and Housing

- Homelessness is a significant issue faced by many women across Ireland, provisions need to be put in place so women who are in violent relationships are safe to disclose their circumstance, fully protected from becoming homeless and supported to stay in the family home where possible. Homelessness makes vulnerable people far more vulnerable.
- Women from the Travelling community are disproportionately affected by the current homeless crisis. The travelling community make up just 1% of the overall population but make up 15% of the homeless population.
- CCC need to guarantee that all annual funding they receive in relation to Traveller Accommodation is drawn down and not returned.
- Social housing availability that meets the needs of individual women and families needs to be located close to services to allow integration into the community and to prevent isolation.
- Housing should be made available for people transitioning from Direct Provisions

Economic, Enterprise, Tourism and Retail Development

- Strive to economically improve the lives of all people living in Clare including all workers earning a living wage and create less reliance on tourism as a means of employment.

Placing the measuring of wellbeing at the heart of the County Development Plan (CDP)

The NPF and RSES both place strong emphasis on compact growth, place making and development of sustainable communities. This will be a cross cutting theme within the draft Development Plan which will seek to improve the quality of life for all citizens of the County.

Population and Housing

The Housing Need Demand Assessment and the Housing Strategy which are under preparation will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan.

Economic, Enterprise, Tourism and Retail Development

The objectives of the draft Development Plan will seek to economically improve the lives of all people living in County Clare. Covid-19 has highlighted the extent to which the county depends on tourism and the need for

<ul style="list-style-type: none"> • Aid local communities in the establishment of co-operative and community based agriculture. • Ensure all public buildings in County Clare are fully accessible for people with disabilities. • Can additional supports be made available to employers in County Clare to employ people with disabilities. <p>Towns and Villages and Rural Development</p> <ul style="list-style-type: none"> • Need for a number of multi-service community centres across villages in County Clare, with a view to them becoming staffed and self sustaining. Resulting in more social inclusion in rural areas, less isolation and making villages a more attractive option for relocation. • Quality broadband needs to be addressed and available to all • Need for a post office in every village. • Town, villages and rural areas should be supported to create and establish local amenities based on their individual needs. <p>Transport and Infrastructure</p> <ul style="list-style-type: none"> • Need for greater quality and frequency in public transport services to Ennis from rural towns. • Accessible public transport would facilitate more people with disabilities gaining employment and allow for more independence. 	<p>resilience within the sector will be considered further in the preparation of the draft Development Plan.</p> <p>The draft Development Plan will include objectives in relation to agriculture, food production and the promotion of local and artisan produce.</p> <p>The draft Development Plan will support compliance with the Disability Act (2005).</p> <p>Additional supports to employers to employ people with disabilities are outside the remit of the CDP.</p> <p>Towns and Villages and Rural Development</p> <p>In the preparation of the draft Development Plan adequate zoning will be provided to cater for community facilities along with objectives to support their development.</p> <p>The Council will continue to develop and promote the implementation of the Clare Digital Strategy. This strategy, complemented by the rollout of the National Broadband Plan and the Clare Rural Development Strategy 2026. The ethos of these documents will be reflected in the draft Development Plan.</p> <p>Transport and Infrastructure</p> <p>The draft Development Plan will include policies and objectives to support the role of rural transport in accordance with the NPF and the RSES and will support the delivery of a modern mobility system that enables and encourages a modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.</p>
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Built and Natural Heritage, Landscape and Green Infrastructure

- Need for more green spaces, play spaces and safe walk ways all over the county is vital for the public’s mental health.

Climate Change, Renewable Energy and Environment

- Clare is particularly vulnerable to the accelerating effects of climate breakdown. Storms once considered ‘once in a lifetime’ event now condiered the ‘new normal’.
- Climate breakdown affects the poorest first, in terms of housing and food security and will have a disproportionate effect on the lives of women.
- Outlines specific impacts in Clare in relation to flooding, coastal erosion, food security, sea level rises etc.
- Clare is uniquely placed to help protect the global biosphere. Given our strong supportive community, opportunities exist to protect our rich heritage, including biodiversity, to improve our renewable infrastructure and to prevent further damageto the global environment.
- Shannon LNG is one of the most significant and destructive fossil fuel projects in Europe.
- Clare County Council should agree a motion against Shannon LNG and against imprted fracked gas into Clare. There are very significant consequences for life in the Shannon Estuary should plans go ahead.

- Moneypoint represents an ideal opportunity to become the largest

Built and Natural Heritage, Landscape and Green Infrastructure

The Council is committed to incorporating green features into public realm developments, and to developing positive public realm spaces within settlements in terms of positively impacting the social infrastructure of communities and also as a mitigation measure for climate change along with promoting walking and cycling. The draft Development Plan will incorporate polices supporting built and natural heritage, landscape and green infrastructure.

Climate Change, Renewable Energy and Environment

Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a Nation Policy Outcome of the NPF. The draft plan will support “compact growth” and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.

Planning permission for the proposed Shannon LNG terminal was quashed by the High Court in 2020. The decision ruled that new planning permission would be required for the extended permission for the Liquid Natural Gas (LNG) terminal, which lapsed in 2018. At present there is therefore no planned or permitted Shannon LNG terminal.

The Council recognises the importance of Moneypoint to the region’s

processor of community and worker owned renewable energy in the country, and can be developed as such. Exploration in terms of efficiency and economic viability needs to be on-going, so that when the time comes, the transition from coal to renewables is as seamless as possible.

- Clare needs community energy schemes using renewables such as solar and wind, giving energy to the grid.
- Need to look at the Denmark model whereby wind farms are owned by local energy co-operatives.
- Introduce incentives for schools, public buildings etc to install solar pv to sell to the grid.

- Special protection needs to be afforded to native hedgerows. Any developments should undergo professional ecological assessment to account for and minimise environmental impact, including paths, roads and carparks.

- Council schemes and planting of flowers and trees should be native.

economy and is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. It is proposed that in the preparation of the draft Development Plan policy objectives will be developed to continue to support a sustainable future for Moneypoint by facilitating its sustainable growth, operational expansion and more importantly its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

The area of community energy production is emerging and the draft Development Plan will consider this as part of the plan preparation.

There are a number of grant schemes in existence to support those who wish to upgrade building energy consumption (e.g. SEAI grants), such financial incentives are not within the scope of the CDP, however the draft Development Plan will include objectives to support such upgrades to buildings.

The draft Development Plan will include objectives for the protection of hedgerows and to encourage development proposals that enhance the landscape through positive management and additional planting/sensitive replanting of native tree species.

The Council Biodiversity Best Practice Manual and proposed staff training programme highlights the importance of streamlining biodiversity focused considerations into all aspects of Council functions to ensure best practices by the Local Authority. The preparation of the draft Development Plan will have regard to the emerging concepts of this manual in its preparation.

<ul style="list-style-type: none"> • Clare County Council needs to support and promote Irish Seedsavers Association. • Under the Aarhus Convention (2001), the local authority is required to have meaningful engagement and consultation with the public on environmental matters. All developments must involve a public consultation meeting in the very early stages. A trained impartial facilitator are required for this engagement. • Travelling by public transport in County Clare is almost impossible and the transport network needs massive expansion. • Urgent need for more cycle lanes in Ennis and all Clare towns. • The Clare bus service for school children needs urgent expansion. • Free parking in Ennis train station would encourage use of the service. • More charging points for electric cars needed in rural Clare. • Plans urgently needed to accommodate the circa 5,000 homes that are uninsurable due to flood risk. 	<p>The importance of Irish Seedsavers Association is noted and will be given due consideration in the preparation of the draft Development Plan.</p> <p>The Aarhus Convention lays down a set of basic rules to promote citizen's involvement in environmental matters and to improve enforcement of environmental law. The draft Development Plan will support the Aarhus Convention, however the use of trained facilitators is outside the scope of the Development Plan preparation process.</p> <p>The draft Development Plan will support the Local Link Rural Transport strategy, and consideration will be given in the preparation of the plan as to how to encourage and support a rural transport service. The draft Plan will include policies and objectives to support the role of rural transport in accordance with the NPF and the RSES.</p> <p>The draft Development Plan will consider smart travel possibilities as part of the plan preparation.</p> <p>The Council will engage with transport providers in the plan preparation.</p> <p>The idea of free parking is noted however it is outside the scope of the Development Plan preparation process.</p> <p>It is acknowledged that there is a need for additional electric car charging points across the County and it is proposed that the draft Development Plan will include objectives to support the provision of these spaces along with the preparation of development management standards relating to electric vehicle charge points.</p> <p>Ireland's Catchment Flood Risk Assessment and Management (CFRAM) Programme is central to the medium and long-term strategy for the reduction and management of flood risk throughout Ireland. It delivers core components of the National Flood Policy whilst also meeting the</p>
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<ul style="list-style-type: none"> • Reduce energy demand and emissions by designed them out of the County Clares bulidng stock. Clare County Council need to promote and adopt a higher buliding standard. • Emissions can be reduced by adopting the Passive House standard as the minimum standard for new builds in Clare. Refers to Dun Laughaire – Rathdown Councils Development Plan 2016-2022 whihc adopted Passive House standard for all new builds, to reduce energy deamnd. • Sets out details in relation to passive house deign and methodology. • A more proactive approach should be taken to a building embodied energy. By using lower embodied energy materials the overall carbon footprint of each building is reduced further. • The impotence of good waste water treatment has always been negleted in County Clare. In 2019 the EPA reported that 11 out of 24 of the sewerage treatment locations in the County were not functioning. They also reported that 59% of domestic wastewater treatment systems of the ones that were tested in County Clare failed. • As an immediate measure Clare County Coucil should actively raise 	<p>requirements of the EU Floods Directive. The Catchment Flood Risk Assessment and Management Studies tested a range of options against flood risk management objectives to identify potential solutions. The Flood Risk Management Plans which are a key component of the programme look at these options and have brought forward the preferred options for key areas which are at risk from flooding in County Clare. These include engineering measures, mitigation, and flood storage amongst others. The responsibility for the implementation of the Floods Directive and the associated Flood Risk Management Plans lies with the OPW. The draft Development will have regard to the outcomes of the CFRAM programme and will also undertake a further Strategic Flood Risk Assessment to inform the future development of the County.</p> <p>It is intended that objectives in relation to building energy efficiency of and environmental sustainability will be included in the draft Development Plan. Passive Homes Standards will be considered further in the plan preparation stage.</p> <p>The management of water and wastewater infrastructure is within the remit of Irish Water. Clare County Council will continue to liaise with Irish Water with regard to the capacity of the county network during the plan preparation.</p> <p>Under the Water Services Act 2007 (as amended) the EPA has appointed</p>
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awareness of the impacts of over-use of toxic cleaning products both in homes and business and in gardens that contaminate our water and accelerated bio-diversity loss.

- It is vital that Clare County Council proactively secures a high standard of wastewater treatment for urban settlements without delay as well as supporting remedial work to failing domestic systems. This is essential to allow for compact growth and reduce embodied energy of spread out services. Protection of our limited water supply should also be encouraged by rainwater harvesting and the reuse of grey water within the home.
- Clare County Council, as the responsible authority on building control should take a more proactive approach to a higher energy efficient standard of the building stock of the county by ensuring that a higher standard of construction is actually achieved on site. In many European countries it is common place practice for the council to inspect building sites during construction to ensure that construction methods and workmanship are to a high standard.
- Clare County Council should proactively encourage the upskilling of trades people by organising mandatory continued professional development around energy efficiency.

inspectors to inspect domestic waste water treatment systems so that they do not pose a threat to human health or the environment. The Environment Section of Clare Council carries out these inspections. Therefore anyone with a domestic waste water treatment system may be inspected. Inspections are conducted according to area risk-assessments, i.e. more inspections will be done where risk to health and the environment is higher and fewer where risk is lower. The draft development will seek to ensure that new domestic waste water treatment systems are in accordance with the EPA Code of Practice for single houses and are maintained appropriately.

As above the management of water and wastewater infrastructure is within the remit of Irish Water and not Clare County Council.

Building Regulations are a set of legal requirements for the design and construction of new buildings, extensions and material alterations to and certain changes of use of existing buildings. Building Regulations provide for, in relation to buildings, the health, safety and welfare of people, conservation of fuel and energy, and access for people with disabilities. This is outside the scope of the Development Plan preparation process.

Upskilling of trades people by organising mandatory continued professional development around energy efficiency is beyond the scope of the Development Plan, however, the draft plan will include policy objectives to support lifelong learning and education facilities across the county.

Social, Community and Cultural Development

- The acknowledgement and social inclusion of people from all backgrounds and cultures in the Development Plan and all subsequent Council policies and actions can lead to improved quality of life and increased general well-being of individuals and communities along with reducing the belief in stereotypes etc.
- Clare County Council needs to recognise, see value in and support events that help to create social inclusion such as the work carried out by the Clare Womens Network.
- The Development Plan needs to consider ways to return maternity services to the County. Furthermore there is a direct connection between population growth and maternity services.
- Interim steps that could be taken en route to returning full maternity services to the county, for example, having access to maternity clinic appointments throughout pregnancy at local health centres. This in turn would help reliance on private car, reducing carbon emissions from unnecessary journeys to Limierick and Galway.

Social, Community and Cultural Development

The Development Plan has an important role to play in promoting social inclusion in the County and it is intended that the draft Development Plan will include a range of strategies to promote access to housing, community facilities, amenities, participation in cultural life and tackling poverty etc. These issues are also addressed by the Council through the Clare Local Economic and Community Plan and the County Clare Social Inclusion and Community Activation Programme (SICAP).

Concerns in relation to maternity services are noted. In this regard the draft plan will ensure that adequate zoning is provided in to facilitate health and medical facilities. However, access to maternity services itself is outside the scope of the Development Plan preparation process.

Chief Executive's Recommendation

1. Climate change shall be considered in the preparation of the Draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives.
2. Incorporate the recommendations of the Housing Need Demand Assessment and the Housing Strategy into the draft Development Plan.
3. Provide support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the proposed LSMATS.
4. Support the Local Link Rural Transport Strategy.
5. Continue to develop and promote the implementation of the Clare Digital Strategy and support the National Broadband Plan.
6. Provide support for the delivery of a modern mobility system that enables and encourages a modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.
7. Prepare a Renewable Energy Strategy
8. Social inclusion should be a cross cutting theme of the draft Development Plan.

Submission No: 161 – Roadstone

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • The importance of the extractive industries to the wider economy and the need to protect the operations of working quarries and proven aggregate resources is firmly established in national and regional planning policy. • In preparing policies that reflect the importance of the extractive industries the recently published Essential Aggregates – Providing for Ireland’s Needs to 2040 prepared by the Irish Concrete Federation should be considered. • The three important points that statutory planning policy needs to address at all spatial scales. <ul style="list-style-type: none"> ○ Importance of Extractive Industries and Aggregates ○ Identifying and Protecting Reserves ○ Enabling Extraction of Aggregates • Quarrying and other extractive industries are recognised as important to rural economic development in terms of generating employment and providing raw material to the construction industry and other industrial processes. • Appendix 3 Natural Heritage Sites in County Clare identifies Ryan’s Toonagh Quarry within the list of County Geological Sites. • It is noted that the benefits of the quarry and extractive industry is not specifically mentioned in the Issues Paper. • The lack of reference within the Issues Paper regarding a potential revitalisation of the sector to support the County’s growth, economic, employment and rural development objectives. • Should outline the economic value and significance of the aggregates and minerals sector emphasising the sectors significance and added value in terms of the local, regional and national economy. 	<p>The Council recognises the importance and economic value of aggregates and the mineral sector to the national, regional and local economy and will seek to support such operations and proven aggregate resources in appropriate locations in line with national and regional policy and subject to appropriate levels of environmental assessment in the formation policy objects in the draft Development Plan.</p> <p>Noted. This will be considered in the preparation of the draft Development Plan.</p> <p>Noted.</p> <p>Noted.</p> <p>The draft Development Plan will address the quarry and extractive sector.</p> <p>Noted.</p>

<ul style="list-style-type: none"> • Mineral extraction and the wider aggregate industry is important to the economy in terms of employment generation and providing raw materials to the construction industry. • It should be ensured that the proposed Draft CDP allows for the provision of adequate aggregate resources to meet the future growth needs of the county and to facilitate the exploitation of such resources. • It is considered crucial that the proposed Draft CDP allows the aggregates sector to continue to facilitate its central role within construction and development supply chains. • Should have due regard to Roadstone Ltd.'s property assets within the County, which counts 5 established operations and the added value these locations can bring within construction supply chains and the related impact on the local, regional and national economy. • It is concerning to note the limited reference to the economic importance and benefits of the quarry and extractive industry within the existing CDP. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>All aspects of this sector will be considered in the preparation of the draft Development Plan in line with National and Regional Policy and having regard to environmental considerations.</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. The draft Development Plan will set out policies and objectives to facilitate access to mineral resources and to support quarrying operations at appropriate locations subject to environmental and other considerations. 2. The draft Development Plan shall set out policies to support and develop the rural economy across all sectors. 3. The draft development plan shall have regard to Section 28 guidelines relating to extractive industries. 	

Submission No: 162 – Violet-Anne Wynne TD	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Lack of bus stops in rural areas and town and villages. • Investment into public transport to give more options for travel and accessibility. • More investment needed in rural areas to encourage settlement. 	<p>The draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy.</p> <p>The Core Strategy of the draft Plan will identify the distribution of the proposed growth throughout the County in line with the NPF Implementation</p>

<ul style="list-style-type: none"> • Wastewater infrastructure for the five areas of Clare. • Provision of housing especially in rural areas, especially in areas like Kilrush. • There is a deficit in one and two bedroomed properties particularly for the elderly. • More engagement with landlords of vacant properties. • Taking ownership of the heritage sites and ensuring tourism and Wild Atlantic Way stays at the forefront. • Broadband issues in rural areas. 	<p>Roadmap and the RSES.</p> <p>The availability of water supply and wastewater infrastructure are key considerations in the future development of our towns and villages. The Council will continue to liaise with Irish Water during the plan preparation process.</p> <p>The Housing Strategy and Housing Need Demand Assessment are being prepared and will inform the housing objectives of the draft Development Plan.</p> <p>The importance of active land management to regenerate town and village centres and to address vacancy and dereliction is recognised and will be considered further in the preparation of the draft Development Plan within which it is envisaged that policies to support the Council, private landowners and developers in the addressing dereliction and vacancy will be included. Both the NPF and the RSES seek to strengthen the existing rural fabric and to support communities within towns and villages by planning for the future growth and development of rural areas, with a particular focus on activating the potential for the enhancement, renewal and development of rural towns and villages. The Council will continue to work with local communities in sourcing funding so as to address issues such as dereliction and vacancy and the draft plan will include policy objectives to support this work.</p> <p>With regard to the Wild Atlantic Way this coastal route continues to provide opportunities for County Clare to improve and expand tourist services. The Wild Atlantic Way is subject to Operational and Monitoring Programmes and the preparation of the draft Development Plan will consider these. It is proposed that the draft Development Plan will include supporting policy for the Wild Atlantic Way.</p> <p>The draft Development Plan will include facilitating objectives for the roll out</p>
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<ul style="list-style-type: none"> • Moneypoint – exploring more options such as off-shore wind. 	<p>of the National Broadband Plan and also in relation to the Digi-Clare initiative. In addition the draft Plan will be informed by the Clare Digital Strategy 2023 (a 5 year strategy) in this regard.</p> <p>The Council recognises the importance of Moneypoint to the region’s economy and is committed to securing the long term future of the site, and will work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. It is proposed that in the preparation of the draft Development Plan policies and objectives will be included which continue to support a sustainable future for Moneypoint by facilitating its sustainable growth, operational expansion and more importantly its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.</p>
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Chief Executive’s Recommendation

1. Provide policy support for the Local Link Rural Transport Strategy and the delivery of an integrated transport and spatial planning approach in line with the RSES.
2. The Core Strategy of the draft Plan will identify the distribution of the proposed growth throughout the County in line with the NPF Implementation Roadmap and the RSES.
3. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment.
4. To prepare a Housing Strategy and Housing Need Demand Assessment, which will inform the objectives of the draft Development Plan.
5. To include objectives in the draft Development Plan which promote sustainable and compact growth and in doing so address issues of vacancy and dereliction within existing settlements.
6. Include policy support for the sustainable development of the Wild Atlantic Way.
7. Include objectives for the improvement of telecommunications and the roll out of the National Broadband Plan in the County.
8. Liaise with the relevant stakeholders to assist in securing the long term future of Moneypoint and to include appropriate land use zonings and development objectives to facilitate onsite development.

Submission No: 163 – Tracy Watson

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Climate/Environment</p> <ul style="list-style-type: none"> • Have a Directorate with a Senior Executive Scientist / Officer who has the responsibility, accountability and resources to promote, support, monitor and report. • Should monitor progress towards a sustainable, environmentally protective, socially and culturally inclusive place to live, work and thrive. Such metrics would also help planners in strengthening the resolve to take the wider context of environmental considerations. <p>Housing</p> <ul style="list-style-type: none"> • That the housing stock is built for energy efficiency and low carbon living. • Housing development must be integrated with an expanded public transport network, schools, services such as post-office. • Good provision of social and green space for community wellbeing and engagement for all ages, especially adolescent and seniors. 	<p>Climate/Environment</p> <p>The Physical Infrastructure Directorate led in the preparation of the Clare Climate Change Adaptation Strategy, and will lead in its implementation in terms of actions and monitoring the progress on the Themes, Objectives and Actions towards achieving a sustainable, environmentally protective, socially and culturally inclusive place to live, work and thrive. The draft Development Plan will have regard to the content of this strategy.</p> <p>Housing</p> <p>It is intended that objectives in relation to energy efficiency and environmental sustainability will be included in the draft Development Plan. There are a number of grant schemes in existence to support those who wish to upgrade building energy consumption, such financial incentives are not within the scope of the CDP, however the draft plan will include objectives to support such building upgrades.</p> <p>The Council is committed to the development of an integrated land use and transport-planning approach to the draft Development Plan to support and encourage a modal shift away from the use of the private car in an effort to reduce greenhouse gas emissions</p> <p>The Council is committed to incorporating green features into public realm developments, and to making improvements within settlements in terms of social infrastructure and also as a mitigation measure for climate change. The Draft Plan will incorporate policies promoting the greening of urban areas, retrofitting of existing housing stock together with future proofing any potential housing stock in terms of energy efficiency.</p>

- Developments should look to incorporate renewable energy micro-grids or district heating schemes and increase the provision of fast charging for electric vehicles.

- Provision of fast reliable broadband and internet connection.

Transport

- That our transport network evolves rapidly into a much more sustainable and low-carbon system.
- Increasing the number, connectivity and safety of cycleways both on and off-road throughout the county, especially on rural roads where public transport is currently limited if even available.
- Extending the public transport network into more rural villages and utilising smaller electric vehicles.
- Providing park and ride facilities at outskirts of larger urban areas and key

Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central part and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the transition to low carbon and climate resilient society which is a Nation Policy Outcome of the NPF. The draft Development Plan will support compact growth and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.

The Council will continue to develop and promote the implementation of the Clare Digital Strategy. This strategy, complemented by the rollout of the National Broadband Plan and the Clare Rural Development Strategy 2026, seeks to ensure that broadband is leveraged to help alleviate the root causes of rural depopulation rather than reinforcing any further migration to urban spaces. The ethos of these documents will be reflected in the Draft Plan. The area of community energy production is emerging and the Draft Development Plan will consider this issue in more detail.

Transport

It is intended that the draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in Regional Policy Objective 91 of the RSES. Transport issues including those outlined in relation to public transport, car dependence and cycle ways will be considered in the preparation of the transport and infrastructural requirements for the County in line with the NPF and RSES. The Limerick and Shannon Metropolitan Area Transport Strategy (LSMATS) will also inform the preparation of the draft Development Plan. As per the RSES and as per Regional Policy Objective

industrial estates.

RPO150 a Local Transport Plan is to be prepared for the Key Town of Ennis.

The draft Development Plan will provide strong policy support for the delivery of an integrated transport and spatial planning approach which will consider the provision of park and ride facilities as an element of this. The provision of park and ride facilities is currently being explored for some of our key tourism destinations within the County in order to provide a sustainable mode of transport in accordance with the Clare Tourism Strategy.

Water

- Reclaiming flood plains and wetlands for its natural function of flood water storage.
- Adequate sewerage provision and good dialog with Irish Water to ensure infrastructure is properly designed and installed.

Water

The Clare Climate Adaptation Strategy provides a strong basis for developing specific objectives relating to the safeguarding and reclaiming of flood plains for their natural function of flood water storage. Action 165 under the Climate Action Plan 2019 requires each Local Authority to identify and develop a plan for decarbonising zones. Flood plains and wetlands are vital in terms of not only providing nature based flood storage solutions but also in acting as carbon sequestration areas or carbon sinks. The draft Development Plan will provide policy support and incorporate objectives in this regard.

Clare County Council continues to work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives of the draft Development Plan.

Biodiversity

- All Council owned land is managed with biodiversity and environment protection as a priority.
- Elimination of pesticide spraying.
- Promoting planning for pollinators.

Biodiversity

Government policy on nature conservation is set out in the National Biodiversity Action Plan (NBAP) 2017-2021, which requires Local Authorities to move towards no net loss of biodiversity and to develop policies and objectives for the protection and restoration of biodiversity. The draft Development Plan will provide policy support to ensure the principle of no net loss of biodiversity. This will be considered further in the development of policy objectives in the draft development plan.

<p>Agriculture</p> <ul style="list-style-type: none"> • Slurry spreading is a useful addition of organic matter to agricultural land. • Restricting livestock access to rivers to help improve water quality. • Guidance and enforcement for maintenance of wetlands. • Continued improvement in farm plastics and recycling. • Cessation of pesticide and herbicide use, except for control of invasive species. • Promotion of regenerative and organic agriculture. • Waste management and potential for repair and up-cycling centres. • Widespread provision of waste recycling facilities to raise awareness. • Habitat protection a priority especially wetland, woodlands etc. • More support and promotion to maintain initiatives such as Irish Seed 	<p>The recently completed Biodiversity Best Practice Manual for Clare County Council and proposed training programme is a positive measure towards streamlining biodiversity focused considerations into all work functions of the Council, for example in adopting practices that promote biodiversity through appropriate work and maintenance operations. The draft Development Plan will have regard to the emerging concepts of this Biodiversity manual during the plan preparation.</p> <p>Agriculture</p> <p>Slurry spreading and livestock access to rivers falls outside the scope of the Development Plan.</p> <p>Water quality is of key importance to the overall health and well-being of the citizens of the County and in this regard the draft Development Plan will be subject to environmental assessment to ensure that there will be no adverse effects on the environment, which includes water quality, from the implementation of the Plan.</p> <p>County Clare contains a wide range of wetlands of international and national importance. The draft development plan will consider measures required to be included to promote the maintenance and protection of wetlands in recognition of their multiple functions including their essential role of carbon sequestration.</p> <p>The Southern Regional Waste Management Plan sets out the waste hierarchy in compliance with the Waste Framework Directive and the draft Development plan will align with this plan. It is proposed that the draft Development Plan will support the circular economy approach in relation to waste management and promote opportunities for enterprise and employment.</p> <p>The development of rural initiatives like Irish Seed Savers will be considered</p>
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<p>Savers in Scariff.</p> <ul style="list-style-type: none"> • Forestry development must only be permitted with a full evaluation. • Promotion of forestry areas as a more mixed cop. <p>Tourism</p> <ul style="list-style-type: none"> • Promote a sailing/marina trail along the coast as a marine parallel to Wild Atlantic Way. • Improve the number and condition off-road cycle ways and walking trails. • Structured outdoor spaces such as an amphitheatre could be developed for cultural activities. • Altering of opening hours of public galleries to provide greater accessibility to tourists and the working population. 	<p>in the context of rural development.</p> <p>The issues raised in relation to forestry will be considered in the preparation of the draft Development Plan.</p> <p>Tourism</p> <p>Clare County Council has recently published the Clare Tourism Strategy 2030 which provides for objectives relating to sailing, outdoor spaces, off-road cycle and walking trails together with the provision of public spaces. The Strategy will be prepared in the context of the drafting of the development plan and relevant objectives will be incorporated to promote and facilitate these initiatives.</p>
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Chief Executive's Recommendation

1. The objectives and actions arising from the Clare Climate Adaptation Strategy 2030 will be considered in the draft Development Plan preparation.
2. The draft Development Plan will incorporate policies promoting the greening of urban areas, retrofitting of existing housing stock together with future proofing any potential housing stock in terms of energy efficiency.
3. The draft development plan will support the promotion the implementation of the Clare Digital Strategy.
4. The draft Development Plan shall provide strong policy support for the delivery of an integrated transport and spatial planning approach which will include the provision of park and ride facilities in urban area.
5. The draft Development Plan will include strong policy support in relation to biodiversity.
6. The draft Development Plan will consider objectives relating to sailing, outdoor spaces, off-road cycle and walking trails together with the provision of public spaces arising from the Clare Tourism Strategy 2030 in its preparation.

Submission No: 164 – Doonaha Development Association

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Protect Zoning in Doonaha Village</p> <ul style="list-style-type: none"> • All housing within Doonaha village and town-land area are currently occupied. • Doonaha played a significant role in the rural resettlement programme 	<p>Protect Zoning in Doonaha Village</p> <p>The Housing Strategy and Housing Need Demand Assessment are being prepared and will inform the housing objectives of the draft Development Plan.</p>

<p>back in the 1990's,</p> <ul style="list-style-type: none"> • To protect and accommodate the need for future housing in the area. <p>To ensure the Wild Atlantic Way route within the Loop Head area is developed to meet local and tourist needs (RPO 173)</p> <ul style="list-style-type: none"> • Traffic on the WAW route within the Loop has increased by 100% over the last 5 years. • The infrastructure in parts has not been developed to accommodate the influx of vehicles. • More pull in areas and widening of roads in parts is required. <p>Support an accessible green transport system for all, linking the town and villages of the Loop Head Peninsula and integration with public transport (RPO 172)</p> <ul style="list-style-type: none"> • To address rural social exclusion and integration with public transport services. • Could be achieved by the use of local electric buses. <p>Support the Development and recognition of archaeological sites in the Loop Head area (e.g. Ring Forts, O'Curry monument, Doonaha Battery).</p> <ul style="list-style-type: none"> • There's a high density of ring forts within the Doonaha and Querrin town-land areas that would complement Biodiversity plans for the Loop Head area if made more accessible. • A more proactive approach in supporting landowners in making such structures more accessible to the general public. 	<p>The preparation of the settlement statements and land-use plans throughout the County will have regard to the availability of service infrastructure in accordance with the NPF and specifically NPO 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.</p> <p>To ensure the Wild Atlantic Way route within the Loop Head area is developed to meet local and tourist needs (RPO 173)</p> <p>The Wild Atlantic Way coastal route provides opportunities for County Clare to improve and expand tourist services. The route is subject to Operational and Monitoring Programmes and the preparation of the draft Development Plan will consider these. It is proposed that the draft Development Plan will include supporting policy for the Wild Atlantic Way.</p> <p>Support an accessible green transport system for all, linking the town and villages of the Loop Head Peninsula and integration with public transport (RPO 172)</p> <p>The draft Development Plan will be consistent with the objectives relating to the decarbonisation of transport and a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the RSES. The draft Plan will also endeavour to give local expression to the regional-level transport strategy as per the RSES and the draft LSMATS.</p> <p>Support the Development and recognition of archaeological sites in the Loop Head area (e.g. Ring Forts, O'Curry monument, Doonaha Battery).</p> <p>The Council is committed to the protection of the archaeological and architectural heritage of the County and will utilise the appropriate tools (including the Community Monuments Fund) to assist in the maintenance and repair of protected structures. With regard to increased access to built heritage this issue will be assessed in the preparation of the draft Development Plan.</p>
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<p>Support the preservation of the Irish Language on the Loop Head Peninsula</p> <ul style="list-style-type: none"> • Would like acknowledgement of the important role of Eugene O’Curry in his efforts to preserve and promote the Irish Language. • A mention in the CDP to support the preservation of the Irish Language-Heritage within the Loop Head area. <p>Support for installation of EV charging stations throughout the Loop Head area. Capacity must be reflective of the increase demand over the summer months. (RPO 92)</p> <ul style="list-style-type: none"> • To ensure that enough capacity is considered given the increase in visitor traffic during the summer months. <p>Support the development of natural resources on the Loop Head Area in an economical, sustainable and environmentally friendly manner in compliance with planning guidelines (e.g. existing local quarries)</p> <p>Benefits include:</p> <ul style="list-style-type: none"> • Contribute to transport decarbonisation (RPO 87, RPO 91), • Increase competitiveness of Loop Head area, and • Create local employment. 	<p>Support the preservation of the Irish Language on the Loop Head Peninsula</p> <p>Regional Policy Objective RPO197 of the RSES states that it is an objective to support the designation of suitable locations as Irish language Networks in recognition of community development work in the use of Irish in communities outside of the Gaeltacht and this will be considered in the context of the Loop Head area in the preparation of the draft Development Plan.</p> <p>Support for installation of EV charging stations throughout the Loop Head area. Capacity must be reflective of the increase demand over the summer months. (RPO 92)</p> <p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.</p> <p>Support the development of natural resources on the Loop Head Area in an economical, sustainable and environmentally friendly manner in compliance with planning guidelines (e.g. existing local quarries)</p> <p>The draft Development Plan will set out the policy, objectives and land use zonings to facilitate and manage the proper planning and sustainable development of the administrative area of Clare County Council over the Plan period and the issues outlined in the submission will be considered in this regard.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. Prepare a Housing Need Demand Assessment and a Housing Strategy which will consider all elements of housing demand and details of the various housing market areas, which in turn will inform the policy objectives of the draft development plan. 2. Include policy support for the sustainable development of the Wild Atlantic Way. 3. That the draft Development Plan be consistent with the objectives relating to a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the RSES. 	

4. To consider access to the County’s archaeological heritage in the preparation of the draft Development Plan.
5. To consider the designation of suitable locations as Irish language Networks with regard to the preservation and promotion of the Irish language.
6. Include objectives to facilitate the further the roll out of additional electric vehicle charge points across the County.
7. That the draft Development Plan will support the proper planning and sustainable development of the administrative area of Clare County Council over the Plan period.

Submission No: 165 – Clonlara Development Group

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Age Friendly Communities—Clare Rural Development Strategy 2029</p> <ul style="list-style-type: none"> • To address the needs of the older generations housing needs. • The provision of customised accommodation within any new developments suitable for: <ul style="list-style-type: none"> ○ Active retired residents wishing to downsize their existing homes and ○ Independent supervised living accommodation for the less active or more vulnerable members of our community. • Aligned with housing would also require development of suitable amenities and venues to facilitate activities and social gatherings for our older population. • Digital Hub to be developed. <p>Summary</p> <ul style="list-style-type: none"> • Clonlara because of its proximity to both Limerick city and the University of Limerick has become a very desirable area. This growth can become unsustainable as more housing developments occur. 	<p>Age Friendly Communities—Clare Rural Development Strategy 2029</p> <p>The Housing Need Demand Assessment and the Housing Strategy which are under preparation will consider all elements of housing demand and details of the various housing demand areas. This will inform the policy and objectives of the draft Development Plan</p> <p>The Council requires all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design and to provide appropriate onsite facilities, and universal accessibility and design will be reflected in the objectives of the draft Development Plan.</p> <p>The Council has, through the Digi-Clare initiative, provided remote working hubs and hot desk facilities that are broadband enabled at a number of locations across the County. Future developments with regards to digital hubs will be guided by the Clare Digital Strategy 2023 (a 5 year strategy) and the preparation of the draft Development Plan will have regard to same.</p>
Chief Executive’s Recommendation	
<ol style="list-style-type: none"> 1. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan. 2. The principles of universal accessibility are considered in the preparation of the draft Development Plan and the draft Plan supports same. 3. To include objectives in the draft Development Plan to support the roll out of the National broadband Plan and the Digi-Clare initiative. The preparation of the draft Plan should have regard to the Clare Digital Strategy 2023 (a 5 year strategy). 4. To consider the issues outlined in the submission in the preparation of the settlement statement and land-use plan for Clonlara. 	

Submission No: 166 – Conserve Kilmaley Group

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>The following issues are raised in the submission.</p> <p>Zoning</p> <ul style="list-style-type: none"> • A review of areas zoned as ‘Strategic’ areas for wind development. • In 2018 An Bord Pleanála (PL 03.248008) (Planning Ref: P15/860) ruled against a proposed development in this area due to overpopulation of wind developments in the area. Therefore, The Wind Energy strategy should be updated to reflect this (i.e. Booltiagh to Doolough area designated as Strategic area for wind farm) • Request that set back distances be imposed to prevent developers from constructing turbines too close to residential homes (refer to Westmeath Council policy objective, CPO 10.132) as a working example. • We propose that Clare County Council adopt the same setback distances as follows: <ul style="list-style-type: none"> ○ 500 metres, where height of the wind turbine generator is greater than 25 metres but does not exceed 50 metres. ○ 1000 metres, where the height of the wind turbine generator is greater than 50 metres but does not exceed 100 metres. ○ 1500 metres, where the height of the wind turbine generator is greater than 100 metres but does not exceed 150 metres. ○ More than 2000 metres, where the height of the wind turbine generator is greater than 150 metres. <p>Characterisation of Landscape Character Area (LCAs)</p> <ul style="list-style-type: none"> • The designations of the LCAs in the proposed Clare Wind Energy Strategy are not accurate. • Several areas are inaccurately designated in the plan as ‘bogland’ and the plan omits that they are bustling residential areas. • Disagree with the classifications of med - low sensitivity in the Mount 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>Characterisation of Landscape Character Area (LCAs)</p> <p>Noted, this will be considered in any preparation of a Wind Energy Strategy and in the draft development plan process.</p>

<p>Callan to Booltiagh area. This area is highly impacted by overpopulation of wind developments. We request that this be revised and reflected in the plan.</p> <p>Alternative Renewables</p> <ul style="list-style-type: none"> To consider alternative sources of energy such as offshore wind or solar. It is common practice in many countries to build solar fields in the off ramps of motorways to utilize the wasted land between onramps and off ramps. 	<p>Alternative Renewables</p> <p>The Council will prepare a Renewable Energy Strategy as part of the draft plan. It is envisaged that this will include consideration of the potential for solar farms among other renewable energy technologies. The Renewable Energy Strategy will inform the policies and objectives of the draft Development Plan.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> Prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to publication of any new Government Wind Energy Guidelines. Prepare a Renewable Energy Strategy which will inform the draft development plan. 	

<p>Submission No: 167 – Cllr. Johnny Flynn</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive's Opinion</p>
<p>NPF – Ennis Key Town Designation</p> <p>All 12 detailed objectives of the Southern RSES RPO 11 should be incorporated in any future draft CCDP 2022-2028 including following:</p> <ul style="list-style-type: none"> Plan for 30% population growth in Ennis. Holistic Infrastructure investments to deliver sustainable growth. Local transport plan. Social inclusion, revitalized town centre, high level of environmental quality & sustainable Neighbourhoods. Place making including high quality public realm & urban renewal. Sustainable tourism. Life-long learning, additional secondary school - enterprise hubs. Niche & independent retailing. 	<p>NPF – Ennis Key Town Designation</p> <p>The draft Development Plan must align with the objectives of the NPF and the RSES and the “Key Town” status of Ennis is acknowledged. The content of the submission will be considered in the draft plan preparation process.</p>

- Environmental proofing of projects.
- Polycentric development with Limerick Metropolitan Area.
- Reservoir, water & wastewater upgrades.
- New water sources needed - Castlelake supply.

Vacancy

- Vacant commercial & domestic property strategy urgently needed.
- Population target 33,000 (current 25,000)
- Job target. 16,000 (Current 10,000)

Capital Projects

Ennis infrastructure Capital funding needs for next 10 years i.e. to 2030. Outlines the funding that should be provided for Ennis from the national capital investment plan. States that Ennis requires:

- Rail - € 1M for accessibility lifts at station & €10m to resolve Ballycar Flooding.
- Climate Adaptation - €40m to move Flood barrage at Clarecastle downstream
- Health - €100 M to provide a 24 hr A&E Hospital as required in NPF 2040 diagram 5.2 "Hierarchy of Settlements and Related Infrastructure
- Town bus service - €5 M

Vacancy

The importance of active land management to regenerate town and village centres and in addressing vacancy and dereliction is recognised and will be considered further in the preparation of the draft Development Plan within which it is envisaged that policies to support the Council, private landowners and developers in addressing dereliction and vacancy will be included. Also, both the NPF and the RSES seek to strengthen the existing rural fabric and to support communities within towns and villages by planning for the future growth and development of rural areas, with a particular focus on activating the potential for the enhancement, renewal and development of rural towns and villages. It is proposed that the Council will continue to work with local communities in sourcing funding so as to address issues such as dereliction and vacancy.

Capital Projects

In the preparation of the draft Development Plan and the settlement statement and land-use plan for Ennis the Council will include policy support for the capital projects required to ensure the proper planning and sustainable development of Ennis as a designated "Key Town". The projects listed in the submission will be considered in this regard.

- Water & Waste - €25M = WWTP at Clare abbey & new Water reservoirs & connect to Castlelake WS (Sixmilebridge) as backup.
- Enterprise - €10 M invest at IAP Gort Road.
- Roads - €10M for Park & Ride at outskirts & €10m for 1000 car parking in town Centre.
- €10M M18 link to Quin Road & Parking in freight yard at East of Bus Station; €25 M - outer & Inner Relief roads.
- Public realm - €15 M upgrade public spaces at the Square , Parnell St , Historic lanes project , Barrack St , Friary Car park P.O. field.
- Education - €50M for pop growth of need primary post primary & real or virtual 3/4/5th level campus.
- Housing - €250M for building 1500 new social housing.

Polycentric Relationship Between Ennis, Shannon & Limerick

- Grow population & jobs across the 30 mile box shaped "*Thomond Centre*" of Ennis, Shannon & Limerick.
- Provide infrastructure and spatial planning policies in the National Planning Framework in order by 2040 to achieve high marks across the three crucial criteria.
 - Urban settlement.
 - Accessibility.
 - Territorial Cooperation.
- A polycentric approach allows for joining existing assets in order to increase their competitive power, efficiency of using limited resources by avoiding duplicating roles and functions and bringing more benefits for local inhabitants using the combined resource potential.
- The Policy Brief builds on existing evidence produced by ESPON highlighting the polycentric development potential in Europe and it is guided by questions on:
 - *Why* polycentric territorial cooperation matters?
 - *Where* polycentric structures can be found in Europe and where there

Polycentric Relationship Between Ennis, Shannon & Limerick

The draft Development Plan will give policy support to the role of Ennis as the County Key town and its significant role as an economic driver within the region as part of the economic triangle with Shannon and Limerick. The settlement plan and settlement strategy for Ennis will align with Section 3.5 of the RSES and the associated Regional Policy Objectives.

<p>are potentials for more polycentric development through territorial cooperation?</p> <ul style="list-style-type: none"> ○ <i>How</i> policy-makers at different territorial scales should engage in and support territorial cooperation arrangements to further enhance polycentric settlement structures in the EU? • Based on these questions the Policy Brief attempts to provide considerations on a potential EU Territorial Reference Framework which could support relevant policy processes, such as the update of the EU Territorial Agenda post 2020. 	
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. To prepare a settlement statement and land-use plan for Ennis that aligns with the requirements of the NPF and the RSES and which has regard to Ennis 2040 Economic and Spatial Strategy. 2. To include objectives in the draft Development Plan to assist in addressing issues of vacancy and dereliction in the County and to work with local communities in sourcing funding in this regard. Also, as per the requirements of the NPF that the draft Plan requires compact growth through brownfield and infill site development in existing centres and the requirement for the sequential centre out approach to development. The draft plan will incorporate policy and objectives to deliver on these concepts. 3. That the settlement statement and land-use plan for Ennis include policy support for the capital projects required to ensure the proper planning and sustainable development of Ennis as a designated “<i>Key Town</i>” and to consider the projects outlined in this regard. 4. To provide strong policy support in the draft Development Plan to the role of Ennis as the Key Town and economic driver as part of the economic triangle with Shannon and Limerick. The settlement strategy and land use plan for Ennis will align with Section 3.5 of the RSES and the associated Regional Policy Objectives.

Submission No: 168 – Better Ennis

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • States that Better Ennis is an independent community group which focuses on the impact of the built environment on public health. <p>Health</p> <ul style="list-style-type: none"> • Request that public health is a central criteria in planning decision making. • States that the Development Plan should consider preventative health as much as reactive health measures. 	<p>Noted.</p> <p>Health</p> <p>The issues outlined with regard to public health are noted and will be considered in the preparation of the draft Development Plan. The draft Plan will support health and wellbeing, and will ensure there is adequate provision</p>

- Issues pertaining to air and water quality are outlined.

Compact Growth & Housing

- To achieve compact growth, the liveability of urban centres requires improving.
- Would like to see a focus on re-populating town and village centre areas.
- Outlines the requirements of RSES with regard to compact growth.
- Co-operation required with adjacent Council's etc to achieve balanced regional development
- Consider that the proposed LNDR is at odds with ensuring compact growth.
- Single one-off housing should be discouraged.

made in this regard.

The draft Development Plan will include policy support for the implementation of the Shannon River Basin Management Plan and the Western River Basin Management Plan for ground waters and surface waters in the Plan area as part of the implementation of the EU Water Framework Directive. The draft Plan will also be consistent with Regional Policy Objective RPO 130 with regard to air quality.

Compact Growth & Housing

Public realm enhancement initiatives will be considered in the preparation of the draft Development Plan and the issues outlined will be considered in this regard.

In preparing the Core Strategy and Settlement Strategy for the draft Development Plan the land-use zoning will be informed by the requirement for compact growth and the availability of service infrastructure in accordance with the NPF and specifically NPO 72(a) and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.

The RSES includes the delivery of the LNDR which would connect the M7 motorway to the N18 national road in the Limerick Shannon MASP Policy Objectives 1. It is also included in Regional Policy Objective RPO167. The draft Development Plan will include supporting objectives with regard to the delivery of this route.

The Core Strategy of the draft Development Plan is required to identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the provision of single housing in the countryside. In accordance with RPO 27 of the RSES the policy is based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area as well as on siting, environmental and design

Sustainable Mobility and Accessibility

- Request that sustainable mobility and accessibility is integral to all planning decisions.
- Outline the requirement for integration between active travel networks.
- Outline the requirement for the modal shift to public transport and active travel.
- That the 30kmph speed limit be applied to all built up areas in the County.

Economic, Enterprise and Retail

- High quality of design and mix of uses required to encourage people back to living in towns.
- Threat from online shopping to existing town and village centres outlined.
- Improved ferry, greenway, blueway and rail connections required within the County.
- Request that the Regional Freight Rail Strategy be included in the draft Development Plan.

criteria for rural housing as set out in statutory guidelines and plans. The draft Development Plan will develop an appropriate rural housing policy in line with the parameters set out above.

Sustainable Mobility and Accessibility

The draft Development Plan will provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the draft LSMATS.

The draft Development Plan will include objectives that will enable and encourage a modal shift from the private car to more sustainable public transport and active modes.

The designation of speed limits is outside of the scope of the Development Plan.

Economic, Enterprise and Retail

Public realm enhancement initiatives make an essential contribution to the viability and vitality of rural towns and villages and their communities. It is proposed that the draft Development Plan will include objectives which will support the Council in identifying and progressing such initiatives.

The importance of recreational amenities, routes and community infrastructure is recognised and policy support will be given to facilitate such provision in the draft Development Plan.

The draft Development Plan will align with Section 6 of the RSES with regard to freight transport by rail.

<p>Community Engagement & Transparency</p> <ul style="list-style-type: none"> • Citizen Engagement Office should be established. <p>Climate and Sustainability</p> <ul style="list-style-type: none"> • Outline the requirements of the RSES with regard to climate change and compact growth. <p>Vision and Brand</p> <ul style="list-style-type: none"> • Outlines the unique nature of County Clare and same should be reflected in the vision for the County. 	<p>Community Engagement & Transparency</p> <p>Effective community consultation is essential to ensure the appropriateness and effectiveness of the draft Development Plan and this consultation is enshrined in national legislation. In addition to the preparation of the draft Development Plan in accordance with these statutory requirements the Council will seek further engagement with local communities etc.</p> <p>Climate and Sustainability</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on Climate Action. It is intended that this will form a central and cross cutting theme throughout the draft Development Plan and that the Plan will include policies and objectives to promote and support the “<i>transition to low carbon and climate resilient society</i>” which is a National Policy Outcome of the National Planning Framework.</p> <p>Vision and Brand</p> <p>A Vision for the County will be included in the draft Development Plan and the content of the submission will be considered in this regard.</p>
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Chief Executive’s Recommendation

1. The draft Plan will support health and wellbeing and ensure there is adequate provision made in this regard.
2. To include policy support for the implementation of the Shannon River Basin Management Plan, the Western River Basin Management Plan, the EU Water Framework Directive and RSES Policy Objective RPO 130 Air Quality.
3. Promote the delivery of green infrastructure and public realm enhancement initiatives in the draft Development Plan through appropriate provisions in supporting planning policy, settlement statements and land-use plans.
4. Prepare settlement statements and land-use plans for the towns, villages and clusters in the County and ensure alignment with the NPF, the RSES, the Core Strategy and the Settlement Hierarchy.
5. Include objectives to support the delivery of the LNDR.
6. Prepare a Rural Housing policy for the County in accordance with Regional Policy Objective RPO 27 of the RSES.
7. Include objectives in the draft Development Plan that support the delivery of a modern mobility systems that enable and encourage modal shift from the

- private car to more sustainable public transport and active modes and increases accessibility for all.
8. To support the development of recreational amenities and routes at appropriate locations within the County in the draft Development Plan.
 9. The central role and cross cutting theme of climate change shall be considered in the preparation of the draft Development Plan and shall be reflected in the formulation of the plan policies and objectives. The draft Development Plan shall support the implementation of the Climate Change Adaptation Strategy.
 10. To ensure the vision for County Clare in the draft Development Plan fully captures and reflects a holistic vision for the County and its citizens.

Submission No: 170 – Loop Head Together	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Detailed submission which sets the background to the ‘The Group’ and the profile of the area.</p> <p>Addressing Population Decline</p> <ul style="list-style-type: none"> • A concern is the level of population decline in the area and as such has positioned its reversal as their core objective and set an ambitious target to get to an area population of 5,000 by 2040. <p>Considerations for the New Plan</p> <ul style="list-style-type: none"> • Zoning for residential, tourism and community development is not 	<p>Addressing Population Decline</p> <p>While the ambitious population target is noted, the population target for County Clare is set out in the NPF and RSES. The RSES recognises the strategic role played by all areas, urban and rural, in achieving the set regional and national targets and objectives. Support for sustainable growth of all communities, urban and rural, are supported by the RSES. A strategy is pursued that builds on cities and metropolitan areas as engines of growth and seeks in parallel to re-position the region’s strong network of towns, villages and diverse rural areas in an economically resilient, imaginative and smart manner to create a sustainable competitive advantage for the region. The draft development plan will include a Core Strategy which will distribute population around the County and will be informed by key data, land availability, available service infrastructure, housing demand and employment opportunities etc in line with the NPF, RSES and the Limerick – Shannon Metropolitan Area Strategic Plan.</p> <p>Considerations for the New Plan</p> <p>Consideration will be given to this in the preparation of the written</p>

decreased and retained at current levels in the town of Kilkee and surrounding villages to facilitate potential population increase.

- Council to work with the Group and other stakeholders to assess and provide any infrastructure required to progress development on zoned land.
- Council partner with the local communities to embark on a pilot scheme for alternative sewerage treatment systems such as an integrated constructed wetland.
- Council to commit to collaborate with the local community in the feasibility assessment and potential development of anaerobic digestors as a community energy infrastructure project.
- CCC to collaborate with the local community in the feasibility assessment and potential development of an abattoir to enable a grass-based beef production.
- CCC to collaborate with the local community in the feasibility assessment and potential development of dairies and vegetable industries to optimise the use of its natural resources.

statement and settlement plan for Kilkee and surrounding villages.

The management of water and wastewater infrastructure is within the remit of Irish Water. Clare County Council will continue to liaise with Irish Water to improve the overall network. It is acknowledged that a number of settlements are not served by public sewerage treatment systems and are subject to the constraints of Irish Water’s capital investment programme. The Minister for Housing, Local Government and Heritage has committed to devising a scheme, which will provide funding for infrastructure in rural villages that are currently outside Irish Water’s investment programmes. This issue will be given further consideration in the preparation of the draft Development Plan and the Council will continue to liaise with Irish Water in the drafting of the plan.

For wastewater treatment options in rural areas the Council is guided by the EPA Code of Practice “*Wastewater Treatment and Disposal Systems Serving Single Houses*”. It is noted that there is provision within said document for the consideration of constructed wetland type systems. In the preparation of the draft Development Plan regard will be had to this document.

Any potential planning application for an abattoir would be viewed on its own merits in relation to planning and environmental considerations. The draft Development Plan will include objectives in relation to agriculture, food production and the promotion of local and artisan produce as well as objectives supporting employment opportunities across the county.

<ul style="list-style-type: none"> • The (SIFP) for the Shannon Estuary (CDP 11.2, 2017-2023) be amended to include Carrigaholt as a Strategic Development Location and that CDP Chap 11 be amended to reflect this position. • If such an amendment to the SIFP cannot be facilitated, the Council commits to the inclusion of Carrigaholt in the County Development Plan as an area of county level strategic development importance on the Shannon Estuary. • CCC to implement an affordable housing initiative on lands held by them in the town of Kilkee. Competition with those looking for holiday homes prices locals out of the market. • A review of the Settlement Statements and land use maps for each Municipal District to ensure these allow for further appropriate expansion of each of the established clusters. • Opportunities for infill developments in the town of Kilkee are enabled while supporting no further zoning beyond current footprint. • To undertake a dereliction audit of properties, and address dereliction. • Council develop and apply policies to support restoration. • CCC to commit to a programme of Rent to Buy accommodation and/or social housing in Kilkee, Carrigaholt, Cross, Doonaha, Kilbaha, Moyasta, Querrin. • The delivery of the West Clare Railway Greenway Project and in particular, the section of it from Kilrush to Kilkee. 	<p>At present there is no immediate plan to amend or review the Strategic Integrated Framework Plan for the Shannon Estuary. The identification of the Strategic Development Locations which was undertaken as part of that process for which Clare County Council was the lead authority did look at all appropriate locations within the estuary prioritising those which offered the greatest potential in terms of maritime development. In the preparation of the draft Development policy objectives supporting the development of the Shannon Estuary will be included.</p> <p>The Housing Strategy and Housing Need Demand Assessment which is currently being prepared will consider all elements of housing demand across the county. This will inform the policy contents of the draft Development Plan.</p> <p>In the preparation of the draft development plan settlement statements and settlement maps will be prepared for all towns and villages across the county with the exception of Shannon town and Environs, which has its own LAP. The RSES promotes the concept of compact growth and the development of Brownfield sites. This will be reflected in the settlement statements and land use zonings of the draft Development Plan.</p> <p>The importance of active land management to regenerate town and village centres and to address vacancy and dereliction is recognised. The draft development plan will include policy objectives to support the Council and private developers in addressing dereliction and vacancy.</p> <p>The Housing Strategy and Housing Need Demand Assessment which are currently being prepared will consider all elements of housing demand and will inform the policy contents of the draft Development Plan.</p> <p>The draft Development Plan will support the delivery of the West Clare Greenway.</p>
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<ul style="list-style-type: none"> • To work with landowners to create a mutually beneficial plan to extend the greenway planned from Kilrush to Kilkee. • CCC to work with local communities to explore and encourage the development of Sustainable Biodiversity Hedgerow Walkways by the sides of fields linking all the villages of the Loop Head Peninsula to the planned Kilrush to Kilkee Greenway and Peninsula Cultural Heritage, Biodiversity and Community Vibrancy Centres. • CCC to work with local communities to explore and encourage the development of skills and jobs in the renewable energy sector through partnering with the Loop Head Peninsula Energy Action Partnership (LEAP)'s Energy Academy. • CCC to engage with public swimming facility operators to facilitate conversion to renewable energy to enable such operators to proceed with retro fitting initiatives. • To ensure the Wild Atlantic Way route and road network within the Loop Head area is developed. • The installation of EV charging stations in settlements within the Loop Head area. • To support local environmental and biodiversity groups such as the West Clare Wildlife Club. • To encourage and empower those engaged in agriculture to explore options to help nature flourish. 	<p>The merit of such a proposal for Kilkee and the wider Loop Head and West Clare area is noted and will be considered in the preparation of the settlement strategy, land use zonings and development objectives for Kilkee and Loop Head.</p> <p>The contents of the submission are noted. The issue is beyond the scope of the Development Plan, however, the Council will continue to work with education and training providers to deliver appropriate levels of education and training.</p> <p>Clare's Climate Action Strategy includes an action (no.8) to safeguard capital buildings including leisure centres from the risks associated with Climate Change. This will be reflected in the objectives of the draft Development Plan.</p> <p>In the preparation of the draft Development Plan consideration will be given to how to best maintain and develop the Wild Atlantic Way route.</p> <p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.</p> <p>The draft Development Plan will support the Clare Biodiversity Action Plan 2017-2023 and subsequent updates and work with local groups in its implementation.</p> <p>In the preparation of the draft Development Plan further consideration will be given objectives around agriculture.</p>
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<ul style="list-style-type: none"> • Recognition be afforded to traditional work boats such as our unique West Clare Currach and traditions of turf boats as social, cultural and heritage maritime assets. • To recognise the geology of the Loop Head Peninsula as a unique environmental and cultural asset. • To recognise birdlife supporting habitats on the Loop Head Peninsula, including the Bridges of Ross as a location of ornithological significance. • To encourage and promote the tidal pools to promote marine environment. • Natural bogs are promoted and supported as crucial habitats. • CCC drives initiatives that help raise awareness of our rich maritime wildlife along our coast. • To ensure that internet providers commit to a minimum download and upload speed for the internet access they provide. • Identifying an appropriate building to develop an interpretative centre to promote Heritage etc. • The development of Heritage Skills Training Programmes to ensure the retention of skills. • The return to multiple uses of Coláiste Uí Chomhraíde in Carrigaholt. 	<p>Noted. This will be given further consideration in the preparation of the draft Development Plan.</p> <p>The geology and importance of the Loop Head Peninsula and its rich habitats, will be recognised in the preparation of the draft Development Plan and appropriate objectives included.</p> <p>The Draft Development Plan shall recognise and support the crucial role biodiversity plays and the ecosystems it supports.</p> <p>The Council will continue to develop and promote the implementation of the Clare Digital Strategy. This strategy, complemented by the rollout of the National Broadband Plan and the Clare Rural Development Strategy 2026. The ethos of these documents will be reflected in the draft Development Plan.</p> <p>All areas of Heritage will be considered in the preparation of the draft Development Plan and policy formulation.</p> <p>The draft Development will support the reuse of vacant buildings such as Coláiste Uí Chomhraíde in Carrigaholt</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. An evidence based Core Strategy shall be prepared for the proposed Development Plan in accordance with the NPF and the RSES. 2. Prepare a series of policy and objectives to achieve compact growth in all settlements. 3. Incorporate the recommendations of the Housing Strategy and the Housing Need Demand Assessment to inform the policies of the draft Development Plan. 	

4. Include objectives relating to Loop head area having regard to the contents of the submission.
5. Include policy and objectives on the Shannon Estuary, taking into consideration the national focus on facilitating offshore marine renewables in order to meet our carbon reduction and Climate Change targets.
6. Include objectives to support the reuse of vacant buildings such as Coláiste Uí Chomhraídh in Carrigaholt.
7. Include objectives to support the rollout of electric vehicle charge points in new developments.

Submission No: 171 – Pádraig Howard

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Renewable Energy</p> <ul style="list-style-type: none"> • To reinforce the policy documents that support large scale and immediate transition to low carbon technologies and low carbon generation of electricity to facilitate the transition to a Low carbon society. • The development of the Clare Wind Strategy (WES) in 2009-2010 and subsequently the Clare Renewable Energy Strategy (RES) in 2016-2017 have been the two most productive policy documents ever formulated and introduced by Clare Co Council. • The stated objective on the Clare Wind Strategy of 550MW of on shore wind needs to be at a minimum restated in the review of the strategy. Also the target of 950MW stated in the renewable energy strategy needs to be at a minimum restated. Consideration also needs to be given to increase target in areas previously screened out such as the Aughty 	<p>Renewable Energy</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a Nation Policy Outcome of the NPF. The draft plan will support “compact growth” and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>The Council will prepare a Renewable Energy Strategy as part of the draft plan. This will address the progress in renewable energy technologies in recent years. It is envisaged that this will include consideration of the potential for marine based renewable energy technologies and where same</p>

<p>Mountains.</p> <ul style="list-style-type: none"> • Further consideration should be given to onsite generation in industrial and commercial and residential developments. • Roof spaces for Solar and ground mounted solar areas in green areas and carefully selected open space should be considered and an objective included to allow this. • The recent variation to allow Cloud computing and data storage be developed in Ennis with the associated employment opportunities. The successful development of this will require Low Carbon energy generation facilities and the fulfilment of the WES and the RES. • The towns of Kilrush, Miltown Malbay, Ennis and Shannon should all have sites identified where cloud computing and data storage could be located in close proximity to renewable energy power generation facilities. • An objective should be included in the new plan WES and RES to support on site renewable generation of Solar and Wind to assist in powering new commercial, industrial and residential developments (e.g. University of Limerick with the provision of an onsite Wind Turbine). • RES needs to promote the production of bio mass and bio gas in tandem with agriculture in the county. Demonstrator sites should be considered and could be co-located with existing windfarm or solar sites. • The active encouragement of the conversion of Moneypoint to a bio gas and or hydrogen production site should be promoted and encouraged 	<p>would be located within the Shannon Estuary the content of the Integrated Framework Plan for the Shannon Estuary would be considered.</p> <p>The draft Development Plan shall be informed by the outcome of the Renewable Energy Strategy RES and consideration will be given to co-location of renewable onsite energy generation in industrial and commercial and residential developments in the development of appropriate objectives.</p> <p>It is intended that objectives in relation to building energy efficiency and environmental sustainability will be included in the draft Development Plan.</p> <p>Noted. Consideration will be given to all aspects of policies and objectives in relation to Data Centres in the preparation of the draft Development Plan.</p> <p>As above.</p> <p>The draft Development Plan shall be informed by the outcome of the RES and consideration will be given to on site generation.</p> <p>Noted.</p> <p>The Council recognises the importance of Moneypoint to the region's economy and is committed to securing the long term future of the site, and</p>
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with alternative sites identified if this is not viable for the facility.

- Furthermore Moneypoint could and should be prioritised as a Clean coal facility hereby the carbon emitted is captured and successful stored.

The Challenge of our Generation - Climate Action Plan 2019 and Renewable Energy Targets

- The 2019 CAP provides a roadmap of what must be achieved and requires 70% of all our electricity to come from renewable energy sources by 2030. To achieve the 70% target, the CAP earmarks a target of 3.5GW off-shore wind and a doubling of existing on-shore wind from circa 4GW (today) to 8.2GW by 2030. We request that this target and any update thereof is specifically referenced in the new County Development Plan.
- The 2020 programme for government further commits to achieving net zero emissions by 2050. Every sector must contribute to meeting the 2050 target by implementing policy changes.
- Planners have a responsibility to ensure an appropriate, plan-led framework is in place to provide certainty and predictability to the market and to ensure the appropriate balance between all land use constraints and opportunities, and community and other interests.
- To be noted that changes to various Government renewable energy policies in recent years has put planning permission as the critical first stage of all renewable energy projects.

will work with the ESB and key stakeholders to this end. The site is identified in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary as a Strategic Development Location. The draft Development Plan will include policies and objectives which continue to support a sustainable future for Moneypoint by facilitating its sustainable growth, operational expansion and more importantly its diversification in particular as we strive to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. Moneypoint is strategically placed on the Atlantic Seaboard to take advantage of the significant offshore energy resource in the coming years and can play a key role in offering innovative supply chain solutions to the offshore wind sector in particular.

The Challenge of our Generation - Climate Action Plan 2019 and Renewable Energy Targets

Noted. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a National Policy Outcome of the NPF.

Southern Regional Spatial and Economic Strategy & a Regional Approach to Renewable Energy Strategies

- (RSES) clearly recognises the urgent need to transition to renewable energy.
- Supports the development of a (RSES) to complement the local authority approach which would co-ordinate the identification of sites of scale and ensure inter county consistency in relation to designating renewable energy zones and identifying landscape sensitivities.
- Given the new context in the Climate Action Plan and Programme for Government we suggest the WES and RES will require updating and should form part of a wider RES for the county.
- The proposed new Wind Energy Guidelines will impose further constraints on Strategic sites as identified in the current WES in terms of set backs from residential houses.
- Would encourage the council to resist the dezoning of strategic sites currently in the WES. Furthermore new sites can now be considered once the 600-800m setback can be achieved.
- The Draft Wind Energy Development Guidelines 2019 - as SPPR1 is proposed to be a binding requirement of the Wind Energy Development Guidelines, it essentially requires the preparation of a Wind Energy Strategy. There is a need to review the current strategy to meet new national targets and an obvious opportunity to incorporate this as part of the new County Development Plan review process.
- The Plan needs to restate and update its best in class RES and to bring forward more progressive policies and objectives that ensure the County continues to fulfil its renewable potential, and to contribute proportionately towards national on-shore and off shore wind targets.
- The operational life of windfarms is increasing towards 35 years+ and this should be supported in the WES and RES.

Southern Regional Spatial and Economic Strategy & a Regional Approach to Renewable Energy Strategies

The ethos and policies as set out in the RSES will inform the draft Development Plan.

While the preparation of a regional renewable energy strategy is not the responsibility of Clare County Council, the Council will liaise with the Regional Assembly and the adjoining relevant Local Authorities in the preparation of the Draft Development Plan.

As stated above, it is proposed to prepare a Wind Energy Strategy in the preparation of the Draft Development Plan subject to publication of new Wind Energy Guidelines. The Renewable Energy Strategy will also be prepared and will inform the draft development plan.

The Wind Energy Strategy will be in accordance with the Wind Energy Guidelines and will reflect same in terms of designated areas, and development management standards.

As above, policies and objective within the draft Development plan will be informed by the Renewable Energy Strategy, which is to be prepared.

Noted.

Chief Executive's Recommendation

1. Climate change shall be considered in all elements of the Draft Development Plan formulation; its central role shall be reflected throughout the Plan as a cross cutting theme and all policies and objectives should be climate proofed where possible.
2. Pre a Wind Energy Strategy subject to publication of new Wind Energy Guidelines.
3. Prepare a new Renewable Energy Strategy which will inform the draft development plan preparation process.
4. Include policies pertaining to Moneypoint in order to facilitate its sustainable growth, operational expansion and its diversification in pursuit of achieving carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020.

Submission No: 172 – Eamon Keane

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Need to prioritise the transition to a climate neutral future and meet obligations under the 2015 Paris Agreement on Climate Change and build on Climate Change Adaption Strategy 2019-2024. • Local Authority must demonstrate best practice in achieving carbon neutral standards for buildings. • Refurbishment of the existing building stock before new build is considered. • New Local Authority buildings should be designed and built for a projected lifespan of at least 100 years. • Ecologically sustainable construction methods should be prioritized. • Adopting the Passive House standard for all future LA owned buildings including housing stock. Existing buildings owned LA in need of 	<p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a National Policy Outcome of the NPF. The draft plan will support “compact growth” and include objectives to promote change across business, public and residential sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>It is an action of the Clare Climate Adaptation Strategy 2019-2024 to:</p> <ul style="list-style-type: none"> • Apply a robust risk assessment and management framework to Local Authority owned buildings and properties to identify and protect against the key vulnerabilities to the impacts of climate change and mitigate against service disruption. • Integrate and promote climate-smart and NZEB (Near zero energy buildings) design performance outcomes in development standards through the development management process.

<p>refurbishment should be upgraded to the EnerPHit standard.</p> <ul style="list-style-type: none"> • Solar panel arrays for electricity generation and solar hot water collectors should be a requirement for all LA projects and any surplus energy generated could be sold back to the grid. • Take a long-term view of investment outlay, savings made and payback times. • Charging points for electric and hybrid vehicles should be provided for in public car parks with the possibility of extending in the future. 	<p>The actions of the Climate Change Adaptation Strategy will inform the draft Development Plan.</p> <p>It is acknowledged that there is a need for additional electric car charging points in the County and it is envisaged that the draft Development Plan will include objectives to support the further roll out of this required infrastructure.</p>
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Climate change shall be considered in the preparation of the Draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the plan policies and objectives 2. Include policies and objectives having regard to the Climate Change Adaptation Strategy 2019-2019 in the preparation of the draft Development Plan. 3. The draft Development Plan shall include objectives to support the provision of electric vehicle charge points in new developments and also include objectives to facilitate the further roll out of additional electric vehicle charge points across the County.

Submission No: 173 – Lisa Carkill

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Welcomes the goals with regard to carbon sequestration and biodiversity. • Note the designation of the Claughanmore, Curragh O'Dea, Slievecurry, Silverhill and Glendine areas in the environs of Miltown Malbay as set out in the Wind Energy Strategy. States that most of these lands are within the GLAS schemes, comprise of blanket and basin bogs (which absorb carbon) and which 2 roosting pairs of hen harrier (which would be disturbed by turbines). • The beauty and cultural heritage of the area is outlined as are the existing and potential tourism and recreational uses in the area. States that wind turbines would have adverse impacts on the above. • Outline potential adverse impacts on the local community and visitors arising from the turbines from issues such as noise, proximity to dwellings, property prices etc. State that there is little or no benefit 	<p>The content of the submission is noted and will be considered in the preparation of the Draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>

<p>accruing to local people.</p> <ul style="list-style-type: none"> • Questions the environmental credentials of wind turbines. • Potential impacts on water quality, landslides etc. • Request that any application on these lands for wind energy development be rejected and that the area be designated as an area that is not suitable for wind turbines. <p>A map of the areas referenced in the submission accompanies the submission</p>	
Chief Executive's Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines	

Submission No: 174 – Fergal MacMahon	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Notes the area in the townlands of Fahanunaghta, Curragodea, Letterkelly, Cloghaunmore, Silverhill and Glendine North is designated for Wind Farms which is contrary to the natural beauty and scenery of the area. • The West and North Clare areas are mostly dependent on tourism and agricultural and if this area is blighted with turbines it will have no value to the communities it serves. • Considers that the recent wind farm on Mt. Callan has dwarfed the mountain. • It would be more beneficial to open up the many green roads and tracks around the area to walking and cycling and encourage more visitors to the area. 	<p>The content of the submission is noted and will be considered in the preparation of the Draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.	

Submission No: 175 – Michael Duffy	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Housing</p> <ul style="list-style-type: none"> • There is a lack of appropriate wastewater infrastructure in towns & 	<p>Housing</p> <p>The Council will liaise with Irish Water regarding water and wastewater</p>

<p>villages to support the provision of additional housing developments.</p> <ul style="list-style-type: none"> • States that the Council facilitates inappropriate development and cites wastewater treatment capacity issues in settlements and also at the Cliffs of Moher in this regard. • Consideration should be given to a greater mix of house types in development applications, which includes provision for elderly persons or persons with disabilities (e.g. with independent quarters for care providers). • The Council should make the pre-construction process more cost effective so that resource can go to quality builds. • Issues pertaining to redevelopment of vacant houses outlined with regard to national retrofitting schemes, market forces etc. • Outlines suggested measures to encourage the re-use of redundant or derelict buildings in urban areas. The measures include a derelict site tax, permit full demolition and replacement where appropriate, and limit development contributions and utility connection fees. • Questions the desirability for rural persons to reside in towns and villages and outlines how rural housing can enhance the countryside. States that rural housing should not be confined to ribbon development and should also be facilitated around existing or new clusters. • To encourage urban living the costs of same relative to rural living should incentivise same. • Outlines issues with the Council’s approach to the resolution of unfinished housing developments, the approach to Architectural Conservation Area’s in the development management process and the implications to landowners of the imposition of a derelict site tax. • Outlines the benefits of dwellings in rural areas relative to wind farm 	<p>infrastructure in the preparation of the draft development plan.</p> <p>A Housing Strategy and a Housing Need Demand Assessment are being prepared and will inform the policy objectives of the draft development plan.</p> <p>The importance of active land management to regenerate town and village centres and address vacancy and dereliction is recognised and will be considered in the preparation of the draft Development Plan within which it is envisaged that policies to support the Council and private developers in addressing dereliction and vacancy.</p> <p>A Housing Strategy and a Housing Need Demand Assessment are being prepared and will inform the policy objectives of the draft Development Plan.</p> <p>The preparation of the draft Development Plan will be informed by National and Regional publications including <i>“Managing Unfinished Housing Developments Guidance Manual”</i> (DoECLG 2011), the <i>“National Housing Strategy for People with a Disability 2011-2016”</i> (DoECLG 2011) etc.</p> <p>The Council propose to prepare a Wind Energy Strategy and Development</p>
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<p>developments and questions the interpretation of planning policy.</p> <ul style="list-style-type: none"> Proposes different contribution charges for housing for local rural persons, full-time resident home workers, and urban generated holidaymakers in rural areas under special control. <p>Remote/Rural Working & Enterprise</p> <ul style="list-style-type: none"> Local rural trades people and entrepreneurs should be permitted light industrial workshops and/or showrooms adjacent to their homes. Provision of high speed broadband is required to facilitate home working. <p>Limerick Shannon Metropolitan Area</p> <ul style="list-style-type: none"> A motorway service at Junction 12 would become a destination and would dilute the established businesses in Ennis. Improved links are required between Shannon Airport and Limerick and 	<p>Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)). The contents of the submission will be considered further in this regard.</p> <p>Issues pertaining to contributions are outside of the scope of the Development Plan.</p> <p>Remote/Rural Working & Enterprise</p> <p>The issues outlined with regard to remote working and rural enterprises are noted and will be considered in the preparation of the draft Development Plan. It is intended that the draft Development Plan will include policy objectives to support small-scale rural enterprises, indigenous industries, and also the potential for new commercial uses for vacant or derelict buildings in rural areas.</p> <p>Regional Policy Objective RPO192 from the RSES seeks the delivery and optimise high-speed broadband to support digital media and remote working and the draft Development Plan will be consistent with this objective. The draft Development Plan will include facilitating objectives for improvement of telecommunications in the County that are in accordance with Section 6 of RSES and these objectives will include the support for the roll out of the National Broadband Plan.</p> <p>Limerick Shannon Metropolitan Area</p> <p>The development management process will address this element of the submission.</p> <p>The strategic importance of Shannon International Airport as a key enabler</p>
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<p>Dublin airport (i.e. high speed rail link).</p> <ul style="list-style-type: none"> To ensure that our town centres are attractive places to shop, live, visit and work in future business should be consolidated in town centres and not on the outskirts and inventive parking solutions should be sought so that private car-parking is off-street and thereby facilitating the parking of touring coaches to create footfall. <p>Natural Resources</p> <ul style="list-style-type: none"> Proposes the introduction of byelaws with regard to management of the County's natural resources. <p>Transport</p> <ul style="list-style-type: none"> There is a lack of critical mass to sustain <i>"top class transport and mobility"</i>. <p>Communications</p> <ul style="list-style-type: none"> The roll out of high speed rural broadband should be supported and the model employed by group water schemes is suggested. <p>Water Quality</p> <ul style="list-style-type: none"> Outlines issues with existing wastewater treatment systems serving individual dwellings, the lack of oversight of same and outlines a proposed upgrade programme for same. 	<p>for the County, Limerick-Shannon Metropolitan Area and the wider Southern Region is recognised by the Council. The draft Development Plan will include strong policy support to facilitate enhanced connectivity through the local, regional and national transportation network.</p> <p>The requirement for parking facilities in the County's towns and villages is acknowledged and will be considered in the preparation of the draft Development Plan.</p> <p>Natural Resources</p> <p>The introduction of byelaws is beyond the scope of the Development Plan process.</p> <p>Transport</p> <p>The draft Development Plan will be consistent with the objectives relating to a modal shift away from dependence on cars as set out in regional Policy Objective 91 of the Southern RSES and the LSMATS.</p> <p>Communications</p> <p>The draft Development Plan will include policy support for the improvement of telecommunications in the County in accordance with Section 6 of RSES (which will include support of the roll out of the National Broadband Plan).</p> <p>Water Quality</p> <p>The draft Development Plan will have regard to the EPA Code of Practice <i>"Wastewater Treatment and Disposal Systems Serving Single Houses"</i>.</p>
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<p>Cultural Heritage</p> <ul style="list-style-type: none"> • Outlines the financial costs associated with maintaining protected structures and states that the Council should encourage training with regard to specialist trades to increase availability of appropriately skilled persons and to reduce costs. <p>Renewable Energy</p> <ul style="list-style-type: none"> • Outlines the potential for community energy generation and supports required for same. • States that pumped hydro-electric schemes could include water recreation facilities. • Outlines issues pertaining to resources required by objectors to large energy developments and the requirements of the Council in the assessment of such development proposals. • Increased community gains from renewable energy developments are required. <p>Climate Change</p> <ul style="list-style-type: none"> • This is a national and international issue and is managed through the building regulations and planning legislation. <p>Part 8 Developments</p> <ul style="list-style-type: none"> • Considers that there are inconsistencies with regard to assessment of Part 	<p>Cultural Heritage</p> <p>The Council is committed to the protection of the archaeological and architectural heritage of the County and will utilise the appropriate tools, including the Built Heritage Investment Scheme, to assist in the maintenance and repair of protected structures. The draft Plan will support the provision of opportunities for education and lifelong learning across the county.</p> <p>Renewable Energy</p> <p>A Renewable Energy Strategy will be prepared as part of the draft Development Plan and this will inform the renewable energy policies which emerge.</p> <p>Climate Change</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on Climate Action. It is intended that this will form a central and cross cutting theme throughout the draft Development Plan and that the Plan will include policies and objectives to promote and support the “<i>transition to low carbon and climate resilient society</i>” which is a National Policy Outcome of the National Planning Framework.</p> <p>Part 8 Developments</p> <p>The Part 8 process is outside of the scope of the Development Plan</p>
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<p>8 applications and planning applications with regard to environmental issues.</p> <p>Waste Management</p> <ul style="list-style-type: none"> Increased education is required on waste management issues. <p>Flood Risk</p> <ul style="list-style-type: none"> Development, particularly residential development should not be permitted in areas prone to flooding. This can be addressed through proper zoning. <p>Recreation Facilities</p> <ul style="list-style-type: none"> Notes the quality of the existing facilities in the County and referenced Lee’s Road Sports Complex in this regard. States that a similar facility is required in West Clare. <p>Development Plan Objectives</p> <p>CDP 3.1 - Ennis</p> <ul style="list-style-type: none"> Amend the objective to include <i>“To protect established Ennis businesses by de-zoning Com 7 which has infrastructural deficits and will impact on a wider plan for the area”</i>. <p>CDP 3.7 Clusters</p> <ul style="list-style-type: none"> To consider the revision of some clusters and the creation of new clusters 	<p>preparation process.</p> <p>Waste Management</p> <p>Objectives in relation to waste management will be included in the draft Development Plan which will have regard to the Waste Management Plan for the Southern Region.</p> <p>Flood Risk</p> <p>A Strategic Flood Risk Assessment (SFRA) will be undertaken in the preparation of the draft Development Plan. This will be undertaken using the latest scientific advice in the SFRA.</p> <p>Recreation Facilities</p> <p>It is intended that the draft Development Plan will include policy support for the development of sports facilities in the County and the Council will engage with the Clare Sports Partnership, sporting organisations and community groups in this regard.</p> <p>Development Plan Objectives</p> <p>CDP 3.1 - Ennis</p> <p>The land use designations and site specific development objectives across the County will be considered in the preparation of the draft Development Plan.</p> <p>CDP 3.7 Clusters</p> <p>The Core Strategy and settlement hierarchy for the County will be set out in</p>
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in appropriate settings with the formation of SDZ's.

CDP 3.9 Monitoring and Implementation of Settlement Strategy, CDP 3.10 Planned Growth of Settlements, CDP4.2 Facilitating the Housing Needs of the Population & CDP8.24 Water Services

- Outlines issues pertaining to infrastructural capacity issues.

CDP 3.10 Planned Growth of Settlements

- Outlines issues with regard to scale of developments relative to the scale of settlements.

CDP 3.11 New Single Houses in the Countryside within the 'Areas of Special Control', CDP 3.16 New Single Houses in the Countryside & CDP4.3 Living in our Towns and Villages

- This objective requires revision in light of changes in home working and for relocation from cities.
- Appropriate planning of small settlements where there are already most of the services required and which can revitalise rural communities.
- States that holiday homes could be facilitated in appropriate SDZ's creating a revenue stream and that will not impact on the cost of housing

the draft Development Plan and will identify the distribution of the proposed growth throughout the County in line with the NPF Implementation Roadmap and the RSES.

CDP 3.9 Monitoring and Implementation of Settlement Strategy, CDP 3.10 Planned Growth of Settlements, CDP4.2 Facilitating the Housing Needs of the Population & CDP8.24 Water Services

Water supply and wastewater infrastructure are key determinants in identifying where future growth can be accommodated. This will be considered in line with the current infrastructure and the future investment programme of Irish Water and the objective of the NPF. As the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.

CDP 3.10 Planned Growth of Settlements

Land use zoning and the development objectives must align with the NPF and the RSES. Issues such as the integration of new land uses into existing settlements, infrastructure capacities and extent of zonings will also be considered in the preparation of the draft Plan.

CDP 3.11 New Single Houses in the Countryside within the 'Areas of Special Control', CDP 3.16 New Single Houses in the Countryside & CDP4.3 Living in our Towns and Villages

The Core Strategy for the draft Development Plan will identify the distribution of the proposed growth for the County in line with the NPF Implementation Roadmap and the RSES. The Core Strategy for the draft Development Plan is required to set out the settlement hierarchy for the County which includes the rural areas outside settlements. In this regard the Council is required to identify areas under urban influence and set the appropriate sustainable rural housing policy response which facilitates the

for local people.

- States that objective CDP4.3 is impractical given inflated current market values. A dereliction tax will place realistic values on such properties and enable restoration and reuse.

CDP4.4 Social and Affordable Housing & CDP 4.10 Housing for Older People

- Considers that national social and affordable housing policy has failed to provide social housing as required.
- The policy of the Council in certain locations to purchase additional houses exacerbates affordability issues.
- There is an urgent need for appropriate accommodation for elderly and disabled capable of partial independent supported living.

CDP4.6 Unfinished Developments and Taking in Charge

- That future rezoning should only be on land already in the ownership of the Council. This land should be developed by the Council to its standards and then sites sold to developers wishing to provide housing.

CDP5.19 Further Education and Adult Learning

- The Council should seek to engage with building contractors and planning agents and professionals to encourage knowledge sharing on building

provision of single housing in the countryside. In accordance with RPO 27 of the RSES the policy is to be based on the core consideration of demonstrable economic, social or local exceptional need to live in a rural area as well as on siting, environmental and design criteria for rural housing as set out in statutory guidelines and plans. The draft Development Plan will develop an appropriate rural housing policy in line with these parameters.

CDP4.4 Social and Affordable Housing

A Housing Strategy and Housing Needs Demand Assessment (HNDA) for the County is being prepared and will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the draft Development Plan in this regard.

With regard to accessibility the Council requires all new buildings, facilities and works to the public realm to meaningfully engage with the principles of universal design and to provide appropriate onsite facilities, and universal accessibility will be reflected in the objectives of the draft Development Plan. The location, mix and type of houses including multi-generational estates will be one element in the new Housing Strategy and HNDA for the County which will inform objectives related to housing proposals in the draft Development Plan.

CDP4.6 Unfinished Developments and Taking in Charge

The land use designations and site specific development objectives across the County will be considered in the preparation of the draft Development Plan.

CDP5.19 Further Education and Adult Learning

Effective communication between the Council and the relevant sectoral interests is essential to ensure the appropriateness and effectiveness of the

regulations.

CDP6.14 Availability of Land and Infrastructure

- Amend the objective to include *“To protect established Ennis businesses by de-zoning Com 7 which has infrastructural deficits and will impact on a wider plan for the area”*.

CDP6.17 Energy Supply

- Amend the objective to include *“To actively encourage local stakeholder participation to identify and promote sites for pumped storage in the County”*.

CDP6.23 Home Based Economic Activity

- Amend the objective to include *“To actively encourage the relocation of home based workers to the County for permanent occupancy”*.

CDP8.21 Water Framework Directive

- It is stated that compliance with this objective precludes development.

CDP8.22 Protection of Water Resources

- It is stated that compliance with this objective precludes development.

draft Development Plan and the subsequent implementation of same. The role of the Strategic Policy Committees is noted in this regard.

CDP6.14 Availability of Land and Infrastructure

The land use designations and site specific development objectives across the County will be considered in the preparation of the draft Development Plan.

CDP6.17 Energy Supply

Noted. This will be considered in the preparation of the draft Development Plan.

CDP6.23 Home Based Economic Activity

The settlement strategy for the County will be included in the draft Development Plan and the issues outlined are noted and will be considered.

CDP8.21 Water Framework Directive

The issues outlined in the submission are noted and will be considered in the preparation of the draft Development Plan.

CDP8.22 Protection of Water Resources

The issues outlined in the submission are noted and will be considered in the preparation of the draft Development Plan.

<p>CDP8.24 Water Services</p> <ul style="list-style-type: none"> • <i>“This has not been done and the Council have no control over Irish Water”.</i> <p>CDP8.26 Ennis and Environs Water Supply</p> <ul style="list-style-type: none"> • States that the Council granted permission for development within the exclusion zone of a public water supply. <p>CDP8.27 Waste Water Treatment and Disposal</p> <ul style="list-style-type: none"> • States that the Council has no control over Irish Water in these regards. • On-site wastewater treatment is a matter for Building Regulation. • With regard to individual onsite wastewater treatment systems it is stated that <i>“If an indemnified designer confirms in a planning application that a given site can treat the wastewater arising and demonstrates the type of system proposed then the planning process needs go no further”.</i> <p>8.5.4 Construction and Demolition Waste</p> <p>The Council should be responsible for identifying and managing suitable locations for C&D waste and take it into consideration when granting permissions.</p>	<p>CDP8.24 Water Services</p> <p>With regard to water supply and wastewater infrastructure, as the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>CDP8.26 Ennis and Environs Water Supply</p> <p>Noted. Water source protection areas will be considered in the preparation of the draft Development Plan.</p> <p>CDP8.27 Waste Water Treatment and Disposal</p> <p>With regard to water supply and wastewater infrastructure, as the management of this infrastructure is within the remit of Irish Water the Council will liaise with Irish Water in the preparation of the draft Development Plan.</p> <p>With regard to wastewater treatment of options in rural areas the Council is guided by the EPA Code of Practice <i>“Wastewater Treatment and Disposal Systems Serving Single Houses”</i>. It is envisaged that compliance with the EPA Code of Practice will be required for new onsite wastewater treatment systems in the new draft Development Plan.</p> <p>8.5.4 Construction and Demolition Waste</p> <p>It is intended that objectives in relation to waste management will be included in the draft Development Plan which will have regard to the Waste Management Plan for the Southern Region.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. To liaise with Irish Water in the preparation of the draft Development Plan on issues pertaining to water supply and wastewater treatment. 2. The Housing Strategy and Housing Need Demand Assessment will inform the housing objectives of the draft Development Plan. 	

3. To include objectives in the draft Development Plan which promote sustainable and compact growth and in doing so address issues of vacancy and dereliction within existing settlements and rural areas.
4. The preparation of the draft Development Plan to have regard to *“Managing Unfinished Housing Developments Guidance Manual”* (DoECLG 2011), the *“National Housing Strategy for People with a Disability 2011-2016”* (DoECLG 2011) etc.
5. Prepare a new Wind Energy Strategy as part of the draft Development Plan subject to publication of the new Wind Energy Guidelines.
6. Provide for growth throughout the County, including rural areas, in accordance with the Core Strategy and Settlement Hierarchy which align with the requirements of the NPF and the RSES.
7. To include policy support for rural enterprises and remote working (where appropriate) in the draft Development Plan.
8. To include objectives in the draft Development Plan to support the roll out of the National broadband Plan and the Digi-Clare initiative. The preparation of the draft Plan should have regard to the Clare Digital Strategy 2023 (a 5 year strategy).
9. To support the improvement of connectivity to Shannon International Airport and the Shannon Industrial Zone and also the future growth of same.
10. Prepare settlement statements and land-use plans for the towns, villages and clusters in the County, which consider the issues outlined in the submission and which align with the requirements of the NPF, the RSES, the Core Strategy and the Settlement Hierarchy.
11. To provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and also objectives which support the Local Link Rural Transport Strategy in the draft Development Plan.
12. To include objectives in the draft Development Plan which support and facilitate the maintenance, upkeep and re-use of the existing built heritage in the County (including protected structures and buildings within Architectural Conservation Areas).
13. Prepare a new Renewable Energy Strategy taking account of the progress in renewable energy technologies since the current strategy was developed and the Climate Action Plan 2019. Liaise with the Regional Assembly and the adjoining relevant Local Authorities with regard to the preparation of the Regional Renewable Energy Strategy.
14. Climate change shall be considered in the preparation of the draft Development Plan. Its central role and cross cutting theme will be reflected in the formulation of the draft Development Plan policies and objectives.
15. Include objectives relating to sustainable waste management within the County in the context of RSES and the Waste Management Plan for the Southern Region.
16. The draft Development Plan be informed by a Strategic Flood Risk Assessment.
17. To support the development of the recreational amenities and routes at appropriate locations within the County in the draft Development Plan.
18. To ensure that the principles of universal accessibility are considered in the preparation of the draft Development Plan and that the draft Plan facilitates and supports same.
19. In the preparation of the settlement statements and land-use plans for the towns and villages as set out in the submission to consider the operation and expansion of existing education facilities.
20. To require compliance with the EPA Code of Practice *“Wastewater Treatment and Disposal Systems Serving Single Houses”* (or any replacement of same) for new onsite wastewater treatment systems in the draft Development Plan.
21. To consider the issue of water source protection areas in the preparation of the draft Development Plan.

Submission No: 176 – Limerick Flying Club

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> Limerick Flying Club is based at Coonagh Airfield and are the operators of a recreational flying club licensed by the Irish Aviation Authority. The airfield is in existence almost 75 years. Serious concern expressed that the area between Woodcock Hill and Ardnacrusha is designated as an area for strategic wind farm development. To the west of the River Shannon using the headrace between O'Brien's bridge and Ardnacrusha is within Shannon Controlled Airspace. That route along the eastern boundary of the Shannon Zone is regularly used by light aircraft routing into Coonagh Airfield and on to Shannon Airport. Do not view the wind farms as a navigation obstacle per se (save near Meelick) The main concern is the documented turbulence to the air downwind of such turbines and the risk that would cause to light aircraft transiting the area. Requests the Local Authority consult with the IAA and aeronautical experts on the potential risks downwind of windfarms located above and to the west of a much-used area of transit by light aircraft. 	<p>The content of the submission is noted and will be considered in the preparation of the draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan' subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p> <p>In any future Wind Energy Strategy prepared within the CDP process the concerns highlighted will be considered and the Council will consult with the IAA having regard to same.</p>
Chief Executive's Recommendation	
1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.	

Submission No: 177 – New Quay Community Development Group

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission raises the following:</p> <ul style="list-style-type: none"> Development of a Community building to accommodate and facilitate multi-group meeting, tourism etc. Partnership with local GAA club to develop an improved sports facility. Visitor facilitation and management on the 'Flaggy Shore' walking route to deal with issues arising such as parking, traffic management and 	<p>While some of the actions proposed are outside the remit of the County Development Plan, consideration will be given to the contents of the submission in the preparation of the draft Development Plan and in particular in the preparation of the settlement statement and settlement plan for New Quay and in development of policy and objectives that relate to the Flaggy</p>

<p>general road maintenance.</p> <ul style="list-style-type: none"> • Safer traffic management at the viewing point of the Corker pass and Green road/Abbey Hill walking amenity. • Upgrade to 'The Pound' green area at Finnavarra with possible landscaping, regeneration and seating amenities. • Instigate safer access and egress from New Quay primary school drop off and pick up area. • Manage and lessen the visual impact of all signage of the local area. • Initiate a maintenance plan for all wall and hedgerow management in the area to enhance scenery and improve road safety. • Manage and support local First responders Group as an area with County Clare's highest concentration of AEDs per head of capita. • Supply of water taps to local burial sites to facilitate to maintain flowers on graves. • Develop local historical records and memorabilia of deceased families on a digital archive • Mark the birthplace and townland of local musician, the late Chris Droney, with an appropriate memorial. • Management of seasonal flooding issues in the Belharbour, Turlough and New Quay areas 	<p>Shore.</p>
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Chief Executive's Recommendation

<ol style="list-style-type: none"> 1. Prepare a settlement statement and settlement plan for New Quay having regard to the projects set out in the submission in the preparation of the draft Development Plan. 2. The draft Development Plan to include policies and objectives which support and facilitate community groups in their work. 3. The draft Development Plan to include policies and objectives which will protect the Flaggy Shore and support its general management.

Submission No: 178 – Mental Health Reform

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • To address the health and wellbeing of people as a core priority of the Plan. • Under this strategy "Healthy Clare Strategic Plan 2019-2021" "strengthened information systems, evidence and research", has been set 	<p>Well-being and improving quality of life are core themes in the RSES and this will be reflected in the draft Development Plan. The Council is committed to improving health and wellbeing and this issue is a cross cutting theme and many aspects of policy and decision making impact on it. The draft</p>

<p>down as one of the key goals.</p> <ul style="list-style-type: none"> • Developing a robust set of wellbeing indicators will provide a framework from which policy decisions can be assessed in terms of how they will impact people's quality of life • Better policies for better lives should be the ultimate goal of policymaking. • An OECD wellness report, published in March of this year, shows that one of the biggest issues is the lack of connection with people, community, and local government. • Council have an opportunity to change this by ensuring well-being is measured and that mental health is explicitly stated and central to the County Development Plan. 	<p>Development Plan will consider “Healthy Clare Strategic Plan 2019-2021” and the issues set out in this submission when formulating policies and objectives in the draft plan.</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. All policies and objectives shall consider health and wellbeing as a key element of the preparation of the draft Development Plan.</p>	

<p>Submission No: 179 – Kilmihil People’s Park Ltd</p>	
<p>Summary of Issues Raised in Submission</p>	<p>Chief Executive’s Opinion</p>
<ul style="list-style-type: none"> • Kilmihil People’s Park is an integrated sports and leisure complex comprising of an open plan park area, recreational equipment and facilities available to all age groups from the village, wider community and beyond. The project addresses the current lack of accessible community facilities in Kilmihil and west Clare area generally. The site is under long term lease for 99 years at a nominal annual fee. The current phase (phase 3) is the final phase of the project focuses on the development of a 662sq.m multi-purpose community building. The building will include: <ul style="list-style-type: none"> ○ Games room and youth space ○ bathrooms and changing facilities ○ Canteen/cafe ○ Community gym ○ Wi-fi enabled, remote/co-working facility ○ Meeting rooms & common areas 	<p>The contents of the submission are noted and will be taken into consideration in the preparation of the draft Development Plan.</p>

<ul style="list-style-type: none"> • Principle of equal access for all members of the community, and all facilities will be fully accessible. • The site is providing community broadband to the village of Kilmihil, Doonbeg, Cooraclare, Quilty, Liscannor, Loop Head and other hard to reach communities. • The submission is also accompanied with by a Kilmihil Smart Community Plan- A Plan by the Community for the Community which identifies projects under the further headings: <ul style="list-style-type: none"> ○ Health Recreation and Quality of Life ○ Environment & Sustainability ○ Business& Employment ○ Community Management & Planning <p>The projects include:</p> <ul style="list-style-type: none"> ○ lay out walking and cycling trails ○ Make the village more attractive ○ Training courses ○ Greater online marketing ○ Community taxi service ○ Restore the old forge in Mullagh ○ Waste management ○ Install swift boxes ○ Various initiatives on enterprise and employment ○ Develop the potential of the lake ○ Development of broadband ○ Need for signage ○ Expansion of crèche facilities ○ A strategy to rebrand the village 	<p>Noted.</p> <p>This complements the Digi Clare Strategy and the draft Development Plan will support the rollout of broadband in rural areas.</p> <p>The RSES fully supports and encourages the development of greenways, blueways, and the appropriate development and conservation of our natural amenities and built heritage. This support will be reflected in the draft Development Plan in terms of policies and objectives. All the actions proposed are welcomed and respond to the ethos of the RSES but more importantly to the community’s needs. The draft Development will give further consideration to the proposed actions in the preparation of the settlement statement and settlement plan for Kilmihil which may include specific objectives having regard to the projects proposed.</p>
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Chief Executive’s Recommendation

1. Consider the Kilmihil submission and Smart Community Plan in the preparation of the draft Development Plan.

2. Prepare a settlement strategy and settlement plan for Kilmihil having regard to the actions set out in the submission.
3. Include policies to support and facilitate community groups in their work.
4. Include policies to support the development of greenways, blueways, walkways and cycle ways across Clare in order to encourage sustainable activity tourism.
5. Support and promote the implementation of the DigiClare Strategy and the rollout of the National Broadband Plan.

Submission No: 180 – Kilmurry Community Planning Group

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission contains Kilmurry Development Plan prepared as a result of a community consultation process which included meetings and household surveys. The plan sets out the profile of Kilmurry and background data. The most pressing issues for the community are as follows:</p> <p>Traffic Calming and Pedestrian Safety</p> <ul style="list-style-type: none"> • With its location at the convergence of 5 roads and the high volumes of commuter traffic there is a need to address traffic and pedestrian safety. <p>Potential Retail Development</p> <ul style="list-style-type: none"> • The absence of any retail, commercial area in the village forces residents to shop elsewhere. A shop or post office would change the overall dynamic of the village for the better. • The possibility of being a Sustainable Energy Community (SEC) has major advantages to its development in the future. <p>Develop and Enhance Public Realm</p> <ul style="list-style-type: none"> • To enhance and develop the public spaces and overall amenity of the 	<p>The contents of the Community Development Plan are noted and will be taken into consideration in the preparation of the draft Development Plan.</p> <p>Traffic Calming and Pedestrian Safety</p> <p>The draft Development Plan will give further consideration to the proposed actions in the preparation of the settlement statement and settlement plan for Kilmurry.</p> <p>Potential Retail Development</p> <p>Noted and will be given consideration.</p> <p>It is recognised that community energy production has been brought into greater focus more recently and will become an increasingly important opportunity in harnessing renewable energy and climate action. This will be considered in more detail in the preparation of the draft Development Plan.</p> <p>Develop and Enhance Public Realm</p> <p>The Council is committed to incorporating green features into public realm</p>

<p>Village.</p> <p>Community Activities & Events</p> <ul style="list-style-type: none"> • Highlighting existing activities and encouraging more events and activities. There is a particular need to focus on activities for young people. <p>Transport</p> <ul style="list-style-type: none"> • Develop public transport links to Limerick, Ennis, Shannon etc. 	<p>developments, and to making improvements within settlements in terms of social infrastructure and also as a mitigation measure for climate change. It is proposed that the draft Development Plan will incorporate policies promoting the greening urban areas.</p> <p>Community Activities & Events</p> <p>Noted. The Council supports the development of activities and events and this will be reflected in the draft Development Plan.</p> <p>Transport</p> <p>The draft Development Plan will support the Local Link Rural Transport strategy.</p>
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Chief Executive's Recommendation

1. Consider the Kilmurry Community Development Plan in the preparation of the draft Development Plan.
2. Prepare a settlement strategy and settlement plan for Kilmurry having regard to the actions set out in the submission.
3. Provide a policy approach which supports community based projects and initiatives. .
4. Support the Local Link Rural Transport strategy.
5. Consider policies and objectives in the area for community energy production.

Submission No: Ref No – 181 – Kilkishen Development CLG

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The submission is a Community Framework Community Development Plan and sets out 11 cross-community collaborative projects that will result in:</p> <ul style="list-style-type: none"> • the development of a comprehensive community-information platform for Kilkishen; • the re-establishment of a youth club and youth space for young people aged 12-18 years; • increased community-based supports for older people; 	<p>The contents of the Community Development Plan are noted and will be taken into consideration in the preparation of the draft Development Plan.</p> <p>The RSES fully supports and encourages the development of greenways, blueways, and the appropriate development and conservation of our natural amenities and built heritage. This support will be reflected in the draft Development Plan in terms of policies and objectives. All the projects proposed are welcomed and respond to the ethos of the RSES but more</p>

- the promotion of local history initiatives;
- monthly coffee mornings as social gatherings for the whole community;
- the maintenance and development of existing outdoor facilities that benefit the community;
- the optimisation of local lake and canal facilities and development of new water-based activity opportunities;
- the development of additional marked walking trails around Kilkishen village, with a particular emphasis on walking trail around the circumference of Kilkishen and connecting with Cullaun lake;
- the possible development of a community café and ongoing community gatherings that cut across all age groups in the community;
- the establishment of a new cemetery for Kilkishen; and
- Ongoing lobbying in respect of road-safety measures in Kilkishen village.

The submission also sets out the strength of Kilkishen and the number of potential issues that undermine the potential of Kilkishen as follows:

- The absence of social and commercial services such as a café, chemist and/or medical centre, crèche.
- The lack of provision for youth aged between 12 and 18 years, especially those not involved in sporting activity.
- Concerns regarding social isolation in the community with particular concerns for new residents and older people living alone.
- The inadequacy of public transport provision in such a rural community.
- A lack of cohesion among the various community associations in the area.
- Significant road safety concerns.
- A desire for more diverse community-based activities and facilities.
- Increased dilapidation in Kilkishen village.
- Enable and increase community-based activity.
- Enhance and develop community infrastructure and facilities, including outdoor facilities.
- To improve road safety in the community.

importantly to the community's needs.

The draft Development Plan will give further consideration to the proposed actions in the preparation of the settlement statement and settlement plan for Kilkishen which may include specific objectives having regard to the actions proposed. In preparing the land-use settlement plan all land-use requirements will be considered and the need for a new cemetery will be considered in this process.

Many of the issues highlighted are outside the scope of the County Development Plan, but anything that is relevant will be considered within the context of the draft Development Plan and in particular the preparation of the settlement plan and settlement statement for Kilkishen.

The draft Development Plan will promote social inclusion.

The draft Development Plan will support the Local Link Rural Transport Strategy and further consideration will be given to the most effective policy approach in this regard in the preparation of the draft Development Plan.

The importance of active land management to regenerate towns and villages to address vacancy and dereliction is recognised and will be considered in the preparation of the draft Development Plan.

Chief Executive's Recommendation

1. Consider the Kilkishen Community Development Plan in the preparation of the draft Development Plan.
2. Prepare the settlement strategy and settlement plan for Kilkishen having regard to the actions set out in the submission.
3. Provide a policy approach which supports community based projects and initiatives.
4. Include policies to support the development of greenways, blueways, walkways and cycle ways across Clare in order to encourage sustainable active tourism.
5. Support the Local Link Rural Transport strategy.
6. Include clear policies and objectives on the importance of active land management to regenerate and address vacancy and dereliction in the draft Development Plan.
7. Social inclusion should be a cross cutting theme of the draft Development Plan.

Submission No: 182 – Labasheeda Community Development Plan

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • The submission comprises a Community Development Plan for the community of Labasheeda and has been developed through a seven month facilitated , consultative process in which the actions proposed have been informed by the needs, interests and concerns of those living in the area. The detailed plan outlines priority actions to be implemented over the next three years. 	<p>The contents of the Community Development Plan are noted and will be considered in the preparation of the draft Development Plan.</p>
<ul style="list-style-type: none"> • Sets out the profile of the area and that following the Census 2016, Labasheeda is described as disadvantaged, as per Pobal HP Deprivation Index of levels of advantage or disadvantage. 	<p>Noted.</p>
<ul style="list-style-type: none"> • The submission sets out detailed action for the future under the following headings: 	<p>Noted. The Council recognises the essential contribution that voluntary groups, community groups and sporting groups make to quality of life in the County. The draft Development Plan will provide a policy approach which supports community based projects and initiatives.</p>
<p>Social</p> <ul style="list-style-type: none"> ○ Labasheeda le Cheile – Umbrella group to co-ordinate all community groups. ○ St Kieran's Community Centre upgrade – refurbish based on results of the feasibility study 	<p>The RSES fully supports and encourages the development of greenways, blueways, and the appropriate development and conservation of our natural amenities and built heritage. This support will be reflected in the draft Development Plan in terms of policies and objectives. All the actions proposed are welcomed and respond to the ethos of the RSES but more</p>

<ul style="list-style-type: none"> ○ Events Programme in Community Centre – Develop and promote events ○ Walking track at football pitch – completed ○ Estuary Sessions – establish regular musical and social event. 	<p>importantly to the community’s needs. The draft Development will give further consideration to the proposed actions in the preparation of the settlement statement and settlement plan for Labasheeda which may include specific objectives having regard to the actions proposed.</p>
<p>Environment</p> <ul style="list-style-type: none"> ○ Quay Improvements- outlines a number of actions including researching water/electric/water disposal services for camper vans and installation of e-charging points and public compost toilets. Develop quay as a trailhead for cycle routes. ○ Kilkerrin Battery- develop as a visitor attraction. ○ Village speed signs ○ Village footpaths 	<p>Noted.</p>
<p>Economic</p> <ul style="list-style-type: none"> ○ Development of the Estuary Way – in collaboration with neighbouring community groups. ○ Develop cycle routes ○ Visitor signage. 	<p>Noted.</p>
<ul style="list-style-type: none"> ● Sets out the operational structure of the community groups and highlights three studies recently completed on the tourism potential of the estuary that point to the importance of local communities working together to produce a range of tourism products and experiences. 	<p>Noted.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. Consider the Labasheeda Community Development Plan in the preparation of the draft Development Plan. 2. Prepare a settlement strategy and settlement plan for Labasheeda having regard to the actions set out in the submission. 3. Provide a policy approach which supports community based projects and initiatives. 4. Include policies to support the development of greenways, blueways, walkways and cycle ways across Clare in order to encourage sustainable activity tourism. 	

Submission No: 183 – Shannon Municipal District Office, Clare County Council

Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • To have regard to planning policy in terms of ensuring a mix of housing tenure and type so that a balance is struck that will bolster the economic viability of the centre. • Consideration might be given to developing a deeper understanding of the behaviour & attitudes of residents of Shannon towards the retail and town centre - through this plan or the associated retail strategy. • From a social/lifestyle perspective the development of awareness campaigns for local business and link the broader wellness issues (i.e. isolation) of COVID/remote working to break-out/shop local initiatives (eg the street trading bye-lays are being reviewed to allow pop-up businesses) or remote housing clusters – Shannon embankments, Cratloe forest trail etc. • The completion of the assessment of CFRAMS for the town will go some way to renewing confidence in the local housing market re house insurance. 	<p>The Council is preparing a Housing Need Demand Assessment and a Housing Strategy as part of the draft Plan preparation. These will consider existing and projected population over the lifetime of the Development Plan. The Housing Strategy will consider all elements of housing demand and details of the various housing market areas. This will inform the policy content of the draft Development Plan.</p> <p>The Council is carrying out a Retail Strategy and consultants have been appointed. Within this body of work significant consumer research will be carried out and while this will cover the entire County, particular focus will be placed on Ennis and Shannon.</p> <p>Noted. This is outside the scope of the Development Plan.</p> <p>Ireland's Catchment Flood Risk Assessment and Management (CFRAM) Programme is central to the medium and long-term strategy for the reduction and management of flood risk throughout Ireland. The Flood Risk Management Plans which are a key component of the programme look at options and have brought forward the preferred options for key areas which are at risk from flooding in County Clare. These include engineering measures, mitigation and flood storage amongst others. The responsibility for the implementation of the Floods Directive and the associated Flood Risk Management Plans lies with the OPW. The outcomes of the CFRAM programme along with the Strategic Flood Risk Assessment currently being prepared will inform the preparation of the draft Development Plan.</p>

<ul style="list-style-type: none"> • To support the creation of serviced sites in Shannon which would attract the development of higher value and bespoke housing. • That housing stock revitalisation through energy schemes be promoted. • Having regard to zoned lands such as (R5 in the Shannon LAP) it is noted that road and water infrastructure is required to activate development. How such infrastructure can be delivered might be considered as policy positions in the plan. • For review - the Sixmilebridge maps show ‘infrastructure safeguards’ on linear routes through the town. • Key to facilitation of remote working is the provision of high-speed broadband particularly in rural areas. • Westbury/Shannon Banks/Carraig Midhe these housing estates are not currently considered Towns or Villages and do not qualify for TVR funding. This limits amenity and public realm development. • That consideration be given to the strategic position of Shannon as part of the MASP. That the plan identifies policy positions with regard to the infrastructural development of the MD to enable future growth – i.e. waste-water connectivity to Limerick Main Drainage. It is important that external agencies such as IW align their priorities with our CDP (from RSES 	<p>The Housing Strategy and Housing Need Demand Assessment will consider all elements of housing demand and details of the various housing market areas. This will inform the policy contents of the draft Development Plan.</p> <p>The draft Development Plan will include objectives to promote the revitalisation of the existing housing stock through energy schemes.</p> <p>In preparing the settlement strategy for the draft Development Plan the land-use zoning will be informed by the availability of service infrastructure in accordance with the NPF and specifically NPO 72a and Appendix 3: A Methodology for a Tiered Approach to Land Zoning.</p> <p>The delineation of the “infrastructure safeguards” on the Sixmilebridge settlement map will be considered in the preparation of the draft Development Plan.</p> <p>The Council will continue to promote the implementation of the Clare Digital Strategy. This strategy, complemented by the rollout of the National Broadband Plan and the Clare Rural Development Strategy 2026, seeks to ensure that broadband is leveraged to help alleviate the issues in rural areas. The ethos of these documents will be reflected in the draft Development Plan.</p> <p>This will be investigated further in the preparation of the draft Development Plan, having due regard to the settlement strategy, settlement statement and potential for further development in these areas.</p> <p>The draft Development Plan will reinforce the strategic position of Shannon as set out in the RSES and acknowledge that it is central to delivering the ambition for the Limerick Shannon Metropolitan Area’s economic, social delivery and tourism development. The Core Strategy of the draft Development Plan will identify the distribution of the proposed growth in line</p>
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<p>/ NDP).</p> <ul style="list-style-type: none"> • That the LNDR and the strategic objectives of LSMATS are central to the Plan. • Promote projects that improve place making for Shannon and the MD. • To have a green route extending from Shannon airport to Bunratty and on to both Limerick and north along the Owenagarney river to Sixmilebridge. These are potential projects of scale and importance and as such should be shown in the CDP. • A cycle/walking route from Westbury to Barry's Cross in order to serve the significant community/housing estates in Ardnacrusha. 	<p>with the NPF Implementation Roadmap and the RSES. The plan will in turn seek support and promote infrastructure development in line with the Core Strategy. The management of water and wastewater infrastructure is within the remit of Irish Water. Clare County Council will continue to liaise with Irish Water throughout the preparation of the County Development Plan.</p> <p>The draft Development Plan will support the LNDR and the objectives of the LSMATS.</p> <p>The NPF and RSES both place strong emphasis on compact growth, placemaking and development of sustainable communities, these concepts are both cross cutting and interdependent and the draft Development Plan will include policies and objectives to support same.</p> <p>This will be investigated further in the preparation of the draft Development Plan which will include policies to support the development of greenways, blueways, walkways and cycle ways across Clare in order to encourage sustainable activity tourism.</p> <p>This will be investigated further in the preparation of the draft Development Plan.</p>
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Chief Executive's Recommendation

1. An evidence based Core Strategy shall be prepared for the proposed draft Development Plan in accordance with the NPF Implementation Roadmap, the RSES and the Limerick –Shannon Metropolitan Area Strategic Plan;
2. Incorporate the recommendations of the Strategic Flood Risk Assessment into the draft Development Plan.
3. Incorporate the recommendations of the Housing Strategy and Housing Need Demand Assessment to inform the policy of the draft Development Plan.
4. Incorporate the recommendations of the Retail Strategy to inform the policy of the draft Development Plan.
5. Include policy and objectives to support compact growth, place making and sustainable communities.
6. Continue to work with Irish Water to deliver critical infrastructure for County Clare.
7. Provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the draft LSMATS.
8. Include objectives to support the delivery of the LNDR in accordance with the draft LSMATS.
9. Include objectives that support the delivery of a modern mobility system that enables and encourages a modal shift from the private car to more

- sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency.
10. Include policies to support the development of greenways, blueways, walkways and cycle ways across Clare in order to encourage sustainable activity tourism.

Submission No: 184 – Local Link Limerick Clare

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> Local Link Limerick Clare is the Rural Transport Programme TCU (Transport coordination Unit) for Limerick and Clare. Cites National and Regional Policy which supports the rural transport, connectivity, quality and improvement. Local Link Limerick Clare’s goal is to promote connectivity with other public transport providers in the Limerick and Clare catchment area. Coordinate delivery of Rural Transport Programme and consolidate, sustain and expand existing rural transport services. Identify changes in rural transport environment and provide service solutions in those areas where there is an unmet demand and research innovative methods of meeting that need. Continue to provide accessible transport and support those in isolation. <p>Draft Limerick Shannon Metropolitan Area Transport Strategy 2040 (LSMATS)</p> <ul style="list-style-type: none"> LSMA is served by Local Link Services, which complements the proposed bus network and local metropolitan town services. Objective BC6 of the strategy states “It is the intention of the NTA and local authorities to maintain and enhance Local Link Services where required. Objective BC4 of the strategy regarding ‘Shannon Bus Connectivity’ is crucially important. Supports efforts to improve local and regional bus connectivity to Shannon town centre, employment areas and the Airport. The proposed shuttle service from Sixmilebridge railway station to 	<p>Noted.</p> <p>County Clare is predominately a rural County, and the existence and coordinated delivery of a Rural Transport Programme which sustains and expands existing rural transport services is essential. The Council will work with the NTA and Local Link to help provide service solutions in those areas where there is an unmet demand and this will be reflected in the objectives of the draft Development Plan.</p> <p>Draft Limerick Shannon Metropolitan Area Transport Strategy 2040 (LSMATS)</p> <p>The draft Development Plan will be prepared in accordance with the NPF and the RSES and in particular policy RPO 172: Rural Transport which seeks the expansion of the Local Link Rural Transport Programme. The draft Development Plan will also reflect the Limerick Shannon Metropolitan Area Transport Strategy 2040 (LSMATS).</p>

<p>Shannon is highlighted in the Draft Limerick Shannon Metropolitan Area Transport Strategy and is also contained with the existing CDP.</p> <ul style="list-style-type: none"> • In terms of rail, LLLC already serve Ennis train station and serve Sixmilebridge. <p>Ennis Transport Hub as contained in the Draft Limerick Shannon Metropolitan Area Transport Strategy 2040</p> <ul style="list-style-type: none"> • Request consideration for inclusion in the consultation process in respect to a Local Transport Plan for Ennis. • Intention to grow services in Ennis (e.g. Ennis Town Service) as per strategic plan. • Support Objective SM2 to ‘support Ennis as a mobility hub for County Clare’. LLLC ask for consideration for inclusion in the consultation process in respect to a Local Transport Plan for Ennis. • Support the recommendation in LSMATS to enhance services between Ennis and Shannon and Limerick. • Continue to research international rural transport for best practice. • Research options in Clare for pilot of electric bus working with Councillors and Council. • Evaluate if night service model is suited to launch in Clare. • Promote transport connections to networks of walkways and cycleway facilities. • Promote Community Car scheme as a model for hospital appointments. <p>Accessibility NTA Local Link Rural Transport Programme Strategic Plan 2018-2022</p> <ul style="list-style-type: none"> • That the Plan acknowledges the role rural transport services can perform in providing for social and economic connectivity between small villages/rural areas and larger towns. Policies and objectives to support the role of rural transport should be included in the Plan. 	<p>Ennis Transport Hub as contained in the Draft Limerick Shannon Metropolitan Area Transport Strategy 2040</p> <p>Ennis is an important origin and destination for trips within the region and from the Limerick Shannon Metropolitan Area. It is an objective of Clare County Council to develop the town as a bus and rail connecting hub for the County and surrounding areas. This will be reflected in the draft Development Plan which will also promote enhanced services between Ennis and Shannon and Limerick, supporting its role as a mobility hub for the County.</p> <p>Accessibility NTA Local Link Rural Transport Programme Strategic Plan 2018-2022</p> <p>The social and economic role of rural transport is acknowledged and the draft Development Plan, which will include policies and objectives to support the role of sustainable rural transport in accordance with the NPF and the RSES.</p>
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<p>Access for All</p> <ul style="list-style-type: none"> • Highlights ethos of the NTA Local Link Rural Transport Programme Strategic Plan 2018-2022 and the Clare Rural Development Strategy 2026. • LLLC supports the ‘Combined’ Towns and ‘Partnering’ so that they can achieve sufficient scale of population and resources to attract public investment and justify private investment. • LLLC short term goal is to plan and assist the implementation of identified Bus Stops, Bus Shelters and Bus Timetable information • LLLC priority is; route development and expansion and wishes to deepen linkage with local authorities and increase public transport on-going connectivity between towns and villages. <p>Environment</p> <ul style="list-style-type: none"> • Local Link is focussing on the county services and promoting the use of electric or hybrid smaller vehicles 20 - 30 seaters for Clare. • For this to be sustainable the issue of locating and securing the availability, efficiency and effectiveness of a charging infrastructure network for buses will need to be considered in Plan. 	<p>Access for All</p> <p>The Council will work with the NTA and Local Link to improve the overall quality of the rural transport service. The draft Development Plan will include policies and objectives to support the role and function of rural transport in accordance with the NPF and the RSES.</p> <p>Environment</p> <p>Sustainable Mobility is core to Ireland’s Climate Change mitigation plan. A managed transition to electrifying our mobility systems is critical. The Council supports the move towards low emissions vehicles by Local Link. The Council acknowledge that there is a need for additional electric car charging points across the County and the draft Development Plan will provide policy support for on-going delivery throughout the County.</p>
<p>Chief Executive’s Recommendation</p>	
<ol style="list-style-type: none"> 1. Provide policy support for the delivery of an integrated transport and spatial planning approach in line with the RSES and the proposed Limerick Shannon Metropolitan Area Transport Strategy. 2. Include objectives that support the delivery of a modern mobility system that enables and encourages a modal shift from the private car to more sustainable public transport and active modes and increases accessibility for all, through quality of service and frequency. 3. Support the Local Link Rural Transport Strategy. 4. Include development management standards in terms of the requirement for electric vehicle charge points in new developments and also include objectives to facilitate the further roll out of additional electric vehicle charge points across the County 	

Submission No: 185 – Shannon Foynes Port Company

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> • SFPC welcomes the preparation of the review to the Clare County Development Plan together with the support which Clare County Council provides to SFPC. • Welcomes the recognition given to the SIFP and to the Shannon Estuary in providing the potential to attract multinational development to the county. • Moneypoint – SFPC highlight the key challenge to Clare County Council in the lifetime of the plan in identifying a new operation which can benefit from the deepwater resource at Moneypoint. It outlines how the SFPC 30 year masterplan promotes sites on the Shannon Estuary such as Moneypoint for growth. • The submission outlines how future port growth in the estuary will derive from the following: <ul style="list-style-type: none"> ○ Organic growth – increasing trade from current underlying sectors due to economies of scale afforded by SFPC and improved hinterland connectivity ○ Establishing Foynes as a national logistics hub ○ Establishing the Shannon Estuary as a Marshalling Port for offshore renewable energy ○ Facility Ireland’s first LNG terminal ○ Limerick Docklands • It outlines how it is necessary that the new County Development Plan continues to provide an adequate policy basis to ensure that investment can be realized through recognition and promotion of SFPC as a Tier 1 Port and a significant contributor to the regional and national economy. The significance of the Shannon Estuary must be recognized, encouraged, supported and overall must be actively promoted in the development Plan. 	<p>The Chief Executive wishes to thank Shannon Foynes Port Company (SFPC) for their submission regarding the draft Clare County Development Plan 2023-2029. The excellent work that SFPC has carried out to progress the economic potential of the Shannon Estuary is commended. A valuable working relationship has been established between SFPC and Clare County Council, and the Council will continue to actively engage to further foster this relationship given SFPC is a significant contributor to the regional and national economy and to realise the vast potential of the Shannon Estuary to us all.</p>

SFPC and the Region

- The submission requests that the new Development Plan recognizes the Shannon Estuary as a national and regional economic driver and as a unique, natural asset in the region which cannot be replicated elsewhere. The strengths of SFPC and the Shannon Estuary must be recognized in devising its spatial growth approach and central to this approach will be:
 - Recognition of SFPC as a port of international and national significance
 - Identification of the Shannon Estuary, its ports and future development as a significant economic driver and transport corridor in the region; and
 - Consistent with the 2013 National Ports Policy, promotion of a framework for the provision of port infrastructure and services which are efficient, effective and adequate for the needs of the trading economy in the region.
- The submission highlights the “additional optionality” which SFPC can now offer further to recent investments made by SFPC as an alternative to the supply chain congestion around the Greater Dublin Area which will assist in promoting the rural development and regional balance agenda.

A Port Of International And National Standing

- The national, regional and local level policy support for SFPC and the Shannon Estuary must be translated in local policy to facilitate action on the ground. As part of this local level policy support the Shannon Estuary must be embedded within reference to SFPC as the Estuary effectively functions as a harbour.

SFPC and the Region

The draft Development Plan will be consistent with the NPF, RSES and the evolving guidance on climate change and energy production. It will outline the contribution which both Shannon Foynes Port Company (SFPC) and the Shannon Estuary make as unique enablers of economic development to not only County Clare but also to the wider region.

A Port Of International And National Standing

The draft Development Plan will have regard to and be informed by the Strategic Integrated Framework Plan for the Shannon Estuary SIFP. It is intended that the draft Development Plan will include strong policy support which will be formulated taking into consideration the points raised in the submission, in particular those relating to the identification of SFPC as a Tier 1 Port, the investment required in transport connections to yield optimal returns for the maritime economy and the development of SFPC and the Shannon Estuary as a marshalling port to service an ORE hub on the West Coast of Ireland.

<p>International Significance</p> <ul style="list-style-type: none"> • The significance of the identification of SFPC as one of the three core ports in Ireland under the Trans-European Transport Network (Ten-T), its connectivity as part of two corridors including the North Sea-Mediterranean Core Network Corridor and the Atlantic Corridor. • It is requested that the Development Plan provides a suitable policy basis to ensure that investment in existing and future ports on the Shannon Estuary can be realized. This can be achieved by recognizing and promoting SFPC as a Tier 1 Port and a significant contributor to the regional and national economy. Further, reference to SFPC’s Ten-T status in the Development Plan would be welcomed in the interest of enhanced connectivity within Ireland and throughout Europe. <p>National Significance</p> <ul style="list-style-type: none"> • The emphasis on ports as key enablers of economic growth in Ireland as outlined in the National Planning Framework together with the case study on the Shannon Estuary Strategic Integrated Framework Plan (SIFP) is outlined. It is requested that Foynes Port, as the only major port on this natural asset is highlighted in the Development Plan. <p>National Ports Policy</p> <ul style="list-style-type: none"> • National policy supporting the future development of SFPC should be recognised in the Development Plan. The Development Plan should acknowledge, in line with the NPF, that greater investment in internal transport connections are required to yield optimal returns for the maritime economy. This is particularly important in the context of the Shannon Estuary and the identified Strategic Development Locations (SDL’s). 	<p>International Significance</p> <p>Noted.</p> <p>National Significance</p> <p>Noted.</p> <p>National Ports Policy</p> <p>Noted.</p>
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<p>Regional Significance</p> <ul style="list-style-type: none"> The support provided for in the Southern Region (RSES) for SFPCs infrastructure programme should be reflected in the Clare County Development Plan which will be the statutory planning document guiding development in the Estuary and its ports. <p>Strategic Integrated Framework Plan for the Shannon Estuary</p> <ul style="list-style-type: none"> To allow for the continued support throughout the County Development Plan for the SIFP and in particular its Strategic Development Locations. In addition, the CDP should look at including consideration of any external infrastructure that may be necessary to enable such locations to be developed for marine related purposes. <p>Plans for Growth Shannon Estuary & Renewables</p> <ul style="list-style-type: none"> The Shannon Estuary and Foynes Island are seen as an excellent fit for establishing an ORE Marshalling Port on Ireland’s west coast and it is requested that the new Clare Development Plan includes an objectives supporting its development. It is suggested that the following text could be inserted; <p><i>“To facilitate the development of an Offshore Renewable Energy Hub off the west coast of Ireland supported by the development of Shannon Foynes Port Company as an ORE Marshalling Port”</i></p> <p>Foynes Logistics Hub</p> <ul style="list-style-type: none"> It is requested that the Clare County Development Plan supports the development of a Logistics Hub on the Shannon Estuary. 	<p>Regional Significance</p> <p>Noted.</p> <p>Strategic Integrated Framework Plan for the Shannon Estuary</p> <p>Noted – please see response under.</p> <p>Plans for Growth Shannon Estuary & Renewables</p> <p>As part of the plan making process a Renewable Energy Strategy will be prepared. This strategy will consider the potential of Off-Shore Renewable Energy (ORE). It is envisaged that this will include consideration of the potential for marine based renewable energy technologies and where same would be located within the Shannon Estuary the content of the Integrated Framework Plan for the Shannon Estuary would be considered.</p> <p>Foynes Logistics Hub</p> <p>Consideration will be given to providing support to the development of a Logistics Hub on the Shannon Estuary within the draft Development Plan in particular where potential for linkages in terms of the provision of renewable</p>
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<p>Cruise Ships</p> <ul style="list-style-type: none"> It is requested that the Clare County Development Plan supports the development of the Shannon Estuary as a cruise destination. <p>Enhanced Provision of Utilities</p> <ul style="list-style-type: none"> It is requested that the Development Plan encourages the enhancement of critical enabling infrastructure to the Shannon Estuary including gas, water, electricity and broadband provision. 	<p>energy can be accommodated.</p> <p>Cruise Ships</p> <p>The draft Development Plan will take into consideration the publication of the Clare Tourism Strategy 2020-2023 which acknowledges the regional approach being undertaken by SFPC, Fáilte Ireland together with the surrounding regional authorities in developing the Cruise sector within the Shannon Estuary. The draft Development Plan will incorporate the relevant objectives pertaining to the enhancement of the sector in the Shannon Estuary.</p> <p>Enhanced Provision of Utilities</p> <p>A key component of the draft Development Plan will include an assessment of the existing and proposed infrastructure, services and utilities in line with the NPF and where deficient the draft Development Plan will identify the need for enhancement.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> That the draft Development Plan will be consistent with the NPF, RSES and the evolving guidance on climate change and energy production together with the contribution both SFPC and the Shannon Estuary as a unique enabler of economic development. To provide strong policy support for the Shannon Estuary in the draft Development Plan including policies and objectives which take into consideration the points raised in the SFPC submission, in particular those relating to the identification of SFPC as a Tier 1 Port, the investment required in transport connections to yield optimal returns for maritime economy and the development of SFPC and the Shannon Estuary as a marshalling port to service an ORE hub on the West Coast of Ireland. As part of the Development Plan process the Council will prepare a Renewable Energy Strategy. It is envisaged that this will include consideration of the potential for marine based renewable energy technologies, and will consider potential for the location of same in the Shannon Estuary. The draft development plan will have regard to the Strategic Integrated Framework Plan for the Shannon Estuary. In addition consideration will be given to providing support to the development of a Logistics Hub on the Shannon Estuary. Support for the development of the Cruise sector within the Estuary will be outlined in line with the Clare Tourism Strategy 2020-2030. 	

Submission No: 186 – Cllr Susan Crawford

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<ul style="list-style-type: none"> That the County Development Plan will be adopting an inclusive strategy for Clare using an infusion model throughout. This will ensure the voices of children and adults who may be vulnerable from physical, social, emotional and medical perspectives are represented. Equally it opens the door to grow educational provision, technology and engineering from research, policy and practice perspectives. By infusing the philosophy of inclusion throughout this process it ensures all are provided with opportunity to grow both individually and collectively and puts County on the map from locally and globally as leaders in this field. 	<p>The County Development Plan has an important role in promoting social inclusion in the County and the draft Development Plan will include a range of strategies, policies and objectives to promote access for all to housing, community facilities, amenities, participation in cultural life and tackling poverty, education etc. These issues are also addressed by the Council through the Clare Local Economic and Community Plan and the County Clare Social Inclusion and Community Activation Programme (SICAP).</p>
Chief Executive’s Recommendation	
<p>1. That social inclusion is a cross cutting theme throughout the draft Development Plan.</p>	

Submission No: 187 – Not Here Not Anywhere

Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Not Here Not Anywhere is a nationwide, grassroots, non-partisan group campaigning to end fossil fuel exploration and the development of fossil fuel infrastructure in Ireland, advocating a just transition to renewable energy systems.</p> <p>Energy Security and Liquefied Natural Gas (LNG)</p> <ul style="list-style-type: none"> The CDP should ensure a rapid phasing out of all fossil gas out of the energy mix in Europe by 2035. Ban the development of LNG projects within the plan Should not allow the expansion of the gas grid. Should ban fracked gas in its energy mix. 	<p>Energy Security and LNG</p> <p>Climate Change mitigation and adaptation is a key pillar of Government policy along with national guidance on climate action, this will form a central and cross cutting theme throughout the draft Development Plan. The draft Development Plan will include policies and objectives to promote and support the “transition to low carbon and climate resilient society” which is a National Policy Outcome of the NPF. The draft Development Plan will support renewable energy sectors to achieve reduced Green House Gas emissions in accordance with current and future national targets, improve energy</p>

<p>Other Fossil Fuels</p> <ul style="list-style-type: none"> • Recommends that all-new large scale fossil fuel infrastructure projects are mandated to undertake climate impact assessment to ensure they are consistent with Ireland’s fair share net cumulative carbon dioxide (CO2) quota in line with the Paris agreement or future equivalent. <p>Data Centres</p> <ul style="list-style-type: none"> • Eirgrid estimates that demand from data centres could account for up to 36% of Irelands electricity demand by 2030 along with 75% of new 	<p>efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture in line with requirements of the NPF and the RSES.</p> <p>The draft Development Plan will consider the policy approach to energy security and the use of fossil fuels (including LNG and fracked gas) in order to achieve carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020. The Council is preparing a new Renewable Energy Strategy and will consider issues outlined in the submission, and the progress in renewable energy technologies since the current strategy was developed in its preparation.</p> <p>Planning permission for the proposed Shannon LNG terminal was quashed by the High Court in 2020.</p> <p>Other Fossil Fuels</p> <p>On the 7th of October 2020 Ireland published its much anticipated Climate Action and Low Carbon Development Bill. It is a Governance framework to set out how Ireland will reduce greenhouse gas emissions by, on average, at least 7% per annum for the next ten years. The Bill will set the country on course to become climate neutral by 2050.</p> <p>The Bill establishes a system of successive carbon budgets and strengthens the role of the Climate Change Advisory Group. This is the most ambitious element of the Bill and Local Authority’s will be key to its implementation at a local level and the draft Development Plan will include strong policy support to facilitate the transition.</p> <p>Data Centres</p> <p>Consideration will be given to all aspects of policies and objectives in relation to Data Centres in the preparation of the draft Development Plan.</p>
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electricity demand growth (Eirgrid, 2017:30)(xvi). For example if Amazon's eight centre project in Mulhuddart, Dublin15 is realised, by 2026 it would use c. 4.4% of the States entire energy capacity, the equivalent of Galway City but employ only 30 people post construction.

- The Danish Council on Climate Change recommended in April 2019 that the Danish government legally binds data centre owners and developers to contributing to the infrastructure required to supply the centres with renewable energy, such as wind and solar farms. Therefore it is recommended that;
 - New data centres must be powered by onsite or new offsite renewable energy, with existing centres required to transition rapidly to onsite or new off site renewables.
 - Where technically possible, heat recovered from Data Centres should be utilised for district heating systems.

Public Participation and People-led Policy

- Throughout the lifetime of this CDP Ireland's transition to a low carbon society is entering its most crucial decade. It is vital that it should be centred around providing people and communities with clean, affordable and reliable energy. The best and indeed only way to do so is to ensure citizen participation at all levels and stages of the energy transition. Different forms of participation should be incorporated into major decisions such as energy infrastructure projects to create a thoroughly participative process.
- The following recommendations are made in this regard;
 - Outside of the Development Plan the Council should lead annual local climate dialogues which serve to inform communities about the ongoing transition to a low carbon society and seek their opinions, ideas and consent.
 - The Environment office within the Council must be adequately resourced, publicised and staffed and work closely with local communities to improve education and to be proactive.

Public Participation and People-led Policy

The Council recognises the importance of public participation and recognises that it is imperative to ensure citizen participation at all levels and stages of the energy transition. To this end the Council will continue to engage with the public and stakeholders in the development of policy and the promotion of energy transition. It is an action of the Clare Climate Action Adaptation Strategy that, through the Public Participation Network, to raise awareness of the impacts of climate change and ways for communities to increase response and resilience to these impacts.

The area of community energy production is emerging and the draft Development Plan will consider this issue in policy formulation.

<ul style="list-style-type: none"> ○ Participatory processes should be designed in a participatory way, with input from representatives of all groups who are expected to take part in the participatory process. ○ Special outreach efforts must be made to include disadvantaged or marginalised groups in participatory processes. ○ Support and establish community energy projects throughout life time of the plan. 	
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Prepare a Renewable Energy Strategy in the context of carbon neutrality in line with the Climate Action and Low Carbon Development Bill 2020, and the progress in renewable energy technologies in recent times. 2. To provide comprehensive policy guidance on all aspects of Data Centres. 3. To support increased awareness on Climate Change and adaptation by placing Climate Action as a central and cross-cutting theme throughout the draft Development Plan. 	

Submission No: 188 – Slieve Curran Opposition Group	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • Slieve Curran area should not be designated for wind turbines as it is too close to residents; it's not good for biodiversity and cause mudslides. This area should be excluded from the forthcoming County Development Plan. 	<p>The content of the submission is noted and will be considered in the preparation of the Draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. Prepare a Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of the Wind Energy Guidelines. 	

Submission No: 189 – Meelick Says No to Windfarms Community Action Group	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<ul style="list-style-type: none"> • This Community Group was formed when they became aware of plans to build a windfarm in the area. This area is in no way suitable for a wind farm as it is highly populated. • Urges the Council to review the designation of the Ballycar, 	<p>The content of the submission is noted and will be considered in the preparation of the Draft Development Plan. The Council propose to prepare a Wind Energy Strategy and Development Management Standards for wind energy developments for Clare as part of the preparation of the draft</p>

<p>Cappantymore and Gallows Hill area of Meelick for wind energy for the following reasons:</p> <ul style="list-style-type: none"> ○ The area is now <i>“highly populated”</i> with <i>“hundreds of houses”</i> which makes the area unsuitable for industrial wind turbines. ○ The wind farm currently under consideration for the area would be too close to existing houses and the potential 500 metre minimum separation distance between turbines and dwellings in the forthcoming wind energy guidelines is referenced in this regard. ○ Concerns pertaining to public health issues arising from noise and shadow flicker from turbines are outlined and that <i>“human factors”</i> should be taken into consideration with regard to the assessment of any wind energy proposal. 	<p>Development Plan, subject to the publication of the finalised Wind Energy Guidelines in accordance with government advice (Circular Letters PL 20-13 and PL 5/2017)).</p>
<p>Chief Executive’s Recommendation</p>	
<p>1. Prepare a new Wind Energy Strategy in the preparation of the draft Development Plan subject to publication of any new Government Wind Energy Guidelines.</p>	

Submission No: 190 – Inch National School	
Summary of Issues Raised in Submission	Chief Executive’s Opinion
<p>Vision</p> <ul style="list-style-type: none"> • Would like “our community” to be enhanced, in keeping with the beautiful country area that it is. <p>Community and Recreation</p> <ul style="list-style-type: none"> • Would like a community playground, to serve the community of Inch and enhance the development of children. • An astro turf pitch would benefit the community socially, physically and mentally. • A walkway around the perimeter of local pitch for walking and running groups would benefit all ages. • States it is unfair that they are not allowed apply for CLÁR funding when 	<p>Vision</p> <p>Noted.</p> <p>Community and Recreation</p> <p>Play areas for children and teenagers in both urban and suburban areas greatly enhance quality of life and sense of community. Facilities can range in size and scale and function. The Council recognises the importance of these facilities and in recent years, through the implementation of a highly successful ‘community ownership’ approach significant investment has been made in children’s play and recreational facilities across the County. The draft Development Plan will continue to support communities in the provision of a</p>

<p>other schools in the parish are.</p> <p>Transport</p> <ul style="list-style-type: none"> • As the school is on a busy road the ability for many children to walk or cycle to school is hindered. Traffic calming is needed in the vicinity of the school to make it safer. • More footpaths are needed on the church side of the school to allow children to walk home. • Need for electric car charging points. • There is currently no public transport available in the area. A community shuttle bus from the parish of Kilmaley would serve the community and be a great addition. <p>Environment and Climate Change</p> <ul style="list-style-type: none"> • The community is active in helping the environment, having parish clean ups and the school was awarded a Green Flag for recycling and energy conservation. • There is a need for recycling banks as there are currently none. 	<p>range of play facilities across the County.</p> <p>The CLÁR programme is a targeted capital investment programme for small scale infrastructural projects in rural areas that have suffered significant levels of population decline (based on CSO data). The CLÁR areas are decided by the government on this basis.</p> <p>Transport</p> <p>Traffic calming measures and footpaths will be considered in the preparation of the draft Development Plan for the settlement of Inch.</p> <p>It is acknowledged that there is a need for electric car charging points in the County and it is proposed that the draft Development Plan will include objectives to support the provision and rollout of electric vehicle charge points.</p> <p>The draft Development Plan will support the Local Link Rural Transport Strategy and further consideration will be given to the most effective policy approach in this regard in the preparation of the draft Development Plan.</p> <p>Environment and Climate Change</p> <p>The draft Development Plan will include objectives in relation to waste management based on the principles of reduce, reuse, recycle. The waste management objectives will comply with to the Waste Management Plan for the Southern Region and will promote recycling facilities as appropriate.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. The draft development plan shall consider policies and objective relating to the provision of playgrounds, community facilities and support for community groups. 2. Prepare a settlement plan, settlement statement and associated objectives for Inch in the preparation of the draft Development Plan and consider the issues as outlined in the submission. 	

3. Include objectives which support the Local Link Rural Transport Strategy.
4. The draft Development Plan shall include objectives to support the provision of electric vehicle charging points in new developments and also include objectives to facilitate the further roll out of additional electric vehicle charge points across the County.
5. The draft Development Plan shall comply with the requirements of the Southern Regional Waste Management Plan 2015 – 2021.

Submission No: 191 – Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media

Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>The following issues are raised in the submission.</p> <p>Biodiversity</p> <ul style="list-style-type: none"> • Include objectives to conserve and maintain key elements of biodiversity. • To include commitments to undertake scientific research to improve and expand understanding of the significant effects that may arise. • Regarding Regulation 27 of the European Communities (Birds and Natural Habitats) Regulations, 2011 to incorporate such obligations into their plans and assessments. • To draw attention to Part 5 of the Birds and Natural Habitats Regulations (and to S177AE of the Planning and Development Acts) and the obligations these place in relation to screenings for appropriate assessment. • Significant publications: <ul style="list-style-type: none"> ○ 2007, 2013 and 2019 Report on the Status of EU Protected Habitats and Species (also known as the Article 17 Report). ○ 2013 Article 12 (Birds Directive) Reports. ○ 2014 Ireland's Prioritised Action Framework (PAF). • Have biodiversity embedded in its core policies to help build a county that is a healthy place for its people and visitors, and provide a fully functioning and resilient ecosystem. 	<p>The contents of the submission are noted and will be considered in the preparation of the draft Development Plan. The issues raised with respect to the SEA Scoping Report or specifically in relation to the Appropriate Assessment process are outlined in the SEA Environmental Report and the Natura Impact Report.</p> <p>Biodiversity</p> <p>The points raised in the submission pertaining to Biodiversity and the National Biodiversity Action Plan, the principles of sustainable development, no net loss of biodiversity, low carbon society, the importance of an integrated approach to understanding the role the environment and natural landscapes play in the quality of life indices, water quality, economic prosperity, food production, recreational opportunities, tourism visitors, sense of place and the overall distinctiveness and differentiation of localities as outlined in our national policies will be given due consideration in the draft Development Plan.</p>

- The use of Environmental Sensitivity Mapping during the preparation of the Plan and the use of the 'Ecosystem Services Scoring' approach to avoid impacts on Natura 2000 sites and nature conservation interests.
- The Plan should avoid policies and objectives that undermine or are in direct conflict with natural heritage policies and objectives and should seek to provide a net gain for biodiversity wherever possible.
- Objectives in relation to AA, EIA and related matters should be clear and concise.

Natural Heritage

- Positive initiatives of note:
 - Publication of the Clare Biodiversity Action Plan (2017-2023).
 - Partnership with All Ireland Pollinator Plan (e.g. 'Pollinator friendly' management of Council managed lands in Ennis).
 - Clare Swift Survey 2020.
 - Provision of a specifically constructed bat house at Killaloe.
 - Bird usage mapping at Ballyallia Lake SAC / SPA.
 - Building spaces for nature.
 - On-going work by LAWPRO with regard to focus on specific Areas for Action (e.g. Doonbeg System).
 - Publicity of Heritage week and Biodiversity week.
 - Mountshannon White tailed sea eagles.
 - Green Flags for Parks' provide opportunities for local council staff to network with other Councils
- The impacts to biodiversity will best be facilitated through the preparation of an Ecological Impact Assessment (EclA), and recommends including this as an objective in the Plan.
- To include an objective requiring data from surveys for preparation of EIAR, NIS, EclA to be submitted to the National Biodiversity Data Centre

Natural Heritage

Noted.

The Council will consider the objectives in relation to Nature Conservation, Natural Heritage and other initiatives such as the "Green Flags for Parks" as outlined in the submission.

The Council will pay particular attention to addressing any losses in

(NDBC).

- A specific objective should be included in the Plan requiring that surveys for species protected under the Wildlife Acts, are included in all development and maintenance proposals (e.g road maintenance) where there is a reasonable likelihood of these species being present and affected by the development.

Tourism

- Tourism is a key economic pillar for Clare and so it should be a key objective of the County Development Plan Tourism Strategy to protect the environmental resource that tourism in Clare is reliant on.
- The inclusion of requirements for screening for EIA and AA for traditional tourism related infrastructure (car parks, interpretive centres, walks) should be considered together with sustainable transport options (e.g. Park and ride from local village) and defined visitor carrying capacity.
- The Plan includes policy to regulate activities of power propelled vehicles for recreational purposes that launch from council property within designated sites (SAC,SPA, NHAs and Wildfowl Reserves).
- Furthermore, cumulative and in combination effects are particularly important in the assessment of effects to water catchments and their dependant species and the Plan should make it clear that these need to be accounted for in the environmental and ecological assessment of plans and projects.
- The Plan recognises the potential for tourism and recreation related proposals to impact on habitats and species, and to ensure that these issues are addressed in both the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) for the Plan.
- In the current Plan it states that tourism proposals should clearly identify the spatial extent of any tourism activities and should address the

biodiversity since the implementation of the current plan through an analysis of available GIS datasets, planning applications and other data sources. Where possible percentage change or loss will be assessed in terms of habitats and/or species through publically available datasets and citizen science e.g. National Biodiversity Data Centre. The inclusion of clear and robust objectives in respect of species subject to strict protection, such as otter and all bat species, under Regulation 51 of the European Communities (Birds and Natural Habitats) Regulations, 2011 will also be included.

Tourism

Clare County Council, in partnership with Shannon Heritage, Shannon Group and Fáilte Ireland, has developed a 10-year Clare Tourism Strategy titled *Guiding our Journey to a Vibrant New Future in Tourism*. The draft Development Plan will have regard to this Strategy in the preparation of appropriate policies in relation to Tourism. The Council is committed to the sustainable development of the industry across the County.

implications of increased recreational disturbance on any European sites. This should be highlighted and emphasised further in the new Plan.

Wetland Sites

- To highlight the importance of wetland (incl. blanket bogs, turloughs, lakes and fens) habitats within Clare.

Lighting

- Recommends that 'Lighting' objectives are included within the plan both for town and rural areas where incorrect types or inappropriate use of LEDs can have an impact on bat species and other wildlife.
- To highlight the EUROBATS10 and Dark Sky lighting recommendations¹¹ which provide further information on reducing the impact of lighting on wildlife and can also reduce carbon emissions.

Invasive Alien Species (IAS)

- To highlight the threat of Invasive Alien Species (IAS) as one of the key pressures which increase biodiversity loss in Ireland.
- Recommends that specific objectives in relation to the containment and control of IAS in the context of development proposals is included in the plan which reference to the EC (Birds and Natural Habitats) Regulations, 2011.
- Continued initiatives to build on the work done as part of the Clare Invasive Alien Species Project (2009) should be considered within the objectives of the Plan.

Wetland Sites

As part of the draft Development Plan preparation process consideration will be given to issues arising relating to the Burren National Park, drainage and infilling of wetland sites, water quality, lighting and Invasive Alien Species will be considered .

Lighting

Noted. As above.

Invasive Alien Species (IAS)

Noted. As above.

Renewable Energy

- An objective is included in the Plan that outlines commitments to undertake scientific research to improve and expand understanding of the significant effects that may arise.
- That the Plan acknowledges that the citing of wind energy, other renewable developments in upland areas and renewable energy opportunities off-shore may be subject to significant environmental constraints.
- The on-going development of wind turbine sites in Mid-West Clare is a concern with regard to ecological impacts on Hen Harrier (Annex I Bird).
- The Plan should have an objective to assess and gather all monitoring data for these sites so that the impacts can be assessed and made available for future projects which would contribute to the environmental assessment process.

Unauthorised Developments and Planning Conditions

- Should have a clear objective where the planning enforcement system works effectively to ensure that sites are restored as required.
- A clear objective with regard to monitoring of planning conditions should be set out within the Plan.

Improving and Developing Ecological Expertise

- It should be an objective of the plan to strengthen ecological expertise in the Council so that ecological understanding of threats and pressures are understood and appropriate management considered.
- That the integrated environmental assessments in relation to the Plan review apply the precautionary principal to ensure there is no further

Renewable Energy

The Council propose to prepare a Renewable Energy Strategy as part of the draft Development Plan preparation process. It is envisaged that this will include consideration of the potential for marine based renewable energy technologies together with the preparation of a Wind Energy Strategy should new Government Wind Guidelines be issued.

Through post consent monitoring and compliance the Local Authority now has access to a wealth of environmental monitoring data specifically relating to wind farms and in particular for Hen Harrier in the Mid to West Clare area. This data will be used to inform the preparation of the Wind Energy Strategy, following on from the issuing of new Wind Guidelines by the Minister.

Unauthorised Developments and Planning Conditions

The Council will take into consideration the points raised in relation to Unauthorised Development and Planning Conditions, however planning enforcement is outside the scope of the County Development Plan preparation process.

Improving and Developing Ecological Expertise

Improving and developing ecological expertise, providing for no net loss of biodiversity and the ecological opportunities such as Green/Blue Infrastructure, Ecological Corridors and Landscape that arise across the county will be given further consideration in the preparation of the draft Development Plan.

deterioration of habitats and species both within and outside designated sites across the county and in its zone of influence.

Ecological Opportunities

- An objective for roads and transportation is included that all road maintenance and development shall have environmental quality measure that includes ecological integrity and no net biodiversity loss.
- It should also be an objective that any roads maintenance programme should undergo AA and EclA as appropriate.
- Greenway development can present threats and pressures to biodiversity through removal of vegetation during trail development. Would recommend that such proposals are subject to route/site selection processes to ensure that impacts to biodiversity and nature conservation interests are avoided.
- Also notes the need to apply the precautionary principle when screening for Appropriate Assessment (AA) and/or undertaking AA for Greenways and Blueways.
- The inclusion of a policy where all public buildings within the County incorporate positive biodiversity measures as standard practice. Actions can include simple measures, e.g. all new public buildings incorporate nesting boxes for swifts and/or bat boxes, etc.
- An opportunity for the Council to enhance biodiversity by including policy objectives, for example, to map the extent of hedgerows in the County using the ecosystems scoring approach to identify gaps in these corridors and include a pollinator plan for the County with particular attention to roadside verges, roundabouts and Council lands.
- That flood protection and alleviation works must be subject to environmental assessment.
- Provide for flood protection measures to be delivered in a planned and strategic manner subject to environmental assessment.
- Acknowledge that climate change mitigation and adaptation actions can,

Ecological Opportunities

The concerns raised with respect to cutting, damage and removal to hedgerows and trees along the road network by the Council, the requirement for Nature Based Solutions and issues surrounding road maintenance and development will be considered in the preparation of the plan and objectives incorporated where appropriate.

The distinction between Green Infrastructure and Greenways and Blueways are noted and will be addressed in the plan with objectives relating to them included. The suggestion regarding the inclusion of a policy where all public buildings within the County incorporate positive biodiversity measures as standard practise will be considered.

Support for Agricultural and Forestry related schemes which provide a biodiversity benefit to the County are noted and will be considered in the context of protecting ecological corridors in the County.

Climate Change and Flood Alleviation will inform all chapters, policies and objectives within the County Development Plan and will be at the heart of its vision. While Climate mitigation has been central to thinking in recent years the importance of Climate Adaptation must now take precedence. In this regard the Council notes the reference to the objective of the Department's Biodiversity Climate Change Sectoral Adaptation Plan- 2019. There is a requirement to "Protect, restore and enhance biodiversity to increase the resilience of natural and human systems to climate change". Climate change adaptation is an opportunity to realise increased nature conservation protection throughout the county. As highlighted already this can be achieved through the recognition of the role of natural features in supporting key ecological processes via the GI and 'Nature Based Surface Water

<p>at times, conflict with nature conservation interests and due consideration to environmental constraints should be given.</p> <ul style="list-style-type: none"> • A clear and specific monitoring plan to be included with the Strategic Environmental Report that would clearly outline how it is proposed to record the impacts of plan implementation on biodiversity. 	<p>Management' concept.</p> <p>Monitoring the impacts of the plan on biodiversity is important to the success of the new County Development Plan and the associated Strategic Environmental Assessment Report. The Council, through the SEA process, will undertake to establish a more robust and meaningful approach to monitoring the effectiveness or otherwise of the implementation of the Development Plan.</p>
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Chief Executive's Recommendation

1. In the preparation of the draft Development Plan that Biodiversity and the National Biodiversity Action Plan, the principles of sustainable development, no net loss of biodiversity, low carbon society, the importance of an integrated approach to understanding the role of the environment and natural landscapes play in the quality of life indices, water quality, economic prosperity, food production, recreational opportunities, tourism visitors, sense of place and the overall distinctiveness and differentiation of localities as outlined in our national policies be considered and incorporated into the draft Development Plan.
2. That the Council consider objectives in relation to Nature Conservation, Natural Heritage and other initiatives such as the "Green Flags for Parks" as outlined in the submission.
3. Specific objectives relating to the Burren National Park, drainage and infilling of wetland sites, water quality, lighting and Invasive Alien Species are considered for inclusion in the draft Development Plan.
4. The Council will prepare a Renewable Energy Strategy and will consider the potential for marine based renewable energy technologies. A Wind Energy Strategy is proposed subject to revised Wind Energy Guidelines being issued. In any such strategies consideration will be given to post consent monitoring and compliance data and how it is to be used to inform the identification and designation of sites for future development.
5. That the Council practice in terms of the maintenance and management of hedgerows and trees along the road network and the requirement for Nature Based Solutions in relation to road maintenance and development will be considered in the preparation of the draft Development Plan and objectives incorporated where appropriate.
6. That the distinction between Green Infrastructure and Greenways and Blueways will be addressed in the plan together with objectives relating to them.
7. The inclusion of a policy which will support all public buildings within the County to incorporate positive biodiversity measures as standard practise be considered.
8. That policy support for Agricultural and Forestry related schemes which provide a biodiversity benefit to the County are considered in the context of protecting ecological corridors in the County.
9. That Climate Change and Flood Alleviation will be a central and cross-cutting theme throughout the draft Development Plan.
10. That the objectives relating to Climate Adaptation are included in the plan
11. That a more robust and meaningful approach to monitoring the effectiveness or otherwise of the plan is developed as part of the draft Development Plan

process.

Submission No: 192 – Coolmeen National School

Summary of Issues Raised in Submission

- The student's favourite thing about their area is the green fields and tranquil setting which provides a haven for wildlife.
- To improve the area they would like to see
 - A park with a walkway and cycle path.
 - A community playground.
 - A café/community hall and a shop.
 - Fuel pumps and electric charging points.
 - Footpaths outside school.
 - Improved bus service – as the service is not frequent.

Chief Executive's Opinion

It is acknowledged that there is a need for electric car charging points across the County and it is proposed that the draft Development Plan will include objectives to support the provision and rollout of electric vehicle charge points.

The draft Development Plan will support the Local Link Rural Transport Strategy and further consideration will be given to the most effective policy approach in this regard in the preparation of the draft Development Plan.

Chief Executive's Recommendation

1. Include policies and objective on playgrounds, community facilities and supports for community groups in the preparation of the draft Development Plan.
2. The draft Development Plan shall include objectives to support the provision of electric vehicle charge points in new developments and also include objectives to facilitate the further roll out of additional electric vehicle charge points across the County.
3. Include objectives which support the Local Link Rural Transport Strategy.

Submission No: 193 – Inagh National School

Summary of Issues Raised in Submission

- Vision for our area 2028- Inagh
 - Better walkways.
 - Community playground.
 - Post Office.
 - Petrol pumps.
 - Electric car charging points.
 - Location to pick up/return library books.
 - Greenway to encourage tourists to stop.

Chief Executive's Opinion

Play areas for children and teenagers in both urban and suburban areas greatly enhance quality of life and the sense of community. Facilities can range in size and scale and function. The Council recognise the importance of these facilities and in recent years, through the implementation of a highly successful 'community ownership' approach, significant investment has been made in children's play and recreational facilities across the County. The draft Development Plan will continue to support communities in the provision of a range of play facilities across the County.

It is acknowledged that there is a need for electric car charging points in the County and it is proposed that the draft Development Plan will include objectives to support the provision and rollout of electric vehicle charge

	<p>points.</p> <p>The draft Development Plan will support the Local Link Rural Transport Strategy and further consideration will be given to the most effective policy approach in this regard in the preparation of the draft Development Plan.</p> <p>The development of the West Clare Railway Greenway will be supported in the draft Development Plan and regard will be given to the County Tourism Strategy and the Clare Rural Development Strategy to inform policies and objectives in this regard.</p>
Chief Executive's Recommendation	
<ol style="list-style-type: none"> 1. To prepare a settlement plan and settlement statement with associated objectives for Inagh in the preparation of the draft Development Plan and to consider the issues as outlined in the submission. 2. The draft Development Plan shall include objectives to support the provision of electric vehicle charge points in new developments and also include objectives to facilitate the further roll out of additional electric vehicle charge points across the County. 3. Include objectives which support the Local Link Rural Transport Strategy. 4. To facilitate and support the development of the West Clare Railway Greenway and other recreational routes at appropriate locations within the County in the draft Development Plan. 	

Submission No: 194 – Gaelscoil Uí Choimin, Kilrush	
Summary of Issues Raised in Submission	Chief Executive's Opinion
<p>Gaelscoil Uí Choimin would like to see the following improvements in the area.</p> <ul style="list-style-type: none"> • A new Gaelscoil with basketball court, astro turf and parking. • A basketball hall at the back of the school. • Wider footpaths on way out to Cappa and new footpaths on the way out past Kilrush golf course. • Cycle lanes in Kilrush town. • More parking facilities. • A hospital and retirement home on the site of the old convent. • A hotel and swimming pool on site of the Inis Cathaigh hotel. • A support group building. 	<p>Lands have been acquired for a new Gaelscoil in Kilrush and the Council is actively working with the Department of Education in this regard. The draft Development Plan will include land-use and development objectives within the Kilrush settlement statement and settlement plan which provide for the realisation of identified educational needs.</p> <p>In the preparation of the draft Development Plan consideration will be given to infrastructural requirements within the settlement of Cappa-Kilrush in terms of footpaths, cycle lanes and parking.</p> <p>Uses/facilities mentioned are noted and will be considered in the preparation</p>

<ul style="list-style-type: none"> • A cinema. • Electric car charging points and a bottle bank. 	<p>of the draft development plan.</p> <p>It is acknowledged that there is a need for electric car charging points in the County and it is proposed that the draft Development Plan will include objectives to support the provision and rollout of electric vehicle charge points.</p>
<p>Chief Executive's Recommendation</p>	
<ol style="list-style-type: none"> 1. Include appropriate land-use and development objectives within the Kilrush settlement statement and settlement plan which provide for the realisation of identified educational needs. 2. To prepare the settlement plan, settlement statement and associated objectives for Cappa-Kilrush in the preparation of the draft Development Plan and to consider the issues as outlined in the submission. 3. The draft Development Plan shall include objectives to support the provision of electric vehicle charge points in new developments and also include objectives to facilitate the further roll out of additional electric vehicle charge points across the County. 	

APPENDICES

Appendix A: List of Persons/Bodies who were notified about the Review of the Development Plan

1. All schools in the County, both primary and secondary
2. An Bord Pleanála
3. An Comhairle Ealaíoinn
4. An Garda Síochána
5. An Taisce
6. Bus Éireann
7. Clare Citizens Information Centre
8. Clare County Childcare Committee
9. Clare Local Development Company
10. Clare Older Persons Forum
11. Clare TD's & Senators
12. Coillte Teoranta
13. Community Groups – via Public Participation Network
14. Construction Industry Federation
15. Department of Communications, Climate Action and Environment
16. Department of Housing, Local Government and Heritage
17. Department of Culture, Heritage and Gaeltacht
18. Department of Agriculture, Food and Marine
19. Economic Development SPC
20. EirGrid
21. Engineers Ireland
22. Ennis Chamber of Commerce
23. Enterprise Ireland
24. Environmental Protection Agency
25. Ervia (Bord Gáis)
26. ESB
27. Fáilte Ireland
28. Galway County Council
29. Galway City Council
30. Geological Survey of Ireland
31. Health and Safety Authority
32. Health Service Executive
33. Heritage Council
34. Iarnód Éireann
35. IDA
36. Inland Fisheries Ireland
37. Irish Aviation Authority
38. Irish Business and Employers Confederation (IBEC)
39. Irish Creamery Milk Suppliers Association (ICMSA)
40. Irish Farmers Association
41. Irish Planning Institute
42. Irish Steiner Waldorf Early Childhood Association (ISWECA)
43. Irish Water
44. Kerry County Council

45. Limerick and Clare Education Training Board
46. Limerick City and County Council
47. Local Community Development Committee
48. Local Enterprise Office, Clare County Council
49. Minister for Agriculture, Food and the Marine
50. Minister for Culture, Heritage and Gaeltacht
51. Minister for Communications, Climate Action and Environment
52. Minister for Education and Skills
53. Minister for Foreign Affairs and Trade
54. Minister for Housing, Local Government and Heritage
55. Minister for Jobs, Enterprise and Innovation
56. Minister for Justice and Equality
57. Minister for Transport, Tourism and Sport
58. NAMA
59. National Council for Special Education
60. Office of the Planning Regulator
61. Office of Public Works
62. School of Architecture, University of Limerick
63. School of Spatial Planning, Dublin Institute of Technology
64. Shannon Airport Authority
65. Shannon Chamber of Commerce
66. Shannon Foynes Port Company
67. Solas
68. Southern Regional Assembly
69. Teagasc
70. The Royal Institute of Architects, Ireland
71. Tipperary County Council
72. Transport Infrastructure Ireland
73. Waterways Ireland

Appendix B: List of the Environmental Authorities and other Authorities

List of the Environmental Authorities and other Authorities, notified under S.I. No 201/2011 Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011

1. Environmental Protection Agency
2. Department of Communications, Climate Action and Environment
3. Department of Agriculture, Food and Rural Development
4. Department of Housing, Planning and Local Government
5. Department of Culture, Heritage and the Gaeltacht
6. Kerry County Council
7. Limerick City and County Council
8. Galway County Council
9. Galway City Council
10. Tipperary County Council

Appendix C: List of Late and Invalid Submissions

- **List of Late Submissions**

In accordance with Section 11 (2) of the Planning and Development Act 2000 (as amended), submissions or observations regarding the review of the existing plan and the preparation of a new development plan may be made in writing to the planning authority within a specified period (which shall not be less than 8 weeks). The following submissions were received after the closing date of 16th November 2020 at 4pm as per the statutory advertisement.

1. Ballynacally National School
2. Summerhill Residents
3. Built Heritage Policy, Department of Culture, Heritage and the Gaeltacht
4. Clarecastle Community Development Company CLG/Clarecastle Tidy Towns Committee
5. Fiona Fennell (MacCarthy)
6. Ennis Municipal District

- **List of Submissions Which Can Not be Considered**

In accordance with Section 11(4)(b)(ii) of the Planning and Development Act 2000 (as amended), Clare County Council is prohibited from considering at this Pre-Draft stage of the review process, submissions or observations relating to zoning and/or rezoning of specific parcels of land.

The following submissions relating to specific zoning requests were received however these were deemed outside the scope of what can be considered at this pre-draft stage. In the interest of transparency and completeness these submissions have been recorded in the Chief Executive's Report.

1. Michael Hehir
2. Michael Sexton
3. Brian Fitzgerald
4. PJ McNulty
5. McHale Limited
6. McHale Limited
7. McHale Limited
8. Dergline Ltd
9. Paul & Noelle O'Riordan
10. Luighseach Long
11. Siobhan Massey
12. Tom & Michael F Nolan

Appendix D: List of Persons/Bodies who were consulted about the Review of the Development Plan

1. Bus Eireann
2. Clare County Childcare Committee
3. Clare Youth Services
4. Clare Local Development Company
5. Clare Immigrant Support Centre
6. Clare TD's & Senators
7. Construction Industry Federation
8. Department of Communications, Climate Action and Environment
9. Department of Housing, Local Government and Heritage
10. Department of Culture, Heritage and Gaeltacht
11. Department of Agriculture, Food and Marine
12. Department of Education and Skills
13. EirGrid
14. Ennis Chamber of Commerce
15. Ennistymon Town Team
16. Environmental Protection Agency
17. ESB
18. Fáilte Ireland
19. Health Service Executive
20. Heritage Council
21. Iarnód Eireann
22. Irish Aviation Authority
23. Irish Farmers Association
24. Kilrush Town Team
25. Limerick and Clare Education Training Board
26. Office of the Planning Regulator
27. Office of Public Works
28. Scariff Town Team
29. Shannon Commercial Properties
30. Shannon Foynes Port Company
31. Southern Regional Assembly
32. Teagasc
33. Transport Infrastructure Ireland

Appendix E: Newspaper Notice



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

NOTICE OF INTENTION TO REVIEW THE EXISTING CLARE COUNTY DEVELOPMENT PLAN 2017-2023 AND PREPARE A NEW CLARE COUNTY DEVELOPMENT PLAN 2022-2028

Pursuant to Section 11 of the Planning and Development Act 2000, as amended, and Article 13B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended, Clare County Council hereby gives notice that it intends to review the existing Clare County Development Plan 2017-2023 and to prepare a new Clare County Development Plan 2022-2028 for the functional area of Clare County Council.

The preparation of a new development plan shall be strategic in nature for the purposes of developing objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the development plan and the core strategy.

Strategic Environmental Assessment and Appropriate Assessment

In compliance with the Strategic Environmental Assessment Directive (2001/42/EC) and pursuant to Article 13B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended, the Planning Authority will carry out a Strategic Environmental Assessment (SEA) as part of the review of the existing Development Plan and the preparation of a new Development Plan. For this purpose, the Planning Authority will prepare an environmental report of the likely significant effects on the environment of implementing the new Development Plan and the provisions of Articles 13C to 13J of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended, shall apply.

Pursuant to the requirements of Article 6 of the Habitats Directive (92/43/EEC) and Section 177U of the Planning and Development Act 2000, as amended, a Stage One - Appropriate Assessment (AA) Screening of the new Development Plan shall be carried out as part of the overall process and a Stage Two - Appropriate Assessment shall be carried out, if required.

Strategic Issues Paper

In order to stimulate debate and encourage participation regarding the review of the existing Clare County Development Plan 2017-2023 and the preparation of the new Clare County Development Plan 2022-2028, a Strategic Issues Paper and video has been prepared which identifies suggested planning issues that the new Clare County Development Plan could address. A copy of the Strategic Issues Paper and video can be viewed on Clare County Council's website www.clarecoco.ie. Copies are also available to view between normal working hours, subject to public health advice, from Friday 18th September 2020 to Monday 16th November 2020 (both dates inclusive) at the following locations:

- Áras Contae an Chláir, New Road, Ennis.
 - Shannon Municipal District Office, Town Hall, Shannon.
 - West Clare Municipal District Office, Town Hall, The Square, Kilrush.
 - Ennistymon Area Office, Ennis Road, Ennistymon.
 - Killaloe Municipal District Office, Mount Shannon Road, Scariff.
- And at all public libraries in County Clare during opening hours.

In addition public consultation and engagement events will take place during the consultation period, taking account of public health guidance arising from the COVID-19 pandemic. It is intended to hold an informal public workshop in Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co Clare V95 DXP2 on **Thursday 1st of October 2020 from 2pm to 8pm** by appointment only, subject to public health guidance. Further details and booking arrangements will be made available nearer the date.

Submission/Observations

Clare County Council hereby invites any interested parties to make submissions or observations with regard to the review of the existing Clare County Development Plan 2017-2023 and the preparation of the new Clare County Development Plan 2022-2028 including the SEA and AA process. Submissions/observations may be made during the period from **18th of September 2020 to 4pm on 16th of November 2020** inclusive.

In respect of making a submission or observation please note the following:

- Submissions/observations should include your name and may include address, a map (for identification purposes) and, where relevant, details of any organisation, community group or company etc., which you represent.
- Submissions/observations regarding objectives and policies to deliver an overall strategy for the proper planning and sustainable development of County Clare may be made in writing within the specified period. Submissions/observations at this stage of the overall Plan-making process should be strategic in nature and focus on 'big picture' issues.
- Children, or groups or associations representing the interests of children, are particularly encouraged to make submissions or observations regarding the foregoing.
- As the overall Plan-making process advances the Planning Authority intends to review the zoning of the area of the Development Plan, for the purposes of developing objectives and policies to deliver an overall strategy for the proper planning and sustainable development of (i) the area of the Development Plan, and (ii) the Core Strategy. **Requests or proposals for the zoning of particular land for any purpose cannot be considered at this Pre-Draft stage of the County Development Plan.** These matters will be considered during the Draft Plan stage of the overall process in 2021.
- Please be advised that all submissions received will be published online in accordance with the requirements of the Planning and Development Act 2000, as amended, and will be summarised in the Chief Executive's Report, which will be published. You should ensure that no vexatious, libellous or confidential information, including confidential information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof that does not comply with this requirement. Please be advised that the submission will be published in full.
- Please make your submission by one medium only i.e. in hard copy or via email. This will avoid the duplication of submission reference numbers and will streamline the process.

A submission/observation can be submitted by one of the following methods:

- In writing to: Development Plan Review, Planning Department, Clare County Council, New Road, Ennis, Co Clare. V95 DXP2
- By email to: forwardplan@clarecoco.ie. Subject headline should read "Development Plan Review"

The deadline for receipt of submissions/observations is 4pm on Monday 16th November 2020. Please note late submissions will not be considered.

If you have any queries or require more detail, please contact the Forward Planning Section by email at: forwardplan@clarecoco.ie or by phone at 065-6846451.

Liam Conneally,
Director of Service,
Economic Development

18th September 2020

