



# Draft Clare County Development Plan 2023–2029

## Volume 1 Written Statement

### Proposed Amendments

28<sup>th</sup> November 2022



COMHAIRLE CONTAE AN CHLÁIR  
CLARE COUNTY COUNCIL





## Clare County Development Plan 2023- 2029 Volume 1

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## Chapter 1 Introduction and Vision

Amendments are proposed to one section of Chapter 1:

- Section 1.6 Goals XX

All proposed amendments are set out below. All other sections and objectives in Chapter 1 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)



## 1.6 Goals

The following 20 chapters set out the planning policy framework within which the vision set out above will be realised by 2029. Each chapter identifies a key goal supported by strategic aims and objectives. It is through the delivery of these goals that this common vision for County Clare will be realised. The key goals are for County Clare to be:

Goal I: A county that is resilient to climate change, plans for and adapts to climate change and flood risk, is the national leader in renewable energy generation, facilitates a low carbon future, supports energy efficiency and conservation and enables the decarbonisation of our lifestyles and economy.

Goal II: A county that drives local and regional sustainable growth by harnessing the potential of its unique location, quality of life, natural resources and other competitive advantages.

Goal III: A county with strong and balanced urban and rural areas providing key services and a good quality of life and where people with social or economic requirements to live in the countryside are accommodated.

Goal IV: A county with high quality housing at appropriate locations throughout the county, ensuring the development of a range of house types, sizes and tenures to accommodate differing household needs, promoting sustainable communities, social integration and inclusion, while facilitating a sense of place.

Goal V: A county in which jobs and people are brought together and where the sustainable growth of employment, indigenous enterprise and economic activity is pursued proactively across all economic sectors throughout the county.

Goal VI: A county with viable and vibrant town and village centres, that have shopping areas and markets at appropriate scales and locations and which function to serve their communities and rural hinterlands.

Goal VII: A county with diverse and strong rural communities and economy, where its natural resources are sustainably managed in a manner that is compatible with the fragility of rural areas and the existing quality of life.

Goal VIII: A county in which tourism growth continues to play a major role in the future development of the county; a county which is the gateway to the West, delivering tourism experiences which reflect its strong commitment to sustainability, connectivity, innovation and new approaches to doing business; and a place that is globally recognised as a sustainable destination and where the benefits of tourism are spread across the county throughout the seasons.

Goal IX: A county where healthy and sustainable communities are developed and integrated with the timely delivery of a wide range of community, educational and cultural facilities and



where, through a commitment to equality, participation, accessibility and social inclusion, the county develops as a unique location with an enhanced quality of life for its citizens and visitors.

Goal X: A county that supports strong economic growth and a high quality of life for all residents through the provision of efficient and robust physical infrastructure whilst having regard to environmental responsibilities and complying with European and national legislation.

Goal XI: A county that builds on the strategic location and natural resources of the Shannon Estuary by facilitating and maximising its potential for various forms of development while managing the estuarine and natural environment in full compliance with all relevant EU Directives.

Goal XII: A county that maximises and manages the economic, social and recreational potential of the Atlantic Coastline and Shannon Estuary while protecting the coastal zone and its resources and adapting to and managing the challenges of climate change including flooding and sea-level rise.

Goal XIII: A county of ‘living landscapes’ where people live, work, recreate and visit while respecting, managing and taking pride in the unique landscape of the county.

Goal XIV: A county that protects and enhances its unique natural heritage and biodiversity and recognises the potential for sustainable green infrastructure development, while promoting and developing its cultural, educational and eco-tourism potential in a sustainable manner.

Goal XV: A county that affords protection and conservation to buildings, areas, structures, sites and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and recognises them as a social, cultural and economic asset to the county.

Goal XVI: A county with a strong and vibrant network of towns and villages that provide a wide range of services and a high quality of life for residents of the county.

Goal XVII: A county that promotes buildings, urban spaces and public realm of the highest quality and ensures all development adheres to the principles of good design and contributes to the establishment of distinctive buildings and areas with a ‘sense of place’.

Goal XVIII: A county where the overall strategic objectives of the County Development Plan are translated into settlement plans and local area plans containing detailed land-use zonings and master-planning of neighbourhoods in an evidence-based, plan-led approach with a focus on ensuring a high quality of life.

Goal XIX: A county that manages and monitors the county level implementation of the National Planning Framework, Regional Spatial Economic Strategy, national plans and guidelines

to ensure that quality of life, sustainability, climate action, resilience and inclusivity are the fundamental principles of the future sustainable development of the county.

Goal XX: A County that plays a fundamental role in the transition from a linear to a circular economy, through being responsible for key policies in public services that affect citizens' wellbeing, economic growth and environmental quality, and by fostering the linkages to transition from linear model to a circular model which keeps resources in use for as long as possible.

## Chapter 2 Climate Action

Amendments are proposed to two sections of Chapter 2:

- Section 2.3.2 European Contest
- Section 2.6.5 Natural Resources and Cultural Infrastructure

All proposed amendments are set out below. All other sections and objectives in Chapter 2 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 2.3.2 European Context

#### EU Adaptation Strategy 2013

This strategy sought to make Europe more climate resilient. By taking a coherent approach and providing for improved coordination, it aimed to enhance the preparedness and capacity of all governance levels to respond to the impacts of climate change. The strategy has been a reference point to prepare Europe for the climate impacts to come, at all levels.

#### EU Green Deal (2020)

The European Green Deal is a set of policy initiatives by the European Commission with the overarching aim of making Europe climate neutral in 2050. The initial climate action initiatives under the Green Deal include:

- A proposal to introduce European Climate Law to enshrine the 2050 climate-neutrality objective in EU law.
- European Climate Pact to engage citizens and all parts of society in climate action.
- 2030 Climate Target Plan to further reduce net greenhouse gas emissions by at least 50% and towards 55% by 2030 (as opposed to 60% by 2050 under the Paris agreement).
- To achieve a Just Transition to the decarbonisation of our industries.

The Just Transition approach, which was included in Ireland's Climate Law enacted in 2021, emphasises a coordinated, long-term, and multi-pronged response involving social partners, industry, and Government. In the context of the implementation of climate change response measures in meeting emissions targets and adapting to the negative impacts of climate change, the just transition approach aims to ensure the creation of decent work, greener quality jobs, improving quality of life and better place making. It also aims to ensure that the opportunities associated with moving to a zero-carbon economy are maximised, while minimising negative environmental and socio-economic impacts. Finally in terms of equality, the just transition approach is based on fairness, equality and inclusion, and provides a mechanism by which nobody gets left behind.

#### EU Climate and Energy Framework 2021 to 2030

This Framework includes the following 3 components to enable progress on the mitigation of emissions:

1. The EU Emissions Trading System,
2. The Effort Sharing Regulation; and
3. The Land-use, Land-use Change and Forestry Regulation.

Each component covers specific activities which give rise to greenhouse gas emissions and removals. These three pieces of climate legislation are to be updated with a view to

implementing the net greenhouse gas emissions reduction target set out in the 'EU Green deal'.

### EU Adaptation Strategy 2021

The new strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050. The Strategy has the following 4 principal objectives:

1. To make adaptation smarter,
2. Faster adaptation;
3. More systematic adaptation, and
4. To step up international action on adaptation to climate change.

#### 2.6.5 Natural Resources and Cultural Infrastructure

It is an objective of the Council to protect the natural and cultural heritage assets of the County from the impacts of climate change and to undertake a risk assessment of these assets so as to inform the measures required to build their resilience. In accordance with the Clare Climate Change Adaptation Strategy the Development Plan also includes objectives regarding the preparation and implementation of a tree planting programme in the County, the inclusion of natural buffer zones (where appropriate) along existing/proposed trails and amenity areas, effective bio-diversity management, the harnessing of renewable energy sources (see Volume 5), the achievement of a low carbon county, the **management and** protection of the Burren and Cliffs of Moher Geopark, the appropriate management of water resources and the expansion of the cultural infrastructure of the County.

## Chapter 3 Core Strategy

**Goal 1: A County Clare that drives local and regional sustainable growth by harnessing the potential of its unique location, quality of life, natural resources and other competitive advantages.**

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### 3.0 Introduction

This Chapter sets out the Core Strategy of the Clare County Development Plan 2023-2029. The Core Strategy illustrates how the vision for the County will be achieved in a manner that is consistent with the guidance, strategies and policies at national and regional level, in particular, the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region (RSES). The purpose of the Core Strategy is to set out an evidence based strategy for the future development of the County.

### 3.1 Core Strategy

The preparation of a Core Strategy as part of the Development Plan establishes a transparent evidence-based strategy for the sustainable spatial development of the County. It sets out the quantum, location and phasing of development for the Plan period in accordance with the population target and housing supply target, in the form of a settlement hierarchy, the Core Strategy Table and the Core Strategy Map.

The Planning and Development Act, 2000 (as amended) requires the inclusion of an evidence-based 'Core Strategy' in development plans which demonstrate how the development plan is consistent with the National Planning Framework (NPF) and the relevant Regional Spatial and Economic Strategy.. The Core Strategy must take account of any policy of the Minister in relation to national and regional population targets and serves to reinforce the role of the development plan as the fundamental link between national, regional, County and local policies. The Core Strategy must also provide the policy framework for other documents within the organisation including the Local Economic and Community Plan, local areas plans and the zoning of land in settlements.

The Core Strategy of a development plan must:

- Set out the area of land already zoned, or proposed to be zoned, for residential use, or a mix of residential and other uses, and indicate the number of housing units to be provided in that area;
- Where appropriate, indicate if the lands are to be developed on a phased basis;
- Show that the planning authority has had regard to relevant guidelines issued by the Minister under Section 28 of the Act in setting the objectives relating to retail development; and
- Set out a settlement hierarchy for the development area which provides details of:
  - That part of County Clare within the Limerick-Shannon Metropolitan Area and the Key Town of Ennis as set out in the NPF and the RSES;
  - Other towns referred to in the hierarchy;
  - Policies or objectives in relation to national or regional population targets that apply to the towns and cities referred to in the hierarchy;
  - Policies or objectives in relation to national or regional population targets that apply to areas or classes of areas not included in the hierarchy;
  - Projected population growth in the settlements in the hierarchy;



- The national primary, national secondary, regional and local roads;
- Inter-urban and commuter rail routes; and
- Rural areas to which 'Sustainable Rural Housing – Guidelines for Planning Authorities' apply.

The Core Strategy of the Clare County Development Plan 2023-2029 contains:

- (1) A Core Strategy section of the written statement, outlining the origins and broad aims of the strategy, including in particular the population and housing targets or allocations for the plan period; and
- (2) A diagrammatic Core Strategy Map, depicting how the Planning Authority anticipates its area will develop over the plan period and in line with the availability of infrastructure, services and amenities.
- (3) A Core Strategy Table, summarising the key statistics in the Core Strategy as regards the distribution of future population and housing and its ability to deliver on the objectives of the RSES.

### 3.2 Strategic Aims

The strategic aims of the Core Strategy are:

- To demonstrate how the Clare County Development Plan 2023-2029 is consistent with national and regional planning strategies, guidelines and policies including national and regional population targets and housing demand projections;
- To strengthen the role of the development plan as the fundamental link with national, regional, County and local policies;
- To provide the policy framework for settlement plans and local area plans (LAPs), particularly in relation to land-use zoning, and to ensure a strategic approach to zoning that allows an appropriate level of development throughout the plan area.
- To set the context for the key infrastructure of the County and its role;
- To provide a framework within which the provision of sustainable infrastructure, amenities, economic investment and development can take place to maximise the use of resources in the County, for current and future generations; and
- To comply with the requirements of the Planning and Development Act, 2000 (as amended).

### 3.3 Relevant Plans, Policies and Strategies

The following sets out a brief summary of the main provisions of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region. It also sets out the plans and strategies at national, regional and local level that have been taken into consideration in the preparation of this Development Plan.

### 3.3.1 The National Planning Framework (NPF)

The Department of Housing Planning and Local Government, on behalf of the Government, has prepared and published the National Planning Framework under Project Ireland 2040.

This is the overarching policy and planning framework for the social, economic and cultural development of our country. It is a national document that will guide the strategic planning and development for the country over the next 20 years at a high-level, so that as the population grows, that growth is sustainable (in economic, social and environmental terms).

The National Planning Framework coupled with the National Development Plan form Project Ireland 2040, and set the context for each of Ireland's three Regional Assemblies to develop their Regional Spatial and Economic Strategies. From these, local authorities form their County Development Plans in a manner that will ensure national, regional and local plans align.

The vision set out under this National Planning Framework is based on a set of values that will ensure long term economic, environmental and social progress for all parts of our country. In framing a new way forward, the National Planning Framework draws upon lessons learned from the National Spatial Strategy and highlights a vision of success based on better choices compared to a 'business as usual' approach.

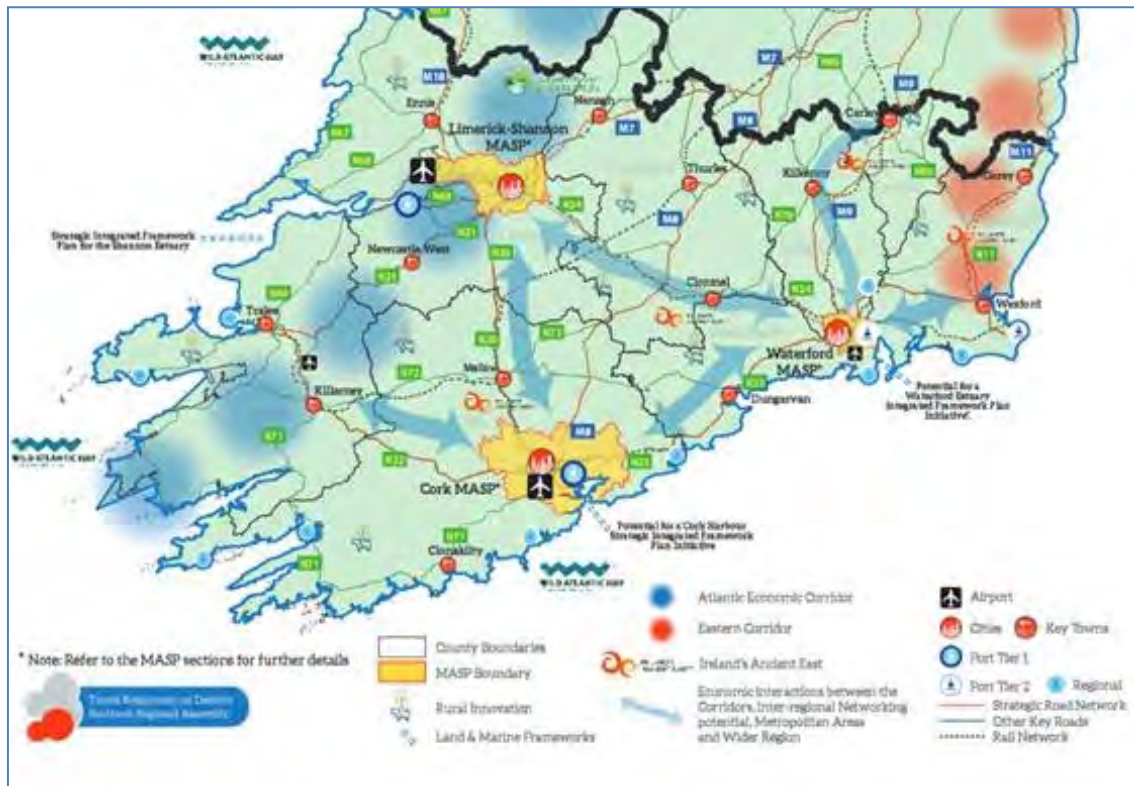
### 3.3.2 Regional Spatial and Economic Strategy for the Southern Region (RSES)

The Regional Spatial and Economic Strategy (RSES) provides a long-term, strategic development framework for the future physical, economic and social development of the Southern Region and includes Metropolitan Area Strategic Plans (MASPs) to guide the future development of the region's three main cities and metropolitan areas – Cork, Limerick-Shannon and Waterford.

The RSES primarily aims to support the delivery of the programme for change set out in Project Ireland 2040 - the National Planning Framework and the National Development Plan 2018-2027 (NDP). As the regional tier of the national planning process, it will ensure coordination between the City and County Development Plans and Local Enterprise and Community Plans (LECP) of the ten local authorities in the region.

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.

**Figure 3.1 RSES Strategy Map**



### 3.3.3 Other Plans and Strategies taken into Consideration

In addition to the strategic guidance set out in the NPF and the RSES a large number of national, regional and local level plans and strategies, including significant documents such as the draft Limerick-Shannon Metropolitan Transport Strategy, and the Mid-West Area Strategic Plan (MWASP) were taken into consideration in the preparation of this Development Plan. Regard has also been had to planning guidance documents issued in accordance with Section 28 of the Planning and Development Act, 2000 (as amended). A full list can be found in Appendix 7.

### 3.3.4 Development Plans – Guidelines for Planning Authorities 2007

Regard has also been had to 'Development Plans – Guidelines for Planning Authorities 2007'. These guidelines aim to assist and promote consistent best practice among all planning authorities in the preparation of development plans. They also aim to improve the quality and consistency of plans, strengthen their strategic content, and improve consensus building in their preparation, implementation and review. The draft Development Plan was prepared having cognisance to the Development Plan Guidelines for Planning Authorities, Draft for Consultation, August 2021.

### 3.3.5 Settlement Plans and Local Area Plans

The Planning and Development Act, 2000 (as amended) introduced a tiered and plan-led system, setting out a framework to give more detailed and localised effect to the policies and objectives of the County Development Plan. As indicated in Chapter 1, the Clare County Development Plan 2023-2029 will govern the overall land-use objectives for County Clare. Volume 3 of this Development Plan contains settlement plans for all of the settlements in the County with the exception of Shannon. Within the life of this Plan an 'Ennis and Environs' and a new Shannon Town and Environs' local area plan will be prepared.

### 3.3.6 Adjoining Local Authorities' Development Plans

Pursuant to the requirements of Section 9(4) of the Planning and Development Act, 2000, (as amended), in preparing the Clare County Development Plan 2023-2029, regard has been had to the Development Plans of adjoining planning authorities and any County Development Plan reviews underway. These include:

- a) Galway County Development Plan 2015-2021
- b) North Tipperary County Development Plan 2010-2016
- c) Limerick County Development Plan 2011-2017
- d) Limerick City Development Plan 2010-2016
- e) Kerry County Development Plan 2015-2021

## 3.4 Settlement Hierarchy

The Settlement Hierarchy of this Plan has been developed to take account of the role of each of the identified settlements in accordance and alignment with the identified settlement hierarchy in the RSES. A Settlement Hierarchy is a spatial expression of sustainable population distribution, settlement order or level and settlement role. It provides a strategic direction to the appropriate management of growth, investment and resources in accordance with the Core Strategy in a climate resilient manner. With the identification of projected population growth for County Clare within the lifetime of this Plan and the identification of the relevant tiers of the settlement hierarchy, housing land has been allocated to deliver new homes to meet a growing population in a sustainable manner.

The distribution of future population and household growth in this Plan is based on the key principles of the NPF and the RSES of delivering more compact growth, improving the alignment of population and employment growth, sustainable mobility and climate action. The range of locations in County Clare from the Limerick-Shannon Metropolitan Area, the Key Town of Ennis, the Metropolitan Town of Shannon, the Service Towns of Kilrush/Cappa, Scarriff/Tuamgraney and Ennistymon/Lahinch, to the Smaller Towns, Rural Villages, and Countryside are set out in the Settlement Hierarchy which is illustrated in Map 3A and set out in Table 3.1 below. The Hierarchy is based not only on population, but on a variety of strategic long-term planning and land use considerations including the capacity of individual

areas to accommodate growth; jobs to resident workers ratio; availability of road, rail and air transport; availability of water and wastewater services; availability of education facilities; and the requirement to revitalise rural areas. In addition, the requirements of the Strategic Environmental Assessment (SEA) process have informed the preparation of the Settlement Hierarchy.

**Table 3.1 Settlement Hierarchy in County Clare**

<b>Key Town</b> Ennis
<b>Metropolitan Area</b> (Key component of the Limerick-Shannon Metropolitan Area Strategic Plan) Shannon <b>SDZ</b> Sixmilebridge (Small Town) Athlunkard, Bunratty, Clonlara, Parteen, Ballycannon North, Meelick (Large Villages) Ardnacrusha, Cratloe, O'Briensbridge (Small Villages)
<b>Service Towns</b> Ennistymon/Lahinch, Kilrush/Cappa, Scarriff/Tuamgraney
<b>Small Towns</b> Kilkee, Killaloe, Lisdoonvarna, Miltown Malbay, Newmarket-on-Fergus, Tulla
<b>Large Villages</b> <b>Tier 1</b> Ballyvaughan, Clarecastle, Corofin, Crusheen, Doonbeg, Feakle, Inagh, Kilkishen, Mountshannon, Mullagh, Quilty, Quin, Whitegate, Liscannor, Kilfenora and Killimer <b>Tier 2</b> Kiladysert, Kilmihil
<b>Small Villages</b> Barefield, Bridgetown, Broadford, Carrigaholt, Cooraclare, <b>Doora</b> , Doolin, Kilmaley, Kilmurphy, Labasheeda, Lissycasey, Ballinruan, Ballyea, Ballynacally, Bellharbour, Bodyke, Boston, Caher, Carron, Clooney, Connolly, Cranny, Creegh, Cross, Doonaha, Fanore, Flagmount, Inch, Kilbaha, Kilbane, Killaneana, Kilmurphy McMahon, Kilnaboy, Kilnamona, Kilshanny, Knock, Knockerra, Moy, Moyasta, O'Callaghans Mills, Ogonelloe, Querrin, Ruan, Spanish Point, Toonagh, Tubber
<b>Clusters</b> Ardkyle, Ballaghboy No.1, Ballaghboy No.2, Ballinooskey/Lisconner, Ballintlea South, Ballintlea South 2, Ballycar, Ballycorick, Ballyduff, Ballyea South, Ballyfaudeen, Ballyhannon North, Ballyhannon South No.1, Ballyhannon South No.2, Ballygireen, Ballymacahill, Ballymorris, Ballynagun West, Ballyveskil/Tiermaclane, Ballyvonnavaun/Deerpark, Ballyvrislaun, Barntick, Barloughra, Bartra, Bealaha, Bearnafunshin/Ballyogan, Beevrack, Behagh, Buncraggy, Caherea, Caherush, Cappa, Sixmilebridge, Carrowmeer, Castlecrine, Castlequarter, Castlequarter Kilkeedy, Cloonadrum, Cloonanaha, Cloonoughter, Coogyulla Cross, Coolisteige, Cratloekeel, Crosses of Annagh, Deerpark/Corlack, Doonass, Drumandoora, Drumdrehid, Drumeen, Drumline 1, Drumline 2, Drummina, Drumquin, Finvarra, Garraun, Garraunboy, Gilloge, Kildorus, Killeenan, Killow/Knockanimana, Kilmaley Lower, Kilmore, Kineilty, Knockfin, Knockloskeraun, Leamaneigh More, Lisduff, Lisheen, Luogh South, Manusmore, Maurices Mills, Meelick, Monaskeha, Mooghaun North, Mortyclough, Mountrivers Cluster, Murrooghkilly, Murroughthoohy South, New Quay, Newtown Cloonlara, <b>Noughaval</b> , Portdrine, Poulawillin, Rockforest/Aughrim, Roo East, Sooreeny, South of Rosshanagher Bridge, Spancil Hill, Streamstown, The Wells, Tromra, Urlan More/Bellsfort, Williamstown, Woodpark

### Countryside

The countryside are those parts of County Clare outside of recognised settlements

#### 3.4.1 Compliance with National and Regional Population Targets

Project Ireland 2040 - Implementation Roadmap for the National Planning Framework provides transitional population projections at a County scale in order to inform Development Plans for the period 2026 to 2031. The transitional population for County Clare and the Limerick Shannon Metropolitan Area are listed in the table below;

**Table 3.2 Transitional Local Authority Population Projections To 2031**

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

Source; NPF Implementation Roadmap – July 2018 – DoHPLG

Table 3.2, specifies the target population projections for the Limerick-Shannon Metropolitan Area to 2026 and 2031. The RSES has targeted the Metropolitan Area to grow by 26,716 to 2026 and by a further 13,052 to 2031. For that part of County Clare within the MASP this translates to a 3,553 increase to 2026 with an additional 1,592 increase to 2031, being a total of 5,145 increase from 2016 to 2031.

**Table 3.3 Projected Populations 2026 and 2031 for the Limerick-Shannon Metropolitan Area**

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
<b>Total Limerick Shannon Metropolitan Area</b>	<b>132,420</b>	<b>159,136</b>	<b>172,188</b>

Source: Regional Spatial and Economic Strategy for the Southern Region

This Plan adopts an approach to population growth that is linked to the implementation of the NPF, the *Implementation Roadmap for the National Planning Framework* and the RSES. In addition to the parameters set in the foregoing strategies, the methodology set out in the *Housing Supply Target Methodology for Development Planning – Guidelines for Planning*



*Authorities* (DHLGH, December 2020) has been employed as part of the development of the Core Strategy.

The guidelines highlight the need to ensure that a comprehensive and coordinated approach is taken to estimating what the scale and nature of future needs will be. The guidelines set out a consistently applicable methodology (using an enhanced evidence base of detailed housing demand projection scenarios modelled by the Economic and Social Research Institute (ESRI)), that enables *NPF* population targets to be broadly translated into household demand projections and integrated housing supply targets at both national and local levels.

The projected *NPF* population distribution forms the basis of the *NPF*; 50:50 housing demand projection scenarios modelled by ESRI, and this remains the preferred national development scenario to 2040. Appendix 1 of the guidelines provides projected housing demand for each local authority area for the period 2020-2031 based on the *NPF* Scenario. The Core Strategy has been prepared in accordance with the population projections outlined in the *Implementation Roadmap for the National Planning Framework* as well as the housing demand projections identified by the ESRI, subject to the methodology set out in Section 4.0 of the *Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities* issued under Section 28 of the Act and adjusted for the period of the plan.

The projected housing demand for County Clare and the distribution of future population in the County is outlined in Table 3.4 CORE Strategy table. Appendix 8 contains further detailed methodology calculations based on the requirements of the *Housing Supply Target Methodology for Development Planning – Guidelines for Planning Authorities*.

### 3.4.2 Core Strategy Statement

~~In summary,~~ The Core Strategy has taken the following into account:

- Compliance with the *NPF* and *RSES*;
- The settlement hierarchy for the County as detailed in Table 2.1, which prioritises population and economic growth to the Key Town of Ennis, the MASP, Service Towns and Small Towns and promotes their continued growth;
- Accommodating local growth at a scale appropriate to the settlement size and function in the Service Towns, Small Towns and Large Villages;
- Facilitating residential development in serviced and unserviced settlements as an alternative to rural one-off housing;
- Management of urban generated growth in rural areas under urban influence, by ensuring single houses in the open countryside are based on the core consideration of demonstrable economic or social need to live in the rural area in addition to compliance with statutory guidelines, plans and having regard to ensuring the viability of villages and towns;



- Ensuring all lands identified for development are in accordance with the “Tiered Approach to Land Use Zoning” as set out in the NPF and identified in Appendix 1 of the Volume 3’s;
- Climate change and sustainability; and
- Department of Environment, Heritage and Local Government, Guidance Note on Core Strategies (2010) and in particular Section 4 in so far as it relates to an excess associated with Strategic Development Zones.

The Core Strategy has also been prepared and informed by the Housing Strategy and the Housing Need and Demand Assessment (HNDA). In addition, the following local context has informed the approach.

- The allocation of population growth to the settlements on a sustainable tiered approach based on the settlement hierarchy, the infrastructure services, demand, past delivery, jobs to resident workers ratio and potential growth. This means that settlements will grow at an appropriate rate and at a more self-sufficient level, thereby reducing the need to commute;
- The consolidation of settlements and the distribution of many land use types within settlement boundaries including a mix of uses in the centre of settlements will facilitate reduced travel demand and also increase usage of sustainable modes of transport;
- The density approach is reflective of the higher order settlements i.e MASP, Key Towns, Service Towns, Small Towns and Villages and the existing built environment;
- Application of a graduated and responsive, tailored approach to the quantum of zoned lands having regard to Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), and circular Letter NRUP 02/2021. Therefore, in addition to higher densities in settlements, consideration has been given to an element of lower density development which does not represent more than 20% of the total planned housing stock in any settlement;
- The quantum, location and distribution of new development has had regard to the capacity of existing and planned wastewater services infrastructure;
- The capacity of settlements to grow in the absence of necessary infrastructure, ie the LNDR ~~in the Limerick suburbs~~, and geographical constraints such as the River Shannon, and the Ardnacrusha Headrace, Parteen Bridge and flood zones in the Limerick suburbs;
- The Ennis 2040 Economic and Spatial Strategy; and
- Environmental considerations have been taken into account in the preparation of the Core Strategy.

The focus of the Core Strategy is on developing and strengthening the role of the Key Town of Ennis, the Metropolitan Town of Shannon, the Limerick- Shannon Metropolitan Area, the Service Towns, Small Towns and villages and the sustainable development of our rural areas. The focus is on achieving compact growth of our urban settlements thereby decreasing the distance that people must travel from their home to work and highlighting the importance

of integrating land use and transportation planning. The Plan seeks to develop the Town Centre First approach and the concept of a 10-minute town, which will make our towns and neighbourhoods better places to live, work and visit, improving the alignment of population and employment growth, sustainable mobility and climate action. Chapter 4 sets out in detail the Urban and Rural Spatial Strategy for the future development of the County.

While the purpose of the core strategy is to identify locations across the county where future development is likely to take place it is not intended that an overly rigid approach to development would be employed by consenting authorities. The growth projections are to be viewed as targets rather than caps or limitations to growth within those individual settlements. Where there is scope within settlements and appropriately zoned land available, planning decisions which may include growth over and above the stated target as set out in the core strategy will be considered.

### **Additional Provision**

The Core Strategy includes “Additional Provision” as per Section 4.4.3 of the Development Plan Guidelines, 2022. This approach recognises that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing through inactivity on a particular landholding or site. Therefore, the use of the additional provision mechanism increases the probability of achieving the housing supply targets in the first instance.

The Development Plan Guidelines do not restrict the settlement tiers to which “Additional Provision can be applied, stating “The extent of any Additional Provision must be comprehensively identified, quantified and explained in the core strategy and should not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period.”

Additional Provision has been applied across the County and the exact locations are identified in the Core Strategy table. It is primarily used in Ennis and the Metropolitan Area and in areas where housing demand is highest and where adequate services are available to support it. It has also been used in some smaller scale settlements where the quantum of land zoned is small and the additional provision increases the probability of achieving the housing supply targets should this limited supply be too restrictive.

### **Unmet Need**

The population target for the County arising from the NPF is 7,231 people with a housing supply target of 4,500 provided by the Housing Supply Target Methodology. In addition, the Core Strategy provides for an additional 2,000 persons/1,260 units distributed across the County to meet the housing unmet needs of the additional population arising from the humanitarian response to persons arriving in Ireland fleeing the conflict in Ukraine, which is not represented in the NPF population projections. This is justified for the following reasons:

1. Data shows 3,500 displaced people from Ukraine currently residing in County Clare. This is anticipated to continue to increase in the near term. This population is not accounted for in the NPF Implementation Roadmap population projections. The majority are currently accommodated in hotels and therefore there is a need to provide housing units to cater for their needs in the short to medium term.
2. The preliminary 2022 Census results show an additional population of 1,000 in 2022 in County Clare over and above the NPF Implementation Roadmap population projection. This figure includes for only a portion of those additional displaced people from Ukraine (to April 2022) that are resident in County Clare, but also incorporates a higher natural growth level.

Based on the above factors the Core Strategy provides for a total population of 9,231 and 5,730 housing units.

### **Proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ)**

The application for the proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ) is currently under consideration by the Minister. The Core Strategy Table identifies a population allocation for the proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ) which is yet to be designated but has the potential to be in place to some extent during the lifetime of this Plan. Its population allocation for the plan period is 197. The full extent of the potential population of the proposed SDZ is 3,500 which is above and beyond the scope of the population allocation in the current cycle and is seen as a medium to long term project of regional and national importance. In this regard the Department of Environment, Heritage and Local Government, Guidance Note on Core Strategies Section 3 provides scope for such excess, allowing Development Plan Core Strategies to consider later phases of development in SDZs as part of a strategic land bank. Hence it is important that the full proposed SDZ population of 3,500 is identified at this point in time.

### **Extant Permissions**

In limited circumstances, where there is outstanding planning permissions for dwelling units, such development or commitments may result in a small number of settlements appearing to be over zoned, this is applicable in Ennis, Clonlara, Bunratty, Crusheen, and Tulla. In these cases, any apparent over zoning is relative to dwellings yet to be completed prior to this Plan coming into effect which has been accounted for in the calculation of the 6 year HST figure. It is deemed important that the plan allows for the quantum of completions provided for prior to the coming into effect of this plan.

### **Phasing**

It is not considered appropriate to impose phasing on the development of lands which are located within or contiguous to the existing built-up area of settlements. The imposition of

further phasing could lead to uncertainty in the market which may impact the delivery of development at suitable locations identified for growth.

### **Compact Growth**

In accordance with the National Strategic Outcome of Compact Growth, the National Planning Framework requires 50% of all new housing in the Limerick City suburbs (in County Clare) to be within the existing built-up footprint of the suburbs, through the development of brownfield and infill sites and revitalisation. Across the rest of the County, 30% of all new homes are to be provided within the existing built-up footprint of settlements and this is reflected in the Core Strategy table. The compact growth portion is to be achieved in Mixed Use lands within and contiguous to town centres. The remaining housing is to be achieved on residentially zoned sites.

### **Strategic Residential Reserve**

Strategic Residential Reserve lands have been identified across serviced settlements to facilitate longer term growth needs across the county. These lands comprise infill or contiguous sites or in some cases there is an on-site planning history of residential use. These lands are considered as the most appropriate sites for the long-term sequential expansion of the relevant settlement. These Strategic Residential Reserve lands, in general, will not be brought forward for development within this plan period, however non-residential development may be considered if it is appropriate to the site context. Consideration may also be given to development of some strategic residential reserve lands for housing before the end of the plan period.

In its assessment of proposals for residential development on Strategic Residential Reserve lands, the Planning Authority must be satisfied that the development of Residential zoned land is progressing faster than expected and a shortage of available lands may arise, or that residential zoned land is not being brought forward as expected and a shortage may arise, which would hinder the delivery of residential units to meet demand during the plan period. The assessment will also be subject to compliance with the Core Strategy, and that the development permitted will not prejudice the future use of the remaining Strategic Residential Reserve lands for the longer-term growth needs of the plan area.

The residential development of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development. It will also be a requirement that the proposed 'Strategic Residential Reserve' lands can be serviced and can offer a reasonable substitute in terms of being delivered within the lifetime of the plan, that they are sequential lands within the settlement with good connectivity and access to services and amenities.

**Development Plan Objective:**  
**Core Strategy**

**CDP 3.1**

It is an objective of Clare County Council:  
To support the delivery of the Core Strategy in accordance with the Core Strategy Table 3.4 and the Core Strategy Map 3A.

**Development Plan Objective:**  
**Supply of Zoned Land**

**CDP 3.2**

It is an objective of Clare County Council:  
To ensure that sufficient land continues to be available to satisfy the housing requirement of the County over the lifetime of the Plan.

**Table 3.4 Core Strategy Table**

Settlement Typology	Settlement	2016 as a % of County	2016 Population	Core Strategy 2023-2029 Population Allocation	Housing Units	Brown Field (30%)	Density Units/Ha	Housing Land Required in Ha	Zoning as per map in Ha
<b>Key Town</b>	Ennis	21.3	25,276	2,705	1,550	465	35/15	58.90	90.39
<b>Totals</b>		<b>21.3</b>	<b>25,276</b>	<b>2,705</b>	<b>1,550</b>	<b>465</b>		<b>58.90</b>	<b>90.39</b>
<b>Metropolitan Area</b>	Shannon	8.3	9,899	1,060	552	166	35/15	20.98	N/a
-	SDZ			3,500	123+**	-	-	-	-
-	Sixmilebridge	2.2	2,669	357	186	56	35/15	7.07	7.26
-	Athlunkard	2.9	3,486	215	112	0	35/25	5.18	4.92
	Bunratty	0.3	375	79	41	12	30/15	1.72	4.29
	Glenties	0.6	684	142	74	22	30/15	3.11	4.5
	Parteen	0.7	834	50	26	0	30/15	1.56	2.6
	Ballycannon North(Meelick)	0.8	917	50	26	8	30/20	1.00	1.73
	Ardnacrusha	1.1	1,351	Part of unserviced rural area	Part of unserviced rural area				-
	Gratloe	0.8	926						-
	O'Briensbridge	0.3	325						-
<b>Totals</b>		<b>18.1</b>	<b>21,466</b>	<b>5,453</b>	<b>1,140</b>	<b>342</b>		<b>158.42</b>	<b>57.48</b>
<b>Service Town</b>	Ennistymon/	1.3	1,567	223	116	35	25/10	6.33	9.65

-	Lahinch	2-1	2,489	355	185	56	25/10	10-10	12-32
-	Kilrush/Cappa	0-7	805	113	59	18	20/10	3-72	6-08
-	Scarriff/ Tuamgraney	4-1	4,861	691	360	108		20-15	323-79
Totals									
Small Town	Kilkee	1-0	1,155	123	64	19	20/10	4-03	7-21
-	Killaloe	1-2	1,393	148	77	23	25/10	4-20	5-87
-	Lisdoonvarna	0-7	800	85	44	13	20/10	2-77	3-81
-	Miltown-Malbay	0-6	769	83	43	13	20/10	2-71	2-48
-	Newmarket-on-Fergus	1-7	1,968	209	109	33	25/10	5-95	6-82
-	Tulla	0-6	759	81	42	13	25/10	2-29	5-77
Totals		5-8	6,844	729	379	114		21-96	31-96
Large Villages-Tier 1	Ballyvaughan	0-3	327	29	15	0	15/10	1-65	2-58
-	Clarecastle (Ennis figure)								-
-	Corofin	0-6	751	63	33	0	20/15	2-64	3-58
-	Grusheen	0-4	534	46	24	0	20/10	2-16	4-29
-	Deonbeg	0-3	342	29	15	0	15/10	1-65	3-11
-	Feele	0-2	250	21	11	0	15/10	1-21	2-09
-	Inagh	0-2	247	21	11	0	20/15	0-88	1-00
-	Killicken	0-5	592	50	26	0	15/10	2-86	2-82
-	Mountshannon	0-1	170	15	8	0	15/10	0-88	1-73
-	Mullagh	0-1	146	12	6	0	20/15	0-48	1-26
-	Quilty	0-2	211	17	9	0	15/10	0-99	1-11



-	Quinn	0.8	984	85	44	0	20/15	3.52	5.21
-	Whitegate	0.2	207	17	9	0	15/10	0.99	1.42
-	Liscannor	0.2	182	17	9	0	15/10	0.99	1.44
-	Kilfenora	0.2	290	25	13	0	15/10	1.43	1.47
-	Killimer	0.1	146	12	6	0	15/10	0.66	1.12
<b>Totals</b>		<b>4.5</b>	<b>5,379</b>	<b>459</b>	<b>239</b>	<b>0</b>		<b>22.99</b>	<b>34.23</b>
<b>Unserviced:</b>									
<b>Tier 2 Large</b>		46.3	54,991	1600	832	250			VGA's
<b>Village &amp;</b>									
<b>Small Village</b>		46	54,991	1600	832	250			
<b>Totals</b>	-	<b>100.0</b>	<b>118,817</b>	<b>11,637</b>	<b>4500</b>	<b>1278</b>	-	<b>282.42</b>	<b>537.85</b>

### Table 3.4 – Core Strategy Table

Settlement Typology	Settlement	2016 Population	Population Target 2029	2023-2029 Population Target	Housing Units Target	Compact Growth/Infill/ Brownfield(Units )	Residential Units to be Delivered on Green Field Sites	Density	Green Field Land Required for Residential Development (ha)	Additional Provisional (ha)	Green Field Land Required for Residential Development +Additional Provisional (ha)	Unmet Population	Unmet Units by Location	Land Requirement for unmet Demand (ha)	2023-2029 Population Target + Unmet Population	Housing Units Target + Unmet Demand	Compact Growth/Infill/ Brownfield(Units ) for Unmet Demand	Residential Units to be Delivered on Green Field Sites for Unmet Demand	Land Requirement for Population Target + Additional Provisional+ Unmet Demand	Zoning as per Map (ha)
Key Town Totals	Ennis	25,276	29,629	2,480	1,550	465	1085	35/15	47.12	11.78	58.90	976	610	18.54	3456	2160	648	1512	77.44	99.67
Metropolitan Area	Shannon	9,899	10,947	883	552	166	386	35/15	16.78	5.45	22.23	146	91	2.77	1029	643	199	450	25.00	
	SDZ	1,597	1,977	377	123	37	86								197	123				
	Smilebridge	2,669	3,169	288	186	56	130	35/15	5.65	1.26	6.91	42	26	0.79	340	212	64	148	7.70	8.05
	Athlunkard	3,486	3,957	179	112	395	112	35	3.07	0.5	3.57	48	30	0.82	227	142	37	142	4.92	
	Bunratty	375	424	66	41	12	29	30/15	1.38	0.35	1.73	66	41	1.73	66	41			1.73	4.80
	Clonlara	684	2,666	118	74	22	52	30/15	2.49	1	3.49	24	15	0.50	142	89	27	62	3.99	4.50
	Perteen	834	880	42	26		26	30/15	1.25	0.29	1.54	48	30	1.44	90	56		56	2.98	3.41
	Ballycannon																			
	North(meelick)	917	847	42	26	8	18	30/20	0.80	0.7	1.50				42	26			1.50	2.88
	Unserviced Metropolitan Area including Small Villages and Open		8,604	11,521	146	74										146	74			
Totals		27,468	28,646	1,971	1,214	301	839		31.42	9.55	40.97	308	192.00	6.32	2279	1406	283.20	858.80	47.30	28.56
Service Town	Enniskymont/ Lehigh	1,587	1,978	388	116	35	81	25/10	5.07	1.27	6.34	116	73	3.19	302	189	57	132	9.53	11.77
	Kilrush/Cappa	2,489	2,975	296	185	56	130	25/10	8.08	2	10.08	106	66	2.88	402	251	75	176	12.96	18.83
	Scariff/ Tuamgraney	808	1,017	59	18	18	41	20/10	2.97	0.59	3.56	86	54	2.72	180	113	34	79	6.29	
Totals		4,861	5,970	576	360	108	252		16.12	3.86	19.98	308	193.00	8.79	884	553	165.90	387.10	28.77	36.68
Small Town	Kilkee	1,155	1,631	102	64	19	45	20/10	3.23	1.3	4.53	78	49	2.47	180	113	34	79	7.00	8.92
	Kilalee	1,393	1,669	123	77	22	54	25/10	3.36	0.5	3.86	67	42	1.83	190	119	36	83	5.70	14.08
	Lisdonvarna	800	1,125	70	44	13	31	20/10	2.22	1	3.22	18	11	0.55	88	55	17	39	7.44	
	MiltownMalbay	769	897	69	43	33	30	20/10	2.17		2.17	43	217		69	43				5.50
	Newmarket-on-Fergus	1,868	2,255	174	109	33	76	25/10	4.76	0.9	5.66	61	38	1.66	235	147	44	103	7.32	9.72
	Tulla	759	864	67	42	13	29	25/10	1.83		1.83	42			67	42			1.83	7.87
Totals		6,944	8,441	605	379	114	265		17.57	3.70	21.27	224	140.00	6.52	829	519	130.20	303.80	27.79	53.53
Large Villages-Tier1	Ballyvaughan	327	452	24	15		15	15/10	1.32	1	2.32	16	10	0.88	40	25		25	3.20	2.36
	Cleevecastle (Ennis figure)																			
	Corofin	751	814	53	33		33	20/15	2.11	0.66	2.77	48	30	1.92	101	63		63	4.69	4.68
	Crusheen	534	647	38	24	24	24	20/10	1.73	0.43	2.16	38	24	2.16	38	24		24	4.29	4.29
	Doonbeg	342	376	24	15		15	15/10	1.32		1.32	35	22	1.94	59	37		37	3.26	2.98
	Feele	250	316	18	11		11	15/10	0.97		0.97	16	10	0.88	34	21		21	1.85	2.09
	Inagh	247	337	18	11		11	20/15	0.70	0.3	1.00	18			18				1.00	1.00
	Kilishen	592	681	45	26		26	15/10	2.29	0.3	2.59	45			45	26		26	2.59	2.82
	Mountshannon	170	211	13	8		8	15/10	0.70	1	1.70	13			13			13	1.70	1.73
	Mullagh	146	156	10	6		6	20/15	0.38	0.1	0.48	16	10	0.64	26	16		16	1.12	3.18
	Quilly	211	248	14	9		9	15/10	0.79		0.79	16	10	0.88	30	19		19	1.67	1.11
	Quin	984	1,091	70	44		44	20/15	2.82	1	3.82	26	16	1.02	96	60		60	4.84	5.21
	Whitgate	207	236	14	9		9	15/10	0.79		0.79	14	19	0.88	14	19		19	1.67	1.42
	Licamore	182	259	14	9		9	15/10	1.49	0.7	1.49	14			14			14	1.49	3.69
	Kilferora	290	306	21	13		13	15/10	1.14		1.14	11	7	0.62	32	20		20	1.76	1.69
	Kilmer	146	174	10	6		6	15/10	0.53	0.5	1.03				10	6			1.03	1.12
Totals		5,379	6,504	386	239		239		18.39	5.99	24.38	184	125.00	9.66	570	364		280.00	34.03	39.15
Unserviced-Tier 2 Large Village & Small Village (including Brodford and Corraclare)		48,989	55,760	1213	758	227	531								1213	758				
Totals		48,989	55,760	1213	758	227	531								1213	758				

SDZ Population of 197 with an additional 3,303 as a long-term population. Total 3,500

### **Density**

~~Density for each settlement is calculated in line with the tailored approach to the quantum of zoned lands having regard to Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), and circular Letter NRUP 02/2021. In addition to higher densities in settlements consideration has been given to the provision of an element of lower density development which does not represent more than 20% of the total planned housing stock in any settlement. The split between the higher and lower density used is identified for each settlement. All densities referred to are 'net' values. See Appendix A of the Sustainable Residential Development Guidelines for further definition. Consequently 20% is added to the land requirement to cater for open space, distributor roads etc.~~

### **Housing Land Requirement**

~~This figure is based on each settlement achieving 30% of planned units within the existing built up fabric. The housing land requirement for the remaining 70% of lands has been calculated having regard to densities as set out above.~~

### **Additional Provision**

~~The Housing land requirement is based on the housing supply target for County Clare plus "Additional Provision". The Development Plans Guidelines for Planning Authorities, Draft for Consultation August 2021 provides for Additional Provision which shall not exceed 20-25% of the required quantum of zoned land and sites in any planning authority area as a whole, for any 6 year period. Additional provision of 25% has been applied to the Core Strategy and is essential in the County Clare Scenario for the following reasons:~~

- ~~• The NPF Population targets are lower than historic population provision for County Clare hence the additional provision is essential to ensure a transition between the former quantum of zoning and that which is required to facilitate growth arising from the NPF;~~
- ~~• Ennis 2040, A Economic and Spatial Strategy to support compact growth and realise sustainable economic, social and environmental opportunities in Ennis and Clare; and~~
- ~~• The Housing Strategy has identified that in County Clare as overall housing delivery increases, the proportion of single rural dwellings declines. Therefore demand for single rural housing may be reduced if sufficient supply of attractive and affordable homes in rural towns and villages is available.~~

### **Zoned Housing land as per Settlement Maps**

~~This figure is higher than the "Housing Land Requirement" for a number of settlements for the following reasons:~~

1. ~~Not all settlements can achieve the full 30% of planned units within the existing built up footprint and therefore some of this requirement is redirected to residential greenfield sites. This is based on local knowledge of vacant, derelict and brownfield opportunities in settlements.~~
2. ~~Zoned land requirement is based on the Housing Supply Target. In arriving at the HST, the methodology requires that estimated completions for 2021 to 2023 be subtracted from the overall target. Thus these future completions reduce the overall future housing supply target for the plan period but have yet to be delivered. Therefore the zoning of land must facilitate the HST figure but also the future completions between now and the start of the plan period, in the absence of catering for the future completions, the zoning for the HST alone would not be able to facilitate this given that future completions equates to 15% of the HST figure. The figure of 668 units is the estimated completions between Q3 2021 up to the end of Q1 2023 for County Clare. Therefore this figure is interchangeable with extant permissions as these equate to future completions. Therefore lands with an extant planning permission are deemed not to be within the housing land requirement for the plan period and are in addition to that land (ie future completions already subtracted from the HST). This has been factored into settlements where applicable and the total yield of such land/units is a portion of the overall total having regard to the number of completions that will occur in the countryside. This does not impact the population target or housing supply target figures.~~
3. ~~Additional lands are zoned in some settlements to cater for the 'net need' as per Clare County Council's Housing List. This relates to households/persons who are qualified for social housing support, and are not currently living in accommodation owned or leased by the Council or an Approved Housing Board (AHB), and are not currently in a Housing Assistance Payment (HAP) or Rental Accommodation Scheme (RAS) tenancy. The additional land requirement for this need in applicable settlements has taken account of Social Housing Units currently under construction and also Part V agreements for extant planning permissions in arriving at the additional zoned land requirement. This additional land does not impact on the population target as it relates to meeting the unmet social housing needs of the existing population prior to this Plan period.~~
4. ~~Zoning parcels of land in a logical manner and following the closest natural boundary.~~

### **Strategic Development Zone (SDZ)**

~~The Core Strategy includes a population figure of 3,500 for the proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ) which is yet to be designated but has the potential to be in place to some extent during the life time of this Plan. This project is above and beyond the scope of the population allocation and is seen as a medium to long term project of regional and national importance. In this regard the Department of Environment, Heritage and Local Government, Guidance Note on Core Strategies Section 3 provides scope for such excess, allowing Development Plan Core Strategies to consider later phases of development in SDZs as part of a strategic land bank.~~

~~In addition the new Draft Development Plan Guidelines for Planning Authorities (Aug. 2021, p. 55) also allow zoning provision for “any parts of strategic and sustainable development sites that will be phased and built out over a longer period than the six-year development plan (such as large-scale urban regeneration areas, transport-led development sites or SDZs) ...as Additional Provision lands.”~~

### ~~SDZ Housing Units 123 + \*\*~~

~~It is anticipated that the SDZ will have a population allocation of 3,500 in total. This additional population is ring fenced and is crucial for supporting the SDZ designation and future masterplanning. The proposed South Clare/UL Economic SDZ is planned to become Europe’s first 21<sup>st</sup> Century University Campus of this nature, merging education, enterprise, employment and housing modelled on the best modern on-campus living. Pending the completion of the masterplanning exercise the exact number of housing units to be provided on-site is unclear as this is not the traditional model of living and will have various types and models of accommodation.~~

### 3.4.23 Settlement Hierarchy and Strategy

All the policies and objectives of this Development Plan flow from and are consistent with the higher level national and regional policies and strategies. The Core Strategy population targets, set out in Table 3.4 above, identify the relevant population target, housing supply targets and housing land requirement for each of the settlements in the Settlement Hierarchy. These population targets and land requirements are reflected in the settlement plans set out in Volume 3 of this Development Plan and should be used as a framework for the provision of water and wastewater services in the County.

Strong settlements are the mainstay of a strong County. Vibrant and viable settlements that provide a range of jobs, services and housing choice not only create the basis of strong economies and communities, but also support a greater range of sustainable modes of transport, both within and between settlements. The development of a range of settlements that work together to the benefit of the County and all its inhabitants, including those in rural areas, can only occur in a planned way. The main tool for achieving this is a Settlement Strategy based on the Core Strategy which will enable the proper planning and sustainable development of towns, villages and rural areas coupled with an essential transition towards a competitive, low carbon climate resilient and sustainable mobility future.

The Settlement Strategy for County Clare is outlined in full in Chapter 4 of this Plan. It gives effect to the NPF and the RSES and will act as a guide to the location and scale of new development. There is a clear link between the Settlement Hierarchy and the role of the Limerick-Shannon Metropolitan Area and the Key Town of Ennis, the population target for the County, housing supply targets and residential land requirements for each settlement in the County Clare Settlement Hierarchy.

Additionally, in order to achieve balanced County-wide growth, the Settlement Strategy was prepared having regard to the capacity of individual areas to accommodate growth; jobs to resident workers ratio, availability of road, rail and air transport; availability of water and wastewater services; availability of education facilities; and the requirement to revitalise rural areas. Regard was had to the SEA and AA processes.

Moreover the Settlement Strategy is consistent with the Sustainable Rural Housing Guidelines and RPO 27 of the RSES while responding to the specific rural typology of County Clare. The Rural Settlement Strategy set out in Chapter 4 of this Development Plan identifies two types of rural areas – ‘rural areas under strong urban influence’ and ‘other rural areas’.

These areas were classified based on analysis of each ED against a range of criteria including:

- Commuting flows to the main employment locations of Ennis, Limerick-Shannon and Galway Metropolitan areas;
- Population change;
- Population density;
- Environmental and landscape sensitivities; and
- Development pressure for single rural dwellings over the past 10 years.

The settlement policy for rural housing in both of these categories of area is set out in Chapter 4 Urban and Rural Settlement Strategy.

### 3.4.34 Retail Planning

The objectives regarding the management of retail development in County Clare are contained in Chapter 7 of this Development Plan and in Volume 8 - Retail Strategy. Clare County Council's designation of settlements in the Settlement Hierarchy and the retail policies of this Development Plan are informed by the defined retail hierarchy and align with estimates of the requirements for future retail floorspace provision as set out in the Clare Retail Strategy. The objectives in Chapter 7 of this Development Plan further translate the retail policies as identified in the Retail Strategy for County Clare.

In accordance with the DoECLG Retail Planning Guidelines (2012), this Development Plan:

- a) States the elements of the settlement hierarchy in line with the RSES and the core strategy;
- b) Outlines the level and form of retailing activity that is appropriate to the various components of the settlement hierarchy;
- c) Defines, by way of maps, the boundaries of the core shopping areas of town centres and the location of any neighbourhood centres;
- d) Includes a broad assessment of the requirement for additional retail floorspace;

- e) Sets out strategic guidance on the location and scale of retail development to support the settlement hierarchy;
- f) Identifies sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- g) Includes objectives to improve accessibility in retail areas, create pedestrian and cyclist-friendly town centres and to improve the retailing experience through public realm interventions; and
- h) Identifies relevant development management criteria for the assessment of retail developments.

#### 3.4.45 Housing Strategy

Part V of the Planning and Development Act, 2000 (as amended) requires all planning authorities to include in any development plan a Housing Strategy. National Policy Objective 27 of the NPF requires each Local Authority to prepare a 'Housing Need Demand Assessment' (HNDA). A HNDA is defined in the NPF as a database to allow Local Authorities to run a number of different scenarios to inform key decisions on housing need and supply. HNDA's are designed to give broad, long term estimates as opposed to precision estimates. Volume 9 of this Plan comprises the Housing Strategy and the Housing Need and Demand Assessment for County Clare and is given effect in this Clare County Development Plan by objectives contained in Chapter 5 - Housing.

#### 3.4.56 Climate Action

Climate Change has an increasing role to play in how the County is planned in the future. The Plan has a critical role to play in ensuring the communities develop having regard to sustainable infrastructure networks which build resilience to climate change. The plan seeks to integrate land use and transport planning to influence travel behaviour and to reduce the overall need to travel. This is achieved by promoting a more efficient land use pattern where suitable land uses are located closer together and by promoting high quality urban permeability. The Plan further supports energy efficiency and energy security.

#### 3.4.67 Economic Strategy

This Plan also sets out policies and objectives in support of the economic development of the County in particular in Chapter 6 Economic Development. The strategy provides for a concentration of new economic and employment development primarily within the main towns to bring balance across the County and improve the level of employment choice, while also ensuring there are lands zoned to provide appropriate scaled employment opportunities in smaller settlements. In addition, the 'Ennis 2040 – Economic and Spatial Strategy' is a long-term strategy for the sustainable development of the 'Key Town' of Ennis and addresses the measures required to manage economic, infrastructural, environmental and physical challenges.



Working in partnership with local stakeholders such as the Ennis 2040 DAC, the Clare Economic Taskforce, the Chamber of Commerce and local and semi-state agencies, Clare County Council through its Economic Directorate, its Local Enterprise Office and its Economic Development and Enterprise Strategic Policy Committee, will proactively pursue further economic development opportunities for the County to enhance the conditions that foster enterprise and create and sustain jobs. The Council will proactively foster and develop relationships recognising the County's clear strategic position on the Atlantic Economic Corridor and proximity to Galway City, Limerick City and Shannon International Airport whilst also building on the connection between towns and the surrounding rural areas within the County.

### 3.4.78 Core Strategy and relevant Environmental Assessments

This Core Strategy has been informed by the Strategic Environmental Assessment (SEA) and the Appropriate Assessment, which were undertaken as parallel processes in tandem with each stage of the development plan preparation. In addition, the implications and requirements of the Floods Directive in relation to flood risk assessment and management and the requirements of the Water Framework Directive as regards protecting and enhancing water quality, particularly with regard to securing the objectives of the River Basin Management Plan, have been incorporated into the plan, thereby ensuring full integration and consideration of environmental issues throughout the plan-making process.

Volume 10 comprises the SEA Environmental Report, Natura Impact Report and Strategic Flood Risk Assessment (SFRA). Each of the Development Plan objectives and settlement plans is in compliance with the outcomes of the SEA, AA, and SFRA processes. The objective to comply with the Water Framework Directive is stated in CDP11.26 and CDP11.27, while the objectives contained in Chapter 15 ensure that AA and SEA requirements are incorporated into the implementation of the Development Plan and settlement plan policy and any subsequent local area plans. In addition, objective CDP15.3 requires, where appropriate, that all plans and projects comply with the requirements of the Habitats Directive. Climate change considerations have been integrated throughout the preparation of the plan, in particular, into the SFRA and the objectives contained in the Chapter 2 Climate Action. The reduction of energy demand and reduction of greenhouse gas emissions and the promotion of a low carbon economy is an underlying principle throughout the Development Plan and is also dealt with in detail in the Clare Renewable Energy Strategy and Clare Wind Energy Strategy (Volumes 5 and 6 of this Plan). In accordance with the provisions of Section 10(1D) of the Planning and Development Act, 2000 (as amended), the development objectives in the Development Plan are consistent, as far as practicable, with the conservation and protection of the environment.

**Development Plan Objective:  
Appropriate Assessment, Strategic Environmental Assessment and  
Strategic Flood Risk Assessment**

**CDP3.13**

It is an objective of the Clare County Council:

- a) To require compliance with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation;
- b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species, where required **together with the preparation of both statutory and non-Statutory Ecological Impact Assessments (EclA);**
- c) To protect, manage and enhance ecological connectivity and improve the coherence of the Natura 2000 Network;
- d)To require all proposals to ensure there is ‘no net loss’ of biodiversity within developments**
- d) To ensure that European sites and Natural Heritage Areas (designated proposed NHAs) are appropriately protected;
- e) To require the preparation and assessment of all ~~planning applications~~ **Plans and Projects in the plan area** to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this Development Plan; and
- f) to require compliance with the objectives of the Water Framework Directive and support the implementation of the 3rd Cycle River Basin Management Plan (and any other iteration during the lifetime of the CDP).

### 3.4.89 Core Strategy Map

Delivery of a plan-led Settlement Strategy in line with the integration of services, transport, infrastructure, economic activity, development of natural resources, while preserving the natural environment and amenities is a critical component of this Development Plan’s Core Strategy. The Core Strategy Map (Map 3A) demonstrates how the County works with respect to the main geographical areas, the Settlement Hierarchy and existing transportation, energy and communication, together with its relationship to adjoining regions.

All motorway, national, secondary and primary routes as well as regional roads are shown and named, including the proposed Shannon Bridge Crossing in Killaloe which will provide a direct link between the East Clare area and the M7 motorway network. The Ennistymon

Inner Relief Road and Bridge Crossing (Blakes Corner) is displayed. The route of the proposed Limerick Northern Distributor Road is also shown. This road, when developed, will give enhanced access to the University of Limerick and help to foster stronger economic connectivity between County Clare, Shannon International Airport and the University of Limerick. In addition the proposed South Clare/University of Limerick SDZ is shown. The objectives in relation to access to National Routes, prepared in line with the 'Spatial Planning and National Roads – Guidelines for Planning Authorities 2012' are contained in Chapter 11. The Western Rail Corridor is also highlighted. The Killimer-Tarbert ferry is identified as a critical ferry route and provides a means of waterborne transport in the West of Ireland. Moneypoint and Ardnacrusha and associated power-lines are critical elements of the state electricity generation and supply network. Shannon International Airport provides global connectivity into and out of the County and region. The relationship and linkages of all these key elements are shown in the wider context of the smaller settlements in the County, the Limerick Metropolitan Area, Key Town of Ennis and the wider Atlantic Corridor.

### 3.5 Conclusion

The objectives that will deliver on the Core Strategy are outlined in the chapters that follow. Firstly, the Urban and Rural Settlement Hierarchy and Strategy for County Clare is outlined and this is followed by a chapter on housing which sets out how the housing needs of the people of County Clare will be met during the lifetime of this Plan. Chapters 6 and 7 address economic development and enterprise and retail development respectively. Chapter 8 outlines the framework for rural development and natural resources. The county's tourism industry is an important part of the economy in County Clare and is dealt with in Chapter 9. The concept of healthy and sustainable communities is built on in Chapter 10 which deals with community development and support for the provision and enhancement of social infrastructure. Chapter 11 deals with transport, service infrastructure and energy. The sustainable future development of the Shannon Estuary is addressed in Chapter 12. Chapter 13 relates to a similar theme and deals with the important issues of marine and coastal zone management, including coastal flooding and future development in coastal areas. The management and enhancement of the landscape, biodiversity, natural heritage, green infrastructure and architectural, archaeological and cultural heritage are the focus of Chapters 14 to 15 respectively.

The enhancement and future growth of Towns and Villages throughout the County is addressed in Chapter 17 whilst promoting quality in the public realm, place making and built environment is the focus of Chapter 18.

Chapter 19 sets the framework for more detailed settlement plans and land-use zonings in the County. Finally Chapter 20 sets the context for the implementation and monitoring of the plan whilst also setting out the mitigation measures necessary to ensure that implementation does not have a negative impact on the environment of County Clare.

## Chapter 4 Urban and Rural ~~Settlement~~ Spatial Strategy

Amendments are proposed to the following sections of Chapter 4:

- Section 4.2.2 Compact Growth
- Section 4.2.~~2~~3 Settlement Hierarchy and Strategy

All proposed amendments are set out below. All other sections and objectives in Chapter 4 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

**Goal IV:**

A county with strong and balanced urban and rural areas providing key services and a good quality of life and where people with social or economic requirements to live in the countryside are accommodated.

**Chapter 4 Table of Contents:**

4.0	Introduction
4.1	Development Plan Aims
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## 4.0 Introduction

The Settlement Strategy for County Clare seeks to ensure a good quality of life for those who live and/or work in the County through the achievement of a network of vibrant settlements, strong rural areas, which sustain and increase population levels and job/service provision. The Strategy guides where, when, and how new development should take place in a manner, scale and form that is appropriate, having regard to national policy, the settlement hierarchy and target populations (outlined in Chapter 3), and the local characteristics and physical constraints of individual areas within the County.

This Chapter sets out Clare County Council's approach to distributing the target populations in a balanced manner and in line with the requirements of the Regional Spatial and Economic Strategy for the Southern Region. A synopsis of the planning and development strategies for rural areas and each of the settlement types in the County is also set out. This Chapter builds on the objectives set out in the Core Strategy of Chapter 3.

### 4.1 Development Plan Aims

The development objectives necessary to sustain a healthy network of towns and villages in a range of urban and rural locations throughout the County are set out in this Chapter. In accordance with the overall vision of the Plan, it is based on the following strategic aims:

- To provide an Urban and Rural Settlement Strategy to manage population growth/targets and associated housing needs and to achieve balanced development within the County;
- To promote an appropriate balance of development across the County by developing a hierarchy of high quality and vibrant settlements and the sustainable growth of these settlements proportionate to their scale and appropriate to their function and location within the County.
- To ensure that Ennis 'Key Town' and Shannon 'Metropolitan Town' are drivers of growth and development in both County Clare and the Southern Region; and
- To ensure that the specific needs of rural communities are identified and that the objectives of the Development Plan seek to sustain and renew established rural communities.

### 4.2 Settlement Strategy

#### 4.2.1 Introduction

The Settlement Strategy aims to ensure that future development is directed in a balanced, sustainable and plan-led manner across the County. It recognises the roles of the countryside and of each of the designated towns, villages and clusters in Clare in achieving a balanced Settlement Strategy for the County.

The settlement statements and plans contained in Volume 3 of this Plan set out detailed policies, objectives and land use zonings for every settlement in accordance with their position and role in the Settlement Hierarchy. The position of a settlement within the Settlement Hierarchy provides an indication of the potential scale of population growth permissible over the lifetime of the Plan and therefore plays a key role in the appropriate delivery of the population targets outlined in Chapter 3.

The Settlement Strategy aims are linked with and support relevant policies and objectives elsewhere in the Plan in order to ensure that in addition to being centres of population the settlements also deliver on their roles as employment and service centres.

#### 4.2.2 Compact Growth

The National Planning Framework's National Strategic Outcome of Compact Growth is fundamental for achieving the sustainable growth of our urban settlements. Clare County Council acknowledges the social and economic benefits of more compact settlements and is committed to delivering compact growth, through active land management and initiatives to revitalise urban settlements. The policies and objectives in this Plan promote the efficient use of urban lands to achieve compact growth, through the intensification, consolidation and positive revitalisation of our towns and villages throughout the County.

The compact growth concept requires the provision of higher densities and mixed-use developments in urban settlements, in order to ensure a more efficient use of scarce lands and to optimise public investment in infrastructure. This requires the integration of land use and transport, an intensification of use of existing underutilised lands and the consolidation of the built environment through the development of brownfield and infill lands, as well as the reuse of vacant and derelict buildings in urban settlements. In conjunction with the provision of social and green infrastructure, the principles of compact growth set the foundations for a higher quality of life, through the promotion of mixed-use settlements, served by sustainable modes of transport and the creation of an attractive environment in which to live, work and do business.

Successful compact growth requires enhanced connectivity and accessibility for pedestrians and cyclists, as well as the provision of viable public transport services through the concentration of higher density developments at strategic employment locations and along public transport nodes. There are many sustainability benefits of compact growth concept compared to that of urban sprawl or greenfield developments at the edge of settlements. Such benefits include maximising the viability and cost efficiency of providing public transport and other infrastructure, as well as reduced car dependency and commuting times, which will facilitate the mitigation of climate change through a reduction in traffic congestion, energy consumption and greenhouse gas emissions.

In accordance with the National Strategic Outcome of Compact Growth, the National Planning Framework requires 50% of all new housing in Limerick City suburbs (in Clare) be

within the existing City and Suburbs built up footprint, through the development of brownfield and infill sites and revitalisation. Across the rest of the County, 30% of all new homes are to be provided within the existing built-up footprints of settlements.

The Local Authority acknowledges the social and economic benefits of more compact settlements as outlined above. Therefore, this Plan will continue to support the sequential approach to the delivery of development, with priority given to the revitalisation of settlements and the consolidation of the existing built environment, through the development of brownfield, infill and backland urban sites.

#### 4.2.23 Settlement Hierarchy and Strategy

##### Ennis

Ennis, with a population of 25,276 people is the largest settlement in County Clare, is the largest town in Munster, and is the fifth largest settlement in the Southern Region. It is designated as a 'Key Town' in the RSES, and as both the County Town for Clare and a University Town it is an important residential, educational, service and commercial centre which provides significant levels of employment. Ennis has a strong community focus, a young and well-educated population, a dynamic business and commercial sector and a tourism sector based on its national and international renown for heritage and cultural excellence. It is recognised in the RSES as a critical element of the Limerick-Shannon- Ennis triangle which is the economic engine of the Mid-West. Ennis is at the top of the Settlement Hierarchy for the County. The RSES identifies Ennis for significant population growth of a greater than 30% increase by 2040. The 'Ennis 2040 – Economic and Spatial Strategy' is a long-term strategy for the sustainable development of the 'Key Town' and addresses the measures required to manage economic, infrastructural, environmental and physical challenges, including transportation, demographic and population change, retail vitality and viability, availability of modern office and employment accommodation, environmental considerations and Town Centre accessibility.

##### Development Plan Objective:

##### Ennis

##### CDP 4.1

It is an objective of Clare County Council:

- a) To support Ennis as a self-sustaining, regional economic driver and as a key location for investment choice in the County and the Southern Region, and to support its enhanced development based on its strategic location relative to Limerick and Galway Cities, Shannon International Airport and the Atlantic Economic Corridor as well as its role as a centre of employment and economic activity;
- b) To support the implementation of Ennis 2040 to set the long-term economic and spatial strategy for the County Town with an





agreed focus on an economic future and spatial pattern to 2040 and beyond;

c) To prepare and implement a local area plan for the Ennis Town and Environs area **incorporating a Local Transport Plan**, a Strategic Environmental Assessment and **an** Appropriate Assessment during the lifetime of this Development Plan;

**d) To actively work to strengthen cross sectoral collaboration with neighbouring towns and cities, strengthening physical, social and economic links with Limerick and Galway in particular;**

~~e) To seek investment and to support the delivery of holistic infrastructure that will facilitate and accommodate sustainable growth in Ennis, subject to the outcome of the planning process and environmental assessments;~~

~~e) To prepare a Mobility Plan for Ennis;~~

f) To develop Ennis into a centre for lifelong learning and to support the further development of higher education facilities in the ~~t~~Town;

g) To support initiatives which seek to strengthen and develop niche retail and mixed-use services in Ennis town centre;

h) To support and promote placemaking in Ennis which would include public realm regeneration and urban renewal initiatives which incorporate SuDs and public private partnership approaches for town centre regeneration;

i) To seek the sustainable development of tourism facilities that enhance diverse tourism roles for Ennis and to seek investment in services to cater for increased visitor numbers;

~~j) To support increased levels of town centre living and to assess the potential of the development of a modern family town centre living pilot project during the lifetime of the Plan;~~ **To integrate land use and transport planning such that new employment and residential development should be consolidated in a manner which renders it serviceable by public transport and accessible, at the local level, by walking, cycling and public transport;**

**k) To promote and encourage sustainable transport, and in particular to make it convenient and attractive to walk, cycle or use public transport.**

~~k) To support climate adaptation initiatives within Ennis Town and surrounding areas to deliver on the objective of Ennis becoming Ireland's first Climate Adaptive Town;~~

~~l) To monitor the cumulative effect of grants of planning permission on available wastewater capacity where connection to~~

	<p>a public wastewater treatment plant is included as part of a development proposal;</p> <p>n) To support Ennis in realising its full potential in grey, green, and blue infrastructure;</p> <p><del>no</del>) To promote appropriate measures from the “Biodiversity for Low and Zero Carbon Buildings; A Technical Guide for New builds” to all regeneration and urban renewal projects<del>s</del>;</p> <p>p) To support the Purple Flag accreditation, and any subsequent initiative for the promotion/development of Ennis as a quality town;</p> <p>q) To support increased levels of town centre living and to assess the potential of the development of a modern family town centre living pilot project during the lifetime of the Plan.</p>
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### Limerick-Shannon Metropolitan Area

The Limerick-Shannon Metropolitan Area includes Limerick City Centre at the core and the continuous built up area of Limerick City and Suburbs (as defined by the Central Statistics Office). Shannon in County Clare is the largest metropolitan town with a population of 9,729.

The Limerick-Shannon Metropolitan Area Strategic Plan (MASP) area which is almost evenly split between Limerick and Clare (with 49% located in Co. Clare), includes the following settlements in County Clare:

- Ardnacrusha;
- **Athlunkard**;
- Ballycannon North;
- Bunratty;
- Clonlara;
- Cratloe;
- O’Briensbridge; ~~and~~
- **Parteen**;
- Sixmilebridge;
- **Shannon**

The overall population of the MASP as of the 2016 census was 132,420 with 27,468 in County Clare and the remainder in Limerick City and suburbs. The Regional Policy Objectives as set out in the RSES have informed the objectives of the Development Plan for the MASP areas and the future development of the MASP area is a cross cutting theme of the Development Plan.

## Development Strategy

The policies of this Development Plan support the delivery of key growth for the Limerick Shannon Metropolitan Area in the NPF, RSES and MASP, having regard to the constraints in place particularly in the Limerick suburbs area of Clare in relation to wastewater, and road infrastructure.

In order to achieve appropriate growth in the Clare LSMA area the Core Strategy identifies a population growth target of 2,279 people and 1,406 housing units for the plan period. It is acknowledged that the population figure is slightly under that set out in the RSES, however the Limerick Suburbs area is currently constrained by a lack of wastewater treatment in Ardnacrusha, the lack of commitment on the LNDR and severe traffic congestion in Athlunkard, and also by the need to maintain the identity of Parteen as a separate neighbourhood from Athlunkard. The population and housing location given to the Limerick suburbs is deemed the maximum possible allocation given the constraints in place for this plan period. The population allocation will be reviewed in future plan cycles.

The emphasis for the development of the Limerick-Shannon Metropolitan Area is on compact growth which requires the provision of higher densities and mixed-use developments in urban settlements, in order to ensure a sufficient use of zoned lands and to optimise public investment in infrastructure. This requires the integration of land use and transportation planning and the intensification of use of existing underutilised land and the consolidation of the built environment through the development of brownfield and infill lands, as well as the reuse of vacant and derelict properties.

To support the economic growth of the Metropolitan Area, Clare County Council in partnership with University of Limerick are currently seeking designation of the University of Limerick – Clare Campus lands as a Strategic Development Zone. The scale of the site at 110 hectares and its integrity as an entity dictates that the site is best master-planned and developed in a plan-led manner as an SDZ. In addition, Shannon is an established centre of both foreign direct investment and indigenous enterprise. The Shannon Free Zone, Smithtown and Westpark Business Campus accommodate companies that make a significant contribution to the local and national economy each year. Following adoption of the Clare County Development Plan, a Shannon Town and Environs Local Area Plan will be prepared which will protect and promote Shannon as an attractive location for industrial/enterprise development. Further details and policy support for these locations as employment generators and critical to the realisation of the vision to the MASP can be found in Chapter 6 Economic Development and Enterprise. The Joint Retail Strategy for the Metropolitan Area creates the appropriate conditions necessary to foster a healthy and vibrant retail environment, enhancing the vitality of urban areas and effectively managing and supporting change.

The Limerick Shannon Metropolitan Area Transport Strategy (LSMATS) is a cross-county Metropolitan scale document which sets out the policies and objectives of the National Transport Authority, Limerick City and County Council, Clare County Council and Transport Infrastructure Ireland at a level appropriate to that scale. The function of the LSMATS is to provide a long-term strategic planning framework for the integrated development of transport infrastructure and services for the Limerick Shannon Metropolitan Area (LSMA). LSMATS will enhance active and public modes of transport and provide opportunities to improve health and wellbeing, reducing carbon emissions and traffic congestions.



**Figure 4.1 Limerick-Shannon Metropolitan Area**



Figure 4.2 Limerick-Shannon Metropolitan Area in County Clare

#### Development Plan Objective:

#### Limerick-Shannon Metropolitan Area

##### CDP 4.2

It is an objective of Clare County Council:

- a) To strengthen the role of the Limerick Shannon Metropolitan Area as an international location of scale, a complement to Dublin and a primary driver of sustainable economic and population growth in the Southern Region;
- b) To promote and to seek investment to sustainably develop the Limerick Shannon Metropolitan Area as a cohesive metropolitan area with:
  - i) Compact and sustainable growth and regeneration of Shannon;
  - ii) Active land management initiatives to deliver housing and employment locations in a sustainable, infrastructure-led manner.
- c) To seek co-ordinated investment and delivery of holistic infrastructure packages across State Departments and infrastructure delivery agencies as they apply to the Limerick Shannon Metropolitan Area and seek further investments to



	<p>deliver on the Metropolitan Area Goals set out in the Regional Spatial and Economic Strategy for the Southern Region and the National Development Plan;</p> <p>d) To protect, manage and improve the coherence of the Natura 2000 Network through enhanced ecological connectivity;</p> <p>e) To support the sustainable delivery of the Strategic Investment Priorities identified by the National Development Plan for the Limerick-Shannon Metropolitan Area and progress co-ordination between the principal stakeholders for delivery to achieve the vision and objectives identified for the MASP;</p> <p>(f) To cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS;</p> <p>fg) To promote the sustainable implementation of innovative, collaborative projects through the Urban Regeneration and Development, Rural Regeneration and Development, Climate Action and Disruptive Technologies funds for the Limerick-Shannon Metropolitan Area;</p> <p>gh) To ensure the investment in and the delivery of the Sustainable Place Framework delivering quality of place attributes as an incentive to attract people to live, work and visit;</p> <p>hi) To carry out a site selection process which considers all environmental issues and which identifies suitable sites for regeneration and development;</p> <p>ij) To sustainably manage future development within the Limerick-Shannon Metropolitan Area, taking account of its environmental, ecological, heritage and landscape values with a particular focus on building a climate resilient growth area.</p>
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#### Development Plan Objective:

#### Compact Growth in the Limerick-Shannon Metropolitan Area

<b>CDP 4.3</b>	<p>It is an objective of Clare County Council:</p> <p>To achieve compact growth in the Limerick Shannon Metropolitan Area through:</p> <p>a) Supporting the creation and role of an Active Land Management Unit with a remit to focus on the Metropolitan Area and compact growth targets;</p> <p>b) Working with the Land Development Agency to progress housing and employment delivery in existing centres, and focusing on co-ordinating and developing large, strategically located publicly owned land banks, to reduce vacancy and to regenerate key sites;</p> <p>c) Supporting initiatives that facilitate the regeneration of derelict</p>
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	<p>buildings and vacant sites for the provision of high-quality, environmentally friendly Near Zero Energy Buildings (NZEB) affordable housing;</p> <p>d) The implementation of strategic land reserve initiatives;</p> <p>e) The preparation of design briefs for strategic sites;</p> <p>f) Seeking design competitions for key strategic sites that deliver greater density, mixed uses where appropriate, sustainable design, smart technology, green infrastructure and public gain through good design;</p> <p>g) Implementing active land management within areas designated as site specific regeneration areas under the Urban Regeneration and Housing Act 2015 and other locations in need of renewal, including the use of site briefs and masterplans for a design-led approach to renewal;</p> <p>h) The identification of public realm and site regeneration initiatives which combine, on an area wide basis, opportunities for regeneration of privately-owned underutilised sites, publicly-owned underutilised sites, private and public buildings and upgrade of parks, streetscapes and public realm areas; and</p> <p>i) The creation of continually updated data bases identifying brownfield, infill sites, regeneration areas and infrastructure packages to enable progress towards achieving compact growth targets.</p> <p>j) Through active land management initiatives, identifying strategic locations for residential growth responding to the growth targets and achievement of compact growth and employment growth.</p>
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## Shannon

Shannon Town was developed from the 1960's onwards in response to the growth and development of Shannon International Airport and the Shannon Free Zone Industrial Estate. With a population of 9,729 people, Shannon has developed as a world leader in aviation, manufacturing and distribution and occupies a strategic position in the west of Ireland. As a critical driver within the Limerick-Shannon Metropolitan Area Shannon is a centre of international business, has strong synergies with Limerick City, Ennis and the wider Region and is central to delivering the ambition for the Limerick-Shannon Metropolitan Area's economic, social diversity and tourism development. The RSES identifies Shannon for significant population growth of a greater than 30% increase by 2040. The Limerick-Shannon Metropolitan Area Strategic Plan identifies a significant opportunity for Shannon to expand as a globally-recognised centre for software engineering/aviation/logistics talent and supports Shannon as a centre for research and development for autonomous vehicles. A

new local area plan to guide and support the future development of Shannon Town and its Environs will be prepared during the lifetime of this Development Plan.

Development Plan Objective: Shannon	
<b>CDP 4.4</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To ensure that Shannon, in its critical role as a metropolitan town within the Limerick Shannon Metropolitan Area is a driver of prosperity for the Metropolitan Area, County and Region by harnessing its strategic location on the Atlantic Economic Corridor, its high quality connectivity and it's employment base, international airport, and other competitive advantages;</li> <li>b) To seek investment to regenerate and rejuvenate Shannon, through the preparation and implementation of a new Local Area Plan, the enhancement of transport services, amenity and design quality, and the delivery of smart technologies in order to drive public sector led recovery, and to sustainably influence and support the Metropolitan Area and the wider County/Region;</li> <li>c) To seek investment and to support the delivery of holistic infrastructure that will facilitate and accommodate sustainable growth in Shannon, subject to the outcome of the planning process and environmental assessments;</li> <li>d) To have regard to the Shannon Town Centre Masterplan, which provides the basis for a new Urban Regeneration and Development Fund application, in the preparation of the local area plan;</li> <li>e) To support and promote placemaking in Shannon which would include public realm regeneration and urban renewal initiatives and public private partnership approaches to town centre regeneration;</li> <li>(f) To cooperate with the NTA, TII and Limerick City and County Council in the delivery of the LSMATS;</li> <li>fg) To support the development of housing and ancillary facilities in Shannon in order to facilitate the growth of Shannon's population by 30% by 2040; and</li> <li>gh) To monitor the cumulative effect of grants of planning permission on available wastewater capacity where connection to a public wastewater treatment plant is included as part of a development proposal.</li> </ul>



## Chapter 5 Housing

Amendments are proposed to three sections of Chapter 5:

- Section 5.2.3 Social and Affordable Housing
- Section 5.2.7 Ancillary Living Accommodation
- Section 5.2.8 Ancillary Living Criteria

All proposed amendments are set out below. All other sections and objectives in Chapter 5 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 5.2.3 Social and Affordable Housing

Social Housing is defined as rented housing provided either by the local authority or a voluntary or co-operative housing body. Affordable Housing is defined as owner-occupier or shared ownership housing, provided at a price below market value. Table 4 of the County Housing Strategy and Housing Need Demand Assessment 2023-2029 (Volume 8 of this Plan) provides a quantitative overview of the social and affordable housing requirements in County Clare over the Plan period and demonstrates the number of units required to accommodate the households experiencing mortgage qualification and rental affordability issues.

In line with the objectives of both the NPF and the RSES the provision of appropriate social and affordable housing in town and village centres through the renovation of existing housing stock or brownfield/infill site redevelopment can make a significant contribution to settlement renewal, compact growth and the increased sustainability of settlements in Clare. Clare County Council will promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme, the Buy and Renew Scheme, and long-term leasing, and will encourage owners of vacant properties to avail of these schemes. In instances where the local authority is developing social or affordable housing, or purchasing property for such uses, it is essential to ensure that all members of society have access to accommodation that is suitable for their needs.

The Urban Housing and Regeneration Act 2015 made amendments to Part V the Planning and Development Act, 2000 (as amended). Section 94 of the Planning and Development Act now provides that a specified percentage, not being more than 10% of land zoned for residential use, or for a mixture of residential and other uses, shall be reserved for the provision of social and affordable housing. Compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended) will be achieved in accordance with Section 96 of that Act, which was also amended by the ~~Urban Housing and Regeneration Act, 2015~~ **Affordable Housing Act 2021**. Any subsequent amendments to the legal requirement to deliver this housing during the lifetime of this Plan will also be complied with.

Development Plan Objective: Social and Affordable Housing	
<b>CDP5.5</b>	<p>It is an objective of Clare County Council:</p> <p>a) To require lands in respect of which permission for the development of houses is granted to comply with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended) (or any amendment thereof). The Council reserves the right to determine the appropriateness of 'Part V' Cost Rental and/or affordable purchase delivery on individual sites on a case-by-case basis.</p> <p>b) To acquire land/properties for social and affordable housing provision in advance of immediate requirements in order to be in a position to respond to housing supply and demand opportunities;</p>

	<p>c) To support and encourage the use of existing housing stock, brownfield and infill sites, in close proximity to services in towns and villages, for social and affordable housing provision;</p> <p>d) To ensure that new social and affordable housing developments are closely integrated into the structure of existing settlements and are not isolated from services or segregated from the surrounding community;</p> <p>e) To ensure that new social and affordable housing developments are designed and constructed on the principles of universal design and life-long adaptability;</p> <p>f) To support the work of voluntary and cooperative housing associations in County Clare;</p> <p>g) To ensure that there is a balanced supply of private, social and affordable housing such that no settlement in the County experiences an over-concentration of any one type of accommodation.</p>
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### 5.2.7 Ancillary Living Accommodation

Ancillary accommodation refers to the provision of an ancillary living accommodation unit at an existing occupied residential property. It is recognised that there may be circumstances other than age (e.g illness, disability) where a close relative may need to live close to their family for support but still enjoy some degree of independence.

For a new structure, a physical connection to the main house with direct access to the main dwelling is desirable but not a requirement. The conversion of an existing detached garage to create accommodation for a family member in need of accommodation can be considered.

Development Plan Objective: Ancillary Living Accommodation	
<b>CDP5.9</b>	<p>It is an objective of the Development Plan:</p> <p>To facilitate the provision of Ancillary Living Accommodation (ALA) in appropriate locations where the proposal can clearly demonstrate that:</p> <ul style="list-style-type: none"> <li>a) The proposed ALA shall be located within the immediate curtilage of an existing occupied residential property;</li> <li>b) The existing property or ALA is to remain the primary residence of the site folio owner;</li> <li>c) It takes cognisance of the current Housing Crisis (Demand);</li> <li>d) There is a bona-fide need for such an ancillary unit;</li> </ul>

	<p>e) The proposal does not impact adversely on either the residential amenities of the existing property or the residential amenities of the area;</p> <p>All applications for such units shall comply with the criteria set out in Section 5.2.8 below.</p>
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### Section 5.2.8 Ancillary Living Criteria

It will be a requirement that all applications for Ancillary Living Units shall comply with the following criteria:

- The unit shall be modest in size and consist of no more than a combined kitchen/dining/living room, a bathroom and contain no more than two bedrooms. The unit shall not exceed a gross floor area of 100sq.m;
- If the site is not connected to public mains, it must be demonstrated that the existing wastewater treatment system on site is capable of taking any additional loading associated with the unit. Details of any required upgrades shall be submitted as part of the development management process;
- Provision for a shared vehicular entrance only will be considered and no subdivision of the garden or entrance shall be permitted;
- The extension/unit shall remain in the same ownership as that of the existing dwelling on site. In this regard, the unit shall not be sold or otherwise legally transferred, other than as part of the overall property;
- Use of the unit will be restricted from sale or short-term letting separate to the main dwelling house.

## Chapter 6 Economic Development and Enterprise

**Goal VI:** A County Clare in which jobs and people are brought together and where the sustainable growth of employment, indigenous enterprise and economic activity is pursued proactively across all economic sectors throughout the County.

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## 6.0 Introduction

County Clare is a strategic location for enterprise, innovation and investment. It benefits from a high-quality workforce and is an attractive place to live, work and do business. Clare County Council recognises the pivotal role of economic development and enterprise within the County. Together with its Local Enterprise Office, the Clare Economic Taskforce and relevant stakeholders the Council will build on the economic strengths within the County and Region, will proactively pursue further economic development opportunities, will facilitate conditions that foster enterprise and enhanced resilience to economic vulnerabilities and that attract and retain high quality jobs that will allow for better standards of living.

There are a range of new economic issues facing County Clare that were not apparent in previous County Development Plans and these have given rise to uncertainty in recent years. These issues include the challenges posed by Brexit and the Covid 19 pandemic, and both the challenges and opportunities arising from carbon emission targets and changes in work practices and particularly remote working or working in hubs. As a direct result of the Covid 19 pandemic Ireland moved from being one of the fastest growing economies in Europe with near full employment to an unemployment rate of in excess of 20%<sup>1</sup>. The Three Regional Assemblies of Ireland commissioned a *Covid-19 Regional Economic Analysis* in 2020 which demonstrated that County Clare has significant exposure to economic disruption caused by the pandemic. Analysis of the exposure levels across the County indicates that settlements such as Bunratty, Lahinch, Liscannor and Kilkee and other settlements which have a high dependency on the tourism industry have the greatest exposure.

Clare County Council is fully committed to assisting in tackling such challenges and a primary aim of this *County Development Plan 2023-2029* is to positively and proactively encourage sustainable economic and enterprise development. In particular, it aims to promote flexible policies and objectives which are responsive to economic change, opportunities for job creation, investment, advances in technology and changing work practices. To ensure that County Clare maximises its capacity to deliver on its population and growth allocations, the objectives of the Plan align with the *NPF*, the *RSES*, the draft *LSMATS* and the planned infrastructure delivery in the County.

### 6.1 Strategic Aims

The Development Plan sets out an economic strategy to achieve greater prosperity in all areas of the County. This strategy, which is in accordance with the overall vision for the County is based on the following strategic aims:

- To ensure that the benefits of economic growth and prosperity are spread to all parts of the County;
- To maximise the return from the economic assets of the County including Ennis, the Limerick-Shannon Metropolitan Area, Shannon International Airport, University of

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<sup>1</sup> CSO Unemployment figure Oct 2020

Limerick – Clare Campus, the Shannon Estuary, the proposed South Clare/University of Limerick Economic Strategic Development Zone, County Clare’s rural and tourist attractions and access to talent;

- To ensure that Ennis and Shannon continue to develop as drivers of economic growth in County Clare and the Southern Region;
- To proactively implement the economic element of the adopted *Clare Local Economic and Community Plan*;
- To maintain and promote County Clare’s broad economic and employment base;
- To encourage, support and facilitate enterprise development at appropriate locations throughout the County;
- To encourage, support and facilitate research, technology development and innovation as well as start-up business with high potential;
- To maintain, adapt and promote the industrial areas in Shannon as a driver of economic and industrial growth throughout the Region;
- To facilitate the diversification of the County’s rural economy and work practices and to encourage cottage industry and micro-enterprise; and
- To support where appropriate the further establishment of digital hubs across the County which facilitate enterprises and local communities by accommodating e-working, small-scale training and conferencing.

## 6.2 Economic Development and Enterprise

The Regional Economic Strategy as set out in the RSES is based on the following economic Principles:

- **Smart Specialisation**  
Smart Specialisation brings together key stakeholders to identify the competitive advantages of an area with the view of developing economic opportunities.
- **Clustering**  
Clusters are a geographic or virtual concentration of interrelated companies, suppliers, and associated institutions. Fostering modern cluster policies is a strong feature of the Region’s economic strategy.
- **Placemaking for enterprise development**  
Placemaking policy is instrumental to ensuring that sufficient human capital and talent is captured.
- **Knowledge Diffusion**  
“Knowledge diffusion” is the spreading of knowledge - the process of knowledge transfer to different segments of society to develop a region’s human capital.
- **Capacity Building**  
An inherent part of the economic strategy is the building of capacity to enable effective implementation and to respond to emerging challenges.

These principles are supported and inform the Economic Strategy as set out in this Plan.



Figure 1: Economic Principles (RSES for the Southern Region)

A shared vision and proactive planning will help to coordinate infrastructural investment with economic growth, making the County an attractive location for the expansion of existing enterprise and for new business development.

Economic development requires the promotion of County Clare in a national, European and global economy and the marketing of the resources and opportunities that County Clare has to offer. Clare County Council will work in collaboration with other agencies and stakeholders to actively promote and encourage economic development and enterprise development in the County.

Indigenous enterprises are also highly important to the County, providing jobs in both urban and rural locations and supporting the local, regional and national economy. Clare County Council and its Local Enterprise Office will work on an on-going basis to foster entrepreneurship and provide support for small and medium businesses.

It is important that enterprise development and economic growth occur in all parts of the County. This will ensure that each settlement in the County achieves its economic potential and that there is balanced and sustainable growth across County Clare. Where appropriate, Clare County Council will promote the integration of employment uses with other land uses, including residential, tourism and retail uses, in order to provide mixed use developments in the interest of sustainable planning.



Clare County Council launched a new initiative in April 2021 aimed at mapping the talent and skills of those living and working in Clare. The Skills Map is designed to add value to Clare's economy, create new jobs and stimulate economic growth. It connects residents to employers hiring remotely or on-location and helps local government identify the skills and talent needed for County Clare to grow and prosper.

**Development Plan Objective:**

**Economic Development and Enterprise**

**CDP6.1**

It is an objective of Clare County Council and the Local Enterprise Office (LEO), Clare:

- a) To work in partnership with development agencies such as Enterprise Ireland and IDA Ireland, adjoining local authorities, the Southern Regional Assembly and all other relevant agencies to proactively pursue enterprise and sustainable economic development in line with the policies and objectives as set out in national, regional and local strategies;
- b) To co-operate with local and national development agencies and engage with existing and future employers in order to maximise job opportunities in the County including the transition of talent from declining industries to more competitive sectors through the promotion of Labour Activation Programmes and market reactivation emergency funds;
- c) To support start-up businesses and small-scale industrial enterprise at appropriate locations throughout the County, subject to the principles of proper planning and sustainable development;
- d) To sustainably develop, deepen and enhance the economic resilience of County Clare by facilitating the widening of our economic sectors, boosting innovation, export diversification, productivity enhancement and access to new markets;
- e) To give favourable consideration to locating appropriate employment where it would address unemployment blackspots, support sectoral and location-based strengths and synergies with existing employers, and take advantage of 'ready to go' property solutions and local ambition;
- f) To support the development of innovation hubs and centres of excellence (with particular opportunities for innovation in areas such as agri-food, agri-tech, marine research, creative industries and the knowledge economy) as local drivers for growth;
- g) To support the Southern Regional Assembly in the development of contingency plans and pilot projects to counteract the effects of industrial decline and potential

	<p>external shocks in the Region including lifelong learning programmes, appropriate business supports and up skilling to facilitate moving to employment in alternative sectors in the locality or region; and</p> <p>h) To facilitate the further development of a diverse base of smart economic specialisms within the County including innovation and diversification in agriculture (Agri-Tech, Food and Beverage), the Marine (Ports, Fisheries and the wider Blue Economy potential), Forestry, Peatlands, Renewable Energy, Tourism (leverage the opportunities from the Wild Atlantic Way and Ireland's Hidden Heartlands corridors), Social Enterprise, Circular Economy, Knowledge Economy, Global Business Services, Fin-Tech, Specialised Engineering, Heritage, Arts and Culture and the Design and Craft Industries as dynamic divers for the rural economy.</p>
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### 6.3 Mid-West Regional Enterprise Plan

~~The Mid-West Regional Enterprise Plan is a bottom up initiative which is aimed at driving economic growth and sustaining better standards of living. The plan complements and builds on the existing activities being undertaken by the Enterprise Agencies, the LEOs and the wider range of State Bodies directly involved in supporting enterprise development. It is supported by the Regional Enterprise Development Fund and significant funding has been secured from this source by Future Mobility Campus Ireland for the connected autonomous vehicle test bed in Shannon. Clare County Council and LEO Clare will continue to work with the relevant stakeholders to build on this success, to proactively progress the delivery of the actions set out in the Regional Enterprise Plan and to seek further job creation in various sectors including manufacturing, tourism, med tech, aviation and aerospace, food and beverage, and sports and design, where there is real potential for job creation.~~

Development Plan Objective: Mid-West Regional Enterprise Plan	
<b>CDP6.2</b>	<del>It is an objective of Clare County Council and LEO Clare: To collaborate with all relevant stakeholders in proactively progressing the delivery of the actions set out in the Regional Enterprise Plan (or any updated/superseding plan).</del>

### 6.3 Regional Enterprise Plan to 2024 for the Mid-West

The *Regional Enterprise Plan to 2024 for the Mid-West* is future-focused and centred around a number of priorities including:

- to enable innovation across the region,
- to contribute to the region's ambition to lead on sustainability and low carbon,
- to create a balanced region, where both urban and rural communities can work together,

- growing new and existing small business, and
- assisting enterprise growth in more rural areas and areas of high unemployment.

The plan complements and builds on the existing activities being undertaken by the Enterprise Agencies, the LEOs and the wider range of State Bodies directly involved in supporting enterprise development and is supported by the Regional Enterprise Development Fund (REDF). A number of ambitious enterprise development projects have been supported by the REDF which will be significant catalysts and economic drivers for the region including the Future Mobility Campus Ireland for the connected autonomous vehicle test bed in Shannon and Clare Maritime Enterprise Zone in Kilrush. The Plan identifies key actions which will contribute further to the development of the Region, these include:

- Creation of a sustainable Regional Film Industry in the Mid-West,
- Progress regional data centre projects with an emphasis on innovation and sustainability,
- Innovation in education – inclusive, immersive, enterprise focused education programs, the Atlantic Green Digital Basin – decarbonising industry by developing the Shannon Estuary as a renewable energy hub,
- Build regional research, education and training capacity for emerging renewable energy opportunities,
- Create an efficient and sustainable regional network of enterprise centres and remote working eHubs,
- Establish a world class Marine, Renewable, Science and Climate Change Centre in Kilrush.

New funding of up to €180m will be made available for the development and implementation of collaborative and innovative enterprise projects that can make a significant impact on enterprise development in the regions. Clare County Council and the Local Enterprise Office (LEO) Clare will continue to work with the relevant stakeholders to build on this success, to proactively progress the delivery of the actions set out in the Regional Enterprise Plan and to seek further job creation in various sectors including manufacturing, tourism, med-tech, aviation and aerospace, food and beverage, and sports and design, where there is real potential for job creation.

Development Plan Objective: Regional Enterprise Plan to 2024 for the Mid-West	
<b>CDP6.2</b>	It is an objective of Clare County Council and LEO Clare: To collaborate with all relevant stakeholders in proactively progressing the delivery of the actions set out in the <i>Regional Enterprise Plan to 2024 for the Mid-West</i> (or any updated/superseding plan).

## 6.4 Clare Local Economic and Community Plan

The preparation of a *Local Economic and Community Plan* (LECP) by all local authorities is provided for in the statutory Local Government Reform Act 2014. This Act requires that a six-year plan be adopted by Clare County Council, setting out high level goals, objectives and actions required to promote and support local economic and community development within the County. The *LECP* must include two elements:

- A local economic element; and
- A community development element.

The County Development Plan informs the content of the *LECP*, and the content of the *LECP* must be consistent with the Development Plan. In this regard, both Plans are interdependent in setting out the strategic vision for the economic growth of the County and are accompanied by supporting policies and objectives to be employed in securing this vision. In particular the *LECP* must be consistent with the Core Strategy and objectives of this Plan and of the *RSES*. It is a Strategic Aim of the Development Plan to proactively implement the economic element of the adopted *Clare Local Economic and Community Plan*.

## 6.5 Atlantic Economic Corridor

The Atlantic Economic Corridor (AEC) is the term applied to a non-administrative or ‘linear’ area along the Western seaboard, stretching from Kerry to Donegal including County Clare. The AEC aims to build and increase collaboration within the area that maximises its assets, attracts investment and creates jobs and prosperity in the Region. The Council will work with the relevant stakeholders in the delivery of the potential of the AEC for the County.

Development Plan Objective: Atlantic Economic Corridor	
<b>CDP6.3</b>	It is an objective of Clare County Council: To support the development of the AEC initiative as a driver of enterprise, growth, investment and the attraction of entrepreneurial skills and talent along the Western Seaboard, and to work with key stakeholders including adjoining local authorities to optimise the combined advantages and opportunities of the AEC including delivering a high-value and low-carbon economy.

## 6.6 Economic Development in Ennis

Ennis is designated as a ‘Key Town’ in the *RSES*, and as the County Town for Clare is an important residential, service and commercial centre which provides significant levels of employment. It is the administrative capital of County Clare, is home to international industries and indigenous companies, and is central to the economic and enterprise development of the county. Potential exists to further expand the employment base in the

town, building a resilient and dynamic local economy. *Ennis 2040 – Economic and Spatial Strategy* is a long-term strategy for the sustainable development of this ‘Key Town’ and addresses the measures required to manage economic, infrastructural, environmental and physical challenges. Volume 3 of this Plan contains a settlement plan for Ennis town which identifies lands for potential enterprise and industrial development. A detailed local area plan setting out further initiatives for economic development in Ennis and its environs will be prepared during the lifetime of this Development Plan.

Development Plan Objective: Economic Development in Ennis	
<b>CDP6.4</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To facilitate the implementation of <i>Ennis 2040</i> in order to set the long-term economic strategy for Ennis with an agreed focus on its economic future and spatial development to 2040 and beyond in line with the requirements of the associated SEA Environmental Report, the Appropriate Assessment Natura Impact Report together with the Strategic Flood Risk Assessment;</li> <li>b) To support the future development of the ‘Key Town’ of Ennis as a self-sustaining, regional economic driver and as a key location of choice for investment in the Region;</li> <li>c) To support a future development of Ennis which capitalises 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;</li> <li>d) To support the creation of a strong and diverse employment base, that capitalises upon the strengths of Ennis and its environs;</li> <li>e) To facilitate the higher education growth potential of Ennis and its vision of becoming a centre for lifelong learning; and</li> <li>f) To ensure compliance with the environmental requirements of Objective CDP<del>3.1</del>3.3.</li> </ul>

## 6.7 Economic Development ~~in Shannon~~ in the Limerick-Shannon Metropolitan Area

Shannon is an established centre of both foreign direct investment and indigenous enterprise. Industry and enterprise bases such as the Shannon Free Zone, Smithstown and Westpark Business Campus accommodate companies that make a significant contribution to the national economy each year. Lands are zoned in the *Shannon Town and Environs Local Area Plan* for future employment-generating development, including a substantial land bank in proximity to Shannon International Airport. The Council will protect and promote Shannon as an attractive location for industrial/enterprise development.

**Development Plan Objective:  
Development of Shannon**

**CDP6.5**

It is an objective of Clare County Council:

- a) To protect and promote Shannon as a significant regional asset and an employment centre in the Limerick-Shannon MASP and as a primary location for industrial, manufacturing, warehousing, distribution, and transport operating centres, and to facilitate, where required, the adaptation of industrial areas to new employment generators;
- b) To facilitate the continued development of the International Aviation Services Centre (IASC) cluster at Shannon as recognised in Ireland's *National Aviation Policy*;
- c) To support the redevelopment and renewal of enterprise and industrial units in the Shannon Area, in particular works to enhance the energy efficiency of the buildings and the physical appearance of the existing business park/industrial zones in the Town;
- d) To support opportunities for the expansion of Shannon as a globally recognised centre of excellence for software engineering/aviation/logistics **MedTech, engineering and ICT**;
- e) To support the development of Shannon as a centre for unmanned aerial vehicles (UAV) or drones building on the establishment of Ireland's first air taxi service in the town;
- f) To support the development of Shannon as a centre for research and development in Autonomous Connected Electric Shared Vehicles (ACES), including Connected and Autonomous Vehicles (CAV); and
- g) To ensure compliance with the environmental requirements of Objective CDP~~3.13.3~~.

Shannon International Airport provides international connectivity and is a major asset, not only in the promotion of economic development in the Gateway, but also in the economy of the wider Mid-West and Southern Regions. The Shannon aviation cluster spans the industry value chain, encompassing everything from aircraft leasing, maintenance and recycling to component manufacture, parts repair and business aviation. The International Aviation Services Centre is essential to the further industrial and economic growth of Shannon and is strongly supported by Clare County Council.

The Airport is a gateway to Ireland's premier tourist locations and offers full US Customs and Border Protection (CBP) pre-clearance facilities to airlines travelling to the USA. Clare County Council recognises **Shannon International Airport as an enterprise and employment hub** and the opportunities that it ~~Shannon International Airport~~ provides as an international gateway, together with the large number of global logistics companies located in close proximity and the availability of 24 hour unrestricted aircraft landing and take-off

operations. Clare County Council will encourage and support the diversification of the Airport and the provision of increased cargo-services.

**Development Plan Objective:**

**Shannon International Airport**

See also Section 11.2.11 Shannon International Airport

**CDP6.6**

It is an objective of Clare County Council:

- a) To facilitate the future development and expansion of Shannon International Airport and its continued role as a driver of economic, social and tourism growth in the Region whilst recognising the need to support actions to transition to a low carbon future;
- b) To facilitate the development of enhanced freight cargo facilities at Shannon International Airport;
- c) To facilitate the improvement/upgrade (as necessary) of key infrastructural resources within the Airport, to the airport lands, and to the N19 providing access to the area as well as improved sustainable transport links between Shannon International Airport, Limerick City Centre, the Technological University of the Shannon: Midlands Midwest, the South Clare/UL Economic SDZ and the National Technology Park at Limerick;
- d) To support the development of initiatives that harness the potential of the Airport including, but not limited to, a residential flight school, unmanned aerospace systems (UAS) and a centre for space collaboration and research cooperation; and
- e) To support and facilitate the development of renewable energy infrastructure within the airport and its confines, thereby enhancing energy security, including development of facilities in support of the aviation sector's transition to Sustainable/Renewable Aviation Fuel and energy;
- e) f) To ensure compliance with all relevant legislation as outlined in Objective CDP3.13.3.

**~~6.8 Higher Education Institutes, the Knowledge Economy and Access to Talent~~**

~~County Clare has a highly skilled and well educated workforce, making it an attractive location for new business development. The importance of the University of Limerick and the Technological University of the Shannon: Midlands Midwest as well as other higher education institutes located in the Southern, and the Northern and Western Regions, is acknowledged and recognised as a critical driver of economic success. These institutes also play a key role in both retaining highly educated and qualified young people in the County and in recruiting and retaining a skilled workforce which is essential in terms of attracting economic investment and sustaining the vibrancy of local communities.~~



~~The sharing of knowledge and innovation between higher education institutes and the enterprise sector is critical to the promotion of a knowledge and innovation-based economy. This will be critical to the successful delivery and development of the proposed South Clare/University of Limerick Economic Strategic Development Zone. With the availability of a high quality, international academic base a key economic focus of the County needs to be directed towards research and development intensive and higher value-added products.~~

#### **Development Plan Objective:**

#### **Higher Education Institutes and the Knowledge Economy**

##### **CDP6.7**

~~It is an objective of Clare County Council:~~

- ~~a) To foster and develop strategic links with industries/businesses and higher education institutes in order to provide an enhanced locally based knowledge economy and in order to improve education, training and skills development in the workforce;~~
- ~~b) To encourage research, technology, development and innovation in collaboration with higher education institutes and development agencies;~~
- ~~c) To support the continued development of third level provision in County Clare including the expansion of existing facilities such as the NUIG Shannon College of Hotel Management at Shannon, the University of Limerick, and the Technological University of the Shannon: Midlands Midwest campus' in Ennis as well as the development of new third level facilities.~~
- ~~d) To support the higher education growth potential of Ennis town and its vision of becoming a centre for lifelong learning; and~~
- ~~e) To encourage and facilitate start-up businesses with high growth potential.~~

### **6.98 University of Limerick – Clare Campus**

The University of Limerick is a significant strategic asset in County Clare and is a critical driver of economic development and the fostering of an innovative, knowledge-based economy for the Clare, Limerick-Shannon Metropolitan Area, and the Southern Region. The University, which caters for approximately 16,500 students, has developed significantly in recent years on the Clare side of the River Shannon, and now boasts three residential villages, Life Sciences, Health Sciences and the World Academy of Music and Dance buildings, a medical school, and the largest all-weather sports complex in Europe together with road and pedestrian bridges across the river. There is significant potential for the University to expand further northwards into County Clare within the designated University Zone. The University Zone can accommodate development and uses associated with higher education including research and development, student/campus accommodation, residential uses complementary to the uses contained within the existing University



campus. It is intended to seek Strategic Development Zone status within this University Zone and undertake development of the zone within the lifetime of this plan.

### 6.98.1 South Clare/University of Limerick Economic Strategic Development Zone

The development of the University of Limerick - Clare Campus in County Clare has been a matter of strategic importance for Clare and the Mid-West for over 20 years, having first been identified for expansion in the *Clare County Development Plan 1999* and subsequently in the *Mid-West Regional Planning Guidelines*. This plan zones lands as 'University' for the future development of the University of Limerick – Clare Campus in County Clare and identifies the site as a proposed Economic Strategic Development Zone (SDZ). The zoning and its development as a plan led Economic SDZ is logical in the context of the previous expansion of the University across the river Shannon into County Clare in 2001, and the expansion to date resulting in 40% of the UL campus now being located in County Clare.

The *Regional Spatial and Economic Strategy for the Southern Region* recognises the spatial and economic suitability of the site as an SDZ, identifying the site as a 'Strategic Employment Location' and including an objective "*to support an application for the designation and subsequent development ..... as an Economic Strategic Development Zone (SDZ), subject to the provisions of the Planning Act and all environmental considerations*". Moreover, the designation of the lands as an SDZ is identified as a 'National Enabler' in the *Limerick-Shannon Metropolitan Area Strategic Plan (MASP)*.

The scale of the site at 110 hectares and its integrity as an entity dictates that the site is best master-planned and developed in a plan-led manner as an SDZ. With this designation, the site has the capacity to become a game changer both regionally and nationally. The designation of the combined site and the formal adoption of a planning scheme will greatly enhance the development opportunities for the site and facilitate orderly and planned development, as envisaged in the legislation. The designation of the lands as an Economic SDZ will enable the site to generate 3,500 jobs with additional employment being generated in the construction phase and subsequent spin-off developments. Foreign and indigenous industry will have the opportunity to partner with the University in investment, expansion, staff and student placement, research and career development.

Talent is key to attracting Foreign Direct Investment, and creating attractive places is key to attracting talent. The *South Clare / UL Economic SDZ* will be an environment with high quality placemaking providing for a full range of living, working, amenity, social, cultural, and recreational spaces integrated with a range of university facilities, including teaching, learning and research. It will be a model of sustainable urban living incorporating transport, education, and enterprise, building on the standards of the existing campus and functionally integrating with Limerick City and the Limerick-Shannon Metropolitan area. It will offer opportunities for collaboration in creating a world class living, learning, research and employment environment founded on high quality placemaking.

The Economic SDZ will facilitate the development by the University of Limerick of 'Academies of Learning' on the University campus in County Clare. These 'Academies'

represent the most significant revision in the relationship between Higher Education and Enterprise. Academies will be developed in collaboration between UL and indigenous and FDI companies to build programmes of learning that link education, enterprise, employment and living seamlessly on the SDZ campus. Industry will inform and design UL higher education modules and provide the teaching and practice-based learning for these programmes alongside UL faculties to meet the specific needs of industry's recruitment and research requirements. UL Students will participate in Enterprise and FDI located on the SDZ as part of both their undergraduate and postgraduate education, experiencing the excitement of innovation, invention, and evolution. Global industries will locate on the SDZ attracted by a plan-led scheme, certainty of infrastructure, with access to talent and on-campus research and development, which can only be provided within a university campus.

The Academies of Learning within the SDZ will become the ultimate fusion of UL's practice of partnership. The SDZ will also give effect to IDA Ireland's strategy, *Driving Recovery and Sustainable Growth 2021-2024* which is based on five pillars - Growth, Transformation, Regions, Sustainability, and Impact. The Academies will establish Ireland and specifically the Limerick-Shannon Metropolitan Area as a 'Treasury of Talent' constituting a vital resource in attracting foreign direct investment. This will sustain both FDI and Indigenous Enterprise and the continued economic development of Ireland while establishing a European site of exemplar significance.

This economic resurgence will generate an additional population within the city and surrounding settlements in the Limerick-Shannon Metropolitan Area. The impact on Shannon International Airport will be significant as the SDZ, which will be accessible from the proposed Limerick Northern Distributor Route (LNDR), focuses on international partnerships with Europe through the European University Network.

A Planning Scheme for the proposed SDZ in the University Zone will be prepared providing for significant growth in areas of the University and its hinterland. The Planning Scheme will also facilitate the redevelopment and integration of the Errina Canal and its associated water-based developments into the SDZ by means of canal/riverside water-related uses. Uses appropriate to the development of the University Zone and SDZ include:

1. Educational facilities;
2. Academies of Learning, Research and Development;
3. Student residences and residential quarters complementary to the existing campus and uses proposed to be contained in the SDZ;
4. Student support facilities;
5. Commercial and mixed uses including enterprise/start-up business units/light industry uses linked to the proposed SDZ and the University's research and development role;
6. Sports, social recreation, riverside and water-related uses and amenity provision;
7. Healthcare services, other facilities and community facilities;
8. Green quarter/high amenity areas.

**Development Plan Objective:  
University of Limerick - Clare Campus  
Proposed Strategic Development Zone**

**CDP6.87**

It is an objective of Clare County Council:

- a) To secure the designation and subsequent development of the South Clare/University of Limerick Economic Strategic Development Zone (SDZ) on lands including those identified as the University Zone, in accordance with the objectives and provisions of this development plan subject to the provisions of the Planning and Development Act 2000 (as amended) and all environmental considerations;
- b) To support, promote and encourage the further expansion of the University of Limerick campus on the north side of the River Shannon, including hinterland development within the University Zone;
- c) To work closely with the University of Limerick in realising the vision for the Clare Campus as a world class learning, research and development hub through its development as a world-class centre for the localisation of globalised development;

~~d) To improve sustainable mobility to the SDZ and UL campus from County Clare and Limerick City centre;~~

d) To ensure that the SDZ Planning Scheme optimises movement by sustainable transport modes through:

- appropriate development layouts which allow for permeability (including filtered permeability for walking and cycling);
- Provision of a comprehensive cycle network which is linked to the wider cycle networks in Limerick and Clare and is designed in accordance with the National Cycle Manual;
- Provision and design of car-parking and cycle-parking in a manner that gives a distinct advantage to cycling and walking over car transport for trips within, to and from the SDZ site;
- A commitment to comprehensive mobility management measures for all employment and education developments within the site;
- New road infrastructure shall be designed in accordance with the requirements to meet Bus Connects;
- The planning scheme shall incorporate a full public transport strategy for the development site which shall be formulated with input from key stakeholders.

e) The impact of the South Clare/University of Limerick Economic Strategic Development Zone (SDZ) on the

	<p>national and strategic road network shall be fully assessed, and any mitigation measures shall be arrived at following engagement and input from key stakeholders including the TII and the NTA;</p> <p>ef) To support and promote the future reopening of the Errina Canal as a piece of functioning waterway infrastructure facilitating water-borne access to the Clare Campus, and to support any development proposals the University may have to maximise its strategic position adjacent to the River Shannon, River Blackwater and Errina Canal, including the reinstatement of the riverside walkway;</p> <p><del>f) To support the future attainment of a strategic rail link including but not limited to the prospect of unmanned light electric rail from the Clare Campus of UL to the Ennis-Limerick rail line; and</del></p> <p>g) To implement innovative decarbonisation and green infrastructure measures in the SDZ in accordance with the European Green Deal and national policy and legislation.</p>
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## Burlington Lands

The former Burlington Plant in Gillogue, which comprise approximately 29,000m<sup>2</sup> of floorspace, has significant potential for redevelopment and to contribute to economic growth in the South Clare area. The buildings have the potential for a wide variety of uses including light industry and enterprise uses, with possible linkages to adjoining land uses in the University and the proposed Strategic Development Zone. The site also has potential for indoor recreational uses. The site is currently accessed by the R-463 Regional Road which is a Strategic Regional Route. Access will be greatly enhanced by the construction of the proposed Limerick Northern Distributor Road.

There are a number of settlement ponds to the south of the site associated with the former industrial uses on the site. The Council will work with the relevant stakeholders to ensure the on-going maintenance and eventual decommissioning and remediation of these settlement ponds.

Development Plan Objective: Burlington	
CDP6.98	<p>It is an objective of Clare County Council:</p> <p>a) To support the optimal use and/or redevelopment of the former Burlington site and encourage appropriate new development in accordance with the zoning on the site;</p> <p>b) To facilitate the development of a pedestrian link from the Burlington site to the University of Limerick; and</p> <p>c) To ensure that all works on the site are in compliance with Objective CDP3.13.3 of this Plan.</p>

## 6.9 Higher Education Institutes, the Knowledge Economy and Access to Talent

County Clare has a highly-skilled and well-educated workforce, making it an attractive location for new business development. The importance of the University of Limerick and the Technological University of the Shannon: Midlands Midwest as well as other higher education institutes located in the Southern, and the Northern and Western Regions, is acknowledged and recognised as a critical driver of economic success. These institutes also play a key role in both retaining highly educated and qualified young people in the County and in recruiting and retaining a skilled workforce which is essential in terms of attracting economic investment and sustaining the vibrancy of local communities.

The sharing of knowledge and innovation between higher education institutes and the enterprise sector is critical to the promotion of a knowledge and innovation-based economy. This will be critical to the successful delivery and development of the proposed South Clare/University of Limerick Economic Strategic Development Zone. With the availability of a high quality, international academic base a key economic focus of the County needs to be directed towards research and development-intensive and higher value-added products.

Development Plan Objective: Higher Education Institutes and the Knowledge Economy	
<b>CDP6.9</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To foster and develop strategic links with industries/businesses and higher education institutes in order to provide an enhanced locally-based knowledge economy and in order to improve education, training and skills development in the workforce;</li> <li>b) To encourage research, technology, development and innovation in collaboration with higher education institutes and development agencies;</li> <li>c) To support the continued development of third level provision in County Clare including the expansion of existing facilities such as the NUIG Shannon College of Hotel Management at Shannon, the University of Limerick, and the Technological University of the Shannon: Midlands Midwest campus' in Ennis as well as the development of new third level facilities.</li> <li>d) To support the higher education growth potential of Ennis town and its vision of becoming a centre for lifelong learning; and</li> <li>e) To encourage and facilitate start-up businesses with high growth potential.</li> </ul>

## 6.10 Shannon Estuary

The Shannon Estuary is a natural asset of international importance and offers significant potential for future economic development in County Clare and the Southern Region. It is a multi-functional zone, with the waters and adjoining lands supporting a range of functions, uses and activities and with environmental resources and assets which bring character, prosperity and vibrancy to the area. In recognition of the potential of the Estuary to capitalise on this natural advantage and the need to take a sustainable approach to future development in the area, a *Strategic Integrated Framework Plan* (SIFP) for the Shannon Estuary has been prepared. The SIFP sets out an overall 30-year strategy for the proper sustainable growth, development and environmental management of the Shannon Estuary region. The *SIFP* identifies and zones two sites in County Clare for marine-related industry (Moneypoint and Cahiracon) and also identifies opportunity sites for other key activities such as renewable energy development and aquaculture. It also promotes the potential of the Estuary for tourism and recreational activities. The *SIFP* comprises Volume 9 of this Plan. The *Developing Nature-Based Tourism Opportunities on the Shannon Estuary Way* seeks to make the Estuary a key tourist attraction for the Mid-West and to increase visitor dwell times and spend in the local communities along the 207km route and to achieve synergies with the Wild Atlantic Way. In addition, Clare County Council has collaborated with Shannon-Foynes Port Company and adjoining Local Authorities to form Cruise Shannon Estuary. Cruise Shannon Estuary is an initiative to sustainably grow the cruise and sustainable marine tourism industry and establish the Shannon Estuary and County Clare as one of the top destinations for cruise liners in Europe.

The ESB's *Brighter Future* strategy proposes the transformation of the Moneypoint site from a fossil fuel burning power generation station into a green energy hub under the 'Green Atlantic' project. Clare County Council supports this project and is committed to safeguarding the future operations and proposed development at Moneypoint while at the same time ensuring that the environmental integrity of the adjacent Shannon Estuary is maintained.

The proximity to Moneypoint, Shannon-Foynes Port and the Shannon Estuary to the Clare Maritime Economic Zone facility in Kilrush offers a unique opportunity for this training centre to be at the heart of the provision of maritime training to the offshore renewable energy industry off the West coast in the coming years.

The future development of the Shannon Estuary is outlined in detail in Chapter 12 of this Plan.

Development Plan Objective: Shannon Estuary	
<b>CDP6.10</b>	It is an objective of Clare County Council: a) To proactively implement the Strategic Integrated Framework Plan for the Shannon Estuary including the mitigation measures identified in Volume 9 of this Plan; and b) To support the promotion, marketing and seeking of



	financial and expertise support for the <i>Strategic Integrated Framework Plan for the Shannon Estuary</i> and specific projects emerging there from.
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### 6.11 Moneypoint Power Station

Moneypoint is one of Ireland's largest electricity stations, located on the Shannon Estuary near Kilrush. It has a capacity to generate up to 915MW of electricity each year and is capable of meeting approximately 25% of Ireland's demand for electricity. It is primarily fuelled by coal, brought ashore via the ESB's deepwater port on the Shannon Estuary. The plant, when combined with Tarbert on the south shore, forms a significant industry and energy hub on the Estuary. Moneypoint is identified as a 'Strategic Development Location' in the *Strategic Integrated Framework Plan for the Shannon Estuary* and the lands are zoned for Marine-Related Industry.

Moneypoint Power Station makes a very significant contribution to the local economy and the facility continues to be strategically important regionally and nationally in terms of capacity, diversity and security of energy supply. In the interest of retaining employment in the West Clare area, Clare County Council will support the on-going diversification and expansion of the site and supports the 'Green Atlantic' project to transform the station from a fossil fuel burning power generation station into a green energy hub while also ensuring a Just Transition for all. See Development Plan Objective CDP12.6 'Strategic Development Location B– Moneypoint' in Chapter 12 for further information and detailed objectives relating to Moneypoint.

### 6.12 Research and Innovation

Research and innovation are the cornerstones of modern economic growth. County Clare's strong industrial base and close affiliations with the University of Limerick, the Technological University of the Shannon: Midlands Midwest and numerous other higher education institutes make it ideally placed to foster and support research and innovation activities and create beneficial linkages between industry and higher education.

In order to successfully support balanced development across the county it is important to recognise that innovation and development occur at many different scales. While interactions and innovation between large industries and research institutes can bring benefits on a regional and national scale, business development based on small-scale innovation and research can be hugely important to the economic future of small towns and villages across the county. It is important therefore that Clare County Council supports research and innovation at all scales throughout the county.

#### Development Plan Objective: Research and Innovation

<b>CDP6.11</b>	It is an objective of Clare County Council: a) To support and facilitate the development and progression of beneficial interactions between industries
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	<p>located in County Clare and relevant higher education institutes;</p> <p>b) To work with relevant stakeholders to support research, innovation and enterprise development in the county including incubation facilities for new business development; and</p> <p>c) To work with relevant stakeholders to secure funding to implement innovative and collaborative projects through funding mechanisms such as the Urban Regeneration and Development Fund, the Rural Regeneration and Development Fund, the Climate Action Fund, Horizon Europe, and the Disruptive Technologies Innovation Fund amongst others.</p>
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### 6.13 Clare Digital Hub Network

Clare County Council, on foot of the Rural Development Strategy, established the DigiClare initiative to support local communities by providing flexible, affordable and local office facilities and high-speed broadband connectivity across the county. This network of digital hubs facilitates e-working, small-scale training and conferencing facilities. There are digital hubs currently located in Ennis, Cross, Carron, Corofin, Ennistymon, Feakle, Kilfenora, Kilkee, Kilrush and Miltown Malbay with additional locations planned across the county including Loughgraney, Scarriff and Sixmilebridge. The hubs aim to attract individuals/enterprises working in the digital and media industries to locate in County Clare including local start-up businesses, start-ups currently based in higher education institutes and existing small to medium national/international businesses. The network also promotes the development of new technologies, interfaces, and methods to address the challenges faced by the aging population. It will prioritise technological solutions that address these challenges including those that allow for greater access to facilities and services for all citizens regardless of age and technological competency. In addition to the roll out of digital hubs, open Wi-Fi broadband connection points will also be provided at key locations across the county.

Development Plan Objective: Clare Digital Hub Network	
<b>CDP6.12</b>	<p>It is an objective of Clare County Council:</p> <p>To support the continued development of the network of digital hubs in order to facilitate remote working/co-working at appropriate locations, to attract new businesses to locate in County Clare, and to support the further growth and development of the digital and media industries in the county.</p>

### 6.14 Sustainable Design and Working Environments

Quality of life and quality of place is of increasing importance in creating the right conditions to attract and retain businesses, jobs and investment. It influences the decision of a business



or investor to locate and remain in a particular area. A high quality and well-designed working environment can foster local economic growth. It also encourages other businesses to invest and attracts employees and visitors to an area.

Clare County Council will work to ensure that new developments deliver sustainable, attractive and healthy working environments. This will be achieved for example, through the provision of landscaping and open space, pedestrian access and safe cycle parking, and, where appropriate, through facilities such as health care, childcare, shopping and leisure facilities.

Development Plan Objective: High Quality Development	
<b>CDP6.13</b>	<p>It is an objective of the Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To encourage the development of attractive, accessible and healthy working environments that enhance the character and quality of an area;</li> <li>b) To ensure that the design of employment-generating development, regardless of location, is high quality, inclusive and accessible;</li> <li>c) To require new large-scale developments (&gt;75 employees) to prepare and implement a Mobility Management Plan to support the use of sustainable modes of transport; and</li> <li>d) To encourage new employment-generating developments to support modal shift through the provision of facilities such as lockers, changing rooms and drying rooms for their employees.</li> </ul>

### 6.15 Availability of Land and Infrastructure

Infrastructural investment is critical for future economic development activity. It is essential, therefore, that infrastructure providers, such as Irish Water, Transport Infrastructure Ireland and electricity and broadband providers, support Clare County Council's vision for economic development through their service provision. The Urban and Rural Settlement Strategy contained in Chapter 4 of this Plan, sets out the levels of economic development and growth envisaged for the towns and villages of County Clare based on their position in the Settlement Hierarchy.

The settlement plans contained in Volume 3 of this Plan ensure that lands are appropriately zoned in accordance with the objectives of the NPF and the RSES, meeting the needs of different users and encouraging a diversity of employment-generating development throughout the County.

Where proposals may arise for new employment and enterprise development in the open countryside, only where there are strong locational factors that would make the location of the use in towns and villages undesirable would these be considered by the Council on a

case-by-case basis. Such proposals would include the development of commercial/industrial related facilities and associated support services in appropriate locations and any such proposals would be subject to the planning and environmental objectives as set out in this plan.

Development Plan Objective: Availability of Land and Infrastructure	
<b>CDP6.14</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To ensure that an adequate supply of land is zoned in appropriate locations throughout the County to support economic development and employment-generating activities;</li> <li>b) To maximise the efficiency of zoned lands by advocating for and facilitating the provision, upgrade or refurbishment of necessary infrastructure;</li> <li>c) To protect land zoned for employment-generating uses from inappropriate development that would negate future economic activity; and</li> <li>d) To ensure that lands are zoned for industry and enterprise development in towns and villages across the County at a scale appropriate to the size and role of the settlement as per the Settlement Hierarchy.</li> </ul>

### 6.16 Brownfield and Infill Sites

The development of infill sites, brownfield sites and disused buildings in urban areas offers excellent opportunities for new employment-generating enterprises whilst also delivering compact growth and therefore will be supported and facilitated by the Council. Such developments contribute to regeneration and enhance the visual appearance of an area, make more effective use of land and stimulate economic activity in urban and rural areas.

Development Plan Objective: Re-use of Brownfield Sites	
<b>CDP6.15</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To favourably consider the redevelopment of brownfield sites and disused agricultural or commercial buildings in urban and rural areas for industrial, enterprise or cultural uses subject to normal planning considerations, ensuring that no such developments will adversely affect protected habitats and species; and</li> <li>b) To establish a database of strategic brownfield and infill sites so that brownfield land re-use can be managed and co-ordinated across multiple stakeholders, as part of an active land management process.</li> </ul>

### 6.17 Ancillary Services

In general, Clare County Council will require services such as childcare providers, financial institutions, food providers etc, to locate in town and village centres or other identified appropriate locations across the county. However, it is recognised that it can be beneficial to provide limited ancillary services in larger employment-generating areas. Services such as gyms, childcare facilities, and café/restaurant facilities can enhance the attractiveness of industrial/business parks for potential employers and employees and can also contribute to more sustainable travel patterns for those working in such areas.

#### Development Plan Objective:

##### Ancillary Services

#### CDP6.16

It is an objective of Clare County Council:  
To support the development of small-scale ancillary services in large industrial and business parks where they do not detract from the vitality and viability of the town centre in the subject settlement.

### 6.18 Energy

County Clare's ability to continue to attract and retain high levels of foreign direct investment and to provide a supportive environment for industry will depend on its capacity to deliver a competitive and uninterrupted energy supply. County Clare has a secure energy supply and the network in the county has significant potential to accommodate further generating activity. The county also has potential to increase the production of electricity from renewable energy sources such as wind and tidal energy. The Council's *Wind Energy Strategy* (Volume 6) and *Renewable Energy Strategy* (Volume 5) provide for a strategic planned approach to secure renewable energy production in County Clare. The creation and storage of sustainable forms of energy and the associated development of new energy technologies will assist in the creation of a low-carbon county that can be developed and marketed to the benefit of local business and job creation in the county. The Council supports the ESB's 'Green Atlantic' project for the redevelopment of the Moneypoint power generation station site as a green energy hub and the development of the Shannon Estuary as a focal point for the offshore wind industry in Europe.

#### Development Plan Objective:

##### Energy Supply

#### CDP6.17

It is an objective of Clare County Council:  
a) To contribute to the economic development and enhanced employment opportunities in the county by:  
i) Enabling the development of a self-sustaining, secure, reliable and efficient renewable energy supply and storage for the County in line with CDP Objective ~~3.13.3~~;   
ii) Facilitating the county to become a leader in the production of sustainable and renewable energy for

	national and international consumption through research, technology development and innovation; and iii) Supporting on-land and off-shore renewable energy production by a range of appropriate technologies in line with CDP Objective <del>3.13.3</del> .
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### 6.19 Green Technology and the Circular Economy

Climate change is one of the greatest global challenges of our time and in 2019 Ireland declared a climate and biodiversity emergency. While it is essential to ensure the safety and quality of life of all residents and the protection of biodiversity, climate mitigation and adaptation also offers significant potential from an economic development perspective. There are strong growth opportunities in the emerging low carbon goods and services sector such as renewable energy (wind, wave, tidal and biomass and the services that support them), low carbon technologies including alternative fuels for vehicles, carbon capture and storage, and building technologies. Opportunities also exist in environmental management including environmental consultancy, pollution control, waste management, recovery and recycling. Considerable opportunities exist for job creation and economic growth in areas such as green tech and new technology developments. Addressing the impacts of climate change and global warming can drive innovation and stimulate economic growth.

Development Plan Objective: Green Technology	
<b>CDP6.18</b>	It is an objective of Clare County Council: To support the development of low carbon and green tech businesses and industries throughout the County.

Development Plan Objective: Circular Economy	
<b>CDP6.19</b>	It is an objective of Clare County Council: a) To support the development of industries that create and employ green technologies and take measures to accelerate the transition towards a low carbon economy and circular economy. b) To support the development of social enterprises and the circular economy within local communities to benefit environmental protection, employment generation and community development.

### 6.20 Agricultural Development

Agriculture remains a highly important part of the local economy and the sector will be one of the main drivers of economic growth and employment creation in the coming years. Employment opportunities can be created through agricultural development/diversification

to supplement farm incomes, to regenerate the rural economy and to sustain rural communities.

Development Plan Objective: Agricultural Developments	
<b>CDP6.20</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support and encourage the development of alternative farm enterprise, agri-tourism projects and farm shops on agricultural lands which are complementary to the agricultural operation on the farm and the biodiversity supported by the farm, subject to compliance with appropriate planning, environmental and services requirements; and</p> <p>b) To support and encourage the re-use of redundant farm buildings of vernacular importance for appropriate agri-tourism enterprises subject to compliance with appropriate planning and services requirements.</p>

### 6.21 Rural Enterprise

Rural enterprises are vitally important to sustaining rural populations, supporting the rural economy and generally enhancing the fabric of rural society. The Council recognises that businesses in rural areas and their employees benefit from the high quality of life and the opportunities arising from the available capacity in local social, community and educational facilities. Rural areas in proximity to raw materials and resources may have competitive advantages and be best placed to establish niche enterprises ideally located to serve their markets and provide employment in rural areas. There is also a growing trend for the development of small workshops, some of which are located within the confines of existing houses, in rural areas. Clare County Council will seek to accommodate these, including the suitable expansion of existing facilities wherever possible subject to normal planning considerations.

Proposals for other small-scale enterprises in rural areas will be considered on their individual merits, including:

- the nature of the activity;
- where the workforce is likely to be sourced;
- evidence that its scale is appropriate to a rural area;
- evidence that the enterprise would not be viable on industrial or commercial zoned land in towns and villages nearby;
- evidence that a suitable site is available.

See Development Plan Objective CDP8.3 'Alternative Farm Enterprises' in Chapter 8 for detailed objectives relating to farm enterprises.

## 6.22 The Food Industry

Food production is a growing industry in County Clare, with businesses ranging from large-scale catering operations to an extensive network of artisan food producers. There is significant potential to grow this industry, particularly in terms of the development and production of new products. To support growth in this industry, Local Enterprise Office Clare encourages and supports the development of networks within the food industry throughout the County.

### Development Plan Objective: The Food Industry

<b>CDP6.21</b>	It is an objective of Clare County Council: To encourage and support the development of food networks throughout the County in order to support the expansion of the food industry.
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## 6.23 Craft/Creative Industries

The craft industry is a dynamic and vibrant sector. It is a key employer and makes a significant contribution to the economy in County Clare. Encompassing a range of different skills including textile making and clothing, pottery and ceramics, jewellery, glass, woodworking, and furniture making, craft industries are characteristically small in scale and are geographically widespread. Enterprises in this sector create employment throughout the county. Clare County Council recognises the importance of these industries, not just in terms of employment creation, but also in terms of the creation of unique products, many of which utilise local resources and contribute to the branding of County Clare as a unique and vibrant County. The Council will also support the provision of training locations for apprenticeships in this sector.

### Development Plan Objective: Craft/Creative Industries

<b>CDP6.22</b>	It is an objective of the Clare County Council: To work in coordination with Local Enterprise Office Clare and all relevant stakeholders to support the further development and expansion of craft industries in County Clare and to proactively seek new market opportunities for locally produced crafts at the local, national and international levels.
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## 6.24 Home-Based Economic Activity and Remote Working

Home-based economic activity, defined as activity in part of a house converted to a home-based (non-retail) business, is increasing significantly as a result of advances in technology and the increased opportunities to work from home. Remote working is the combined use of technology and the flexibility and agility for employees to work from home, from a digital hub or using a hybrid model (part-home, part-office). The pace of change in these work

practices has increased significantly due to the societal restrictions associated with the Covid 19 pandemic. Working from home can reduce the need to commute and provides opportunities for all areas of the county to generate employment, thereby supporting rural and urban areas from both a social and economic perspective. The Clare Digital Hub Network and the advances in broadband provision across the county are assisting in facilitating this shift to remote working and the hybrid (part home, part office) working model.

**Development Plan Objective:**

**Home Based Economic Activity and Remote Working**

**CDP6.23**

It is an objective of Clare County Council:

- a) To support the conversion of part of a dwelling to an appropriate home-based economic activity, where the dwelling remains as the main residence of the practitioner;
- b) To facilitate home-working and innovative forms of working which reduce the need to travel where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas;
- c) To co-operate with and facilitate government agencies and other bodies where feasible, in encouraging home-based employment; and
- d) To engage with all relevant stakeholders and broadband infrastructure providers to ensure the roll-out of the National Broadband Plan as well as to support improvements to existing broadband networks.

## 6.25 The Film Industry

The film industry is hugely important from both a local and national perspective. It creates direct employment, with over 560 small and medium enterprises focused on this sector nationally. It also generates significant positive spin-offs arising from impacts such as the provision of support services and the tourism generated from international exposure. The future expansion of the film industry in County Clare has the potential to have a significant positive impact on job creation and economic growth in the county.

**Development Plan Objective:**

**The Film Industry**

**CDP6.24**

It is an objective of Clare County Council:

- a) To work with all relevant stakeholders to promote County Clare as a film location; and
- b) To support new and existing businesses involved in the film industry in County Clare and to support their future expansion.

## 6.26 Retail Developments

Retail development plays an important function in the socio-economic development of the



county. Its contribution to employment is significant. In addition to generating direct employment, it creates demand for local goods and services. This combination of direct and indirect effects can contribute significantly to the vitality and viability of a town or village, particularly if the workforce resides in the town centre. See Chapter 7 'Retail' for further consideration of retail planning. In addition, Volume 7 comprises the *County Clare Retail Strategy 2023-2029*.

Development Plan Objective: Retail Developments	
<b>CDP6.25</b>	It is an objective of Clare County Council: To facilitate and support the implementation of the County Clare Retail Strategy 2023-2029 and to harness the economic potential of retail development at appropriate locations throughout the County.

### 6.27 Tourism Developments

The tourism industry is one of the main contributors to the economy of County Clare and this is reflected in the considerable on-going investment made by the Council in tourism infrastructure throughout the county. The Covid-19 pandemic brought significant challenges for the tourism industry and whilst uncertainty remains it is envisaged that leisure travel will return to pre-Covid levels when it is safe to do so and that the tourism industry will remain a key economic pillar for the County in the coming years. The *Tourism Strategy 2030* and the forthcoming *Destination Recovery and Strategy Action Plan* will assist and inform the reopening of County Clare as a tourist destination. See Chapter 9 'Tourism' for further information on the potential of tourism industry in County Clare.

Development Plan Objective: Tourism	
<b>CDP6.26</b>	It is an objective of Clare County Council: To harness the economic potential of tourism in County Clare through the enhancement of tourism and leisure amenities and through supporting the coordination and promotion of appropriate tourism initiatives in accordance with CDP Objective <del>3.13.3</del> .

### 6.28 Data Centres

Data centres are an integral part of the enterprise and business support infrastructure and provide services such as:

- Data storage, management, backup and recovery;
- Productivity applications, such as email;
- High-volume e-commerce transactions;
- Powering online gaming communities; and

- Big data, machine learning and artificial intelligence.

*Project Ireland 2040 - National Planning Framework* sets out the strategic importance of data centres in Ireland's Enterprise Strategy. The *RSES* identifies the development of a data centre in Ennis as an economic driver for the county and the wider Southern Region. Having regard to the *Government Statement on The Role of Data Centres in Ireland's Enterprise Strategy* (June 2018), which in particular recommends having a plan-led approach to data centres, a 55-hectare site has been identified for Data Centre development. This site is zoned as Enterprise (45ha) and Buffer Space (10ha) with a specific use for a Data Centre campus. It is considered appropriate for Data Centre use due to its proximity to the electricity sub-station, its proximity to the M18 motorway and adjoining regional road network, its location relative to the Gas Pipeline, the availability of Dark Fibre and proximity to Shannon International Airport and Ennis Town. This site is zoned to accommodate a Data Centre campus which consists of one or more structures, used primarily for the storage, management and dissemination of data and the provision of associated power electricity connections and energy generating infrastructure. This site is identified as Transformational Site 9 in *Ennis 2040 Spatial and Economic Strategy*.

**Development Plan Objective:  
Data Centres**

**CDP6.27**

It is an objective of Clare County Council:  
To facilitate and support the development of a data centre on the Enterprise zoned lands (ENT 3) at Toureen Ennis subject to normal planning considerations and the implementation of the findings of the SEA and AA associated with this Plan. *Any planning application for this site must include an analysis of the impacts from Green House Gas (GHG) Emissions associated with both the energy and cooling systems on the environment in the context of Climate Change and our commitment in CAP 2021 to achieve a reduction of 51% in GHG emissions by 2030.*

## Chapter 7 Retail

Amendments are proposed to two sections of Chapter 7:

- Section 7.2.1 Retail Hierarchy
- Section 7.5 Other Forms of Retail

All proposed amendments are set out below. All other sections and objectives in Chapter 7 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 7.2.1 Retail Hierarchy

The *Retail Strategy for the Limerick-Shannon Metropolitan Area and County Clare* (hereafter referred to as the Retail Strategy) sets out a retail hierarchy for the County and Metropolitan area in order to guide the location, nature and scale of retail developments. The *Retail Strategy* and Retail Hierarchy (Table 7.1 in the *Retail Strategy*) outline the level and form of retailing activity appropriate to the role of each of the settlements identified in the Settlement Hierarchy in the Core Strategy in accordance with the requirements of the *Retail Planning Guidelines* (2012). The Retail Hierarchy for County Clare is as follows:

**Table 7.1 Retail Hierarchy**

Tier	Level	Location	Status
<b>Tier 2 Major Town Centres</b>		Ennis	Key Town/County Town
<b>Tier 3 Town Centres</b>	<b>Level 1</b>	Shannon	Metropolitan town
	<b>Level 2</b>	Kilrush	Service Town
		Ennistymon/Lahinch	Service Town
		Scarriff/Tuamgraney	Service Town
<b>Tier 4 Neighbourhood and Village Centres</b>	<b>Level 1</b>	Killaloe	Small Town
		Sixmilebridge	Small Town
		Newmarket-on-Fergus	Small Town
		Miltown-Malbay	Small Town
		Kilkee	Small Town
	<b>Level 2</b>	Tulla	Village Centre
		Corofin	Village Centre
		Lisdoonvarna	Village Centre
		Kiladysert	Village Centre
		Ballyvaughan	Village Centre
<b>Tier 5 Local/Corner Shops</b>		Smaller villages/crossroads – rural shops (post offices, creameries, public houses, filling stations, etc.)	Local/Corner Shops

Table 7.2 as below sets out the future retail floorspace in the retail catchments of the County.

**Table 7.2: Future Retail Floorspace**

Final Future Retail Floorspace Potential (Cumulative) - Adjusted for Vacancy & Pipeline		
Retail Goods Type	Floorspace Capacity (m2)	
	2026	2029
<b>[1] Limerick Catchment Metro - Clare Portion</b>		
Convenience Goods	3,594	5,599
Comparison Goods (Non-Bulky)	5,570	12,259
Comparison Goods (Bulky)	-753	311
<b>Total Retail Floorspace Potential</b>	<b>8,411</b>	<b>18,170</b>
<b>[2] Limerick Catchment Remainder - Clare Portion</b>		
Convenience Goods	399	622
Comparison Goods (Non-Bulky)	619	1,362
Comparison Goods (Bulky)	-753	311
<b>Total Retail Floorspace Potential</b>	<b>265</b>	<b>2,296</b>
<b>[3] Ennis Catchment</b>		
Convenience Goods	2,604	3,897
Comparison Goods (Non-Bulky)	2,707	5,924
Comparison Goods (Bulky)	1,481	3,326
<b>Total Retail Floorspace Potential</b>	<b>6,792</b>	<b>13,147</b>
<b>[4] Kilrush Catchment</b>		
Convenience Goods	1,444	2,114
Comparison Goods (Non-Bulky)	1,460	2,274
Comparison Goods (Bulky)	414	751
<b>Total Retail Floorspace Potential</b>	<b>3,319</b>	<b>5,138</b>
<b>[5] Ennistymon Catchment</b>		
Convenience Goods	3,688	4,184
Comparison Goods (Non-Bulky)	623	882
Comparison Goods (Bulky)	134	368
<b>Total Retail Floorspace Potential</b>	<b>4,444</b>	<b>5,434</b>
<b>[6] Scariff Catchment</b>		
Convenience Goods	1,192	1,385
Comparison Goods (Non-Bulky)	94	270
Comparison Goods (Bulky)	-1,219	-1,155
<b>Total Retail Floorspace Potential</b>	<b>66</b>	<b>500</b>
<b>[1]+[2]+[3]+[4]+[5]+[6] County Clare Total (excl. Limerick Catchment portion in Limerick)</b>		
Convenience Goods	12,921	17,801
Comparison Goods (Non-Bulky)	11,073	22,971
Comparison Goods (Bulky)	-697	3,912
<b>Total County Retail Floorspace Potential</b>	<b>23,298</b>	<b>44,684</b>

## 7.5 Other Forms of Retail

### 7.5.1 Edge-of-Centre and Out-of-Centre Retailing

Edge-of-centre sites are located within easy walking distance (generally no more than 300-400m) of the primary retail areas in the town whereas out-of-centre retail development is clearly separated from the town centre but within the settlement boundaries of urban areas identified in the development plan. Retail proposals at these locations will be assessed in accordance with the *Retail Strategy*.

Development Plan Objective: Edge-of-Centre Retail Development	
<b>CDP7.17</b>	<p>It is an objective of Clare County Council</p> <ul style="list-style-type: none"> <li>a) To assess applications for edge-of-centre and out-of-centre retail developments having regard to the criteria and considerations set out in <i>Retail Planning – Guidelines for Planning Authorities</i> (2012) and the <i>Clare Retail Strategy</i>;</li> <li>b) To apply the sequential test to development proposals for edge of centre retail developments; and</li> <li>c) To permit edge of centre retail developments only where such development will strongly integrate into the existing town centre and will not have a negative impact on the vitality and viability of the relevant town centre, and subject to normal planning requirements, <b>including the requirement to be served by public transport and to be accessible to their catchment by walking and cycling.</b></li> </ul>

### 7.5.2 Retail Parks/Retail Warehousing

A retail park comprises an agglomeration of retail warehouses grouped around a common carpark selling mainly bulky goods. In keeping with the *Retail Planning Guidelines* (2012) there will be a presumption against further development of out-of-town retail parks in the Plan area. ~~However, there is an identified need for retail warehouse development of varying scales in the Ennis and Shannon Areas.~~ However, there is an identified need for retail warehouse development of notable scale in the Ennis retail catchment area, alongside more modest requirements towards the end of the Plan period identified in the retail catchment areas encompassing Kilrush, Shannon and the County-Clare portion of the shared Limerick retail area.

Development Plan Objective: Retail Parks/Retail Warehousing	
<b>CDP7.18</b>	<p>It is an objective of Clare County Council</p> <ul style="list-style-type: none"> <li>a) To encourage and facilitate an improved bulky comparison retail offer in Ennis where it can be achieved through a qualitative improvement of existing retail floorspace; and</li> </ul>

	<p>b) <del>To permit new retail warehouse development in the Shannon Town and Environs area subject to the application of the sequential test and the preparation of a Retail Impact Assessment to ensure that there will be no negative impacts on the vitality and viability of the town centre area.</del></p> <p>To consider new retail warehouse development in the other retail catchment areas, in instances where it would target a qualitative improvement of existing bulky goods retailing and without exceeding the additional requirements identified. Further, that any such consideration be subject to the application of the sequential test and the preparation of a Retail Impact Assessment to ensure that there will be no negative impacts on the vitality and viability of associated town centre areas.</p>
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### 7.5.3 Tourism-Related Retail Developments

It is an objective of the Council to support niche tourism and innovative tourist enterprises to enhance the diversity and quality of local visitor experiences and to stimulate increased visitor numbers. Clare County Council will give favourable consideration to tourist-related retail developments in settlements and in established tourist attractions throughout the County. The *Promote Ennis: Niche Destination Plan* has been produced with a development focus on Ennis realising the significant opportunity that tourism presents for increased economic activity. Tourism retail will be encouraged at appropriate and established tourist locations where it can be shown that the tourism attraction concerned is well-established and has a suitable existing flow of visitors sufficient to make a retail facility viable. The retail facility must not detract from the main tourist attraction on the site.

Development Plan Objective: Tourism-Related Retail	
<b>CDP7.19</b>	It is an objective of Clare County Council To encourage and facilitate the delivery of sustainable tourism-related retail developments and initiatives, of appropriate scale, located in settlements and in the vicinity of established tourism attractions.

### 7.5.4 Ancillary Retailing

It is recognised that some industrial and commercial businesses also operate small-scale retail facilities, subsidiary to their main operations, to provide direct sales to the public. Such operations will be considered having regard to the location of the business, the extent of retail activity that will be generated and the potential impact on both surrounding businesses and town centre retail activity.



Development Plan Objective: Ancillary Retailing	
<b>CDP7.20</b>	<p>It is an objective of Clare County Council</p> <p>To facilitate industrial and commercial businesses located in premises outside the town centres to trade with retail customers where such retailing operations are ancillary to the business as a whole and where they do not have a negative impact on neighbouring businesses and/or town centre retailing.</p>

### 7.5.5 Petrol Filling Stations

Small shops associated with petrol filling stations can be a cost-effective way of providing the equivalent services of a local shop. It is considered appropriate for petrol filling stations to provide limited retail facilities on site provided they are of a small scale and ancillary to the main purpose of the filling station. The Council will consider proposals on a case-by-case basis and may limit the range of retail goods available for purchase at petrol filling stations in order to protect the viability and vitality of existing retail centres. Such facilities will generally not be acceptable in rural areas where the maximum speed limit applies.

Development Plan Objective: Petrol Filling Stations	
<b>CDP7.21</b>	<p>It is an objective of Clare County Council</p> <p>To consider development proposals for petrol filling stations, and associated shops with a floor space <del>no greater than</del> up to 100m<sup>2</sup> (net), on their individual merits, subject to normal planning and environmental considerations <del>traffic impact considerations and the location, health and scale of existing retail services in the area.</del> Where permission is sought for associated shops with a floorspace is in excess of 100m<sup>2</sup> (net), the sequential approach shall also be applied.</p>

## Chapter 8 Rural Development and Natural Resources

Amendments are proposed to three sections of Chapter 8:

- Section 8.2.3 Farm Based Rural Enterprise
- Section 8.3 Natural Resources
- Section 8.3.6 Extractive Industry

All proposed amendments are set out below. All other sections and objectives in Chapter 8 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 8.2.3 Farm-Based Rural Enterprise

Many farmers and landowners, through innovation and the utilisation of local/natural resources, now subsidise their farming by diversifying into new enterprises. The rural economy has the potential to offer many viable and sustainable employment opportunities and the Council will encourage and facilitate the development of small-scale rural enterprises where possible. In order to further support rural enterprise the Council will give favourable consideration to home based enterprises and will also promote the establishment of a number of small-scale incubator units in rural areas.

Development Plan Objective: Alternative Farm Enterprises	
<b>CDP8.3</b>	<p>It is an objective of Clare County Council:</p> <p>To assist the sustainable development of the rural economy through the facilitation and encouragement of:</p> <ul style="list-style-type: none"> <li>i) Alternative farm enterprises, agri-tourism projects <del>and</del> <b>agri-tech, agri-food, and</b> farm shops;</li> <li>ii) The re-use of redundant farm buildings of vernacular importance for appropriate agri-tourism enterprises, subject to compliance with appropriate planning, environmental and services requirements and the appropriate maintenance and protection of Clare's natural landscapes and built heritage which are vital to rural tourism and ensure development is in compliance with the environmental requirements of Objective CDP<del>3.13.3</del> <b>3.13.3</b>; and</li> <li>iii) Farm-based renewable energy technologies such as bio-energy and anaerobic digestion, in compliance with relevant environmental legislation.</li> </ul>

### 8.3 Natural Resources

Clare is a County rich in natural resources, the sustainable exploitation of which has the potential to contribute significantly to both the local and national economy.

Development Plan Objective: Natural Resources	
<b>CDP8.8</b>	<p>It is an objective of Clare County Council:</p> <p>To facilitate, encourage and appropriately manage the development of the natural resources of the County and to ensure that this is done in a sensitive way, eliminating any significant adverse effects on the natural and built environment, <b>negative impacts on archaeological heritage</b> and in compliance with all relevant legislation and planning requirements.</p>

#### 8.3.6 Extractive Industry

County Clare benefits from reserves of stone, sand, gravel and peat which are worked at many

locations across the County. There is also potential for the extraction of precious and base minerals in the County. The Council recognises the importance of the extractive industry in the County and the contribution the industry makes to the construction sector, employment generation and economic life. The extraction and processing of these materials and minerals, together with the decommissioning and restoration of all sites, requires appropriate management in order to minimise the potential impact on the environment. The Council will facilitate the harnessing of the area's natural resources whilst ensuring that the receiving environments amenities are appropriately protected.

Development Plan Objective: Minerals, Mining and Quarrying	
CDP 8.14	<p>It is an objective of Clare County Council:</p> <p>a) To promote the extraction of minerals and aggregates and their associated processes where such activities do not have a significant negative impact on the environment, landscape, public health, archaeology, <b>County Geological sites and/or sites of geological importance</b> or residential amenities of the receiving environment and where such operations are in compliance with all national regulations and guidelines applicable to quarrying and mining activities.</p> <p>b) To support the satisfactory and sensitive re-instatement and / or re-use of disused quarries and extraction facilities, where active extraction use has ceased. Future uses should include amenity, recreation and biodiversity areas and shall be informed by an assessment of the specific site/lands in accordance with the restoration plan under the facility's EPA licence.</p>

## Chapter 9 Tourism

**Goal IX:** A county in which tourism growth continues to play a major role in its future development. A county which is the gateway to the west, delivering tourism experiences which reflect our strong commitment to sustainability, connectivity, innovation and new approaches to doing business. A place that is globally recognised as a sustainable destination and where the benefits of tourism are spread across the county throughout the seasons.

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## 9.0 Introduction

County Clare has an exceptionally rich and diverse natural and cultural heritage, vibrant towns and villages and contrasting landscapes, all of which are easily accessible to visitors. The diversity of its globally recognised landscapes is striking and the asset base for activity and nature-based tourism is considerable. County Clare is surrounded to the west, south and east by coastal, estuarine and fresh water systems which give the County a distinctive island-like geography that has in turn influenced its cultural heritage over the centuries. The tourism industry makes a significant contribution to the vitality and sustainability of a wide variety of local enterprises, particularly in rural areas, and promotes an enhanced awareness and positive appreciation of local traditions and ways of life. In 2019 tourism contributed €270 million to the economy of the County and it is estimated that it supported 6,600 jobs. While County Clare is one of the leading tourist counties in Ireland, a stronger year-round product must be developed. There is also a need to ensure that tourism growth is spread beyond established destinations and larger towns to rural areas.



The sustainable development of the tourism industry is critical to the economy of the County and of the wider region. Whilst the Covid-19 pandemic has brought significant challenges to the tourism industry in the County and whilst business uncertainty remains, it is envisaged that leisure travel will return to pre-Covid levels when it is safe to do so and that the tourism industry will remain a key economic pillar for the County in the coming years. The reopening of County Clare as a tourist destination will be informed by the *County Clare Tourism Strategy 2030* and its *Destination Recovery and Strategy Action Plan* which is due to be completed in the next two years.

## 9.1 Strategic Aims

The objectives required to promote a sustainable, well-managed, and high-quality year-round tourism industry that generates economic benefits for all areas of the County are set out in this Chapter. In accordance with the overall vision of the Development Plan, these objectives are based on the following strategic aims:

- To maximise the potential of tourism as a ‘pillar of economic growth’ thereby contributing to the balanced economic development of the County and the tourism industry of the region;
- To work in partnership with Fáilte Ireland, Clare Tourism Advisory Forum and other bodies to define the tourist experience and to develop a clear tourism identity for County Clare;
- To develop and enhance new and existing tourism products, attractions and tourism infrastructure;
- To capitalise on the distinct tourist attractions that County Clare has to offer including natural, built and cultural heritage, scenic landscapes and natural amenities;
- To work to improve the visitor experience to ensure that all visitors to the County enjoy the unique experience of County Clare and all that it has to offer;
- To develop strong, year-round, high-quality integrated tourism products;
- To increase the length of tourist stay and ‘yield per visitor’ in the County;
- To capitalise on the County’s identified nodes along the Wild Atlantic Way;
- To protect the environmental quality of the County on which much of the tourism activity is based; and
- To enhance physical access and maximise the potential of underdeveloped areas for tourism.

## 9.2 Strategy

Many of Ireland’s most popular visitor attractions such as the Burren, the Cliffs of Moher, Loop Head, the Wild Atlantic Way, Lough Derg and Inis Cealtra (Holy Island) are located in County Clare. The strategy will be to develop and implement an integrated and sustainable high-quality, year-round tourism sector based on the County’s unique natural heritage, culture, music, traditions and an extensive array of both built and natural features and attractions.

Development Plan Objective: County Clare Tourism Strategy	
<b>CDP9.1</b>	It is an objective of Clare County Council: To support the implementation of the <i>County Clare Tourism Strategy 2030</i> which establishes a vision for the development of tourism in County Clare and provides for the sustainable and efficient provision and management of Clare's tourism resource.



### 9.2.1 Tourism Promotion

Due to the Covid-19 pandemic the main focus for the initial phase of the Development Plan period will be on the domestic market, whilst in the medium term the promotion and branding of County Clare as a tourist destination, both nationally and internationally is key to the future success of the industry. The growth market visitor groups identified for County Clare are:

- Culturally Curious – visitors in this category are well travelled and want to discover the hidden stories and get under the skin of a destination, they are socially responsible, environmentally conscious and health conscious, and are independent sightseers who rarely travel in a family group.
- Great Escapers – visitors in this category are off-season travellers, independent, price and value conscious, they look for personal and trusted recommendations before purchasing and often travel as couples.
- Social Energisers – visitors in this category are early adopters and trend setters, those who don't want to miss out and are frequent users of digital technology and social media. They are travellers rather than tourists and travel in groups or couples.
- Connected Families – visitors in this category are families with young children (generally under 10), they book well in advance, are meticulous planners and are most likely to travel in July and August.
- Niche Markets – These markets include golf, wellness, geo/ecotourism, adventure sports, business, and the diaspora.

It is important to ensure that the wide array of activities and amenities available in the County are appropriately promoted to ensure the future growth and sustainable development of the tourism industry.

Development Plan Objective: Promotion of Tourism in County Clare	
<b>CDP9.2</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To support Clare Tourism Recovery Task Force in the reactivation of the County as a tourism destination and to support their ongoing work in promoting County Clare;</li> <li>b) To continue to work in partnership with local, national and international agencies/bodies to promote County Clare as a tourist destination;</li> <li>c) To support and encourage cohesion and linkages between the relevant agencies/bodies to implement the key tourism objectives in this Plan; and</li> <li>d) To support and facilitate community groups and tourism providers in accessing funding for appropriate and beneficial tourism developments.</li> </ul>

### 9.2.2 Integrated Tourism Products

The facilitation of access to services, attractions and amenities, the provision of high quality information to visitors (at tourist offices, online, or at accommodation facilities and attractions) and the further integration of tourism products (that is greater cohesion and linkages between tourism-based activities and businesses) are required to encourage tourists to stay for longer in the County to visit a wider array of attractions and engage in more activities whilst here. These actions will assist in generating greater economic benefits from the tourism sector in the County.

Development Plan Objective: Integrated Tourism Products	
<b>CDP9.3</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To work with all relevant stakeholders to achieve an integrated and co-ordinated tourism product. Particular emphasis will be placed on the integration of tourism attractions with accommodation and tourist services in the wider community <b>including those located in nearby town and village centres;</b></li> <li>b) To support and encourage the creation of linkages between tourism activities and businesses in key areas;</li> <li>c) To ensure a well-signed and interpreted heritage and landscape;</li> <li>d) To improve connectivity to those areas that are difficult to access through the sustainable development of the road network and public transport services, and facilities for improved visitor access and longer dwell times; and</li> <li>e) To support sustainable travel in the tourism sector by the promotion of public transport use and by undertaking enhancements to overall accessibility.</li> </ul>

### 9.2.3 Tourism Developments and Tourist Facilities

It is recognised that infrastructure development must meet the needs of both the resident and visitor populations in order to ensure that County Clare continues to be a high quality place in which to live, work and visit. A wide range of facilities are required to support the tourism industry and to attract visitors to the County. Many of these facilities can also be used by local residents. These include visitor attractions/interpretive centres, wellness and self-development facilities, equestrian, water-sports and outdoor adventure activities, facilities for boat rental and inland cruising, **golfing** and family amenities such as playgrounds and woodland walks. In addition, long-term projects such as the Wild Atlantic Way are essential to the economic growth derived from the tourism offering in the County.

The Council will promote the development of tourism in a manner that is compatible with the conservation and enhancement of the environment.

Development Plan Objective: Tourist Developments and Tourist Facilities	
<b>CDP9.4</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To permit tourism-related developments and facilities inside existing settlements where the scale and size of the proposed development is appropriate and in keeping with the character of the settlement, subject to normal site suitability considerations;</li> <li>b) To permit tourism-related developments outside of settlements where there is a clear need for the specific location and the benefits to the local community are balanced with any potential environmental impact;</li> <li>c) To ensure that development of new or enhanced tourism infrastructure and facilities include an assessment of the environmental sensitivities of the area including an Environmental Impact Assessment (EIA); Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) if required in order to avoid adverse impacts on the receiving environment; and</li> <li>d) To work with the relevant authorities to develop specific monitoring protocols for visitor pressure on the County's natural, archaeological and built heritage asset and to ensure that tourism activities are maintained within sustainable limits for the European sites in the County.</li> </ul>

#### 9.2.4 Visitor Accommodation

To encourage tourists to visit Clare and to stay for longer periods, it is necessary to maintain, improve and increase the provision of good quality visitor accommodation in the County. The availability of a wide range of accommodation options is required to ensure that County Clare is an attractive and convenient tourism location for different categories of tourist. In this regard it is an objective of the Development Plan that new tourist accommodation is located in towns and villages and in close proximity to services and amenities. However, it is recognised that some forms of tourism developments, due to their scale or nature, may require a location outside of settlements. Such developments may include international-scale, integrated tourism developments such as golf courses. The requirements for such developments to locate outside of an established settlement will be assessed on a case-by-case basis having regard to their nature, scale, site suitability and normal planning considerations.

Development Plan Objective: Visitor Accommodation	
CDP9.5	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To promote, encourage and facilitate the provision of new visitor accommodation and the expansion/upgrade of existing hotels, guesthouses, B&amp;Bs and other tourist accommodation at appropriate locations throughout the County, particularly in areas with existing services;</li> <li>b) To support the redevelopment of brownfield sites, both in settlements and in rural areas, for the provision of tourist accommodation; and</li> <li>c) To support the development of new camping and glamping facilities and facilities for campervans/motor homes/touring caravans both within settlements and in rural locations at a variety of locations across the County. Sites in rural locations should be located in close proximity to, and have good connectivity to, existing tourism assets.</li> <li>(d) To support the development of overnight accommodation in the County ensuring existing visitor attractions deliver, as far as practicable, the aims of 'Our Rural Future: Rural Development Policy 2014-2022' and the 'Town Centre First Policy'.</li> </ul>

### 9.2.5 Wild Atlantic Way

The Wild Atlantic Way is the longest defined coastal touring route in the world, stretching 2,600km from the Inishowen Peninsula in County Donegal to the town of Kinsale in County Cork and the overall objective for this long-distance route is to increase the economic contribution of tourism to the coastal counties in the west of Ireland by increasing international bed nights and revenue and by sustaining and creating employment. The route of the Wild Atlantic Way, as it passes through County Clare, is shown on the Core Strategy Map 3A in Chapter 3 of this Plan.

Loop Head and the Cliffs of Moher are designated as 'Signature Points' along the Wild Atlantic Way and in total there are seventeen 'Discovery Points' in the County. To ensure that increased and sustained numbers of visitors are derived from the Wild Atlantic Way route and that these visitor numbers benefit the local communities these points need to be appropriately managed and ease of access to the route must be facilitated.



The central location of County Clare along the Wild Atlantic Way is playing a significant role in raising the profile and visitor numbers along the Clare coastline. Fáilte Ireland is developing and implementing a series of visitor experience development plans that aim to extend the length of stay and increase the visitor expenditure within the area, and this will be informed by the *Burren and Cliffs of Moher Visitor Experience Development Plan*. In addition, Clare County Council is developing the *Cliffs of Moher Strategy 2040* to be implemented as part of the overall development and management of the Cliffs of Moher Visitor Experience.

Once travelling the route, visitors are encouraged to further explore and engage with tourism experiences and communities in the wider geographic area. In this regard there are numerous towns and villages located close to the Wild Atlantic Way and it is important that visitors are aware of these 'Secrets of the Wild Atlantic Way'. Clear signage is required at optimum locations to raise awareness of the amenities and services available in these areas to increase visitor numbers in the adjacent settlements.

#### 9.2.6 Shannon Estuary Way

The Shannon Estuary Way was launched in 2019 following a community-led project supported by Clare County Council, Limerick City and County Council, Clare Local Development Company, West Limerick Resources and Fáilte Ireland. with the aim of making the Estuary a key tourist attraction for the Mid-West. The strategy aims to increase visitor dwell times and spend in the local communities along the 207km Estuary route and to achieve synergies with the Wild Atlantic Way. Clare County Council will work with stakeholders and community groups to gain greater benefit from the further sustainable development of this driving route.

#### 9.2.7 Ireland's Hidden Heartlands

The experience proposition *Ireland's Hidden Heartlands* comprises areas within 9 counties including East Clare and has the potential to become a significant catalyst for new growth and development of rural recreation and water-based tourism in this part of the County. Work is progressing on unlocking the potential of this extended region through two transformational projects which are designed to capitalise on the growth in 'slow tourism'. These are the Beara Breifne Way and the development of the River Shannon and the lakes as a long-distance corridor for water-based activity. In addition, the development of a visitor facility in Mountshannon as part of the *Inis Cealtra Visitor Management and Sustainable Tourism Development Plan* will add to the tourism offering in East Clare and the wider Ireland's Hidden Heartland area. The area of County Clare included in Ireland's Hidden Heartlands is shown on Map 9A Tourism Corridors at the end of this chapter.

The *Tourism Masterplan for the Shannon 2020 – 2030* prepared by Waterways Ireland, in association with Fáilte Ireland and the Local Authorities along the River, sets out an

integrated framework for sustainable tourism development along the River Shannon and seeks to reposition the combined Shannon Navigation and Shannon-Erne Waterway (collectively referred to as 'The Shannon') as a key tourism destination within Ireland's Hidden Heartlands.

Development Plan Objective: Tourism Corridors	
<b>CDP9.6</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To work with all relevant stakeholders to ensure the sustainable improvement and expansion of tourist services, infrastructure, visitor management and interpretative information and transport networks and amenities for Ireland's Hidden Heartlands, the Shannon Estuary Way, at the identified Wild Atlantic Way Signature Points and Discovery Points <b>as well as at appropriate locations along this route</b>, and for all of the key tourism corridors in the County subject to robust feasibility studies to reduce impacts on the environment and to required appraisal, planning and environmental assessment processes;</li> <li>b) To provide coordinated signage, navigational aids (including digital apps) and information on surrounding services, amenities and activities at key points along County Clare's tourism corridors to raise awareness of services and amenities available in close proximity to these routes, to enhance the overall visitor experience, and to ensure that businesses in the wider area benefit from the increased visitor numbers;</li> <li>c) To develop the potential of Loop Head as a key destination on the Wild Atlantic Way and Inis Cealtra (Holy Island) as a key destination for Ireland's Hidden Heartlands;</li> <li><b>d) To develop the potential of the Cliffs of Moher as a key destination on the Wild Atlantic Way by supporting and facilitating the delivery and implementation of the Cliffs of Moher Strategy 2040 in line with the findings of the CoM Strategy Environmental Assessments.</b></li> <li><b>e) <del>e</del></b> To work with Fáilte Ireland and other key stakeholders to ensure the sustainable delivery of the <i>Tourism Masterplan for the River Shannon 2020 - 2030</i>;</li> <li><b>f) <del>f</del></b> To work to develop linkages between the tourism corridors in the County and to the Key Town of Ennis which acts as a tourism hub for the County;</li> <li><b>g) <del>g</del></b> To support and facilitate the preparation and delivery of the <i>Doolin Pier Masterplan</i> and a visitor services centre at</li> </ul>



	<p>Doolin Pier during the lifetime of this Plan; and</p> <p>h) <del>g</del> To implement the mitigation measures and recommendations as they apply to the County, in particular for the Cliffs of Moher and Loop Head arising from the Wild Atlantic Way Operational Monitoring Programmes.</p> <p>i) To work with Fáilte Ireland and other tourism stakeholders to support the successful implementation and delivery of Wild Atlantic Way Tourism Plans.</p> <p>j) To work with Fáilte Ireland and other key stakeholders to ensure the successful implementation and delivery of Lough Derg Visitor Experience Development Plan 2020-2024.</p>
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### 9.2.8 Business Tourism

The further development of the conference and event market is a focus of the County Clare Tourism Strategy 2030 and also the Ennis 2040 Spatial and Economic Strategy. The County is well located to benefit from this growing market due to the excellent national connectivity via the motorway and public transport networks and international connectivity via Shannon International Airport. The Council will continue to work with hotels that offer conference facilities so that opportunities to partake in this growing market are maximised. In particular the development of an internationally-branded hotel chain with large meeting and convention facilities in Ennis is supported.

The combined business and leisure sector 'Bleisure' where professionals are increasingly adding extra leisure days onto a business trip has the potential to bring significant additional revenue to the local area. It is important to ensure that conference and business tourism facilities are integrated with other areas of the tourist economy such as through promotion of local activities and attractions on hotel websites.

Development Plan Objective: Business Tourism	
<b>CDP9.7</b>	<p>It is an objective of Clare County Council:</p> <p>a) To promote, encourage and facilitate the provision of new conference facilities and the expansion/upgrade of existing conference facilities throughout the County at appropriate locations and in full compliance with all relevant environmental legislation in particular the requirements of the Habitats Directive;</p> <p>b) To support the work of the Shannon Region Conference and Sports Bureau;</p> <p>c) To encourage the development of a new internationally-branded hotel and convention facility in Ennis to enhance the tourism product; and</p>



d) To support and encourage the marketing of County Clare as a conference location at national and international levels.

### 9.2.9 Activity and Adventure Tourism

Participation in adventure activities is becoming increasingly popular amongst both national and international visitors. This includes very popular activities such as walking and cycling and other activities like angling, golf, equestrian pursuits, kayaking, canoeing and surfing. County Clare is ideally placed to capitalise on this growing demand for experiential holidays. Its varied landscape, for example, offers opportunities for an expansive range of activities such as water sports, hill walking and orienteering and dolphin watching amongst many others. Significant potential exists to further develop these forms of tourism in a sustainable manner.



#### Development Plan Objective: Activity and Adventure Tourism

##### CDP9.8

It is an objective of Clare County Council:

- a) To work with local communities and relevant agencies to achieve the sustainable development of County Clare as a world-class destination for sports and recreation-related tourism development;
- b) To support the development of low-impact experiential tourism in order to diversify the range of tourist activities available in the County at appropriate locations, subject to an analysis of their potential environmental impact and in order to expand the tourist season;
- c) To support the sustainable development of water sports, surfing, sailing and water-related events at appropriate

	<p>locations in the county, subject to analysis of their potential environmental impact;</p> <p>d) To sustainably develop greenways, blueways and peatways and walking and cycling trails including the West Clare Railway Greenway to achieve greater accessibility to the countryside and the marine environment by sustainable modes and to achieve maximum benefit and connectivity at the local, regional and national levels;</p> <p>e) To promote activity tourism subject to appropriate site selection and environmental assessment processes; and</p> <p>f) To ensure that development of new or enhanced tourism infrastructure and facilities includes an assessment of the environmental sensitivities of the area including and Environmental Impact Assessment (EIA); Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) if required in order to avoid adverse impacts on the receiving environment.</p> <p>f) To ensure the siting of Blue and Green Infrastructure is carefully considered in the context of climate change resilience and flood protection.</p>
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### 9.2.10 Educational Tourism

The County is a highly attractive location for educational tourism and there are opportunities for the further expansion of this growing sector. Large numbers of visitors travel to County Clare every year to study its geology, natural heritage, coastal environments and its cultural and built heritage.

The Burren and Cliffs of Moher UNESCO Global Geopark attracts a large number of visitors for educational purposes each year. Potential also exists to expand Clare's educational tourism based on geological education in the Kilkee/Loop Head areas, maritime/marine renewable energy education in the Doonbeg area, and marine science, renewable energy and climate change research and training at Kilrush.

Development Plan Objective: Educational Tourism	
CDP9.9	It is an objective of Clare County Council: To support the promotion and expansion of the educational tourism sector in County Clare.

### 9.2.11 Rural Tourism and Forestry Tourism

Tourism can supplement or provide an alternative to farm-based incomes and plays a significant role in the diversification of the rural economy and in sustaining rural communities. Forested areas and rural areas are increasingly used for recreational activities such as walking, running, bird-watching and mountain-biking and many trails and amenities for such activities have been developed. There is an extensive range of public forest areas in County Clare such as the John O’Sullivan Park, Cratloe Woods and Vandeleur Walking Trail which make an important contribution to the tourism and recreational offering in the County. In tandem with the growth in rural tourism there is a growth in the demand for forest-based accommodation and emerging camping models such as Scandinavian-style cabins/chalets, tree top houses and ‘glamping’ pods alongside adventure centres and hubs. Such development proposals will be assessed on a case-by-case basis having regard to their nature, scale, site suitability and normal planning considerations.

Development Plan Objective: Rural Tourism and Forestry Tourism	
<b>CDP9.10</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To promote and facilitate the development of rural tourism such as open farms, on-farm craft centres and visitor centres where the development will not have a negative impact on the character, scenic value or rural amenity of the surrounding area and subject to normal planning and environmental requirements;</li> <li>b) To promote the provision of on-farm tourism enterprises such as the renovation of buildings for tourism purposes, angling, pony-trekking and other similar activities, subject to compliance with normal planning and environmental requirements; and</li> <li>c) To work in collaboration with Coillte, private forestry owners, community organisations and other interested parties to develop new forest accommodation, access, signage and trails for walking, cycling, mountain-biking and horse-riding (bridle paths).</li> </ul>

### 9.2.12 Arts, Crafts and Food Tourism

County Clare is a renowned centre for arts, crafts and artisan food production and is ideally placed to promote these enterprises as part of the County’s tourism offer. This has also been supplemented in recent years with the establishment of a number of craft breweries and local distilleries which attract many visitors each year. There is also the potential for the development of craft trails and craftsman experiences in the County.



**Development Plan Objective:  
Arts, Crafts and Food Tourism**

<b>CDP9.11</b>	<p>It is an objective of Clare County Council:</p> <p>To support the development of the arts, crafts and food tourism sectors and work in coordination with relevant stakeholders to facilitate growth in these sectors.</p>
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### 9.2.13 Coastal Tourism

The attractive sandy beaches of County Clare are a major tourist attraction and Clare currently boasts nine Blue Flag Beaches. With the growth in outdoor activities, these beaches are used for water sports such as surfing, kite-surfing, swimming, paddle boarding and kayaking as well as other activities such as walking, jogging and general enjoyment of the coastal area. The protection and management of the coastline is imperative to ensure ongoing sustainable benefits from tourism activities that are based on these enviable natural assets.

**Development Plan Objective:  
Coastal Tourism**

<b>CDP9.12</b>	<p>It is an objective of Clare County Council:</p> <p>a) To encourage the development of coastal tourism such as water-sports and water-related activities subject to normal planning and environmental criteria;</p> <p>b) To support proposals for tourism development in coastal areas where it can be demonstrated that there will be no</p>
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	<p>negative impacts on the amenities of the area the integrity of the natural environment or the economic value of the County's coastline and beaches; and</p> <p>c) To continue to work with An Taisce, the local community and other relevant stakeholders to retain and increase the number of Blue Flag awards in the County.</p>
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#### 9.2.14 Lakeland and Waterway Tourism

The lakelands and waterways of County Clare are rich natural resources that attract many visitors to the County each year. In addition to their scenic beauty they offer opportunities for a wide range of activities such as fishing, sailing, bird-watching and pleasure boating. Ensuring access to the lakes and waterways and the sustainable management of activities taking place on the water, on the lakeshore and in the riparian zones of waterways is essential to ensure a balance between tourism development and conservation of the natural heritage in these areas. The Ireland's Hidden Heartlands initiative will assist in delivering on the potential of the lakes and waterways of East Clare.

Development Plan Objective: Lakeland and Waterway Tourism	
<b>CDP9.13</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support the development of tourism activities in lakeland areas and along waterways subject to normal planning and environmental requirements. All proposed developments shall be in accordance the Birds and Habitats Directive, Water Framework Directive and all other relevant EC Directives.</p> <p>b) To encourage the development of shared facilities centres, at inland water bodies including Ballycuggeran Sports Activity Facility, Ogonnelloe, Killaloe, Lough Derg and the River Shannon, to facilitate greater access to water for areas such as water sports and water-based activities and events subject to normal planning and environmental criteria.</p>

#### 9.2.15 Urban Tourism

Tourism has a strong positive impact on the vibrancy of rural towns and villages and these settlements provide a range of visitor attractions, facilities and services to support the tourism industry and drive revenue generation in the County. Many towns and villages in County Clare are tourist destinations in their own right with Ennis in particular also acting as a tourism hub for the wider County and region. The development of vibrant, welcoming town and village centres is important as this broadens their appeal and also encourages



repeat and extended stays. There is the potential to further expand the provision of high quality accommodation and secondary facilities such as restaurants, cafes, pubs, craft outlets and other leisure facilities in Clare's towns and villages for the betterment of both local residents and visitors alike.

Development Plan Objective: Urban Tourism	
<b>CDP9.14</b>	It is an objective of Clare County Council: To improve the visual appearance of towns and villages, protect their character and maximise their tourism potential by the continuation of environmental and public realm programmes, design management and improvement of identified derelict sites.

#### 9.2.16 Festivals and Events

Festivals can be a key driver of local economies and a means of revitalising and maintaining local culture. For example, Fleadh Cheoil na hÉireann, held in Ennis in 2016 and 2017, provided a significant boost to the tourism industry in the County and contributed to Clare's reputation as a 'County of Culture' on an international scale. Festivals are also important in terms of attracting visitors to the County during the off-peak season. Clare has a long history of hospitality and has historically hosted over 150 festivals and events annually including the Tour de Burren, the Willie Clancy Summer School, the Doolin Folk Festival, Fleadh Nua and the Feakle Traditional Music Festival.

Development Plan Objective: Festivals and Events	
<b>CDP9.15</b>	It is an objective of Clare County Council: a) To support and promote the existing festivals and cultural events which take place in the County and to facilitate the establishment of new events; b) To promote County Clare as a 'County of Culture'; c) To support community groups and festival committees to identify and access new sources of funding for festivals and events in the County; and d) To promote the development of a variety of new festivals and sporting events to appeal to a wide range of visitors and to increase the profile of the County as a key tourism destination.

### 9.2.17 Heritage and Cultural Tourism

The *County Clare Tourism Strategy 2030* identifies culturally curious tourists as one of the key markets for the County. The County has an extremely rich and varied culture and heritage and this culturally curious market can provide an additional opportunity to increase the length of time visitors stay in the County, as well as reinforcing Clare's cultural identity by creating revenue to conserve its built heritage and support its cultural heritage.

Genealogy and genealogical resources also play an important role in heritage and cultural tourism. The Local Studies Centre in Ennis plays a leading role in supporting genealogical research in the County.

Development Plan Objective: Heritage and Cultural Tourism	
<b>CDP9.16</b>	It is an objective of Clare County Council: To work with stakeholders including the Office of Public Works, the Heritage Council, the Arts Council, <b>National Monuments Service (DHLGH)</b> local communities and businesses to support the development of heritage and cultural tourism in County Clare.

### 9.2.18 Sustainable and Responsible Tourism

The NPF and RSES for the Southern Region recognise that in order to develop a sustainable tourism industry in Ireland, infrastructural investment is required to enhance amenities including the built, cultural and natural heritage assets in both urban and rural areas. Investment in developing a well-designed public realm in settlements, recreational infrastructure and rural amenities including activity-based tourism and trails, such as greenways and blueways will significantly contribute to the sustainable growth of the tourism sector. County Clare is well positioned to progress sustainable and responsible tourism initiatives. **Sustainable transport initiatives could include e-charging, specific parking allocations for electric vehicles, restricted access in certain areas to sustainable modes of transport, reduced parking charges at publicly owned sites for low carbon, carbon neutral transport modes, provision of better and safer cycle lanes along many of the transit routes and access routes particularly between tourism towns, villages and attractions.** Private tourism operators and groups such as the Burren Eco-Tourism Network are already doing significant work to progress these aspects of tourism development. In accordance with the requirements of the RSES for the Southern Region specific monitoring protocols for visitor pressure are required to ensure that tourism activities are maintained within sustainable limits.



Development Plan Objective: Sustainable and Responsible Tourism	
<b>CDP9.17</b>	It is an objective of Clare County Council: To support sustainable and responsible tourism initiatives across County Clare in order to ensure that on-going growth in the tourism industry is balanced with the long term protection of the natural environment and cultural identity of the County.

### 9.2.19 Niche Tourism

The *County Clare Tourism Strategy 2030* identifies a number of significant niche markets which have the potential to expand the tourist season and attract additional visitors to the County. These markets include the higher end golf market, wellness, geo/ecotourism, adventure sports, business, and the diaspora. The Strategy supports the implementation of the *Ennis Niche Destination Town Plan*. The potential of niche markets to contribute to the County's evolving tourist industry is recognised and in collaboration with the tourist sectors and the wider community the Council will identify and target these niches.

Development Plan Objective: Niche Tourism	
<b>CDP9.18</b>	It is an objective of Clare County Council: To explore the expansion of the niche tourism industry in County Clare in order to expand the range of tourism products on offer.

### 9.2.20 Accessible Tourism

To ensure that visitors can enjoy the amenities and services available in County Clare it is essential that visitor facilities and attractions are accessible to all, regardless of abilities, age or physical limitations.

Development Plan Objective: Accessible Tourism	
<b>CDP9.19</b>	It is an objective of Clare County Council: a) To facilitate and support the provision of improved accessibility at visitor accommodation, venues and activities including access to water-based activities, and to ensure that the principles of universal design are integrated into proposals for future tourism developments in the County; and b) To collaborate and work with relevant agencies and the hospitality sector to ensure that Ennis and County Clare are

age-friendly tourist destinations.

### 9.2.21 Tourism Signage

Appropriate way marking signage is required to assist visitors to navigate the County and to provide visibility of local businesses. A balance is required between these requirements and the protection of visual amenities. Therefore to avoid excessive concentrations of signs at key points within the County it is important to prepare and implement signage plans for these areas. Such plans have been prepared for the Lough Derg and Burren areas and it is intended to prepare similar plans for the Ennis and Loop Head areas.

#### Development Plan Objective: Signage Management

##### CDP9.20

It is an objective of Clare County Council:

- a) To implement the signage plans that have been prepared for the Lough Derg and Burren areas;
- b) To prepare and implement signage plans for the Ennis and Loop Head areas; and
- c) To support the provision of accurate and easy-to-use roadside information including:
  - i) Integrated signage plans throughout the County to improve navigation and visual impact; and
  - ii) The development of a digital platform to disseminate information to visitors; and
- d) To ensure that all plans will undergo screening for Appropriate Assessment to address the potential effects on European sites as a result of increased visitor numbers.

## 9.3 Sub-County Tourism Development

In order for County Clare to maximise its tourism potential, this Plan sets out a number of objectives for tourism development for specific areas of the County to ensure a targeted 'niche' approach to tourism development in each area.

### 9.3.1 Tourism in Ennis

Ennis, as the County Town, is a tourist destination in its own right and also acts as a tourist hub for the extensive activities available in the wider County and region. Its close proximity to Shannon International Airport, motorway and national road networks, rail and bus links, and its variety of accommodation options, amenities and activities makes Ennis attractive to visitors.



The *Ennis 2040 Spatial and Economic Plan* and the *County Clare Tourism Strategy 2030* propose the strengthening the tourism role of Ennis as both a core hub attraction in its own right and as a ‘Gateway’ to the County. To achieve this it is necessary to further develop and diversify the tourism product in Ennis through actions such as the development of additional higher-rated hotel rooms and quality self catering options, working with tour operators to position Ennis as a key hub from which to explore Clare, leveraging the unofficial positioning of Ennis as ‘Ireland’s Trad Town’, supporting new festivals such as the Clare Food and Drink Fleadh and also by supporting the forthcoming *Ennis Niche Destination Town Plan*. See Ennis and Environs Settlement Plan (Volume 3(a) of this Plan) for further information and detailed objectives relating to tourism in Ennis.

**Development Plan Objective:  
Tourism in Ennis and its Environs**

**CDP9.21**

It is an objective of Clare County Council:

- a) To promote Ennis as both a tourist destination and as a tourism hub for the wider tourism product in County Clare;
- b) To facilitate the expansion of tourism infrastructure, facilities and entertainment in the Ennis and Environs area;
- c) To expand the nature and extent of tourist accommodation in the Ennis and Environs area, including camping, glamping and motor home facilities;
- d) To support the development of Ennis and its environs as a hub for cycleways, greenways and eco-tourism; and
- e) To support the Promote Ennis initiative and Purple Flag accreditation, and any subsequent initiatives for the promotion/development of Ennis as a tourist destination.

### 9.3.2 Tourism in South Clare and the Limerick-Shannon Metropolitan Area

South Clare is close to Shannon International Airport, the motorway network and rail terminals. An objective for this area is to maximise its potential by exploiting this high-quality connectivity and the existing tourist and heritage assets in the area. In this regard, the Council is currently engaged with Shannon Group to ensure continued investment in the enhancement and expansion of facilities and services at Bunratty Castle and Folk Park including the potential transfer of the Shannon Heritage Site to Clare County Council. In addition, as the proposed South Clare/University of Limerick Economic Strategic Development Zone (SDZ) moves forward, the Council will identify partners with a strong interest in new technologies and innovative digital solutions to improve tourism services and experiences and will work with these partners to explore options for enhancing Clare's profile as a smart tourism destination.

Development Plan Objective: Tourism in South Clare and the Limerick-Shannon Metropolitan Area	
<b>CDP9.22</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To support investment in infrastructure, increased capacity of Shannon International Airport, road and rail accessibility, in order to maximise the potential of tourism subject to the outcome of environmental assessments and the planning process;</li> <li>b) To support the enhancement of Bunratty Castle and Folk Park as a visitor experience;</li> <li>c) To support the development of a flagship, international-scale tourism project in Bunratty;</li> <li>d) To facilitate the development and expansion of the hospitality sector, particularly as it relates to business tourism, in Bunratty and Shannon Town;</li> <li>e) To support the development of Shannon as a visitor destination including enhanced evening entertainment, promotion of looped walking trails , provision of an airport museum and enhanced aircraft viewing areas;</li> <li>f) To work with relevant stakeholders to promote the monastic sites in the area as key tourist attractions;</li> <li>g) To promote equestrian, boating, outdoor activities and the natural amenities and traditions of the area; and</li> <li>h) To support the development of the Limerick-Shannon Metropolitan Area as a smart tourism destination.</li> </ul>

### 9.3.3 Tourism in East Clare

East Clare has a diverse range of tourism resources, especially along the shores of Lough Derg and the Ireland's Hidden Heartlands experience proposition and the *Tourism Masterplan for the Shannon 2020-2030* have the potential to be significant catalysts for new growth and development in the area. The *County Clare Tourism Strategy 2030* outlines the fragmentation within the tourism industry with a particularly strong sense of the disconnect between East Clare and the western and northern areas of the county. The Council will seek to address this issue and also to ensure that East Clare reaches its full potential through initiatives such as the development of a gateway visitor facility in Mountshannon as part of the *Inis Cealtra Visitor Management and Sustainable Tourism Development Plan* and the promotion of the 'High Towers and High Powers' theme.

Opportunities exist to further develop the East Clare area, by promoting and encouraging niche tourism products such as the Mountshannon Bird Viewing Information Point, facilities for water-sports and outdoor activity centres, wellness and self-development facilities, spa and health facilities and agri-tourism. The area of County Clare included in Ireland's Hidden Heartlands is shown on Map 9A Tourism Corridors at the end of this chapter.



#### Development Plan Objective: Tourism in East Clare

##### CDP9.23

It is an objective of Clare County Council:

- a) To support East Clare as a tourism destination and promote the tourism assets of the area including Ireland's Lakelands, greenways, blueways, the Munster Vales, Brú na Bóinne and the Ireland's Hidden Heartlands tourism

	<p>experience;</p> <p>b) To work with relevant stakeholders to implement the <i>Inis Cealtra (Holy Island) Visitor Management and Sustainable Tourism Development Plan</i> including the development of an associated visitor centre in Mountshannon;</p> <p>c) To promote the Lough Derg (on the Shannon) Heritage and Nature Trail, the work of the Lough Derg Marketing Strategy Group and other future initiatives that enhance established attractions and work to promote Lough Derg and the surrounding area as a tourism destination;</p> <p>d) To facilitate sustainable marina developments and associated amenities at appropriate locations inside and outside of settlements along Lough Derg and other lake areas;</p> <p>e) To develop and enhance tourism products, in particular sustainable and eco-tourism;</p> <p>f) To facilitate and encourage the development of new and expanded outdoor activities in East Clare such as canoeing, water sports, bird watching, mountain-biking and walking trails and to develop links to complementary facilities;</p> <p>g) To promote Lough Derg and the Slieve Aughty region as a tourism location and to develop a series of viewing points in the area;</p> <p>h) To promote wellness and self-development facilities; spa and health complexes and agri-tourism enterprises;</p> <p>i) To support the upgrade of the amenity facilities in the Ballycuggaran area;</p> <p>j) To facilitate the investigation of historical sites in East Clare containing the remains of a complex of blast furnaces and iron foundries;</p> <p>k) To support the development of a footpath/walking route around Lough Derg, linking Killaloe to Tuamgraney and Mountshannon;</p> <p>l) To promote the implementation of the <i>Tourism Masterplan for the Shannon 2020–2030</i>.</p> <p>m) To encourage the development of additional visitor accommodation and food and beverage offering in East Clare.</p> <p>n) To support the identification of potential upgrades or new public transport routes and greenways to encourage sustainable tourism options for visitors to East Clare.</p>
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### 9.3.4 Tourism in North Clare and the Burren

North Clare is well-located in terms of tourism and has a diverse range of tourism resources, especially the Burren and Cliffs of Moher UNESCO Global Geopark, the Atlantic coastline and the route of the Wild Atlantic Way. The Geopark supports greater interpretation of the geological landscape, climate change awareness and the achievement of sustainable tourism and land-use. It also works towards scientifically sound and sustainable visitor management and monitoring practices at key natural sites and cultural monuments in the Burren.

Whilst tourism is well established in the area the potential exists to encourage a larger proportion of tourism traffic to stop in the North Clare area for longer periods of time to avail of the numerous rural and town-based visitor attractions. **Key to this is the newly launched Burren Discovery Trail, identified as a catalyst project in Fáilte Ireland's Burren & Cliffs of Moher Visitor Experience Development Plan, it was developed by Clare and Galway County Councils in partnership with Fáilte Ireland. The trail is a 95km new looped route off the Wild Atlantic Way designed to encourage visitors to explore more and stay longer in the Burren, taking visitors through the Burren Highlands in County Clare and Lowlands in County Galway offering opportunities to engage with the stories of each local area and explore the many wonderful towns and villages in the region. Clare County Council will work with stakeholders and community groups to gain greater benefit from the further sustainable development of this driving route. The Burren Eco Tourism Network has won a Lonely Planet award in its 'Best in Travel' picks for 2021 and the Cliffs of Moher is a multiple times winner of the CIE Award of Excellence which further boosts the reputation of North Clare as a tourist destination. Future development at the Cliffs of Moher will be informed by the *Cliffs of Moher Strategy 2040*.**



**Development Plan Objective:**  
**Tourism in North Clare and The Burren**

<b>CDP9.24</b>	<p>It is an objective of Clare County Council:</p> <p>a) To maintain <b>and enhance</b> the Cliffs of Moher as one of Ireland's premier tourist attractions and harness its potential as a driver of tourism in County Clare through the implementation of the <i>Cliffs of Moher Strategy 2040</i> in accordance with the recommendations and mitigation</p>
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measures as outlined in the accompanying SEA Environmental Report and Natura Impact Report;

b) To support Park and Ride sites at appropriate locations which provide for visitor parking associated with the Cliffs of Moher and in line with the findings of the CoM 2040 Strategy including the associated Environmental Assessments;

~~b~~c) To enhance and promote established attractions in the towns and villages of North Clare and the surrounding hinterland;

~~e~~d) To consolidate and improve the Burren as a vibrant, sustainable, world-class destination in order to retain its UNESCO Global Geopark status;

~~e~~e) To promote the development of ecotourism and agri-tourism and support the work of the Burren Ecotourism Network;

~~e~~f) To develop a year-round sustainable tourism product by ensuring linkages to other tourist products in the area;

~~f~~g) To support and promote, with the co-operation of private landowners, public access and interpretive signage at heritage sites and areas of geological interest and ~~features~~ where appropriate;

~~g~~h) To maximise the opportunities and benefits of natural amenities such as the Atlantic Ocean and the Burren and to enhance and manage outdoor activity and specialised tourist products such as surfing, rock climbing and water-sports activities;

~~h~~i) To work with key stakeholders such as the National Parks and Wildlife Service to promote tourism initiatives and sustainable visitor access and management within the Burren including the park and ride service operating from Corofin; ~~and~~

i) To deliver an Enhancement Strategy for Corofin which will provide for an integrated tourism experience associated with the Burren within the lifetime of the Plan;

j) To work with the National Parks and Wildlife Service to promote and develop sustainable visitor management initiatives to service the Burren National Park;

k) To work with Fáilte Ireland and other tourism stakeholders to support the successful implementation and delivery of the Burren & Cliffs of Moher Visitor Experience Development Plan (VEDP), and

l) To recognise tourism as a regeneration tool for towns and

villages within the Burren and Cliffs of Moher UNESCO Global Geopark. The implementation of the Clare Tourism Strategy and investment in towns and villages will be key to their regeneration.

### 9.3.5 Tourism in West Clare

West Clare has a diverse range of tourism resources such as the Loop Head Peninsula, the Shannon Estuary and islands, the route of the Wild Atlantic Way, Vandeleur Estate, hotels, golf courses, numerous amenities and a unique culture and landscape. However, tourism remains relatively underdeveloped in the area, mainly due to its peripheral location. Significant potential exists to further promote key



settlements such as Doonbeg, Kilrush, Kilkee and Miltown Malbay from a tourism perspective, building on the existing amenities and events in these areas. The geography of the area and its coastal location are ideal to underpin further tourism development, particularly for marine, environmental, geological, educational, outdoor activity and ornithological offerings. The further development of visitor facilities on Loop Head including recreational looped trails and park and ride facilities for the headland are supported by the Council.

#### Development Plan Objective: Tourism in West Clare

##### CDP9.25

It is an Objective of Clare County Council:

- To work with all relevant stakeholders to further develop and enhance the opportunity for tourism products in particular coastal and cliff walks in the Kilkee and Loop Head areas, cycling and niche tourism;
- To promote and market the area, building on the cultural amenities and entertainment facilities of Kilrush, Kilkee, and Doonbeg;
- To further develop Kilrush as a recognised destination for marine-based recreation;
- To support the promotion of the Loop Head Peninsula as a tourist destination and the enhancement of visitor facilities including upgraded visitor experience facilities at

	<p>the Loop Head Lighthouse, park and ride facilities and looped trails;</p> <p>e) To encourage the development of sustainable tourism at the Bridges of Ross;</p> <p>f) To further promote Vandeleur Gardens and Scattery Island as key tourist attractions in the Kilrush area;</p> <p>g) To support the enhancement of the tourist accommodation offer in <del>Kilrush Town</del> West Clare;</p> <p>h) To maximise the opportunities of the area's coastal location and availability of fresh local produce to develop, facilitate and expand the local food and hospitality tourist product;</p> <p>i) To develop and enhance the piers, harbours and slipways along the Shannon Estuary, in accordance with the <i>Strategic Integrated Framework Plan</i> for the area, to maximise their potential for water sports activities;</p> <p>j) To promote and further develop the Shannon Estuary Way and the Wild Atlantic Way;</p> <p>k) To work with Fáilte Ireland in the preparation and implementation of the Cliff Coast Destination Experience Development Plan.</p>
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Development Plan Objective: West Clare Railway	
CDP9.26	<p>It is an objective of Clare County Council:</p> <p>In addition to the development of its greenway potential to facilitate the reopening of appropriate sections of the West Clare Railway as an operational tourist attraction by permitting where appropriate new sections of railway to be built as alternatives to parts of the line which have been built on or are inaccessible since its closure.</p>

### 9.3.6 Tourism and the Islands

There are numerous islands in the coastal, estuarine and inland water bodies around County Clare that have significant potential for further tourism development. Scattery Island, located in close proximity to the Heritage Town of Kilrush and a Discovery Point on the Wild Atlantic Way, has seen significant increases in tourists visiting the island in recent years with the establishment of a boat tour service. Scattery Island Tours have been awarded two EDEN (European Destination of Excellence) Awards with regard to this service. It is important that the increased levels of tourism and educational field trips are carefully managed to ensure the protection of the heritage of the island. The other islands in the Shannon Estuary are currently under-utilised from a tourism perspective, an issue which has

been addressed in the *Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary*. The *SIFP* identifies the potential of the islands for the development of eco-tourism and heritage-based tourism and recommends a further evaluation of their potential.

Clare County Council's acquisition of Inis Cealtra (Holy Island) on Lough Derg and the preparation and implementation of the *Inis Cealtra Visitor Management and Sustainable Tourism Development Plan* offers a major opportunity to grow the tourism industry and encourage visitors to East Clare. The island is highly important from both an environmental and historic perspective and careful and sustainable management is required to ensure its on-going conservation.

**Development Plan Objective:  
Tourism and the Islands**

**CDP9.27**

It is an objective of Clare County Council:

- a) To identify the tourism function of the county's islands and address the functional, planning and environmental impacts of additional visitors in order to facilitate increased access to the islands in a sensitive and appropriate manner;
- b) To support and promote the Scattery Island Ferry Service and to support the provision of signage associated with this service;
- c) To ensure the on-going sustainable management of the historic and natural resources of Scattery Island and support tourism product development on the Island;
- d) To facilitate the further exploration of the tourism/leisure potential of the Shannon Estuary Islands having regard to the landscape/heritage sensitivities of the area and the European and local designations in the Estuary; and
- e) To promote the sustainable tourism development and management of Inis Cealtra (Holy Island) as part of the overall *Visitor Management and Sustainable Tourism Development Plan*.

## Chapter 10 Sustainable Communities

Amendments are proposed to six sections of Chapter 10:

- Section 10.11 Arts, Culture & Language
- Section 10.12 Physical Recreation and Active Living
- Section 10.13 Recreational Routes
- Section 10.14 Countryside Recreation
- Section 10.17.2 Primary and Secondary School Facilities
- Section 10.18 Dual Use of Community Facilities

All proposed amendments are set out below. All other sections and objectives in Chapter 10 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 10.11 Arts, Culture & Language

Clare County Council supports and facilitates traditional and contemporary cultures and cultural activities and embraces the dynamic and multi-cultural society in the County. The “arts” are defined under the Arts Act 2003 and the Council provides financial and other assistance for the purpose of stimulating public interest in the arts, promoting knowledge, appreciation and practice of the arts and the improvement of standards in the arts. A strong arts and cultural sector can enhance the quality of life, promote social inclusion, attract visitors, create employment, and contribute to the economic growth of the County.

Whilst County Clare does not have a Gaeltacht area the Council is cognisant of the importance of promoting the Irish language and is supportive of initiatives in this regard.

Development Plan Objective: Arts and Cultural Development	
<b>CDP10.9</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To develop programmes that support the arts and people’s experience of the arts both as participants and audience members;</li> <li>b) To support and to seek investment for the development of a network of workspaces/hubs and display facilities for visual arts works throughout the County for artists, artistic organisations and community groups;</li> <li>c) To support the implementation of the Clare County Council Arts Strategy 2019-2023 and subsequent revisions.</li> <li>d) To support cultural and entertainment activities in the County by operating within the national cultural policy framework 'Culture 2025' and by co-operating with the Arts Council of Ireland, community groups and other bodies; and</li> <li>e) To support events and activities that allow people from different cultures to meet and learn about their different traditions, music, food, religions etc. in order to support the development of an open, inclusive and multi-cultural society in County Clare.</li> <li>f) To support and facilitate the development of new indoor and outdoor spaces in County Clare that can enable formal and informal community engagement.</li> </ul>

### 10.12 Physical Recreation and Active Living

The aim of the *National Physical Activity Plan* is to ‘increase physical activity levels across the entire population thereby improving the health and wellbeing of people living in Ireland, where everybody will be physically active and where everybody lives, works and plays in a society that facilitates, promotes and supports physical activity and an active way of life with less time spent being sedentary.

Active Living refers to the integration of physical activity into everyday routines such as cycling to work or walking to the local shop. Physical recreation and active living are inherently interlinked with health and wellbeing, increase opportunities for socialisation, networking and cultural activities and tackling sedentary lifestyles. The Council has a central role in ensuring that towns, villages, and communities develop in a manner that enables physical activity and active living. A significant determinant of the health of people is accessibility to local recreational spaces and facilities and there is a need to ensure that when such facilities are provided they cater for different groups in the community and enable all citizens to be physically active in their daily lives.

The *Healthy Clare Strategic Plan 2019-2021* sets the policy context for the provision of a wide variety of amenities for communities across the County.

Development Plan Objective: Physical Recreation and Active Living	
<b>CDP10.10</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To support the implementation of the <i>National Sports Policy 2018-2027</i> (both the vision and objectives), the National Sports Capital Programme, the Healthy Ireland initiative, the <i>National Physical Activity Plan</i> and the <i>Healthy Clare Strategic Plan 2019-2021</i> and any subsequent policies, strategies, plans or programmes;</li> <li>b) To promote Active Living as a means of enhancing health, wellbeing and social inclusion;</li> <li>c) To work with local community groups to support and expand the Slí na Sláinte network in County Clare, in compliance with all relevant legislation;</li> <li>d) To work with Clare Sports Partnership, local communities, clubs and relevant bodies to support local groups that promote/organise walking, cycling and other recreational activities and to increase sport and physical activity participation in the County;</li> <li>e) To support the coordinated development of new indoor and outdoor recreational facilities in County Clare, based on need;</li> <li>f) To support investment in the sustainable development of larger sports projects in the region under the Large-Scale Sports Infrastructure Fund;</li> <li>g) To work in coordination with all relevant stakeholders to ensure that the necessary facilities and infrastructure are in place to support Active Living and increased levels of physical recreation;</li> <li>h) To support the development of cycle-parking facilities at appropriate locations in all urban areas in the County;</li> </ul>



	<p>i) To ensure that new recreation facilities/amenities are based on the principles of sustainable development and incorporate efficient heating systems, lighting etc;</p> <p>j) To ensure that sufficient lands are zoned for recreational uses to meet the needs of the projected population during the lifetime of this Plan; and</p> <p>k) To ensure that future development, zoning or recreational facilities are in compliance with all relevant legislation as outlined in Objective CDP<del>3.13.3</del>.</p> <p>l) To support the extension and modification of existing sports, social, cultural and leisure facilities where these are consistent with the proper planning and sustainable development of an area.</p>
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### 10.13 Recreational Routes

The County's off-road walking and cycling routes provide recreational opportunities and amenities for both local residents and visitors to the County. The walks include numerous way-marked trails and looped walks such as the Doolin to Hags Head cliff walk. Ennistymon and Lahinch now benefit from a cycleway link and the development of a greenway along the former route of the West Clare Railway will further add to the recreational walking and cycling infrastructure of the County. There are further opportunities across County Clare to develop the network of walking and cycling trails, blueways and peatways.

Sustainably developed and maintained active travel routes, in addition to having educational, recreational and conservation roles are also of considerable economic benefit to the local areas along the routes. Having regard to Coillte's *Recreation Strategy* and *Off-Road Cycling Strategy 2012*, the Council recognises the potential to increase the recreational role of forestry in the County including projects such as the development of a regional-scale trail centre for off-road cycling at Cratloe Woods.

Development Plan Objective: Recreational Routes	
<b>CDP10.11</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support the maintenance of existing off-road walking and cycling trails and support investment in the sustainable development of walking and cycling facilities, greenway and blueway corridors within the County and region extending into and between our County's settlements;</p> <p>b) To support and facilitate the development of a network of interlinked greenways and necessary supporting infrastructure along the former route of the West Clare Railway <del>Greenway and necessary supporting infrastructure</del> subject to project level environmental assessments (Refer to Volume 2 for the indicative route of the West Clare Railway Greenway);</p>

	<p>c) To promote the development of regional-scale off-road cycling trails and associated facilities in the Cratloe Woods area;</p> <p>d) To ensure that any proposed development for off-road walking and cycling are based on rigorous site/route selection studies, take into consideration the safe and adequate provision of access, set-down and parking areas, and where appropriate that natural borders/buffers are included as an integral component of the design;</p> <p>e) To complete heritage audits and improve heritage interpretation along walking and cycling routes in the County;</p> <p>f) To encourage and support the development of ancillary businesses such as bike hire and repair, outdoor clothing sales, drying rooms for walkers, surfers and others as well as businesses offering walking and cycling tours subject to normal planning considerations;</p> <p>g) To ensure that the development of any off-road walking and cycling routes, blueways and peatways is informed by an appropriate level of environmental assessment, including all necessary reports to assess the potential impact on designated European sites and any impacts that may arise from increased visitor pressures; and</p> <p>h) To ensure that all cycle routes adhere to the principles contained within the national policy document <i>Smarter Travel: A Sustainable Transport Future</i>, and the <i>National Cycle Policy Framework</i> or any updated/amended guidance document and that integration between routes is achieved where appropriate.</p> <p>i) To have regard to the Code of Best Practice for National &amp; Regional Greenways in the development of greenway corridors within the county.</p>
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#### 10.14 Countryside Recreation

County Clare has a varied countryside which offers abundant opportunities for recreational activity. These activities have the potential to diversify and strengthen the rural economy and include developments such as walking and mountain bike trails, forestry-based recreation and the reuse of quarries for activities such as climbing, abseiling and off-road sports. To ensure that these activities in rural areas can be safely and easily accessed the development of links with adjacent towns and villages is required.

#### Development Plan Objective: Countryside Recreation

**CDP10.12** It is an objective of Clare County Council:

	<p>a) To support the diversification of the rural economy through the development of the recreational potential of the countryside, in accordance with the Comhairle na Tuaithe: <i>National Countryside Recreation Strategy</i> and the Walks Scheme and subject to compliance with Objective CDP<del>3.1</del>3.3; and</p> <p>b) To promote and support access to rural areas including upland areas, forestry, coastal areas and the development of existing walking routes, pilgrim paths, mountain trails and nature trails in conjunction with other public bodies, representative agencies and community groups.</p> <p>c) To support the Leave No Trace Outdoor Ethics Education Programme designed to promote and inspire responsible outdoor recreation through education, research and partnership.</p>
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### 10.17.2 Primary and Secondary School Facilities

Schools are a key element of the social and community infrastructure of an area and in many instances act as anchors of wider social and community facilities. The County is currently well-served in relation to primary and secondary school facilities. However, as per the *Provisions for Schools and the Planning System – Code of Practice 2008*, the Council must ensure that adequate serviced lands are available in appropriate locations, to facilitate the development of primary and secondary schools. There are a number of locations throughout the County, including Ennistymon, Killaloe and Kilrush where new schools are required, and these will be provided for in this Plan.

New residential developments and the natural growth of the population of an area can generate a demand for a significant number of new school places. To support sustainable communities the planning system must facilitate the timely expansion of existing schools and the development of new school buildings where required. Where a need for additional facilities has been identified, suitable lands are zoned in the relevant settlement plan. In addition to the *2008 Code of Practice*, in the assessment of applications for school development the Planning Authority will also have regard to the *Sustainable Residential Development in Urban Area – Guidelines for Planning Authorities* (2009) and the Department of Education and Skills technical guidance documents *Identification and Suitability of Sites for Post primary Schools* and *General Design Guidance for Schools*.

A number of rural primary schools, located in close proximity to larger urban centres, have been progressively expanding, chiefly to accommodate children travelling from within the neighbouring urban areas. In the interest of promoting sustainable travel and transport patterns, the expansion of rural schools to accommodate children from neighbouring urban areas will be discouraged.

**Development Plan Objective:  
Primary and Secondary Education**

<b>CDP10.16</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To facilitate the provision of schools by zoning suitable lands in settlement plans and local area plans capable of meeting the demands of the projected populations and in line with the 2008 Code of Practice, <i>The Provision of Schools and the Planning System</i>;</li> <li>b) To ensure that all Local Area Plans and SDZ Planning Schemes should ensure that access by walking, cycling and public transport is a key determinant in the location of new schools.</li> <li>c) To ensure that land developed for educational purposes is located as close as possible to the area experiencing population growth that it is intended to serve, are along public transport corridors where available and in close proximity to complementary services/facilities to allow for shared use;</li> <li>d) That new school sites in the Key Town of Ennis or within the Limerick Shannon Metropolitan Area should maximise opportunities whereby students and staff can travel by walking, cycling or public transport;</li> <li>e) To ensure that the design of new schools and the expansion of existing schools maximises the priority for pedestrians and cyclists above that of vehicular traffic and addresses conflict between motorists and pedestrians and cyclists;</li> <li>f) To assess and ensure the adequacy of school capacity when dealing with planning applications for large residential developments; and</li> <li>g) To ensure that planning applications for new schools or the expansion of existing schools should only be permitted where it is demonstrated that the road network in the vicinity of the proposed development can facilitate, or is planned to facilitate, safe walking and cycling, <del>require the provision of cycle lanes, pedestrian footpaths and crossings</del> and where the promotion of behavioural change measures regarding active and safe travel to the school site are demonstrated as capable of being implemented through mobility management planning. <del>to promote the idea of a 'walking school bus' serving primary and secondary school facilities to support safe and convenient active travel modes.</del></li> </ul>
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### 10.18 Dual Use of Community Facilities

Schools and other educational premises represent a valuable resource in terms of land and buildings, which generally are used on a partial basis only. The dual use of educational facilities, where it does not conflict with the delivery of the education service i.e., outside school hours and during school holidays, can contribute to meeting the wider needs of the community, by helping to accommodate a variety of activities. The DoEHLG *Childcare Facilities Guidelines for Planning Authorities* (2001) recommend the use of school premises to cater for after school care and schools are encouraged to examine how they can cater for such activities. Where new schools and other community facilities are proposed, opportunities will be sought to ensure that they are designed in such a way as to facilitate dual use.

Development Plan Objective: Dual Use Facilities	
<b>CDP10.19</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To encourage and promote the sharing of the use of school facilities with community groups where possible <b>having regard to the “Government’s guidelines on the use of School Buildings outside of School Hours”, Department of Education and Skills;</b> and</li> <li>b) To encourage the shared use of all community facilities for use by all groups in the Plan area.</li> </ul>

## Chapter 11 Physical Infrastructure, Environment and Energy

**Goal XI:** A county that supports strong economic growth and a high quality of life for all residents through the provision of efficient and robust physical infrastructure whilst having regard to environmental responsibilities and complying with European and National legislation.

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## 11.0 Introduction

The provision of a high-quality infrastructure in County Clare is critical to the County's socio-economic development. Due to the favourable position of County Clare on the western seaboard with significant potential for energy generation, an international airport, deep water estuary, railway and high-quality motorway, national, regional, and local road networks, the County has a significant advantage within the Southern Region. These advantages must be progressed in tandem with the sustainable management and development of other essential infrastructure such as water services, waste management facilities and telecommunications infrastructure. By facilitating, coordinating, and encouraging the development of a wide range of high-quality physical infrastructure, Clare County Council plays a central role in sustainable development, climate adaptation and mitigation, and the improvement in the quality of life and economic competitiveness of the County and Region.



## 11.1 Strategic Aims

This Chapter presents the objectives for the provision of physical infrastructure for the existing and future population of County Clare, in accordance with the overall vision of the Plan. These objectives are based on the following strategic aims:

- To provide a safe, integrated, efficient and sustainable network of transport to serve the needs of people, goods and services travelling to and within County Clare;
- To promote and encourage the use of alternative sustainable modes of transport;
- To safeguard the strategic transport function of the motorway and national road network and associated junctions in order to cater for the safe and efficient movement of inter-urban and inter-regional traffic;
- To facilitate a reduction in CO2 emissions from transport in line with the National Climate Action Plan;
- To protect, improve and conserve the County's water resources to meet the requirements of the *River Basin Management Plan for Ireland 2018-2021* and any subsequent revisions or updates to this Plan;

- To encourage and promote the benefits of the re-use and recycling of waste and to enable the provision of appropriate waste management facilities throughout the County in accordance with the *upcoming National Waste Management Plan for a Circular Economy which will be the successor to the Southern Region Waste Management Plan 2015-2021*;
- To reduce County Clare's dependence on imported fuels and to provide alternative energy sources by harnessing the County's potential for renewable energy sources;
- To ensure security of energy supply throughout the County; and
- To promote and facilitate the provision and continued development of broadband and ICT infrastructure to further enhance social and economic development, particularly in the more peripheral areas of County Clare.

## 11.2 Access and Movement

### 11.2.1 ~~Integrated Land Use and Transportation Planning~~ Regional Spatial and Economic Strategy

Transport is vital to the functioning of economic activities and a key to ensuring social well-being and cohesion of populations. Transport ensures the everyday mobility of people and is crucial to the production and distribution of goods.

Sustainable transport is central to efforts to control greenhouse gas emissions, air pollution and environmental damage. The benefits of sustainable transport, however, extend beyond environmental considerations, delivering improvements in congestion, productivity, health and quality of life. The integration of planning, land-use and transportation is an essential component of identifying the optimum location of future development, encouraging the use of sustainable transport options and moving towards the development of a low carbon society. The *Regional Spatial and Economic Strategy for the Southern Region* sets out the regional development framework and infrastructure priorities to 2040 with the primary aim of implementing *Project Ireland 2040 – The National Planning Framework* at regional level.

Development Plan Objective: Regional Spatial and Economic Strategy	
<b>CDP11.1</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To facilitate, support, seek funding for and invest in the infrastructure projects identified in the <i>RSES</i> throughout the lifetime of this Plan; and</li> <li>b) To prioritise investment in and delivery of comprehensive infrastructure packages that address infrastructure deficits and meet growth targets that prioritise the delivery of compact growth and sustainable mobility as per the <i>NPF</i> and <i>RSES</i> objectives.</li> </ul>

### ~~11.2.2 Smarter Travel and Sustainable Mobility~~ 11.2.2 Integrated Land Use and Transport Planning

~~Smarter Travel (2009-2020) is the transport policy for Ireland that sets out how the vision of a sustainable travel and transport system can be achieved. The following five key goals form the basis of the Policy:~~

- ~~• Improve quality of life and accessibility to transport for all and, in particular, for people with reduced mobility and those who may experience isolation due to a lack of transport;~~
- ~~• Improve economic competitiveness through maximising the efficiency of the transport system and alleviating congestion and infrastructural bottlenecks;~~
- ~~• Reduce overall travel demand and commuting distances travelled by the private car;~~
- ~~• Minimise the negative impacts of transport on the local and global environment through reducing localised air pollutants and greenhouse gas emissions; and~~
- ~~• Improve security of energy supply by reducing dependency on imported fossil fuels.~~

~~A review of the Smarter Travel policy document is currently under way for County Clare. This will support a move toward more sustainable travel and transport options, promoting the development of walking, cycling, public transport and other sustainable forms of transport such as car sharing and car pooling, as an alternative to the private car. The Development Plan includes objectives to support walking and cycling, green infrastructure development, active living and sustainable residential development which will contribute to the achievement of the goals of the Smarter Travel programme.~~

~~An example of a smarter travel initiative in County Clare is the 'Clare Local Lift' community car sharing model which aims to address rural transport challenges in the County. With funding secured from Enterprise Ireland under the Small Business Innovation Research (SBIR) Fund, Clare County Council in conjunction with an intelligent mobility solutions partner is leading this project to develop a pilot community transport service based on a car sharing model.~~

In order to promote public transport, walking and cycling across the County, it is the intention of the Council to:

- Consolidate development into town and village centres in accordance with the 10-minute town concept;
- Consolidate development around existing and proposed public transport services and facilities;
- Increase densities in future residential and employment developments;
- Prioritise mixed-use development which reduce the need to travel;
- Ensure that all new development areas will be fully permeable for pedestrians and cyclists through the application of the principle of filtered permeability whereby through traffic by private car is discouraged;

- Deliver schemes to improve permeability for walking and cycling in existing developed areas; and
- Ensure that the layout of new developments will prioritise walking and cycling and enable the efficient provision of public transport services.

In its promotion of integrated land use and transportation planning, the Council will seek to implement the following national policy documents:

- The National Investment Framework for Transport Investment (Department of Transport);
- The Five Cities Demand Management Study (insofar as it relates to that part of Clare within the LSMA);
- The existing sectoral policy documents which were published in 2009 - Smarter Travel - A Sustainable Transport Future 2009-2020 and the National Cycle Policy Framework. These documents have been the overarching policy guiding smarter and sustainable transport development in Ireland. They are aimed at reducing private car use and ensuring alternatives to the private car were available, as well as initiatives to create a culture of cycling and walking in Ireland. These national policy documents which promoted sustainable travel modes are in the process of being superceded by a new Sustainable Mobility Policy Framework.

The following table provides a baseline of the travel mode share for each settlement. The data shows the Mode Share of all persons commuting to Work and Education from residential origin points in Ennis (Key Town) Shannon (Metropolitan Town) and the Service Towns of Scarriff / Tuamgraney, Shannon and Kilrush. The source of the data is the CSO POWSCAR database which is derived from the Census of 2016.

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

Table 11.1: Travel Mode Share by Settlement (2016 Baseline). Source: CSO POWSCAR, NTA, Clare County Council.

Development Plan Objective: <del>Smarter Travel</del> Transport Planning	
CDP11.2	<p>It is an objective of Clare County Council:</p> <p><del>To support and facilitate:</del></p> <p>a) <del>Sustainable, multi-modal and integrated travel in County Clare, reduced car dependence and achievement of the National Smarter Travel Targets</del> That the overarching goal of transport planning in County Clare is to reduce car dependency and reduce emissions;</p> <p>b) To promote Steady State Investment to maintain and upgrade the existing road, rail and bus networks to provide a quality service to transport users;</p> <p>c) To implement initiatives under the Department of Transport to reduce congestion in urban areas primarily by enhancing sustainable travel options through <del>Smarter Travel projects</del></p>

	<p><del>that include</del> traffic management, bus priority, urban cycling and urban walking routes;</p> <p>d) To support the reduction in the use of fossil fuels for public transport and increasing use of technology and green energy sources to pursue low emission public transport fleets which is being pursued by the NTA as part of its fleet investment programme;</p> <p>e) <del>The delivery of the strategic bus network programme for Ennis and the Limerick-Shannon Metropolitan Area including associated customer services and facilities</del> To facilitate the expansion of the bus network by the NTA under initiatives such as Limerick BusConnects, Connecting Ireland and TFI Local Link Limerick Clare;</p> <p>f) <del>Park and ride multi-modal travel</del> To support the implementation of Park and Ride initiatives in accordance with LSMATS;</p> <p>g) <del>The delivery of a comprehensive cycling and walking network with an emphasis on Ennis and the Limerick-Shannon Metropolitan Area</del> To oversee investment in cycling and walking networks within all settlements, with an emphasis on providing for trips to school and retail services;</p> <p>h) To support the development of sustainable water transportation services for the Shannon Estuary in accordance with SIFP Objectives SIFP TPT 1.5, 1.7 and 1.8 contained in Volume 7 of the Plan;</p> <p>(i) To prepare a county-wide traffic and transport management plan during the lifetime of the Plan, and</p> <p>i) To ensure development is being delivered <del>Developments being</del> in compliance with the environmental requirements of Objectives CDP11.17 and CDP<del>3.13.3</del>.</p>
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### 11.2.3 Limerick-Shannon Metropolitan Area Transport Strategy (LSMATS) and Local Transport Planning

The (NPF) envisages that the Limerick-Shannon Metropolitan Area (LSMA) will become the growth engine of the Mid-West Region with projected growth of at least 50% during the period up to 2040. This projected population, employment and education growth brings with it opportunities for the development of the LSMA. The *LSMA Transport Strategy 2040* (LSMATS) will deliver a high-quality, accessible, integrated and more sustainable transport network that supports the role of the Limerick-Shannon Metropolitan Area as the major growth engine of the Mid-West Region. This will enable the LSMA to be internationally competitive as a European city region and to act as a main international entry point to the Atlantic Corridor.

Local Transport Plans give local expression to the RSES regional-level transport strategy in accordance with the requirements of RPO 157. A Local Transport Plan (including mobility management) will be prepared for a number of towns and villages across County Clare, including Ennis, within the lifetime of this plan.

**Development Plan Objective:  
Draft Limerick-Shannon Metropolitan Area Transport Strategy and Local Transport Planning**

**CDP11.3**

It is an objective of Clare County Council:

- a) To implement the measures contained within the ~~Draft~~ Limerick Shannon Metropolitan Area Transport Strategy ~~during the lifetime of this Development Plan~~ in accordance with the Implementation Plan set out in the ~~draft~~ LSMATS document;
- b) To implement a Local Transport Plan for Ennis, Shannon, Sixmilebridge, Kilkee, Kilrush, Lahinch, Corofin and Tulla during the lifetime of this Development Plan; ~~and~~
- c) that the Local Transport Plans will be prepared in accordance with the TII/NTA Area Based Transport Assessment (ABTA) Guidance;
- d) that the findings and recommendations of any Local Transport Plans, undertaken in accordance with ABTA, will be incorporated into the preparation of the statutory Local Area Plans, where relevant;
- (e) To prepare a North Clare Traffic Management Plan during the lifetime of the Plan, and
- ~~e~~f) To work in close co-operation with Technical University of the Shannon: Midlands Midwest and the Endurance European network.

#### 11.2.4 Active Travel Towns Programme

The Active Travel Towns programme aims to support sustainable and active travel by:

- Creating safer walking and cycling routes through the provision of high-quality infrastructure;
- Reducing the need for short distance car journeys; and
- Providing sustainable links to schools, colleges, places of employment, amenity, and leisure facilities.



Ennis has been designated as an Active Travel Town and has been awarded funding to implement a number of schemes to support sustainable travel in the County Town.

Development Plan Objective: Active Travel Towns	
<b>CDP11.4</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To implement an Active Travel Towns Programme in the Ennis area during the lifetime of this Plan;</li> <li>b) To pursue opportunities for additional funding that may arise, for Ennis and other towns in the County, and</li> <li>c) To support and facilitate the National Transport Authority in the implementation of the Active Travel Programme in County Clare.</li> </ul>

### 11.2.5 Walking and Cycling

Cycling and walking present real opportunities to reduce the use of the private car and reduce greenhouse gases whilst also providing a healthier option to the car. The implementation of the LSMATS, Local Transport Plan(s), the Active Travel Towns, and the Safe Routes to School programmes work to support walking and cycling and the Council will endeavour to encourage these activities through ~~good urban planning~~ the integration of land use and transport planning, increased permeability, the provision of bicycle lanes, the creation of pedestrian-friendly zones, pedestrian crossings, dished footpaths, public lighting and the implementation of the 10 Minute Town Concept. The Southern Regional Assembly has carried out an assessment of a number of settlements across the Region including Ennis and prepared a '10 Minute Town' concept report *10 Minute Towns: Accessibility & Framework Report* (July 2020). This report will inform the roll out of this concept in County Clare and within the Region. Where possible, the Council will seek to incorporate pedestrian and cycle friendly features into road improvement works and where appropriate, on new roads.

International trends suggest that the walking and cycling sectors of the tourism economy have the potential to grow considerably during the lifetime of the Plan and County Clare is ideally placed through projects such as the Killaloe to Scarriff amenity path to benefit from this trend.

Long distance cycling routes for both recreational and transport purposes, such as the West Clare Railway Greenway and the Euro Velo are supported by Clare County Council and the Council will facilitate and support the development of these and other such routes. The Council will also have regard to *Cycling Ireland's Strategic Plan 2020-2024* in the consideration of cycling proposals in the County.

**Development Plan Objective:  
Walking and Cycling**

**CDP11.5**

It is an objective of Clare County Council:

- a) To require walkability and accessibility to be a central consideration in the planning and design of all new developments, transport infrastructure and public transport services;
- b) To facilitate and support the delivery of a safe, accessible and convenient cycle network and environment across the County and in the Limerick-Shannon Metropolitan Area as set out in the Cycle Network Plans for Shannon and Limerick contained in the draft LSMATS;
- c) To support the development and enhancement of long-distance cycling routes in County Clare, in accordance with the *Strategy for the Future Development of National and Regional Greenways*;
- d) To safeguard, where feasible, the route of the old West Clare Railway which has not been affected by existing development and to encourage its use for recreational purposes and/or as part of a tourist attraction. Exceptions to this include short sections within the curtilage of residential or commercial property;
- e) To provide for cycling trips for people of all ages and abilities from ~~support the development of cycle lanes in urban areas linking~~ residential areas to town centres, employment centres and school locations, in line with the National Cycle Manual;
- f) To support the development of new accessible walking routes and trails throughout the County;
- g) To support and promote initiatives such as Park and Stride, Green Schools Travel and Safe Routes to School Programmes and the concept of having safe routes to school;
- h) To support the enhancement of permeability, footpaths and the provision of safe crossing points in the towns and villages of the County;
- i) To support the creation of a safer environment for cyclists and signposted 'quiet routes' off the arterial roads which include speed limit reviews and junction redesigns where appropriate;
- j) To require significant walking and cycling route proposals to provide a Quality Audit, as referred to in the *Design Manual for Urban Roads and Streets*; and

j) To ensure the development, enhancement, safeguarding of all walking and cycling routes are in compliance with the environmental requirements of Objective CDP~~3.1~~3.3.

### 11.2.6 Public Transport

#### Rail Network

The development of the Western Rail Corridor is important in terms of enhancing the economic and social development of the Region thus achieving balanced regional development. The Council will, therefore, support land use policies, future development proposals and transportation strategies that ensure the viability of a rail service between centres of population.

#### Development Plan Objective: Rail Network

##### CDP11.6

It is an objective of Clare County Council:

- a) To support and facilitate the maintenance, improvement and strengthening of rail infrastructure and services and the provision of multi-modal transport interconnection facilities subject to appropriate environmental assessment and the outcome of the planning process;
- b) To support and facilitate the opening/reinstatement of railway stations on the Western Railway Corridor within County Clare and in particular at Crusheen, *in line with feasibility studies undertaken on the basis of forecast demand and according to the investment priorities of Irish Rail and the National Transport Authority;*
- c) To protect lands adjacent to rail stations against encroachment by inappropriate uses that could compromise the long-term development of the rail infrastructure;
- d) To identify and safeguard land required for the development of rail infrastructure including bridges, stations, goods terminals, weather proofed facilities and areas necessary for the development of the rail infrastructure in the County;
- e) To work with Iarnród Éireann and other interested parties to find a resolution of the issue of periodic flooding of the Ennis to Limerick railway line in order to sustain year-round rail services from Ennis to Limerick City.
- f) To ensure that all proposed developments are in accordance with the requirements of Objective CDP~~3.1~~3.3.

## Shannon Rail Link

An ~~undefined infrastructural safeguard~~ Infrastructure Safeguard (Rail) for the Shannon rail link is identified in the Plan in line with the *Shannon Rail Link Feasibility Study* ~~consistent with the Government's objective of achieving balanced regional development, and the infrastructural requirements as identified in the RSES.~~ A rail link to Shannon Airport is supported by Government policy as set out in the National Development Plan (NDP) 2021-2030, and in the infrastructural requirements as identified in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. Linking Shannon Airport to the national rail network would enhance national and regional connectivity, which is a key strategic objective of the National Planning Framework (NPF).

Clare County Council will work in conjunction with the NTA, Irish Rail and other relevant stakeholders to carry out a review of the existing feasibility study as it applies to the Shannon Rail Link infrastructural safeguard extending from ~~Hurlers Cross~~ the existing Limerick-Galway railway line to Shannon International Airport. This review will include a route assessment to identify a preferred alignment for a potential rail line serving Shannon International Airport, Shannon Free Zone and Shannon Town. The N19 National Road and the ~~undefined~~ infrastructural safeguard of the proposed Shannon Rail Link are located in close proximity. The delivery of the N19 National Road upgrade is a priority of Clare County Council and should take precedence over other infrastructural projects along its route delivering on the significant exchequer investment already made in scheme planning and design.

The LSMATS includes for a rail link from Limerick to Shannon Town, the Shannon Free Zone and Shannon Airport as part of its proposed Limerick Commuter Rail Network (Phase 2).

Having regard to the provisions of the NDP, NPF, RSES and LSMATS above, linking Shannon Airport by rail to the existing Ennis-Limerick line is envisaged as a component of both a Limerick Commuter Rail Network and as part of the national rail network. The County Development Plan is required to give effect to national and regional-level plans and strategies such as those mentioned.

Development Plan Objective: Shannon Rail Link	
<b>CDP11.7</b>	It is an objective of Clare County Council: a) To work in conjunction with the NTA, Irish Rail and other relevant stakeholders to carry out a review of the existing feasibility study as it applies to the Shannon Rail Link infrastructural safeguard extending from <del>Hurlers Cross</del> the existing Limerick-Galway railway line to Shannon International Airport taking account of and being informed by the proposals contained within LSMATS to facilitate a Commuter Rail Network for the Limerick - Shannon

	<p>Metropolitan Area and by the N19 National Road upgrade; and</p> <p>b) To facilitate a proposed Shannon Rail Link which does not inhibit the N19 National Road Upgrade.</p>
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## Bus Transport

Bus transport forms a fundamental element of the overall public transport infrastructure linking the towns of Ennis and Shannon with Limerick City and beyond by means of a frequent, high-quality service. Bus services in the County have been improved significantly with the provision of an hourly, private bus service between Ennis and Dublin via Limerick to complement the existing Bus Éireann regional and local services. The development of a dedicated coach park in close proximity to Ennis town centre has added to transport facilities in the town and contributed to ease of travel. Services in County Clare would be greatly enhanced by the increased provision of bus services between Ennis, Shannon and the service towns of Ennistymon, Kilrush and Scarriff. This would assist in delivering a strong regional public transport network.

County Clare also benefits from an excellent local bus service. Local Link, Clare Bus and private operators provide an extensive service which is available to everyone and plays a particularly important role in sustaining rural communities by providing links between large urban areas and smaller settlements and rural areas. The Council fully supports these services and will seek to facilitate expanded services throughout the lifetime of this Plan. The Council will also work with the National Transport Authority on the *Connecting Ireland – Rural Mobility Plan* for County Clare. Services that provide connections to regional and national public transport services will be particularly encouraged.

Clare County Council have carried out a feasibility study of a bus service from Clarecastle to the Gort Road Business Park in Ennis, serving Clare Road, Clon Road, New Road, Steele's Terrace and the Gort Road. The feasibility study showed that there is sufficient demand to make a bus service within the Ennis area feasible. Having regard to this study, Clare County Council will support the provision of such a bus service.

Development Plan Objective: Bus Transport	
<b>CDP11.8</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support the provision of more regular, efficient and fully accessible bus services throughout the County, including through initiatives arising from the NTA's Connecting Ireland rural mobility plan;</p> <p>b) To support the implementation of public bus network enhancements in the South Clare area through BusConnects Limerick;</p>

	<p><del>b</del>c) To encourage and support TFI Local Link Limerick Clare private/public/ community partnerships in the provision of a more widespread rural bus services;</p> <p><del>e</del>d) To support the creation of bus <del>corridors</del> priority measures, integrated bus interchange stations and bus parking facilities both within settlements and at tourist facilities throughout the County subject to appropriate environmental assessment and the outcome of the planning process;</p> <p><del>d</del>e) To promote the introduction of new bus services on routes where they can offer a direct alternative to the routes most popular with private car users;</p> <p><del>e</del>f) To work with all relevant stakeholders to provide new bus pick-up/drop-off locations and bus shelters in towns and villages across the County;</p> <p><del>f</del>g) To work with stakeholders to encourage and promote a sustainable community-based public transport scheme that will enable access to service centres for all members of the community in the County;</p> <p><del>g</del>h) To support the provision of a local bus service in Ennis and Clarecastle; and</p> <p><del>h</del>i) To support direct inter-regional bus services to and from Shannon International Airport, Limerick and Galway.</p>
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### 11.2.7 Transport Assets and Multi-Modal Travel Integration

In order to reduce carbon emissions from the transport sector, to increase the usage of public transport and to increase its viability as an alternative to the private car for a greater number of users, it is vital that there is greater integration of public transport services. This integration should include both national transport providers and community-based services. Ennis as Clare's County Town is an important origin and destination for trips around the County and to and from the Limerick-Shannon Metropolitan Area and the Galway Metropolitan Area. ~~In line with the forthcoming LSMATS the Council will support and facilitate the development of Ennis as a bus and rail connecting hub for the County and surrounding areas.~~ It is intended that Ennis will function as a bus and rail connecting hub for the County and surrounding areas. The planning and design of transport infrastructure and services within the LSMA will take account of the demand for travel to and from Ennis and the objectives for the town as set out in *Ennis 2040*.

**Development Plan Objective:**

**Transport Assets and Multi-Modal Travel Integration**

**CDP11.9**

It is an objective of Clare County Council:

- a) To support accessibility to transport services and the integration of transport services throughout the County, with the wider Region, along the Atlantic Economic Corridor and Galway – Ennis – Shannon - Limerick (GESL) Economic Network, and between the Metropolitan Areas in order to create a more efficient transport network that meets the needs of a wide range of users and which supports the use of sustainable travel choices;
- b) To ensure that the enhancement of existing land transport networks is based on robust feasibility, route selection, environmental assessment and planning processes that reduce impacts on the environment;
- c) To work with stakeholder agencies and government departments to ensure the effective management, maintenance and expansion of the strategic land transport networks; and
- d) To develop Ennis as a bus and rail connecting hub for the County and surrounding areas;
- e) To incorporate considerations of the impact of climate change on transport planning including proposals under the Minor Works Programme.

### 11.2.8 EV and CNG Infrastructure and Smart Mobility

A shift to more sustainable means of road freight and logistics transport, including EV and low emission fuels, is necessary to decarbonise transport. The Government's *Climate Action Plan* aims to develop the EV charging network necessary to support the growth of electric vehicles (EV's) to at least 800,000 by 2030 and sets a target for the supply of infrastructure to stay sufficiently ahead of demand. It sets out its intention to develop and implement planning rules and guidelines across residential and non-residential parking locations for EV charging infrastructure.

All new development proposals will need to comply with these National requirements in terms of EV charge provision and the requirements as set out in Appendix 1 of this Plan.

National policy promotes the exploration of renewable compressed natural gas (CNG) and hydrogen as alternative fuel sources for medium and heavy-duty trucks. 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 together with air quality benefits for vehicles currently using diesel. Initiatives such as Gas Networks Ireland's 'Causeway Project' aim to



increase awareness of CNG as an alternative vehicle fuel source and to install a network of CNG refuelling stations aligned with the Trans European Transport Network corridors across the Country. The Causeway Project supports the *National Policy Framework: Alternative Fuel Infrastructure for Transport in Ireland*.

Autonomous (self-driving) vehicles are capable of sensing their environment and of moving safely with little or no human input. Future Mobility Campus Ireland (FMCI) is a not-for-profit organisation that was founded with the purpose of creating and delivering a future mobility ecosystem and test bed for stimulating research, development, and innovation in the area of Mobility as a Service (MaaS). Focus areas include Smart City infrastructure, Connected Autonomous Vehicles (CAV) for both road and air usage, including Unmanned Aerial Vehicles, big data management and analytics. The test bed is located in County Clare at the Shannon Free Zone.



Figure 11.1 CNG Refuelling Stations and CNG Injection Facilities in Ireland  
Source (Gas Networks Ireland)

**Development Plan Objective:**

**EV and CNG Infrastructure and Smart Mobility**

**CDP11.10**

It is an objective of Clare County Council:

- a) To support investment in the sustainable development of Electric Vehicle charging facilities aligned with the County's transportation networks;
- b) To support investment in the sustainable development of CNG refueling stations aligned with the Trans European Transport Network corridors as a renewable technology for servicing public service vehicles and commercial fleets;
- c) To require the inclusion of electric vehicle charging point infrastructure within residential, commercial and mixed-use developments in accordance with the standards set out in Appendix 1 Development Management Guidelines; and
- d) To support and facilitate the development of the Future Mobility Campus at Shannon and to seek investment in actions and initiatives that position County Clare and the wider Southern Region as a leader in the digital transformation of transportation, E-Mobility and sustainable mobility.

### 11.2.9 Road Network

The road network in the County is made up of a motorway, national primary roads, national secondary roads, regional and local roads. County Clare has a large rural area with a dispersed population with the result that the car is the predominant mode of transport. The maintenance and upgrade of the existing road network and, where necessary, the provision of new road networks or realignments are essential to maximise connectivity into the future.

#### 11.2.9.1 Motorway, National Roads and Strategic Inter-Urban Roads

These roads play a strategic role in inter-urban and inter-regional transport requirements and underpin economic success and competitiveness by providing faster, more efficient and safer access to and from ports, airports, cities and major towns. They also play a pivotal role in providing ready access to all parts of County Clare.

**Development Plan Objective:**

**Motorways, National Roads and Strategic Inter-Urban Roads**

**CDP11.11**

It is an objective of Clare County Council:

- a) To safeguard the motorway, national roads and strategic regional inter-urban road connections between cities, settlements, ports and airports, and their associated road junctions, in line with national policy;
- b) To protect the study area, route corridor options and thereafter the preferred route corridor selected for the

	<p>national road schemes being progressed in the Development Plan and to prohibit development that could prejudice their future delivery;</p> <p>c) To support the upgrade and improvement of motorways, national roads and strategic regional inter-urban road connections and their associated junctions, subject to compliance with requirements of the Habitats Directive and in compliance with the environmental requirements of Objectives CDP11.17 and CDP3.13.3;</p> <p>d) To advocate for and support improved road connectivity and, in particular, to advocate for</p> <ul style="list-style-type: none"> <li>• The Limerick Northern Distributor Route (LNDR) connecting the N18 to M7;</li> <li>• A new interchange on the M18 at Quin Road Ennis;</li> <li>• An upgrade of the Ennis to Kilrush N68 National Secondary Route;</li> <li>• An upgrade/extension of the N19 to Shannon International Airport;</li> <li>• Provision of a new bridge crossing at N67/N85 Blakes Corner Ennistymon; and</li> <li>• The N85 Kilnamona Road Improvement Scheme.</li> </ul> <p>e) To sustainably maintain, support and enhance Clare's connectivity on the Trans European Transport Network;</p> <p>f) To ensure that the national road network drainage regimes in Co. Clare are safeguarded for national road drainage purposes.</p>
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#### 11.2.9.2 Motorway Service and Rest Areas

Motorway service and rest areas are essential for driver safety and to ensure the availability of services and amenities for drivers. Transport Infrastructure Ireland (TII) has identified a need for an on-line Motorway Service Area on the M18 at a location between Junctions 7 (Sixmilebridge/Hurler's Cross) and Junction 12 (Ennis). They have identified a need for a Type 1 Service Area (full service area) at this location.

Section 2.8 of the DoECLG Spatial Planning and National Roads Guidelines (2012) provides guidance regarding off-line or roadside service facilities on non-motorway national roads and at or near their junctions. Any such facilities that are proposed within the county will only be favourably considered where it can be proven through a strong evidence-based approach that there is adequate junction capacity and that there will be no negative impact on the main-line traffic flow.

**Development Plan Objective:  
Motorway Service and Rest Areas**

**CDP11.12**

It is an objective of Clare County Council:  
To collaborate with Transport Infrastructure Ireland to secure the development of an on-line Type 1 Service Area on the M18 between Junction 7 and Junction 12 during the lifetime of this Plan, having regard to the *NRA Service Area Policy* (2014) and *Spatial Planning and National Roads – Guidelines for Planning Authorities 2012*.

### 11.2.9.3 Access onto National Roads

In order to retain the safety, efficiency and carrying capacity of national primary and secondary roads within the County, development proposals involving access onto national roads will be assessed by the Council having regard to *Spatial Planning and National Roads – Guidelines for Planning Authorities* (2012).

#### Lands adjoining National Roads to which Speed Limits of Greater than 60kmh apply

The policy of the Planning Authority will be to avoid the creation of any additional access points from new developments or the generation of increased traffic from existing accesses onto national roads where speed limits greater than 60kmh apply in accordance with *Spatial Planning and National Roads – Guidelines for Planning Authorities* (2012), subject to the exceptional circumstances as set out below. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant.

#### Transitional Zones

On sections of national road on the approaches to or exits from urban centres that are subject to a speed limit of 60kmh before a lower 50kmh limit is encountered – otherwise known as transitional zones – a limited level of direct access will be permitted to facilitate orderly urban development. Any proposal for such an access must be subject to a road safety audit in accordance with TII requirements and a proliferation of such entrances, which would lead to a diminution in the role of such zones, must be avoided.

#### Lands adjoining National Roads within 50kmh Speed Limits

In these areas the Planning Authority will consider access onto national roads in accordance with normal road safety, traffic management and urban design criteria for built up areas.

## Exceptional Circumstances

### Developments of National and Regional Strategic Importance

A less restrictive approach may be adopted in the case of developments of national and regional strategic importance which, by their nature, are most appropriately located outside urban areas and where the locations concerned have specific characteristics that make them particularly suitable for the development proposed.

In considering whether such exceptional circumstances arise, the Planning Authority will take the following matters into account:

- The relevance and appropriateness of the proposed development in supporting the aims and objectives of the *NPF* and the *RSES*;
- The requirements of other planning guidelines issued under Section 28 of the Act;
- The nature of the proposed development and the volume of traffic that will be generated by it;
- Any implications for the safety, capacity and efficient operation of national roads;
- Any plans for future upgrades of national roads and other transport infrastructure/services;
- The suitability of the location compared to alternative locations;
- The pattern of existing development in the area;
- Satisfactory details of the proposed demand management measures;
- Acceptable funding and delivery proposals for any road improvements required; and
- The precedent that would be created for cumulative development in the area and the potential implications for the national road network.

Clare County Council has identified five locations where exceptional circumstances allow for exceptions to the general policy to be considered for developments of strategic importance, as follows:

- Moneypoint Power Station – provision of alternative sources of energy supply;
- Former Whelan's Quarry site at Fountain Cross, Ennis – use as quarry; rehabilitation of site for outdoor activity/adventure park;
- Hotel and Golf Links, Doonbeg – intensification of existing uses;
- Central Waste Management Facility, Ballyduffbeg, Inagh – renewable energy project, waste transfer and recovery facility, eco-park; and
- N19 National Road between Shannon Town Roundabout and Knockbeg Point.

The applicant/developer will be responsible for all costs associated with any road upgrades and/or junction improvements required to facilitate a development proposal seeking to avail of an exception referred to above. All upgrade proposals are to conform to road safety and design standards as set out in the relevant TII publications. Demand management measures

shall accompany relevant planning applications to include mobility management/travel planning to address future trip management/travel planning and, where appropriate, visitor trips to the site.

Temporary access requirements for renewable energy developments are required to adhere to the road safety and design standards set out in TII publications and to include appropriate traffic management measures.

#### Lightly-trafficked Sections of National Secondary Routes

A less restrictive approach will be applied to lightly-trafficked sections of national secondary roads where a balance needs to be struck between the important transport function of such roads and the social and economic development of the areas through which they pass. In consultation with TII and based on the criteria set out in Section 2.6 of *Spatial Planning and National Roads – Guidelines for Planning Authorities* (2012), the following sections of National Secondary Road have been identified as areas where this less restrictive approach will apply:

- N67 Ballyvaughan to Lisdoonvarna;
- N67 short section between the junction with R483 and the junction with R484;
- N67 Doonbeg to Kilkee; and
- N67 Kilrush to Killimer.

The areas listed above are also identified in Volume 2 Maps of this Plan. In these areas the Council will give consideration to developments requiring direct access onto national secondary roads for persons wishing to build a dwelling house for their own permanent residence on family land where the following is demonstrated to the satisfaction of the Planning Authority:

- There are no alternative sites available with access off a regional or local road;
- The development will not undermine the strategic transport function of the national road network, will not result in the premature obsolescence of the network, and where applicable will not compromise the carrying capacity at adjacent road junctions;
- The location of the proposed access is at a point on the National Road Network where there are no plans for future upgrades;
- All safety issues and considerations are adequately addressed in accordance with ~~the NRA's Design Manual for Roads and Bridges~~ TII Publications;
- The development fully complies with the objectives set out in Chapter 4 of this Plan – Urban and Rural Settlement Strategy;
- There is a genuine need for the dwelling proposed; and
- The proposed development would not create an undesirable precedent for further development in the area.

The Planning Authority will develop and agree with TII a monitoring and recording regime



related to planning permissions granted in accordance with the above provisions.

### Existing Accesses onto National Secondary Roads

It is an objective of the Council to restrict the creation of additional access points for new developments onto national roads to which speed limits of greater than 50kmh apply. A less restrictive approach will be applied to existing accesses onto national secondary roads where a balance needs to be struck between the important transport function of such roads and the social and economic development of the areas through which they pass.

The Council will give consideration to individual rural house developments utilising existing accesses onto national secondary roads in the following circumstances:

- There are no alternative sites available with access off a regional or local road;
- The development will not undermine the strategic transport function of the national road network, will not result in the premature ~~obsolesce~~ **obsolescence** of the network, and where applicable will not compromise the carrying capacity at adjacent road junctions;
- The location of the proposed access is at a point on the National Road Network where there are no plans for future upgrades;
- All safety issues and considerations are adequately addressed in accordance with the NRA's *Design Manual for Roads and Bridges*;
- The development fully complies with the objectives set out in Chapter 4 of this Plan – Urban and Rural Settlement Strategy;
- There is a genuine need for the dwelling proposed; and
- The proposed development would not create an undesirable precedent for further development in the area.

#### Development Plan Objective: Direct Access onto National Roads

##### CDP11.13

It is an objective of Clare County Council:

- To safeguard the safety, efficiency and carrying capacity of national primary and secondary roads, **including associated national road junctions**, within the County in line with national policy;
- To restrict individual accesses, **and the intensification of existing access**, onto national roads in order to protect the substantial investment in the national road network, to improve carrying capacity, efficiency and safety, and to prevent the premature obsolescence of the network;
- To assess development proposals requiring direct access onto the national road network having regard to the criteria set out in Section 11.2.9.3; and



	d) To subject any proposals for greenways, new routes and trails to screening for appropriate assessment and an ecological impact assessment where appropriate to ensure that the design and operation of the proposal is in full compliance with the EU Habitats Directive.
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#### 11.2.9.4 Strategic Regional Roads

Regional roads provide an important function in linking smaller towns and villages with the larger urban centres and with national primary and secondary routes. *Where investment in a new regional road is proposed, in particular bypasses and relief roads, road space within the settlement served by the road shall be reallocated appropriately to sustainable modes, as a prerequisite to investment.*

Developments requiring access onto key regional routes must be restricted in order to protect the capacity and safety of such routes.

There are several regional roads which have been selected by the Council as strategic routes that act as feeder routes based on the volumes of traffic that they carry on a daily basis. The Council will protect the identified strategic regional roads from a proliferation of access points and will ensure that their key function is retained.

**Table 11.1 Strategic Regional Roads**

Strategic Regional Roads	Location
<b>R352</b>	Ennis – Tuamgraney
<b>R462</b>	Sixmilebridge to Setright’s Cross
<b>R463</b>	Limerick – Killaloe – Tuamgraney
<b>R465</b>	Barry’s Cross to Broadford settlement boundary
<b>R469</b>	Ennis to Quin
<b>R471</b>	Cloverhill – Sixmilebridge
<b>R476</b>	Fountain Cross – Kilfenora
<b>R478</b>	Lahinch to Lisdoonvarna

#### Development Plan Objective: Development of Strategic Regional Roads

<b>CDP11.14</b>	It is an objective of Clare County Council: a) To seek funding for the delivery of and to upgrade and improve, where necessary, the Regional Roads in the County as outlined in Table 11.1 and Table 11.2. The Council will have regard to national, regional and local transport plans and the Council’s own programme of works in this regard.
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	<p>b) To preserve the carrying capacity of Strategic Regional Roads and safeguard the investment in such infrastructure. Developments requiring direct access onto the Strategic Regional roads identified in Table 11.1 will be restricted to the following categories:</p> <ul style="list-style-type: none"> <li>i. Developments of strategic importance which, by their nature, are most appropriately located in a rural area;</li> <li>ii. Developments located within settlement boundaries and residential clusters and where the 50kmph speed limit applies; and</li> <li>iii. Rural dwellings which meet the following criteria - <ul style="list-style-type: none"> <li>I. It must be clearly demonstrated that there is no reasonable alternative site with access off a minor road available;</li> <li>II. The development complies with the objectives as set out in Chapter 4 Urban and Rural Settlement Strategy;</li> <li>III. Full achievement of the sightline requirements for regional roads as set out in Appendix 1 Development Management Guidelines;</li> <li>IV. The development does not undermine the strategic transport function of the strategic regional road network and where applicable does not compromise the carrying capacity at adjacent road junctions; and</li> <li>V. The development/enhancement of the regional road network is in compliance with the environmental requirements of Objectives CDP 11.17 and CDP<del>3.13.3</del>.</li> </ul> </li> </ul>
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#### 11.2.9.5 Relief/Distributor Roads

The Council will seek to provide relief roads where necessary in towns and villages throughout the County as resources permit. Such roads will divert heavy volumes of traffic away from the core areas of towns and villages and will have regard to the need for access and road safety. The provision of such roads can also facilitate the organised expansion of towns and villages and have the capacity to cater for pedestrians and cyclists.

No new residential access points shall be permitted on the route of the proposed Limerick Northern Distributor Road and the Killaloe Bypass when constructed.

**Table 11.2 Proposed Projects Identified for Future Development**

- Limerick Northern Distributor Road (LNDNR) – Knockalisheen to Shannon River Crossing – and university link road to the University of Limerick Clare Campus;

- Western By-Pass of Killaloe and River Shannon Bridge crossing south of Killaloe;
- N67, N85 Road Improvement Scheme, Ennistymon;
- Upgrade/extension of N19 to Shannon International Airport;
- Realignment of sections of N85 Ennis–Ennistymon road;
- Kilkee lower ring road linking the N67 at Kilkee Bay Hotel, running west to the Carrigaholt road, linking with the coast road;
- Sixmilebridge Inner Relief Road;
- Relief Road from N68 Ennis Road at Kilrush to the N67 Killimer Road at Kilrush;
- Relief Road running to the north of the village of Corofin running from the Kilnaboy road to the Gort Road.
- Relief Road from N67 northeast of Lahinch to the N67 south of Lahinch;
- Road realignment on the N68 at Caherea;
- Bypass south of Ennistymon linking the N85 to the N67;
- Relief Road from N67 south of Miltown Malbay to the N67 northwest of the town;
- New routes southeast of Shannon linking Bóther na Luchra with Slí an tSionnaigh and Bóthar na Lóiste; and
- N67 Ballyvaughan to Lisdoonvarna Rd – works to facilitate the development of a footpath and cycleway.

#### Ennis and Environs Area:

- Northern Inner Relief Road - linking the Gort Road (R458) to the Tulla Road (R351);
- Link from Lahinch Road (N85) to Drumcliff Road (L4182);
- Link from Drumcliff Road (L4182) to Gort Road (R458);
- Link from Clon Road (R871) to Quin Road (R469);
- Arterial Road from Skehanagh Roundabout (N85) to Quin Road (R469); and
- New interchange M18 Quin Road Ennis.

#### Development Plan Objective:

#### Proposed Projects identified for Future Development

<b>CDP11.15</b>	<p>It is an objective of Clare County Council:</p> <p>a) To integrate climate considerations and risk assessments into the design, planning and construction of all roads, footpaths, bridges, public realm and other construction projects and, where appropriate, to incorporate green infrastructure as a mechanism for carbon offset;</p>
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- b) To provide and/or facilitate the projects identified in Table 11.2 where necessary, and to ensure that such road infrastructure is designed and constructed to fulfil its intended purpose and to promote and support active travel;
- c) To ensure that the relevant mitigation measures contained in Volume 10 of this plan associated with the projects identified in Table 11.2 are strictly adhered to;
- d) Where investment in a new regional road is proposed, in particular bypasses and relief roads, roadspace within the settlement served by the road shall be reallocated appropriately to sustainable modes, as a prerequisite to investment;
- e) To progress the delivery of the LNDR;
- f) That no new residential access points shall be permitted on the route of the proposed Limerick Northern Distributor Road and the Killaloe Bypass when constructed.
- eg) To ensure that the design of the proposed Limerick Northern Distributor Road, as it intersects the R464 in Parteen, is included within an overall Masterplan for the village and provides for safe and adequate means of pedestrian and vehicular access and connectivity east and westwards within Parteen and across the route at this point;
- eh) To ensure that results from a detailed hydrological, hydrogeological and engineering assessment inform the design of the Limerick Northern Distributor Road and University Link Road to avoid any adverse effect on the existing hydrological and hydrogeological regime within the Knockalisheen Marsh area. The design of the River Shannon Bridge shall be informed by the overriding requirement to avoid adverse impacts on the qualifying interests of alluvial woodland otter and lamprey species when assessed under the Habitats Directive;
- fi) To ensure that the bridge abutments are set back a sufficient distance to allow for the retention of any existing riparian habitats or areas with the potential to develop into alluvial woodland. This will ensure maintenance of ecological connectivity on both banks for the River Shannon. The bridge deck shall be constructed at a sufficient height to allow for the continued development of any alluvial woodland present on both banks of the River Shannon such there will be no net loss of habitat;
- gj) To ensure that the Tailrace Canal, Errina Canal and River Blackwater are all crossed on clear span structures, with the



abutments sufficiently set back from the watercourse banks to ensure maintenance of ecological connectivity.

**k)** To ensure that the necessary ecological assessment of the design of these bridges will be informed and supported by a detailed review and assessment of similar developments in comparably sensitive environments;

**l)** To ensure that all watercourse crossings, both culverts and bridges are designed so as to not impede the flood conveyance through the structure and not cause any significant change in flood levels, flow depths and velocities that would result in any noticeable increase in flood risk or erosion/accretion locally in the vicinity of the crossing or more remotely both in the upstream or downstream reaches;

**m)** To ensure that the proposed road is set at a minimum level that provides sufficient freeboard above the 100 year with climate change flood event (200 year combined tide event in respect of the Knockalisheen area) so as to have a low flood risk over its design life and sufficiently elevated for its storm drainage system to function appropriately during flood events;

**n)** To ensure that the construction of the bridges is monitored by a suitably qualified ecologist, and that appropriate mitigation will be employed to avoid risks of pollution during both the construction and operational phases;

**o)** To work with the National Parks and Wildlife Service to promote and develop sustainable visitor management initiatives to service the Burren National Park;

**p)** To ensure that all mitigation measures set out in the NIR and SEA contained in Volumes 10(a) and 10(b) of this Plan are complied with; and

**q)** To ensure Inland Fisheries Ireland are consulted at early design stage and that compliance with Inland Fisheries Ireland *Guidelines on the Protection of Fisheries During Construction Works in and Adjacent to Water* (2016) or any subsequent updated versions is ensured.

**Development Plan Objective:**

**Regional and Local Road Developments**

**CDP11.16**

It is an objective of Clare County Council:

- a) To achieve and maintain investment in the sustainable development of strategic priorities in regional and local roads subject to required appraisal, planning and environmental assessment processes; and
- b) To support and facilitate the following projects:
  - Killaloe Bypass/R494 upgrade;
  - R471 access to Shannon Free Zone; and
  - L3126 to Bunratty Castle.

**Development Plan Objective:**

**Environmental Considerations in Road Construction Projects**

**CDP11.17**

It is an objective of Clare County Council:

To ensure that, for all major road construction projects, the route selection process will be informed by a constraints study, significant criteria for which will be environmental considerations in compliance with Objective CDP~~3.13~~3.3 of this plan, in addition to compliance with best practice guidelines from the Inland Fisheries Ireland, TII and relevant Government Departments.

### 11.2.10 Urban Roads and Streets

The *Design Manual for Urban Roads and Streets* (DMURS) applies to streets and roads with a speed limit of 60 km/h or less and sets out a series of requirements, recommendations, and actions to ensure that streets and roads are safe, attractive and comfortable for all users. It requires professionals of different disciplines to work together to achieve better street design ensuring that the design must (a) be influenced by the type of place in which the street is located and (b) balance the needs of all users.

**Development Plan Objective:**

**Design Manual for Urban Roads and Streets (DMURS) and Transition Zones to Towns and Villages on National Roads**

**CDP11.18**

It is an objective of Clare County Council:

- a) To implement the requirements and recommendations contained in *DMURS* in the assessment of development proposals, the preparation of design schemes and their implementation in the development of streets, roads and public realm improvement schemes in the County; and

	b) To implement the requirements and recommendations contained in TII Publications Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads' in the assessment of development proposals, the preparation of design schemes and their implementation in the development of streets, roads and public realm improvement schemes where applicable.
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### 11.2.11 Shannon International Airport

Connectivity to and from Shannon International Airport is essential to ensure that the airport can continue to grow and make a significant contribution to the local, regional and national economy in the future. With regard to the international connectivity from Shannon International Airport, technological advances are being made to enhance the sustainability of the aviation industry with new aircrafts being 70% more fuel efficient than 40 years ago and 75% quieter compared to 30 years ago.

Road connectivity to the airport is currently provided via the N19 National Road, which provides a link to the motorway network. The Council will support the upgrade of the N19 national road during the lifetime of this Plan.

Public transport links to the airport are also important to ensure the growth in passenger numbers using the airport. Clare County Council will support the further integration of airport services with both public and private bus services in the future.

See Section 6.7 'Economic Development in Shannon', Chapter 6, for further information and detailed objectives for Shannon Airport.

### Public Safety Zones

Red Zones and Public Safety Zones (PSZs) are designated for Shannon International Airport and are located at the ends and approaches to the runway to provide for the safety of aircraft and people on the ground. In the assessment of planning applications in the vicinity of Shannon International Airport, Clare County Council will have regard to the Red Zones and PSZs identified for the airport.

Development Plan Objective: Shannon International Airport	
<b>CDP11.19</b>	It is an objective of Clare County Council: a) To support the development of an Airport Strategy for the Southern Region to be prepared by the relevant stakeholders





through consultation with the Department of Transport, Local Authorities, Airport Authorities, TII, the NTA and other relevant stakeholders in the Southern Region;

b) To facilitate and support the development and enhancement of the strategic role of Shannon International Airport, to advocate for a regional distribution of air traffic and strategic route development, and for a greater regional focus by national agencies;

c) To support actions which will progress the transition of Shannon International Airport to a low carbon future;

d) To facilitate and support the further development of the International Aviation Services Centre (IASC) cluster at Shannon as recognised in National Aviation Policy and to work to ensure that cross agency cooperation will continue to develop the IASC to meet industry demand;

e) To support and facilitate multi-modal inter-regional and intra-regional transport linkages to and from the airport by both public and private service providers, **with bus transport as the primary sustainable mode of transport**;

f) To safeguard current and future operational, safety, technical and development requirements of Shannon International Airport;

g) To support and facilitate the upgrade of the Shannon Flood Relief Embankments to protect Shannon Town, Shannon Free Zone and Industrial Estate, and Shannon International Airport;

h) To have regard to, and implement, the national land use policies and guidance in relation to the Red Zones and Public Safety Zones for Shannon International Airport, the *Irish Aviation Authority (Obstacles to aircraft in flight) Order, 2005* (S.I. No. 215/2005) and *EASA Regulation (EU) No 139/2014*;

i) To have regard to the advice of the Irish Aviation Authority with regard to the effects of any development proposals in the vicinity of Shannon International Airport on the safety of aircraft or the safe and efficient navigation thereof;

j) To have regard to the *Irish Aviation Authority Policy Land Use Planning and Offshore Development* (2015) in the assessment of relevant development proposals; and

k) To ensure that all proposals are in compliance with Objective CDP~~3.1~~**3.3** of this plan.

#### 11.2.12 Public Rights of Way

Public rights of way constitute an important amenity and an economic and social asset. They

enable enjoyment of the County's high-quality landscape and are important for tourism development, recreation, and engagement with the County's cultural heritage. In accordance with the requirements of the *Planning and Development Act, 2000, as amended*, Appendix 6 of this Plan contains a list and maps of the public rights of way in County Clare that give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational activity. Any consideration of public right of way extinguishments will have regard to RPO152 of the *RSES*.

Development Plan Objective: Public Rights of Way	
<b>CDP11.20</b>	It is an objective of Clare County Council: To encourage the preservation of the existing public rights of way within the County, as set out in Appendix 6.

### 11.2.13 Coastal and Estuarine Transportation

The water transport of goods and passengers between County Clare and the Aran Islands as well as between County Clare and County Kerry is well established. The operation of the Killimer-Tarbert ferry service is an important resource for West Clare, providing a key economic and tourist link from County Kerry to the tourist routes along the west coast of County Clare. It is also important to both the Wild Atlantic Way and Shannon Estuary Way.

The ferry service operating from Doolin to the Aran Islands is also a key transport service which has been greatly enhanced by the development of a new pier at Doolin. Funding has been secured by the Council through the Governments Rural Regeneration and Development Fund (RRDF) to progress the design and planning stage of the Doolin Pier Master Plan which will include a visitor services building, additional parking facilities and improved connectivity between the village and the pier.

The Shannon Estuary is a major international shipping hub. The activities that take place in the Shannon Estuary, both current and future, are considered in detail in Chapter 12 'Shannon Estuary' and Volume 9 'Strategic Integrated Framework Plan for the Shannon Estuary' of this plan.

Development Plan Objective: Water-Borne Transport	
<b>CDP11.21</b>	It is an objective of Clare County Council: a) To safeguard and support the continued operation of the ferry services between West Clare and County Kerry and between North Clare and the Aran Islands. Only land use proposals that complement the sustainable operation of these services will be considered for the duration of this plan;

	<p>b) To promote the establishment of a ferry or water taxi service between North Clare and Galway City;</p> <p>c) To support the provision of services and amenities for passengers in the vicinity of ferry departure/arrival points in the County;</p> <p>d) To support and facilitate the development and delivery of the <i>Doolin Pier Masterplan</i> during the lifetime of the Plan; and</p> <p>e) To ensure the development/enhancement of infrastructure facilitating water-borne transport is in compliance with the environmental requirements of Objective CDP<del>3.1</del>3.3 of this plan.</p>
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#### 11.2.14 Ports, Jetties, Harbours, Quays and Piers

The Council acknowledges the importance of ports, jetties, harbours, quays and piers to the local economy as well as their role as recreational and amenity facilities. The importance of establishing new marine infrastructure is also recognised. The *National Marine Planning Framework* (NMPF) is Ireland's first maritime spatial plan and sets out how we want to use, protect and enjoy our seas up to the year 2040 and beyond. It sits at the top of the hierarchy of plans and sectoral policies for the marine area and provides a coherent framework in which sectoral policies and objectives can be realised. It is a decision-making tool for regulatory authorities and policy makers in a number of ways, including for decisions on individual consent applications which will have to have regard to the provisions of the NMPF in the same way that the Development Plan and other terrestrial plans form part of the decision making tool-kit for land based planning applications. See Section 13.12, Chapter 13 of this Plan for further information and detailed objectives relating to Ports, Jetties, Harbours, Quays and Piers.

#### Shannon Foynes Port Company

Shannon Foynes Port Company, Ireland's second largest port operation, has statutory jurisdiction over all marine activities on a 500km<sup>2</sup> area on the Shannon Estuary, stretching from Kerry to Loop Head to Limerick City. The company provides a variety of services, from controlling navigation and marine safety, to warehousing, logistics and cargo handling. SFPC handle some of the largest vessels entering Irish waters, up to 200,000 dead weight tonnes (DWT). It is a port of national and international significance and has set out its 30-year masterplan Vision 2041 which aims to double port throughput to 20m tonnes per annum over the plan period.

In order to facilitate this growth, capacity enhancements are required within and external to the port, including:

- Ongoing expansion of jetty infrastructure (€47m);

- Reinstatement of Limerick to Foynes Rail line (€45m);
- Upgrade of Limerick to Foynes road network (€450m);
- New deep-water berth at Foynes Island (€175m)".

**Development Plan Objective:  
Ports and Harbours**

**CDP11.22**

It is an objective of Clare County Council:

- To support and facilitate the sustainable implementation of the *National Ports Policy* and the *National Marine Planning Framework* in County Clare;
- To support and facilitate the development and economic role of strategic international, national, regional and local harbours, ports and jetties across the county;
- To support the export, fisheries, marine tourism and marine economy potential of port and harbour assets at Cahiracon, Kilrush and Moneypoint subject to the implementation of mitigation measures outlined in the SEA and AA undertaken on the SIFP;
- To improve land-based transport links to ports and harbours;
- To support the development of a *RSES Regional Ports and Harbour Strategy* for the Southern Region; and
- To ensure that all proposals will be in compliance with the requirements of the Habitats Directive where appropriate.

**Development Plan Objective:  
Shannon Foynes Port**

**CDP11.23**

It is an objective of Clare County Council:

- To support the continued expansion of Shannon Foynes Port in compliance with the environmental requirements of Objective CDP~~3.13.3~~ as it applies to Co. Clare; and
- To support the capital infrastructure projects in the Shannon-Foynes Port Company Infrastructure Development Programme.
- To support Shannon Foynes Port Company's Masterplan Vision 2041

### 11.2.15 Freight

While there has been significant investment in transport over the past 20 years, Ireland's growing population together with the continued growth in tourism numbers and freight traffic will place further demands on transportation infrastructure. The transport sector will require a significant modal shift from private carbon-fuel-using vehicles to sustainable

transport. This will require a similar shift to more sustainable means of freight and logistics transport, including rail. The RSES states that the decarbonisation of transport will also focus on alternative and low emission fuels for vehicles for freight, a modal shift of freight to rail transport and the increased electrification of freight transport.

Development Plan Objective: Freight	
<b>CDP11.24</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To support the development of a RSES Regional Freight Strategy;</li> <li>b) To create an efficient freight network that operates in harmony with other transport users and land uses in the County;</li> <li>c) To encourage developments which are heavily dependent on road freight to locate where freight vehicles can access the national road network without the requirement to traverse urban areas;</li> <li>d) To support the use of the existing rail system and marine areas for the transport of appropriate materials where feasible; and</li> <li>e) To promote the use of low emission vehicles in the freight sector.</li> </ul>

#### 11.2.16 Directional Signage

Directional signage is an essential component of transport infrastructure, ensuring that both visitors and residents of County Clare can conveniently and efficiently access settlements and services across the County. The Council will ensure that adequate directional signage is provided across the County and will seek to control the proliferation of non-road traffic signage. See Section 9.2.21 Tourism Signage and Appendix 1, Section A1.9 for further information and detailed objectives relating to signage.

Development Plan Objective: Directional Signage	
<b>CDP11.25</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To ensure that adequate directional signage is provided throughout the County to facilitate convenient movement and access between settlements and services through the County; and</li> <li>b) To control the proliferation of non- road traffic signage on and adjacent to national roads having regard to the <del>TH's</del> <i>DoECLG's Spatial Planning and National Roads Guidelines</i>.</li> </ul>

### 11.3 Water Resources

Water covers 71% of the planet but only 1% is available to us as drinking water. We use this every day in our homes and businesses and water is a fundamental building block of life. Therefore, the quality of the water we use in our daily lives is of huge significance to our physical wellbeing and economic prosperity. The Planning and Development Act 2000, as amended, seeks to integrate the development plan process and water management through the requirement for development plans to have regard to the water services strategic plan for the area and to support the protection and enhancement of water quality, and compliance with environmental standards and objectives regarding water quality. Clare County Council is responsible for the protection and management of all waters in the County and also has an important role to play in the protection, maintenance, and improvement of water quality through the planning and management of future development.

#### 11.3.1 Water Framework Directive (WFD)

The EU *Water Framework Directive* (WFD) sets out the approach to the protection and enhancement of the country's water resources. The *WFD* applies to rivers, lakes, groundwater, estuaries and coastal waters and aims to improve water quality. Clare County Council, in the preparation of this Development Plan, must comply with the provision of the *WFD* and all other EU and National legislation and regulations in relation to water quality, waste management and the protection of habitats and species.

#### 11.3.2 River Basin Management Plans

The *WFD* requires Ireland to produce both national and local River Basin Management Plans (RBMP). River Basin Management Plans are key tools for the implementation of the *WFD*, key European legislation which requires our rivers, lakes, groundwater and coastal water to achieve a healthy state, or what's known as 'good ecological status'. The *National River Basin Management Plan 2022-2027* is due to be published in December 2021 and will outline a programme of actions which aim to meet the environmental objectives and requirements of the *WFD*. The existing *River Basin Management Plan 2018-2021* looks to:

- Have a more integrated approach;
- Involve the range of stakeholders (especially state agencies);
- Have a focused Agricultural Programme; and
- Have a community focus and significant increased effort in public engagement and consultation.

The principal objectives of River Basin Management Plans include:

- To prevent further deterioration in water quality;

- To achieve the restoration of water bodies where they are currently at bad, poor or moderate status;
- To protect/enhance all waters including surface, ground, coastal and transitional waters;
- To manage water bodies based on river basins or catchments.

The River Basin Plans propose a program of measures to achieve the objective of high or good water quality status.

Development Plan Objective: Water Framework Directive and River Basin Management	
<b>CDP11.26</b>	<p>It is an objective of Clare County Council:</p> <p>a) To facilitate the implementation of the <i>River Basin Management Plan 2022-2027</i> and any subsequent plan for ground, surface, estuarine, coastal and transitional waters in the Plan area as part of the implementation of the <i>EU Water Framework Directive</i>;</p> <p>b) To protect groundwater and surface water resources in accordance with the statutory requirements and specific measures as set out in the <i>River Basin Management Plan 2022-2027, and any subsequent management plans</i>;</p> <p>c) To achieve and maintain at least good water quality status for all water bodies except where more stringent obligations are required such as Blue Dot/High Status Objective Water Bodies;</p> <p>d) To consider development proposals where it can be clearly demonstrated that the development will meet the requirements of the <i>River Basin Management Plan</i>; and</p> <p>e) To work with and support LAWPRO and support improvements/recommendations within Priority Areas for Action, Blue Dot/High Status Objective catchments and any additional areas identified within subsequent River Basin Management Plans.</p>

### 11.3.3 Water Resources

Water resources are a key component of the natural environment. Water resources encompass a wide range of areas including drinking water, ground water, surface water, bathing water, shellfish waters, and freshwater pearl mussel waters, the management and protection of which are required under various relevant EU Directives. Unpolluted water resources are essential to human health, reliable water supply and the protection of habitats and species of importance in the County.



County Clare's drinking water supply is derived from natural resources. It is crucial that water sources are protected so that dependable, good quality water supplies can be provided. Groundwater is a naturally occurring resource and it supplies approximately 20% of drinking water in Ireland. It supplies water to industry and agriculture and sustains wetlands and river flows during dry spells. Groundwater is increasingly at risk from pollution, particularly so from human activity.

The County Clare Groundwater Protection Scheme classifies the majority of Clare's ground waters as having 'Extreme Vulnerability'. The Groundwater Protection Scheme has been incorporated into the River Basin Management Plan for Ireland.

Development Plan Objective: Water Resources	
CDP11.27	<p>It is an objective of the Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To support <del>the development of Drinking Water Protection Plans</del> the protection and improvement of the quality of drinking water sources in line with the requirements of the <i>Water Framework Directive</i>;</li> <li>b) To ensure that developments that would have an unacceptable impact on water resources, including surface water and groundwater quality and quantity, designated sources protection areas, estuarine, coastal transitional waters, river corridors and associated wetlands will not be permitted;</li> <li>c) To ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment;</li> <li>d) In areas of potable groundwater resources or over vulnerable aquifer areas, to consider development proposals only if the applicant can clearly demonstrate that the proposed development will not pose a risk to the quality of the underlying groundwater;</li> <li>e) To protect groundwater resources, in accordance with statutory requirements and specific measures as set out in the <i>National River Basin Management Plan 2022-2027</i>;</li> <li>f) To work with and support Irish Water, the Group Water Scheme Sector and LAWPRO in identifying public drinking water sources vulnerable to climate change and develop source protection or alternative sources, in order to maintain water quantity and quality levels;</li> </ul>

	<p>g) To consider proposals for development which infringe on a river boundary, or an associated habitat, including their connection by groundwater, only where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>• The character of the area will be conserved;</li> <li>• An acceptable physical riparian zone will be maintained; and</li> <li>• There will be <b>no deterioration of water body status; impact on the ecological, aquatic or fishing potential of the waters or associated waters.</b></li> </ul> <p>h) To work with Irish Water to find a sustainable and long-term solution for the production, minimisation and beneficial reuse of water sludge as a by-product in order to minimise risk to human health and the environment.</p>
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#### 11.3.4 Water Extraction from Lough Derg

Irish Water assumed responsibility for managing Ireland's water and wastewater investment and maintenance programmes on the 1<sup>st</sup> of January 2014. Simultaneously, Irish Water also took over the management of a New Water Supply Project for the midlands and east of the Country and project planning is being undertaken by Irish Water in this regard.

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'<sup>1</sup> from both a Strategic Environmental Assessment (SEA) and Appropriate Assessment<sup>2</sup> (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.

Development Plan Objective: Strategic Water Supply Projects	
<b>CDP11.28</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support investment and the sustainable development of strategic water supply projects of Irish Water and leakage reduction programmes and initiatives through the <i>National Water Resources Plan, the Eastern and Midland Regional</i></p>

<sup>1</sup>[http://europa.eu/legislation\\_summaries/consumers/consumer\\_safety/l32042\\_en.htm](http://europa.eu/legislation_summaries/consumers/consumer_safety/l32042_en.htm). Accessed on 07/06/2013.

<sup>2</sup>[http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura\\_2000\\_asses\\_en.pdf](http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_asses_en.pdf)

	<p><i>Water Resources Plan and</i> subject to appropriate environmental assessment and the planning process;</p> <p>b) To carefully scrutinise any proposals for the abstraction of water from Lough Derg, either for storage or direct supply outside the County which, due to geographical proximity, may have a significant impact on County Clare taking into account the impacts of climate change and in particular low flow conditions which are now prevalent across the County throughout the year; <del>and</del></p> <p>c) To ensure that any abstraction proposals are in compliance with the environmental requirements of Objective CDP<del>3.13.3</del> of this plan; <del>and</del></p> <p><i>d) To carefully scrutinise any proposals for the abstraction of water from Lough Derg or the River Shannon which may have an impact on the proposed South Clare/University of Limerick Economic Strategic Development Zone, an objective of which is the reopening of the Errina Canal.</i></p>
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#### 11.4 Water and Wastewater Services

The provision of a good quality water supply and effective wastewater disposal infrastructure are critical requirements for the future economic development, quality of life and sustainable growth of the County. The provision of adequate infrastructural capacity in areas of population growth, as identified in the Settlement Strategy, will allow for the plan-led future development of County Clare. The Council recognises that, in order to ensure land use policy is sustainable and for the Development Plan strategy to be realised, a co-ordinated and integrated approach to planning the provision of public utility services is crucial.

Irish Water has responsibility for the provision and management of water supply and wastewater services. Clare County Council, through a Service Level Agreement with Irish Water, manages the daily operation of infrastructure and the progression of capital projects. However Irish Water has responsibility for project prioritisation and financial investment. The Irish Water proposed Capital Investment Plan 2020 – 2024 sets out the priority projects to the year 2024. Priorities must include investment to ensure acceptable service levels to existing customers, to achieve regulatory compliance and to cater for future growth. In addition, minor upgrades and improvement works are continually carried out on a nationally prioritised basis through Irish Water's National Programmes (for example, capital maintenance and mains renewal programmes amongst others).

**Development Plan Objective:  
Water Services**

<b>CDP11.29</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives of this Plan;</li> <li>b) To facilitate the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of master plans;</li> <li>c) To ensure that adequate water services will be available to service development prior to the granting of planning permission and to require developers to consult Irish Water regarding available capacity prior to applying for planning permission; and</li> <li>d) To ensure that development proposals comply with Irish Water's standards and requirements in relation to water and wastewater infrastructure to facilitate the proposed development.</li> </ul>
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#### 11.4.1 Water Supply

Drinking water in the County is drawn from a variety of sources and Figure 11.2 demonstrates the Household Water Supply Sources in County Clare in 2016. Irish Water is responsible for providing and maintaining adequate public water supply infrastructure throughout County Clare. There are also a number of group schemes operating in the County. Public group water schemes manage their own networks but are supplied with treated water by Irish Water. Private group schemes manage their own networks but in addition have their own private source that they are responsible for managing. In areas that are unserved by either a public water supply or a group water scheme, water supply comprises mainly of wells serving single dwellings. In the interest of safeguarding public health, the Council will restrict the boring of private wells for new developments in areas where a public water supply is available.

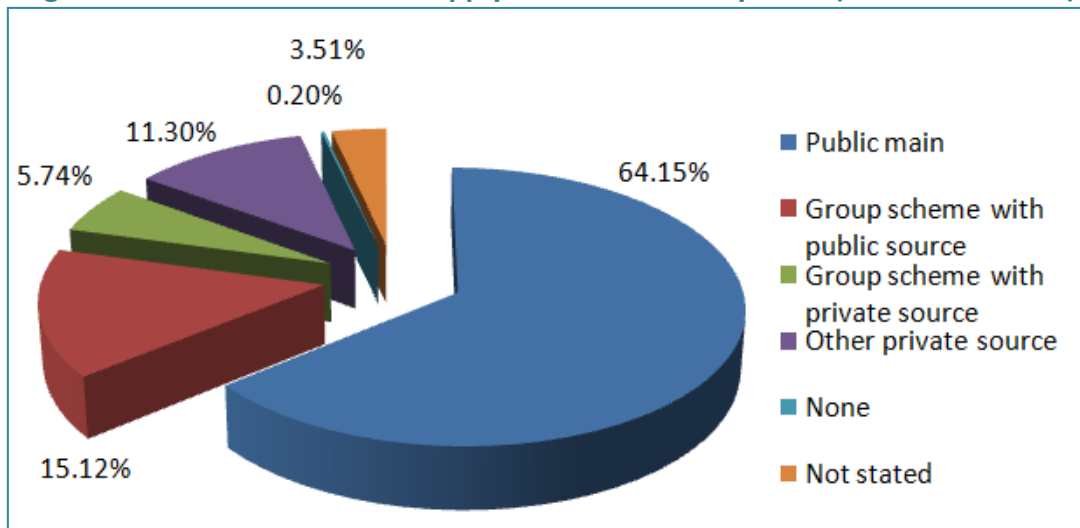
Water sludge is a by-product of water treatment and sludge management is an important issue. In addition to the *National Wastewater Sludge Management Plan* for the management of sludge derived from wastewater treatment processes Irish Water is also preparing a sludge management plan for drinking water plants. Clare County Council will work with Irish Water to find sustainable and long-term solutions for the production, minimisation and beneficial reuse of water sludge.

In general, there is sufficient water supply treatment capacity in the County to meet the needs of the target population identified in the Core Strategy. Many of the water treatment plants

supply water to a number of settlements in a 'Water Supply Zone' (WSZ) and WSZ's may be linked together to form a water resource zone. It is Irish Water's objective to interlink WSZs, where appropriate, to increase the resilience (reliability) of the water supply system. Network reinforcement is likely to be required to ensure that water supply can be moved around the network to where it is needed. In addition, many of the water treatment plants in the County need to be upgraded in order to ensure that water is produced to the required standards as set out in the relevant *Drinking Water Regulations*.

It is estimated that 42% of the water supplied in Ireland is lost as a result of leakage. Clean potable water is an important resource and therefore water conservation is essential to ensure security of supply in the future.

**Figure 11.2 Household Water Supply Sources in County Clare (Source CSO 2016)**



**Development Plan Objective:  
Water Supply**

<b>CDP11.30</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support the implementation of Irish Water Investment Plans and to advocate the provision, by Irish Water, of adequate water supply to accommodate the target population and employment potential of the County and in accordance with the statutory obligations set out in the EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan;</p> <p>b) To support the role of Irish Water Investment Plans in taking into account seasonal pressures on critical water supply service infrastructure, climate change implications and leakage reduction in the design of all relevant projects;</p>
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	<p>c) To advocate for the on-going conservation and upgrade of water supply infrastructure in the County;</p> <p>d) To maximise the use of existing capacity in water supply services in the planning of new development;</p> <p>e) To protect existing way leaves and protection areas around public water supply services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required water services infrastructure;</p> <p>f) To work with all stakeholders to promote water conservation and sustainable water usage;</p> <p>g) To promote and support the use of rainwater harvesting (in new buildings and as a retrofit) where viable; and</p> <p>h) To prohibit the use of bored wells for water supply for new development in areas where a public supply is available.</p>
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#### 11.4.2 Water Supply in the Ennis and Environs Area

In the Ennis and Environs area water is derived from a natural groundwater source at Drumcliff Springs, located to the north of the town. The Drumcliff water treatment plant supplies the Ennis Water Supply Zone (Ennis, Clarecastle, Barefield, Crusheen and Doora). Geological Survey Ireland has identified this water source as being ‘highly vulnerable’ and due regard will be had to this designation in the assessment of development proposals in the area. An exclusion zone, 200m in radius, has been established around the springs.

In order to meet the envisaged demand for water from the target population it is imperative that water storage is enhanced, water is conserved, and pipe network repairs are implemented. Pouladower Spring is located approximately 3km to the north of Ennis, rising at the northwest corner of Ballyallia Lough. This source will be investigated as a potential back-up supply/future supply to reduce dependency on Drumcliff Springs.

Development Plan Objective: Ennis and Environs Water Supply	
<b>CDP11.31</b>	<p>It is an objective of Clare County Council:</p> <p>a) To improve efficiency in the operation and demand management of the water supply infrastructure, promote water conservation and reduce the overall loss in public water supply in the Ennis and Environs area;</p> <p>b) To safeguard Pouladower Spring and investigate its use as a potential supply of water for the Ennis area. Any proposal with regard to the development of such a supply source shall demonstrate that it will not have a negative impact on European Sites;</p>

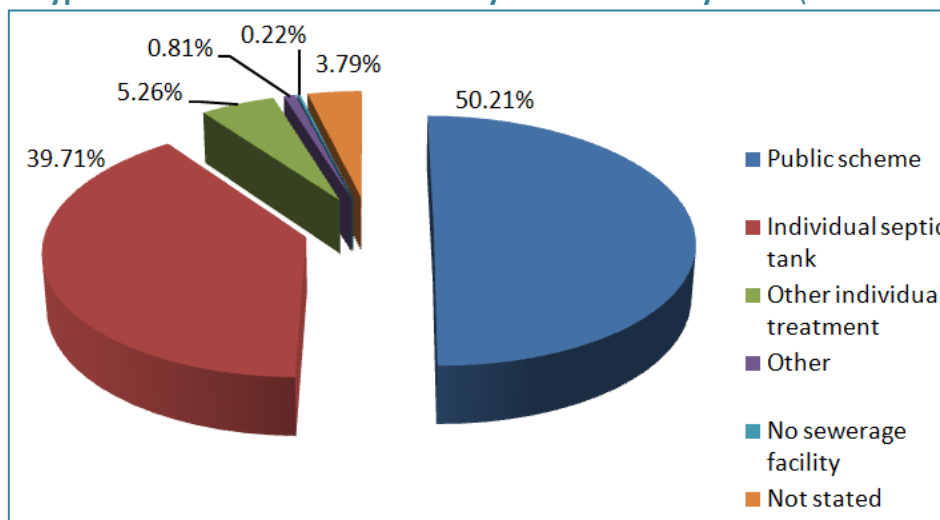
	<p>c) To advocate the provision, by Irish Water, of an adequate water supply to accommodate the target population and the employment potential of the Ennis and Environs area in accordance with statutory obligations as set out by EU and National policy; and</p> <p>d) To protect the Drumcliffe Springs water resource including by not permitting development on either the Springs, or within the established 200 metre exclusion zone, <b>notwithstanding development that may be required to maintain, upgrade or augment the existing water supply source and infrastructure, subject to proper planning and sustainable development.</b></p>
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### 11.4.3 Wastewater Management

Irish Water has responsibility for the provision and management of wastewater facilities serving sewered towns and villages, including the management of storm water for combined sewers. The maintenance, upgrading and provision of the County's wastewater drainage system is essential to accommodate future development requirements and to ensure the sustainable development and environmental protection of the County. At present there are significant service and compliance issues in many existing wastewater systems in County Clare. **A number of treatment plant and network projects are being progressed under Irish Water's 2020-2024 Programme of Investment to address these issues.**

Sludge is a by-product of wastewater treatment operations. To minimise risk to human health and the environment Clare County Council will work with Irish Water in the implementation of the *National Wastewater Sludge Management Plan* for the management of sludge derived from wastewater treatment processes.

**Figure 11.3 Types of Household Wastewater Systems in County Clare (Source CSO 2016)**





Outside of the serviced towns and villages most developments in County Clare are served by individual proprietary wastewater treatment plants and septic tanks. Developments in these unserviced areas must demonstrate that the on-site wastewater treatment system can safely and adequately dispose of effluent in accordance with the relevant EPA Code of Practice. In unserviced areas, where developments require private wastewater treatment and disposal, calculations should be submitted at application stage which demonstrate that the site is of sufficient size to safely assimilate the effluent from the development.

**Development Plan Objective:**

**Wastewater Treatment and Disposal**

**CDP11.32**

It is an objective of Clare County Council:

- a) To support the implementation of Irish Water Investment Plans and to advocate the provision, by Irish Water, of adequate wastewater treatment facilities to accommodate the target population and employment potential of the County in accordance with the statutory obligations set out in the EU and national policy and in line with the Core Strategy and Settlement Hierarchy set out in this Plan;
- b) To support the role of Irish Water Investment Plans in taking into account seasonal pressures on critical wastewater treatment service infrastructure and climate change implications in the design of all relevant projects;
- c) To advocate for the on-going provision, ~~conservation~~ **maintenance** and upgrade of wastewater treatment infrastructure in the County;
- d) To maximise the use of the existing capacity of wastewater treatment services in the planning of new development;
- e) To protect existing way leaves and protection areas around public wastewater treatment services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required wastewater treatment services infrastructure;
- f) To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of the existing sewer networks and minimise detrimental impacts on sewage treatment works;
- g) To permit the development of single dwelling houses **in unserviced areas** only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the *Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses*, EPA (2021);



- h) Where settlements have no public wastewater treatment infrastructure, **and in settlements which have limited or insufficient capacity to facilitate development**, to consider alternative developer led/provided shared use wastewater treatment infrastructure, including those incorporating nature-based solutions, to serve development where it can be clearly demonstrated that the system is in compliance with relevant EPA Guidelines on design standards and which will allow connection to a public system when it is provided. Any such consideration will be subject to the following criteria:
- i. Connection to an existing public wastewater treatment system is not currently available.
  - ii. Environmental and planning requirements are satisfied including plan adequacy, site suitability and a suitable means of sludge and treated effluent disposal.
  - iii. The land on which the treatment plant is located is transferred to Irish Water on their request if/when a public system is provided.
  - iv. The management and maintenance of the shared wastewater treatment and disposal infrastructure following its completion shall be the responsibility of a legally constituted management company. This management company will be responsible for the adequate maintenance, operation and management of the shared infrastructure. It shall be a condition of sale of all elements of the permitted development that the purchaser become a shareholder in the management company and include a similar condition on any contract for subsequent disposal of the property.
  - v. Adherence to the environmental assessment criteria set out in section 11.4.3.1 of this plan.
- i) To permit the development of treatment systems for small businesses/community facilities in unserved areas where they are in single ownership and where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with *Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses*, EPA (2021) and *Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels*, EPA (1999); and

	<p>i) To encourage and support a changeover from septic tanks/private wastewater treatment plants to public collection networks wherever feasible, subject to connection agreements with Irish Water and to ensure that any future development connects to the public wastewater infrastructure where it is available;</p> <p>ii) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP<del>3.1</del>3.3 of this plan.</p>
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#### 11.4.3.1 Environmental assessment criteria:

It will be a requirement that it be demonstrated with scientific certainty that the construction, operation, maintenance, monitoring and decommissioning of any such developer led/provided shared use wastewater treatment infrastructure will not give rise to adverse effects on the site integrity of any European sites in view of their conservation objectives and having regard to the characteristics of the species or habitat, including their structure, function, conservation status and sensitivity to change. Where this cannot be demonstrated with certainty, then developer led/provided shared use wastewater treatment infrastructure shall not be permitted. Nature-based solutions such as constructed wetlands (CWs) and integrated constructed wetlands (ICWs) will not be considered for;

- Settlements within areas of karst landscape
- Areas deemed to be of high nature value or of high biodiversity value
- Sites within 60m up-gradient of any well or spring used for potable water
- Sites within the inner protection zone of a public groundwater supply source, where the vulnerability rating is classified as extreme
- Sites within 300m up-gradient of a public supply (>10m<sup>3</sup>/day or >50 persons) borehole, where an inner protection zone has not been identified
- Sites within 25m of a dwelling
- Sites where construction of the ICW may negatively impact a site of cultural heritage value
- Sites where adequate land area is not available
- Sites near a watercourse (distances of not less than 10m from the initial and second ponds and no less than 5 m for subsequent ponds will be required)
- Sites that cannot be adequately protected from flood damage. A site-specific flood risk assessment will be required as part of any potential planning application for a Nature Based Solution.
- Sites that pose an unacceptable risk to drinking water sources
- Sites that conflict with the protection guidelines set out in the Clare Groundwater Protection Scheme.

In addition:

- An early assessment of a site's overall suitability and the properties/nature of the influent are required to avoid siting such Nature Based Solutions in inappropriate settlements or areas within settlements.
- The assessment must determine whether the ICW discharges, either via surface or ground, to any SAC, SPA or NHA.
- In addition to the environmental function of an ICW, it is an essential requirement of the ICW concept to explicitly address the social, economic, and ecological considerations of the site, so that the needs of all stakeholders in the management of the land and water resources that are linked to a site need are given appropriate consideration. Regard must be had to all water quality discharges, achieving an appropriate landscape-fit and enhancing biological diversity.
- As the ICW concept is based on integration into the immediate and adjacent environment, site characterisation must investigate how this requirement can be achieved and optimised.
- The Management Company must ensure that the nature and properties of the influent are known, that adequate land space is available and that the system can operate with low or zero energy requirements.
- Given the nature of these systems in Ireland, potential developers must provide the Planning Authority with sufficient baseline information to enable planning/discharge conditions to be set should the Nature Based Solution be deemed appropriate within the settlement for a specific site.
- The Management Company will be required to put in place an Emergency Response Plan for the system which will outline the procedures which must be put in place should monitoring indicate exceedances of emissions limit values, where a failure in the system occurs, where the system becomes inundated due to severe or adverse weather conditions or through inappropriate influent amongst other occurrences.

**Development Plan Objective:  
Strategic Wastewater Treatment Projects**

**CDP11.33**

It is an objective of Clare County Council:

- To support investment in and the sustainable development of strategic wastewater treatment facilities by Irish Water in County Clare arising from initiatives including Investment Plans and Strategic Drainage Area Plans subject to appropriate environmental assessment and the planning process;
- To liaise with Irish Water to ensure adequate wastewater treatment facilities are available to accommodate population growth in the County;
- To ensure that the assimilative capacity of the receiving environment is not exceeded and that increased wastewater



	<p>discharges from population growth does not contribute to degradation of water <del>quality</del> <b>body status</b> or give rise to adverse impacts on the integrity of the Natura 2000 network;</p> <p>d) To support Irish Water to eliminate untreated discharges from settlements in the short-term, while planning strategically for the long-term in tandem with <i>Project Ireland 2040</i> and the <i>RSES</i> and in increasing compliance with the requirements of the <i>Urban Waste-Water Treatment Directive</i>;</p> <p>e) To support and facilitate the separation of foul and surface water networks in the County; and</p> <p>f) To liaise with Irish Water to identify wastewater treatment plants which are subject to flooding from severe weather events, and to advocate for the prioritisation of these plants for suitable upgrades.</p>
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**Development Plan Objective:  
Rural Wastewater Treatment Programmes**

<b>CDP11.34</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support investment in the sustainable development of rural waste water treatment programmes and the initiatives of Irish Water, communities and developers in small rural settlements to identify sustainable solutions subject to available funding for such services including the Rural Regeneration and Development Fund of the <i>NDP and the Multi-Annual Rural Water Programme 2022-2025 Measure 8 – Waste Water Collection and Treatment Needs for Villages and Settlements without access to Public Waste Water Services</i>.</p> <p>b) To support the provision of centralised wastewater treatment plants at Broadford, Carrigaholt, Cooraclare, Doolin and Labasheeda within the lifetime of this plan;</p> <p><del>c</del>b) To support the servicing of rural villages (serviced sites), in settlements with adequate public wastewater treatment capacity available, to provide an alternative to one-off housing in the countryside; and</p> <p><del>d</del>e) To ensure that any private wastewater treatment system proposed complies with the environmental requirements of Objectives CDP4.2, CDP4.5 and CDP<del>3.13</del>3.3 of this plan.</p>
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#### 11.4.4 Storm Water Management

Storm water can be described as rainwater that falls onto a property or accumulates on the ground and runs off to a storm drain. Storm water increases significantly as a result of developments where permeable surfaces (vegetation and soil) are replaced by impermeable surfaces (car parks, roads, driveways and roofs). ~~In serviced towns and villages with combined sewers the management of storm water falls within the remit of Irish Water. The~~ management of combined sewers falls within the remit of Irish Water.

The management of storm water is inherently linked to the wider issues of climate change adaptation and flood risk management. All new development throughout the County will be required to minimise surface water discharge through on-site systems such as Sustainable Drainage Systems (SuDs). Development proposals are required to demonstrate the use of SuDs mechanisms and must be accompanied by a comprehensive SuDs assessment to demonstrate run off quantity, quality, and an assessment on the potential impacts on habitats and water quality. See Section 2.8.1 'Storm Water Management', Chapter 2, of this Plan for further information and detailed objectives relating to storm water.

#### 11.5 Waste Management

The environment is a valuable but vulnerable resource. When it is managed and protected, the quality and integrity of the environment is retained. In conjunction with other State agencies, Clare County Council has the responsibility for a wide range of activities associated with the environment. In particular, the Council seeks to regulate and monitor pollution control and waste management.

##### 11.5.1 Waste Management Plans

Clare County Council, in conjunction with the other local authorities in the Southern Region, has a role in the implementation of the *A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025* and the *Southern Region Waste Management Plan 2015-2021*. ~~The Council will also have a role in implementing the upcoming~~ *National Waste Management Plan for a Circular Economy (NWMPCE)*, which will be the successor to the *Southern Region Waste Management Plan*. The strategic vision of the *Southern Region Waste Management Plan* is to rethink our approach to managing waste, by viewing our waste streams as valuable material resources. The Plan provides a framework for the prevention and management of waste in a safe and sustainable manner. The Plan targets are:

- 1% reduction in the quantity of household waste generated per capita over the period of the Plan;
- Achieve a recycling rate of 50% of managed municipal waste by 2020; and

- Reduce to 0% the direct disposal of unprocessed residual municipal waste to landfill (from 2016 onwards) in favour of higher value pre-treatment processes and indigenous recovery practices.

The *Regional Spatial and Economic Strategy for the Southern Region*, 2020 echoes these sentiments and aims to move away from the traditional unsustainable linear model where resources are consumed and high waste volumes are generated which are then sent to be processed as waste. As at national level, policy is now focused on building a circular economy.

The European Commission's New Circular Economy Plan 'A New Circular Economy Action Plan for a Cleaner More Competitive Europe' was launched in 2020 and forms one of the main blocks of the European Green Deal.

Through the development of a circular waste economy, there will be opportunities for enterprise and employment. Clare County Council will support and promote circular economy principles prioritising prevention, reuse, recycling, and recovery, to support a healthy environment, economy and society. Clare County Council is also committed to implementing the provisions of the framework set out in the *Southern Region Waste Management Plan*, and to implementing the upcoming *National Waste Management Plan for a Circular Economy (NWMPE)*, which will be the successor to the *Southern Region Waste Management Plan*.

Development Plan Objective: Waste Management	
CDP11.35	<p>It is an objective of Clare County Council:</p> <p>a) To support and facilitate the implementation of the <del>EU Action Plan for the Circular Economy – 'Closing the Loop'</del>, EU Circular Economy Action Plan 'A New Circular Economy Action Plan for a Cleaner More Competitive Europe' (2020), the EU Raw Material Initiative, A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025 and the <i>Southern Region Waste Management Plan 2015-2021</i>;</p> <p>b) To support and promote circular economy principles prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society;</p> <p>c) To encourage and facilitate the development of new options and technological advances in relation to waste management;</p> <p>d) To support the development of waste recycling facilities at appropriate locations in County Clare as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites;</p>



	<p>e) To promote environmental awareness measures and action programmes to ensure good environmental awareness and practices, the recycling of waste, water management, and energy conservation;</p> <p>f) To have regard to <del>Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, July 2006 (and any subsequent guidelines)</del> <i>Best Practice Guidelines for the Preparation of Resource Management Plans for Construction &amp; Demolition Projects' (EPA 2021) and any subsequent guidelines</i> in the management of waste from construction and demolition projects and to require the submission of a Construction and Demolition Waste Management Plan for projects in excess of the following thresholds:</p> <ul style="list-style-type: none"> <li>• New residential developments of 10 houses or more,</li> <li>• Other new developments, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250m<sup>2</sup>,</li> <li>• Demolition/renovation/refurbishment projects generating in excess of 100m<sup>3</sup> in volume of construction and demolition waste,</li> <li>• Civil engineering projects producing in excess of 500m<sup>3</sup> of waste, excluding waste materials used for development works on the site.</li> </ul> <p>The Council may also require the submission of Construction and Demolition Waste Management Plans for other developments, and this will be managed through the pre-planning consultation and planning application processes;</p> <p>g) To require proposals for brownfield regeneration in strategic locations to be accompanied by a site risk assessment and a clear waste plan for any wastes arising, including consideration of hazardous or contaminated material; and</p> <p>h) To support and facilitate the repurposing of previous landfill sites and where appropriate their reuse for community or recreational purposes.</p>
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### 11.5.2 Waste Transfer and Recovery

Waste transfer facilities/material recovery facilities are essential infrastructure to support the recycling of waste. In the assessment of applications for waste transfer facilities/material recovery facilities, the following site characteristics are preferable:

- Within or as near as possible (within 2km) to the defined Metropolitan Town, Key Town or Service Town as defined in the Settlement Hierarchy;
- Where practical, on the national or regional road network and where traffic considerations are acceptable;
- In a central location within their general catchment in order to minimise road hauls;
- If possible, in an area close/proximate to existing business operations;
- Where impacts on local amenities can be minimised; and
- Where the natural features (for example, geology, hydrology) minimise pollution risks.

Clare County Council will facilitate the sustainable provision of additional waste facilities at appropriate locations in accordance with the *Waste Management Infrastructure Guidance for Siting Waste Management Facilities*. This Guidance will be included in the upcoming *National Waste Management Plan for a Circular Economy (NWMPCE)*, which will replace the *Southern Region Waste Management Plan 2015-2021* and the regional waste management plans for the other two regions.

**Development Plan Objective:**

**Waste Transfer and Recovery Facilities**

**CDP11.36**

It is an objective of Clare County Council:

- To support the development of waste transfer and recovery facilities at appropriate locations in County Clare as a means of facilitating a reduction in the quantity of waste that goes to landfill disposal sites; and
- To support the development of higher-value waste pre-treatment processes and indigenous recovery practices. Such developments must not adversely affect species or habitats designated by the Habitats Directive and shall comply with the requirements of the *National River Basin Management Plan*.

### 11.5.3 Litter Management

Clare County Council has prepared a *Litter Management Plan for the period 2022-2024* which sets out objectives for the prevention and minimisation of litter throughout the County.

**Development Plan Objective:**

**Litter Management**

**CDP11.37**

It is an objective of Clare County Council:

To implement the provisions of the *Clare County Litter Management Plan 2022-2024* and any updated version of this Plan.

#### 11.5.4 Construction and Demolition Waste

Construction and demolition waste (C&D waste) is generally associated with waste materials arising from construction, demolition, and renovation activities. Landfills were traditionally the main receiving points for the disposal of waste associated with construction and demolition building materials but reuse and recycling of C&D waste is now recognised as a more sustainable alternative. The most recent figures from the *Southern Region Waste Management Plan* indicate that 95% of construction and demolition (C&D) is being re-used or recycled.

Developments should, where appropriate, seek to reuse excavated material from sites for landscaping and land restoration or alternatively the material should be reused in the building process. Also, waste management plans should demonstrate how C&D waste is segregated at site so that it can be reused, recycled, or disposed of in an appropriate way. Where construction or demolition wastes cannot be reused or recycled, that waste must be transported to authorised waste facilities using the services of authorised waste collectors.

Development Plan Objective: Construction and Demolition Waste	
<b>CDP11.38</b>	<p>It is an objective of Clare County Council:</p> <p>a) To require that a C&amp;D Waste Management Plan is prepared by the developer having regard to the <del>Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, July 2006 (and any subsequent guidelines)</del></p> <p><i>‘Best Practice Guidelines for the Preparation of Resource Management Plans for Construction &amp; Demolition Projects’ (EPA 2021) and any subsequent guidelines</i> for new construction or demolition projects and to require that where appropriate the maximum amount of waste material generated on site is reused and recycled;</p> <p>b) To promote the production and reuse of aggregates from C&amp;D waste and their use in construction projects in the Region; and</p> <p>c) To encourage the development of C&amp;D waste recycling facilities at suitable sites, including quarries, subject to normal planning and environmental considerations.</p>

#### 11.5.5 Agriculture Waste

The *Nitrates Directive (91/676/EEC)* calls for the protection of water from excessive nitrates which make it unsuitable for use as drinking water. The Directive, as implemented in Ireland’s Nitrates Action Programme through the *EC (Good Agricultural Practice for Protection of*

*Waters) Regulations 2009* (as amended 2010, 2014 and 2017) is the main statutory provision which places an onus on Ireland to prevent pollution of groundwater and surface water from nitrates associated with agricultural sources. The Programme is designed to prevent pollution of surface waters and ground water from agricultural sources and to protect and improve water quality. Waste arising from agricultural practices on farms should be dealt with in a safe and sustainable manner having regard to the protection of the environment and public safety implications associated with inappropriately disposed waste.

**Development Plan Objective:  
Agricultural Waste**

<b>CDP11.39</b>	It is an objective of Clare County Council: To ensure that the disposal of agricultural waste is carried out in a safe, efficient and sustainable manner having regard to the environment and to the health and safety of individuals, and in compliance with the <i>European Communities (Good Agricultural Practice for Protection of Waters) Regulations, 2017</i> , the <i>Litter Pollution Act 1997</i> (as amended) and the <i>European Communities (Water Policy) Regulations 2014</i> (S.I. No. 350 of 2014).
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## 11.6 Noise, Air and Light Pollution

### 11.6.1 Noise Pollution

Noise pollution can occur in various locations: building sites, heavily trafficked roads, and industrial sites amongst others, all of which can have significant impacts on an environment and on the quality of life of individuals, residential areas and communities in the vicinity. Clare County Council has set out measures to deal with noise pollution associated with major noise sources, such as transportation infrastructure, in the *Clare Noise Action Plan (2018)*. This is a five-year strategic document published under the Environmental Noise Directive 2002/49/EC, as implemented in Ireland by the *Environmental Noise Regulations 2006*.

**Development Plan Objective:  
Noise Pollution**

<b>CDP11.40</b>	It is an objective of Clare County Council: a) To promote the pro-active management of noise where it is likely to have significant adverse impacts on health and the environment; and b) To ensure that all proposals for development with regard to transportation infrastructure shall comply with the provisions of the <i>Clare Noise Action Plan (2018)</i> and any subsequent plans.
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### 11.6.2 Air Quality

Air pollution can potentially affect the health and well-being of sensitive population groups and eco-systems and can also have adverse environmental and economic impacts. The EU introduced a legislative framework to oversee the monitoring, assessment and management of air quality, namely *Directive 2008/50/EC on Ambient Air Quality and Cleaner Air for Europe*. This directive was implemented in Ireland under the *Air Quality Standards Regulations 2011*.

Radon, a radioactive gas formed in the ground by the radioactive decay of uranium, which is present in all rocks and soils, is categorised by the World Health Organisation as a carcinogen. It is important to comply with best practice in the implementation of radon prevention measures in partnership with other relevant agencies. See Section 5.2.15, Chapter 5 of this Plan for further information and detailed objectives relating to radon gas and housing.

Development Plan Objective: Air Quality	
<b>CDP11.41</b>	It is an objective of Clare County Council: a) To achieve and maintain good air quality and help prevent harmful effects on human health and the environment in our urban and rural areas; b) To support local data collection in the development of air quality monitoring; and c) To implement the provisions of national policy and air pollution legislation, in conjunction with other agencies as appropriate.

### 11.6.3 Light Pollution

It is recognised that adequate lighting is necessary to ensure a safe and secure environment. However, light spillage from inadequately designed lighting is increasingly recognised as a potential nuisance to nearby properties and a threat to wildlife and their habitats particularly in relation to European sites. It can also be a waste of energy and can reduce the visibility of the night sky. Both urban and rural settings are affected by light pollution.

Development Plan Objective: Light Pollution	
<b>CDP11.42</b>	It is an objective of Clare County Council: a) To require proposals for development that include the provision of external lighting, to clearly demonstrate that the lighting scheme is the minimum needed for security and working purposes;

	<p>b) To ensure that external lighting and lighting schemes are designed so that the incidence of light spillage is minimised ensuring that the amenities of adjoining properties, wildlife and the surrounding environment are protected; and</p> <p>c) To require that external lighting is designed taking the <i>Bat Conservation Ireland Guidance Notes for: planners, engineers, architects and developers on bats and lighting</i> into consideration, together with EUROBATS Guidelines for consideration of bats in lighting projects.</p>
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It is not intended that objectives set out will unreasonably constrain the operations of Shannon International Airport nor of other regionally important industrial activities in the County.

### 11.7 SEVESO – Major Accidents Directive

The *SEVESO III Directive (2012/18/EU)* came into force in Ireland on 1st June 2015 and the *Seveso II Directive, 96/82/EC*. This is the main EU legislation dealing with the control of on-shore major accident hazards involving dangerous substances. The Directive is implemented in Ireland through the *Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015*.

The Directive covers establishments where dangerous substances may be present (e.g., during processing or storage) in quantities above a certain threshold. A Major Accident Hazard Site (SEVESO Site) is a site where the occupier has notified the Health and Safety Authority that they meet or exceed a specified threshold. Excluded from the Directive are certain industrial activities which are subject to other legislation providing a similar level of protection (e.g., nuclear establishments or the transport of dangerous substances).

There are a number of companies in County Clare which are within the remit of the SEVESO III Directive. The aim is to prevent major accidents and/or limit their consequences ensuring high levels of protection for the community in a consistent and effective manner. There are two tiers of industries, depending on the quantity of substances used, handled or stored on site. The existing SEVESO sites within the plan area include:

#### Upper Tier

- ESB Generating Station, Moneypoint
- Shannon Aviation Fuels, Shannon International Airport

#### Lower Tier

- Enva Ireland Ltd, Shannon

Clare County Council is required to seek technical advice from the Health and Safety Authority, which acts as the Central Competent Authority, in relation to any planning application directly pertaining to a SEVESO site or within ‘consultation distance’ of these establishments. *Technical guidance relating to HSA policy is provided for in [Guidance on technical Land-use Planning Advice \(2021\) – For planning authorities and COMAH established operators](#).*

Development Plan Objective: SEVESO III Directive	
<b>CDP11.43</b>	<p>It is an objective of Clare County Council:</p> <p>To control the following for the purposes of reducing the risk or limiting the consequences of a major accident (regard will be had to the provisions of the <i>SEVESO III Directive</i> and any regulations, under any enactment, giving effect to that Directive)</p> <ul style="list-style-type: none"> <li>• The siting of Major Accident Hazard sites;</li> <li>• The modification of an existing Major Accident Hazard site;</li> <li>or</li> <li>• Specified development in the vicinity of a Major Accident Hazard site.</li> </ul>

## 11.8 Energy and Communications

The provision of high quality and reliable energy and communications infrastructure is essential for County Clare in terms of attracting and retaining high-tech economic investment, maintaining a high quality of life and reducing our dependence on fossil fuels so that climate change targets are met. Demand for energy has continued to increase in line with population and economic growth. The greenhouse gases produced in energy production and use are one of the major contributors to climate change and a transformation of our energy system is required to meet National, European, and International climate policy objectives.

### 11.8.1 Energy Strategy

An efficient and secure energy supply is essential to the future growth and sustainable development of County Clare. Reliable and low-cost energy is essential for a high quality of life for the residents of County Clare and to ensure that the County is an attractive place in which to do business. However, it is essential to ensure that energy demands are met without compromising environmental quality. Energy efficiency, renewable energy development and progression towards a carbon neutral economy are therefore central themes of this Plan.

### 11.8.2 Energy Security

The ability to deliver a secure and uninterrupted sustainable energy supply at a competitive



cost is critical to County Clare’s ability to continue to provide a supportive environment for industry and innovation and to attract and retain high levels of foreign direct investment. Clare County Council will promote the implementation of the *Clare County Renewable Energy Strategy 2023-2030* (in Volume 5 of this plan) and will facilitate the development of a range of sustainable forms of energy creation within the County in order to ensure a secure and effective supply of energy.

The Shannon Estuary is identified as a key asset in developing a diverse and secure energy supply in the Region. Significant potential exists to harness the sustainable development of renewable energy sources to assist in meeting renewable energy targets, as set out in the *Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary*. Clare County Council recognises that the growth of the offshore renewable energy sector and the ESB’s ‘Green Atlantic’ project present significant opportunities for the Shannon Estuary in respect of new infrastructure and supply chain developments. The Shannon Estuary is well placed to capture a significant share of this market and to become a focal point for the offshore wind industry in Europe. See Chapter 2 ‘Climate Action’, Chapter 12 ‘Shannon Estuary’ and Volume 79 of this Plan ‘Strategic Integrated Framework Plan for the Shannon Estuary’ for further information and detailed objectives relating to Energy.

The *SIFP* identifies four sites within the Shannon Estuary that are of strategic significance in nationally and regionally in terms of their contribution to the security and diversity of energy supply and further economic potential. The four sites of strategic significance are:

- Moneypoint;
- Tarbert;
- Tarbert-Ballylongford land bank; and
- Aughinish Alumina.

Development Plan Objective: Energy Security	
<b>CDP11.44</b>	It is an objective of Clare County Council: To promote and facilitate the sustainable development, maintenance and upgrading of electricity and gas network grid infrastructure, to integrate renewable energy sources, thereby creating a secure and efficient energy supply and storage system for County Clare which is ready to meet increased demand as the regional economy grows.

### 11.8.3 Electricity Network

The provision of a secure and adequate electricity infrastructure is essential to meet the growth in demand and to ensure that an efficient and reliable electricity supply is available to

households, business, and industry. A strong transmission grid is essential to attract and retain high-tech industrial investment; to ensure competitive energy supplies; to achieve balanced development; to reduce dependency on fossil fuels; and to achieve climate change targets.

Moreover, to attract renewable energy development it is important for County Clare that the existing grid infrastructure is reinforced where necessary and expanded to areas not adequately serviced. Clare County Council will continue to work closely with EirGrid to facilitate the on-going development of the grid infrastructure in line with national, regional and local requirements.

EirGrid is currently progressing a number of projects to accommodate various energy generators and reinforce the National Grid and a new submarine 400kV cable to connect Moneypoint to North Kerry on the southern side of the Shannon Estuary has recently been permitted by An Bord Pleanála. Another project involves works at Moneypoint which allow the increased use of the capability of the existing 400kV overhead lines.

**Development Plan Objective:**

**Electricity Networks**

**CDP11.45**

It is an objective of Clare County Council:

- a) To facilitate improvements in energy infrastructure and encourage the expansion of the infrastructure within the County;
- b) To facilitate future alternative renewable energy developments and associated utility infrastructure throughout the County;
- c) To support the Integrated Single Electricity Market (I-SEM) as a key priority for the Southern Region and the sustainable development and reinforcement of the energy grid including grid connections, transboundary networks into and through County Clare subject to appropriate environmental assessment and planning processes;
- d) To collaborate with EirGrid to facilitate the development of a safe, secure and reliable supply of electricity, enhanced electricity networks and new transmission infrastructure projects that might be brought forward in the lifetime of this Plan under EirGrid's (2017) *Grid Development Strategy* (subject to appropriate environmental assessment and the planning process);
- e) To collaborate with EirGrid over the lifetime of the plan to ensure that the County's minimum target of 1,167MW of renewable energy generation is achieved and can be

	<p>accommodated on the electricity network in County Clare; and</p> <p>f) To have regard to environmental and visual considerations in the assessment of developments of this nature and ensure compliance with the environmental requirements of Objective CDP<del>3.1</del>3.3 of this plan.</p>
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#### 11.8.4 Gas Networks

Gas Infrastructure has an important role to play in the development of renewable energy. It can facilitate future renewable energy development by providing reserve fuel for heat and power facilities otherwise provided by renewable resources, in a local and national context. The planned investment by the ESB at Moneypoint in green hydrogen production, storage and subsequent energy generation is an example of how the security of energy supply from renewable sources can be addressed.

Gas Networks Ireland (GNI) has published a long-term strategy document named 'Vision 2050' which envisages that the national gas network will evolve to become net zero carbon by 2050 and in doing so will support emissions reductions across every sector of the Irish economy. GNI owns and operates the gas transmission pipeline running from north to south through County Clare and the adjoining way leaves. Gas Networks Ireland also applies a 400 metre 'Zone of Interest' corridor to the gas pipeline whereby the nature and scale of all developments outside the way leaves are monitored to ensure compliance with current codes of practice.

Development Plan Objective: Gas Networks	
<b>CDP11.46</b>	<p>It is an objective of Clare County Council:</p> <p>a) To facilitate the delivery and expansion of the Natural Gas infrastructure throughout the County for both domestic and business/industry use and to have regard to the location of existing gas infrastructure in the assessment of planning applications;</p> <p>b) To promote renewable gas leading to carbon emission reductions in agriculture, industry, heating and transport as well as sustainable local employment opportunities;</p> <p>c) To support the production and storage of green hydrogen and the transition of the gas network to a carbon neutral gas network by 2050, which will assist County Clare, the Region and Ireland in becoming a low carbon society;</p> <p>d) To support investment in the sustainable development of the agricultural biogas sector and regional gas supply</p>

	<p>projects which strengthen gas networks in the Region and assist integration of renewable gas with the grid network;</p> <p>e) To support investment in developing renewable gas and provision of a CNG refuelling infrastructure which will help reduce greenhouse gas emissions in both the agriculture and transport sectors and support carbon capture and storage initiatives, which have the potential to decarbonise power generation at scale;</p> <p>f) To facilitate the strengthening of the gas network sustainably to service settlements and employment areas in County Clare and to facilitate progress in developing the infrastructures to enable strategic energy projects in the county including those identified in the <i>Strategic Integrated Framework Plan for the Shannon Estuary</i> (SIFP); and</p> <p>g) To ensure compliance with the environmental requirements of Objective CDP<del>3.1</del>3.3 of this plan.</p>
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#### 11.8.5 Renewable Energy Sources

The global climate is changing and increased levels of atmospheric greenhouse gases which are attributable for the most part to the burning of fossil fuels are accelerating this change. The policy context for the requirement to transition to a carbon neutral society by 2050 is set out in Section 2.3 of this Plan. By 2030 Ireland must achieve 70% of power generation from renewable energy sources, whilst by 2050 Ireland must achieve carbon neutrality. Whilst County Clare currently has the capacity to provide sufficient energy from renewable energy sources to meet demand within the County the achievement of these challenging targets at the Regional and National levels will require both an increase in renewable generation and a phasing out of coal and peat fired electricity generation plants. It will also require the strengthening of the energy storage and electricity transmission networks to manage the intermittent nature of renewable energy sources.

The term ‘renewable energy’ refers to those energy flows that occur naturally and repeatedly in the environment including from the sun, wind, oceans, and the fall of water. Geothermal energy, plant material and combustible or digestible agricultural, domestic, or industrial waste may also be regarded as renewable sources of energy.

A Renewable Energy Strategy and Wind Energy Strategy have been prepared for County Clare and comprise Volumes 5 and 6, respectively, of this Plan. The *Clare Wind Energy Strategy* identifies the optimum locations for wind energy developments in the County having regard to environmental and geographical constraints and the protection of the amenities of local residents. An updated Wind Energy Strategy will be prepared upon the publication of the update to the *Wind Energy Guidelines for Planning Authorities 2006*.

The *Clare Renewable Energy Strategy 2023-2030* outlines the potential for a range of renewable resources, including bioenergy and anaerobic digestion, micro-renewables, combined heat and power, geothermal, solar, hydro, energy storage, onshore and offshore, wave and tidal energy. It acknowledges the significant contribution that they can make to County Clare in terms of energy security, reduced reliance on traditional fossil fuels, enabling future energy exports and meeting assigned targets.

Large scale renewable energy projects should seek to provide a community gain element in establishing of such infrastructure in local areas as outlined in the *Programme for Government*. The *National Energy and Climate Plan 2021-2030* outlines the need to facilitate community participation and to support up to 10% community renewable electricity projects by 2030.

Development Plan Objective: Renewable Energy	
<b>CDP11.47</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To encourage and to favourably consider proposals for renewable energy developments, including community owned developments, and ancillary facilities in order to meet National, Regional and County renewable energy targets, and to facilitate a reduction in CO2 emissions and the promotion of a low carbon economy;</li> <li>b) To assess future renewable energy-related development proposals having regard to the <i>Clare Renewable Energy Strategy 2023-2030</i> in Volume 5 of this plan and associated SEA and AA;</li> <li>c) To support the sustainable development of renewable wind energy (on-shore and offshore) at appropriate locations and of its related grid infrastructure in County Clare, in accordance with all relevant policies, guidance and guidelines pertaining to the protection of the environment and protected habitats and species, and to assess proposals having regard to the <i>Clare Wind Energy Strategy</i> in Volume 6 of this plan and the associated SEA and AA, or any subsequent updated adopted Strategy and to national Wind Energy Guidelines;</li> <li>d) To prepare a new and updated Wind Energy Strategy for County Clare during the lifetime of this plan, subject to the publication of the update to the <i>Wind Energy Development Guidelines for Planning Authorities 2006</i>;</li> <li>e) To strike an appropriate balance between facilitating renewable and wind energy-related development and</li> </ul>

	<p>protecting the residential amenities of neighbouring properties;</p> <p>f) To support and facilitate the development of new options and technological advances in relation to renewable energy production and storage, that may emerge over the lifetime of this Plan;</p> <p>g) To support the integration of indigenous renewable energy production and grid injection;</p> <p>h) To ensure that all proposals for renewable energy developments and ancillary facilities in the County are in full compliance with the requirements of the <i>SEA</i> and <i>Habitats Directives</i> and Objective CDP<del>3.1</del>3.3 of this plan; and</p> <p>i) To promote and market the County as a leader of renewable energy provision.</p>
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Development Plan Objective: Renewable Energy Strategy	
<b>CDP11.48</b>	<p>It is an objective of Clare County Council:</p> <p>a) To support implementation of the <i>National Renewable Energy Action Plan</i> (NREAP), and the <i>Offshore Renewable Energy Plan</i> including mitigation measures outlined in their respective SEA and AA and promote County Clare and the Southern Region as a leader and innovator in sustainable renewable energy generation; and</p>
	<p>b) To support the implementation of the <i>Clare Renewable Energy Strategy 2023-2030</i> in Volume 5 of this plan; and</p> <p>c) To support the development of a Regional Renewable Energy Strategy with relevant stakeholders.</p>

Development Plan Objective: Renewable Offshore Energy	
<b>CDP11.49</b>	<p>It is an objective of Clare County Council:</p> <p>To work with relevant stakeholders in terms of offshore renewable energy development, environmental monitoring, and awareness of the benefits of realising the County and Region's offshore energy potential. Initiatives arising from this objective shall be subject to robust feasibility and site selection processes in advance of any development, which will include explicit consideration of likely significant effects on European Sites and potential for adverse effects on the integrity of European sites.</p>

**Development Plan Objective:**

**Power Stations and Renewable Energy**

**CDP11.50**

It is an objective of Clare County Council:

- a) To support the sustainable technology upgrading and conversion of power stations in the County including Moneypoint to the use of energy efficient and renewable energy sources; and
- b) To support the redevelopment of the Moneypoint power generation station site as a green energy hub subject to the requirements of the *Habitats and Birds Directive*, *Water Framework Directive*, and all other relevant EU Directives.

### 11.8.6 Energy Storage

Renewable energy resources are typically available on an intermittent basis. An ability to store energy generated from renewable resources increases the quantity of low carbon energy harnessed and the efficiency of the electricity system. Clare County Council recognises the importance of renewable energy storage, particularly green hydrogen gas storage and pumped freshwater hydro energy storage, in meeting its targets in respect of renewable electricity generation. Energy storage is addressed in greater detail in the *Clare Renewable Energy Strategy 2023-2030* (Volume 5 of this Plan).

**Development Plan Objective:**

**Energy Storage**

**CDP11.51**

It is an objective of Clare County Council:

- a) To support and facilitate the development of secure, appropriately scaled energy storage facilities, particularly green hydrogen gas storage and pumped freshwater hydro energy storage, at suitable locations throughout the County, in compliance with the requirements of Objective CDP3.13.3 of this plan; and
- b) To support initiatives to develop innovation, advances in technology and pilot projects for the sustainable development of energy storage and carbon capture within the Region and to work with key stakeholders in developing sustainable forestry to support carbon sequestration and enhance biodiversity.

### 11.8.7 Energy Efficiency and Conservation

The introduction of renewable energy and innovative technologies alone cannot reduce our dependence upon imported fossil fuels. Therefore, in order to achieve carbon neutrality in Ireland by 2050 and the interim targets in advance of this date, energy efficiency and



conservation of the non-renewable resources available to us for as long as possible must be dramatically increased. See Chapter 2 'Climate Action' for further information and detailed objectives relating to climate action.

Development Plan Objective: Energy Efficiency and Conservation	
<b>CDP11.52</b>	It is an objective of Clare County Council: To support and promote energy efficiency savings in all sectors in support of the <i>National Energy Efficiency Action Plan</i> and the objectives of the <i>Clare Renewable Energy Strategy</i> in Volume 5 of this plan.

### 11.8.8 Broadband Connectivity

There has been a significant increase in the level and quality of broadband connectivity across the County, which is indicative of the high levels of investment in this area in recent years. However, much of this improvement has been focused on urban areas and many rural areas continue to experience poor quality of service.

The aim of the National Broadband Plan (NBP) is to deliver high speed broadband services to all premises in Ireland with specific reference to 'intervention areas' which are areas where commercial operators acting alone are unlikely to invest. National Broadband Ireland (NBI) is designing, building, and operating the new high-speed fibre broadband network with a minimum download speed of 500Mbps for rural Ireland. All counties will see premises included in the first 2 years of rollout and over 90% of premises in the State will have access to high-speed broadband within the next four years. Upon completion the NBP will have connected 23% of the population, 544,000 premises, 1.1 million people, 54,000 farms, 44,000 small businesses and 695 schools. High speed reliable broadband connectivity is essential for the economic growth of both County Clare and the wider Region in terms of attracting inward investment and increasing competitiveness. It is also essential to ensure a high quality of life for residents of County Clare, particularly those in the 'intervention' areas.

DigiClare is an initiative of Clare County Council identified as part of the *Clare Rural Development Strategy 2023* and established to support rural communities by providing flexible, affordable and local office facilities and high-speed broadband connectivity in rural locations in the County. This is further addressed in Section 8.2.8 Rural Broadband.

Development Plan Objective: Digital Strategy	
<b>CDP11.53</b>	It is an objective of Clare County Council: To support and facilitate the implementation of the <i>Clare Digital Strategy 2023</i> and support the role and initiatives of the Mobile and Broadband Taskforce in addressing digital and mobile coverage blackspots and rural communications connectivity.

Development Plan Objective: Broadband Connectivity	
<b>CDP11.54</b>	It is an objective of Clare County Council: a) To support and facilitate the delivery of the National Broadband Plan and high-capacity ICT infrastructure to all locations across the County; b) To support and facilitate the implementation of the Clare Digital Strategy 2023 and its successor(s); and c) To support and facilitate the sustainable delivery of digital infrastructure ducting and dark fibre infrastructure and the strengthening of Metropolitan Area Networks and to ensure compliance with the environmental requirements of Objectives CDP <del>3.1</del> 3.3.

### 11.8.9 Telecommunications Infrastructure

Fast, reliable and cost-effective telecommunications can encourage economic development in an area and can enrich the quality of life at home by offering new choices in education, entertainment and communications. Clare County Council will respond positively to developments of telecommunications infrastructure whilst taking into account other planning policies.

The Council will have regard to planning guidelines in the then DoEHLG's *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities*, in assessing proposals for telecommunications infrastructure and support structures. The Planning Authority will work with the telecommunications providers to facilitate the development of infrastructure that respects the recognised value of the natural and built heritage and will seek to encourage the co-location of masts and antennae on existing structures within the County.



**Development Plan Objective:**

**Telecommunications Infrastructure**

**CDP11.55**

It is an objective of Clare County Council:

To consider the provision of high-speed, high-capacity digital and mobile infrastructure within the County having regard to the DoEHLG *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996* (as updated by PL07/12 of 2012) with regard to the appropriate environmental assessments and compliance with CDP~~3.1~~3.3 of this plan.

## Chapter 12 Shannon Estuary

Amendments are proposed to two sections of Chapter 12:

- Section 12.2.2.1 Inishmurry / Cahiracon
- Section 12.1 Environment

All proposed amendments are set out below. All other sections and objectives in Chapter 12 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 12.2.2.1 Inishmurry / Cahiracon

With its location on the **Shannon Estuary Way which is a route off the** world-famous Wild Atlantic Way – the longest defined and among the most stunning coastal routes in the world – with natural deep and sheltered waters, County Clare and the Shannon Estuary is a welcoming and attractive destination for cruise liners and their passengers. The Shannon Estuary is bounded by three of Ireland's most scenic and historic counties, Clare, Kerry and Limerick, each of which has significant tourism offerings.

## 12.11 Environment

The Shannon Estuary is a unique ecosystem in Ireland and of International significance, being one of the few large estuaries on the Atlantic seaboard of Europe. The importance of the Estuary for birds, plants and animals is acknowledged through the designation of the Estuary as a candidate Special Area of Conservation (*EU Habitats Directive 92/43/EEC*) and a proposed Special Protection Area for birds (*EU Birds Directive 2009/147/EC*).

**The Shannon Estuary is also a Marine Protected Area. A Marine Protected Area is a geographically defined area of marine character or influence which is protected through legal means for the purpose of conservation of specified species, habitats or ecosystems and their associated ecosystem services and cultural values and is managed with the intention of achieving stated objectives over the long term.**

The Shannon Estuary and its surrounding hinterland is long established as a major communications and transport corridor and as an area for settlement and other human activity. The area is therefore rich in cultural heritage, with many castles and fortifications, crannógs, enclosures, industrial archaeology and religious sites within the vicinity of the shoreline and on the numerous islands throughout the Estuary.

This natural and cultural heritage allied to the attractive rural landscape and small towns and villages in coastal settings result in an environment that is a real asset to the communities living there and to the wider region. The quality environment of the Shannon Estuary provides communities with valued opportunities for accommodation, work, recreation and socialising. Clare County Council will facilitate an integrated and sustainable approach to accommodate development that will not adversely compromise the environment which is the core asset of the Region.

**Development Plan Objective:**

**Building on the Shannon Estuary as an Environmental Asset**

<b>CDP12.15</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To facilitate appropriate development which is compatible with the areas of the Estuary which are designated under the <i>Habitats and Birds Directives</i>, whilst ensuring that the environment is protected, conserved and maintained and where possible restored, ensuring the dual goals of economic development and environmental conservation can be achieved;</li> <li>b) To ensure that all proposed developments shall be in accordance the <i>Birds and Habitats Directive</i>, <i>Water Framework Directive</i> and all other relevant EC Directives;</li> <li>c) To ensure that all proposed developments do not compromise the achievement of the objectives of the <i>River Basin Management Plans</i>, prepared in accordance with the <i>Water Framework Directive</i> and the <i>Flood Risk Management Plans</i> prepared in accordance with the <i>Floods Directive</i>;</li> <li>d) To work in partnership with all relevant statutory and other bodies to support and facilitate the preparation of an Integrated Environmental Management Plan for the Shannon Estuary; and</li> <li>e) To work in partnership with all relevant authorities to support the preparation of a site-specific conservation management plan for the Lower River Shannon cSAC taking into consideration <del>its status</del> the status of the Shannon Estuary as a Marine Protected Area.</li> </ul>
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## Chapter 13 Marine, Coastal and Island Management

**No amendments proposed to Chapter 13**



## Chapter 14 Landscape

**No amendments proposed to Chapter 14**

## Chapter 15 Biodiversity, Natural Heritage and Green Infrastructure

Amendments are proposed to seven sections of Chapter 15:

- Section 15.2.1 Biodiversity and Climate Change
- Section 15.2.6 Other Sites for Environmental and Ecological Protection
- Section 15.2.10 Promoting and protecting Biodiversity and Wildlife Corridors
- Section 15.2.12 Habitat Fragmentation
- Section 15.2.20.1 The Burren National Park
- Section 15.2.21 UNESCO World Heritage Site
- Section 15.3 Green Infrastructure and Climate Change

All proposed amendments are set out below. All other sections and objectives in Chapter 15 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 15.2.1 Biodiversity and Climate Change

Biodiversity refers to species, habitats and genetic diversity. It includes all plants and animals (including humans), fungi, algae and all other microscopic life forms, as well as their habitats and their interaction with other species within that habitat. A habitat is the environment(s) in which plant or animal species normally live or occur and examples include woodland, freshwater or coastal habitats. Biodiversity provides us with food, clean water, fuel and medicines, as well as underpinning our agricultural sector and providing a unique landscape which drives our tourism sector. It also provides opportunities such as waste disposal, nutrient recycling, coastal protection, flood storage and regulation and therefore a wide range of economic and social benefits and services result from the protection of environmental quality and biodiversity.

The Intergovernmental Panel on Biodiversity and Ecosystem Service (IPBES) has published its global assessment on the state of the world's biodiversity and ecosystem services. Ireland officially declared a climate and biodiversity emergency on May 9 2019, becoming the second country after the UK to do so.

The report shows that nature is declining globally at rates unprecedented in human history and the rate of species extinction is accelerating, with grave impacts on people around the world now likely. The health of ecosystems on which we and all other species depend is deteriorating more rapidly than ever. We are eroding the very foundations of our and future generation's economies, livelihoods, food security, health, and quality of life worldwide. Current negative trends in biodiversity and ecosystems are undermining progress towards achieving 80% of the assessed targets of the Sustainable Development Goals, related to poverty, hunger, health, water, cities, climate, oceans, and land. Loss of biodiversity is shown to be not only an environmental issue, but also a developmental, economic, security, social and moral issue as well.

The Report also stresses that it is not too late to make a difference, but only if we start now at every level from local to global. The report concludes that "Through transformative change, nature can still be conserved, restored and used sustainably – this is also key to meeting most other global goals. By transformative change, the report means a fundamental, system-wide reorganisation across technological, economic and social factors, including paradigms, goals and values."

Ireland's National Biodiversity Plan 2017-2021 will improve the governance of biodiversity in Ireland so that we can better respond to the biodiversity crisis. This means ensuring a 'whole of government' and a 'whole of society' approach to this crisis, and properly recognising biodiversity's contributions to people, the economy and society. The Plan will also address the connections between biodiversity and climate change, and the need to enhance the evidence base for biodiversity conservation policy and practice. The final version of the Plan will be published in early 2023, to allow the recommendations of the ongoing Citizens Assembly on Biodiversity to also be incorporated. The development of the plan follows increased resourcing to the National Parks and Wildlife Services with a 64% budget increase

since 2020 and an independent review of the NPWS published in May 2022, leading to a fully-funded strategic action plan to transform the organisation and better enable it to deliver positive outcomes for nature.

### Threats to Biodiversity

Biodiversity is undergoing major decline worldwide, to the extent that scientists refer to this age as the 'sixth mass extinction'. Causes of biodiversity loss include habitat loss, climate change, pollution, pesticide/herbicide usage and the spread of invasive species. Many of these issues are related to increased industrialisation and intensification of agriculture.

A growing number of studies indicate that human-induced stressors such as habitat loss and fragmentation, pollution and climate change are seriously reducing the abundance, diversity and biomass of insects and other invertebrate on a global scale. The exact mechanism of such declines is poorly understood, but there is a strong scientific consensus that the decline of insects (and other invertebrates) is a very real and serious threat to ecosystems and to humanity. Therefore, we must act urgently to address this decline. Recently, a consortium of international scientists proposed a global 'roadmap' for insect recovery, which entails the immediate implementation of several 'no regret' measures to help slow or stop insect declines, such as habitat protection and creation, phasing out pesticide use and reducing light, water and noise pollution.

While there is an emphasis on nature-based solutions as a response to climate change, the modification of any existing habitats that maintain ecological functions should generally be avoided. Retention of existing habitats is a priority. The creation of new habitats should only take place after detailed ecological assessment which would establish the nature of existing habitats to minimise the chances of ecological damage.

Clare County Council has prepared a Biodiversity Manual to guide the application of best practice with regard to biodiversity and habitat protection by the Council and will also implement the County Clare Heritage Plan 2017-2023 and the County Clare Biodiversity Plan 2017-2023.

Developments which are inappropriately located or designed have the potential to cause habitat fragmentation and have negative impacts on biodiversity and climate change. Examples of such developments include new roads dividing habitats or hedgerow clearance in bat commuting areas. Biodiversity has the potential to enhance development settings rather than posing obstacles to developments and where biodiversity is appropriately considered the potential for adverse impacts can be avoided or minimised.

The inclusion of buffer zones between developments and biodiversity sites or areas of natural heritage importance may be required for a variety of reasons including the protection of biodiversity, flood alleviation and the management of nutrient and silt loading, In the identification of buffer zones for the protection of biodiversity in the plan area the following criteria should be taken into consideration:

- Areas that are practicable and appropriate to manage;
  - Buffer characteristics (e.g. slope, soil type);
  - Conservation value of the feature to be protected;
  - Intensity of adjacent land use(s);
  - Local wildlife corridors and species connectivity;
  - Proximity to existing development and lands zoned for development;
  - Specific buffer function; and
- Tolerance of the species and habitat to disturbance.

**Development Plan Objective:**

**Biodiversity**

**CDP15.1**

It is an objective of Clare County Council:

- To implement the National Biodiversity Action Plan 2017-2021, the All Ireland Pollinator Plan 2021-2025, [the EU A Farm to Fork Strategy 2020](#), the County Clare Heritage Plan 2017-2023 and the County Clare Biodiversity Plan 2017-2023, or any subsequent plans, in partnership with all relevant stakeholders;
- To review the Clare County Heritage Plan 2017-2023 and to prepare a new plan, which will be set within the context of the National Heritage Plan "Heritage Ireland 2030", upon the expiry of the existing adopted Plan;
- To support National Biodiversity Week and events such as Bioblitz in order to increase awareness of biodiversity and its benefits to the community;
- To ensure that features of importance to local biodiversity are retained as part of developments and projects being undertaken in the County;
- To identify ecological buffer zones, where appropriate, in the Plan area; and
- To support current and future projects with the aim of restoration/rehabilitation of natural habitats and species.

**Development Plan Objective:**

**Natural Heritage, Biodiversity and Built Heritage Assets**

**CDP15.2**

It is an objective of Clare County Council:

To support initiatives that enhance and protect County Clare's unique natural heritage, biodiversity and built heritage assets, recognising the contribution which education and outreach can play in developing understanding of biodiversity and heritage in our communities. Such initiatives should secure funding to support projects in the region in line with the National Biodiversity Action Plan.

### 15.2.6 Other Sites for Environmental and Ecological Protection

There are a number of other sites in the County such as ~~national parks~~ the **Burren National Park**, nature reserves and wildfowl sanctuaries (listed in Appendix A3) that are designated for environmental and/or ecological protection reasons. These designations are required to ensure the protection and conservation of flora and fauna and for the significant amenity and educational resource value of the sites.

Development Plan Objective: Burren National Park, Wildlife Sanctuaries and Nature Reserves	
<b>CDP15.7</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To protect the Burren National Park, all wildlife sanctuaries, nature reserves and all species (including Annex I habitats and birds and Annex II species) designated under the Wildlife Acts 1976-2000 and EC (Birds and Natural Habitats) Regulations 2011;</li> <li>b) To ensure that the amenities of the Burren National Park, wildlife sanctuaries and nature reserves are protected and that their educational values are enhanced and promoted; and</li> <li>c) To work with local communities, landowners, the National Parks and Wildlife Service and other relevant parties to protect, manage where appropriate, enhance and promote sites of ecological importance across the County in accordance with Development Plan Objectives CDP15.3 and CDP15.4.</li> </ul>

### 15.2.10 Promoting and Protecting Biodiversity and Wildlife Corridors

Wildlife and biodiversity is not confined to statutorily designated sites but rather is dispersed throughout County Clare's urban and rural areas and beyond. The promotion of biodiversity has become increasingly important over recent years and the protection of wildlife corridors and stepping stones (including those covered by Article 10 of the Habitats Directive) are of particular importance. These areas assist the movement of wildlife from one area to another for breeding, hibernation, in search of food etc and are also essential for migration, dispersal and genetic exchange of wild species.

There are a large number of Lesser Horseshoe Bat (*Rhinolophus hipposideros*) and other bat sites throughout County Clare. All bat species and their breeding and resting places (roosts) are legally protected in Ireland under the Wildlife Acts 1976-2012. It is particularly critical that wildlife corridors, tree lines, hedgerows and other landscape features within the vicinity of a

known bat roost are retained to allow for the free movement of these bats and other species within and through the surrounding area.

Development Plan Objective: Biodiversity and Habitat Protection	
<b>CDP15.12</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To protect and promote the sustainable management of the natural heritage, flora and fauna of the County both within protected areas and in the general landscape through the promotion of biodiversity, the conservation of natural habitats, the enhancement of new and existing habitats, and through the integration of Green Infrastructure (GI), <b>Blue Infrastructure</b> and ecosystem services including landscape, heritage, biodiversity and management of invasive and alien species into the Development Plan;</li> <li>b) To promote the conservation of biodiversity through the protection of sites of biodiversity importance and wildlife corridors, both within and between the designated sites and the wider Plan area;</li> <li>c) To support the implementation of the All Ireland Pollinator Plan, National Biodiversity Action Plan and National Raised Bog SAC Management Plan;</li> <li>d) To ensure there is no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines and hedgerows within 2.5km of known roosts;</li> <li>e) To implement and monitor the actions as set out in the Clare County Biodiversity Plan; and</li> <li>f) To promote biodiversity net gain in any new plans/projects/policies to promote development that leaves biodiversity in a better state than before.</li> </ul>

### 15.2.12 Habitat Fragmentation

Development and infrastructure requirements such as new roads and large industrial, retail and residential developments have had negative impacts on biodiversity through a loss of species and the fragmentation of habitats, commuting corridors and green infrastructure networks. To ensure that existing habitats are maintained, existing natural features such as hedgerows must be incorporated into development proposals and only where the loss of such features is unavoidable will compensatory provision be considered as a response. Where fragmentation has already taken place, works to remediate and enhance the connectivity and integrity of the disturbed habitats must be implemented.



Development Plan Objective: Habitat Fragmentation and Green Infrastructure Corridors	
CDP15.14	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To ensure that development proposals support and enhance the connectivity and integrity of habitats in the Plan area by incorporating natural features into the design of development proposals.</li> <li>b) To ensure that the potential impacts upon the migratory routes of fauna including birds and bats and the movement of species between European Sites are fully considered within the relevant ecological assessment. These assessments shall fully consider flight collision risks, habitat fragmentation and barrier risk as required.</li> </ul>

#### 15.2.20.1 The Burren National Park

The Burren National Park, which was established in 1981, is located in the south-eastern corner of the Burren. ~~and is approximately 1,500 hectares in size. It was established in 1991 and is~~ It is managed as a Category II Protected Area, as defined by the International Union for the Conservation of Nature (IUCN), and ~~This protection status is~~ it has the same international status as ~~other natural heritage sites of world renown such sites such as Yellowstone National Park, Yosemite National Park and the Great Barrier Reef national parks.~~ The area of the park is currently 2,091 hectares but the ultimate goal is to expand the park to over 7,000 hectares.

Development Plan Objective: The Burren National Park	
CDP15.23	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>(a) To work with the National Parks and Wildlife Service and other key stakeholders to develop a plan for Corofin to realise the potential of the village as a gateway to the Burren. The Plan shall take into account the objectives within the <del>Corofin Biodiversity Plan 2019</del> Clare County Development Plan 2023-2029 and shall consider the conservation objectives of <del>special conservation interests within Corofin Wetland SPA</del> all relevant European sites, and <del>shall</del> ensure compliance with appropriate environmental assessments.</li> <li>(b) To protect the amenity of the Burren National Park, to encourage the expansion and development of the national park as a world-class area for conservation and visitors and to support sustainable visitor management at the park.</li> </ul>

### 15.2.21 UNESCO World Heritage Site

The protection of the world's cultural and natural heritage is of high importance for present and future generations and, to this end, the State is committed to the identification, management, protection, conservation, presentation and transmission of its World Heritage Sites (tentative list) to future generations Properties in accordance with Article 4 of the World Heritage Convention. ~~A Tentative List is an inventory of those properties which a country intends to consider for nomination to the World Heritage List.~~ A World Heritage Tentative List site is a proposed site that may (or may not) have potential Outstanding Universal Value, and a World Heritage Tentative Property is actually inscribed on the World Heritage List. The ultimate goal is inscription and the Tentative List is only one step in the journey.

Development Plan Objective: World Heritage Site Status	
CDP15.26	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To collaborate with landowners, local communities and other relevant stakeholders to identify sites of global significance in County Clare that may be added to Ireland's <del>achieve</del> World Heritage Tentative List, and in due course achieve full world Heritage status by being inscribed onto the world Heritage List*<del>Site status for identified sites in County Clare;</del> and</li> <li>b) To protect the attributes that convey the potential Outstanding Universal Value of sites that are included on Ireland's Tentative List <del>the tentative World Heritage Sites in County Clare; that are included in the UNESCO Tentative List and engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the County.</del></li> <li>c) To protect the attributes that convey the Outstanding Universal Value of World Heritage Properties inscribed on the World Heritage List</li> <li>d) To engage with other national and international initiatives which promote the special built, natural and cultural heritage of places in the County.</li> </ul>

In the event that ~~it is determined that any~~ sites in County Clare ~~that area successful in achieving status on the tentative~~ are included on Ireland's Tentative List of inscribed on the Word Heritage list, ~~Site list has Outstanding Universal Value~~ the following objective will apply when assessing proposals for development within the proposed and designated World Heritage areas/landscapes.

Development Plan Objective: Development Proposals in Designated World Heritage Sites Properties	
CDP15.27	<p>It is an objective of Clare County Council:</p> <p>a) To ensure that proposals for development in Tentative List <del>designated World Heritage</del> Sites and their proposed buffer will be assessed having regard to the contribution of the development to the preservation, conservation, management and enhancement of the special qualities of these areas and their <del>the potential</del> impact on the potential Outstanding Universal Value of the designated site.</p> <p>b) To ensure that proposals for development in World Heritage Properties and their buffer zones will be assessed having regard to the contribution of the development to the preservation, conservation, management, and enhancement of the special qualities of these areas and their impact on the Outstanding Universal Value of the designated property</p> <p>*The Tentative List is an inventory of those sites which a country considers having potential Outstanding Universal Value and intends to nominate for inscription onto the World Heritage List.</p>

### 15.3 Green Infrastructure and Climate Change

Green infrastructure is the integrated and interconnected network of green space and water capable of delivering ecosystem services and quality of life benefits to people and includes features such as parks, gardens, green roofs, green walls, rivers, lakes, canals, peatland, wetland landscapes, uplands, greenways, blueways, woodlands and farmlands in our countryside and settlements. The NPF outlines the importance of the interrelationships between biodiversity, natural heritage, landscape and green spaces and states that integrated planning for green infrastructure and ecosystem services is to be incorporated into land use plans. Green infrastructure is therefore interwoven throughout the chapters of this Development Plan.

Green infrastructure can halt and reverse biodiversity loss, habitat fragmentation and degradation and improve ecosystem resilience. It can also facilitate climate change adaptation and mitigation by requiring the retention and strengthening of substantial networks of green space in urban and urban fringe areas and into the wider countryside. Green infrastructure also provides economic, educational, ecological and social benefits through natural solutions and helps us to understand the advantages that nature can offer to society.

The protection of natural features such as floodplains, wetlands, woodlands and hedgerows provides multiple benefits including climate change adaptation and flood risk management.

Whilst there will always be a need for traditional ‘grey infrastructure’, in many cases it can be reinforced with solutions provided by nature. Also while traditional ‘grey infrastructure’ typically only fulfils a single function, green infrastructure can provide multiple solutions that are cheaper, more robust and more sustainable from both economic and social perspectives. The settlement plans in Volume 3 of the Development Plan will protect, manage and provide, where possible, green infrastructure in an integrated and coherent manner.

In urban areas green infrastructure enhances the public realm and increases the attractiveness of towns and villages as places to live, work and visit. This infrastructure can be used for a wide range of outdoor recreation, including walking and cycling, and also acts as a wildlife and biodiversity corridor. Within County Clare opportunities exist to expand and strengthen the green infrastructure network and to further explore its integration into both public and private developments in the future.

Development Plan Objective: Green Infrastructure and Climate Change	
<b>CDP15.30</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To work to create an integrated and coherent green infrastructure network to enhance biodiversity and quality of life, to facilitate the movement of wildlife, to connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses and wetlands, and to provide sustainable water management and a green setting for urban areas;</li> <li>b) To promote and facilitate the on-going development and improvement of green infrastructure, green corridors and ecosystem services in the Plan area, including green networks, green amenities and linked green corridors which ensure the provisions of recreational amenities, natural areas for the growth of wildlife and biodiversity, and a network of infrastructure which results in a better quality of life for visitors and inhabitants alike;</li> <li>c) To implement the adopted Green Infrastructure Plan for Shannon Town and its environs and any subsequent plan;</li> <li>d) To prepare a green infrastructure plan for Ennis and Kiltrush during the lifetime of this Plan;</li> <li>e) To work with community groups to access funding for appropriate and beneficial green infrastructure projects including parks, woodlands, sports facilities, green areas, playground/play facilities, river corridors, walkways, cemeteries, churchyards, utility grounds, paths, seating and amenities;</li> <li>f) To require new amenity and/or recreational developments under the heading of green infrastructure to have regard to the recommendations as contained within</li> </ul>



the EU Biodiversity Strategy in the development of Green Infrastructure.

~~f)~~ g) To require the preparation and assessment of all planning applications associated with amenity and/or recreational uses under the heading of green infrastructure to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this Plan;

~~g)~~ h) To require projects to be fully informed by ecological and environmental constraints at the earliest stage of project planning and that any necessary assessment be undertaken, including assessments of disturbance to species, where required; and

~~h)~~ i) To ensure compliance with all relevant legislation as outlined in Objective CDP~~3.1~~3.3.

## Chapter 16 Architectural, Archaeological and Cultural Heritage

Amendments are proposed to five sections of Chapter 16:

- Section 16.3 Architectural Heritage
- Section 16.3.3 Vernacular Heritage
- Section 16.3.6 Supporting the Improvement of Architectural Heritage
- Section 16.4 Archaeological Heritage
- Section 16.4.1 Underwater Archaeology

All proposed amendments are set out below. All other sections and objectives in Chapter 16 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 16.3 Architectural Heritage

The built heritage of County Clare (i.e. both archaeological and architectural heritage) and its cultural heritage add to the distinctive character of the County, are a tangible link to its past, and contribute to the County being an attractive place in which to live, work and visit.

Development Plan Objective: Architectural Heritage	
<b>CDP16.1</b>	<p>It is an objective of Clare County Council:</p> <p>a) To ensure the protection of the architectural heritage of County Clare through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding of historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County; and</p> <p>b) To ensure that the archaeological and architectural heritage of the County is not damaged either through direct destruction or by unsympathetic developments.</p> <p>c) To support and promote architectural vernacular skills training and facilities in the County</p>

#### 16.3.3 Vernacular Heritage

County Clare has a diverse range of historic buildings and structures in both urban and rural areas including cottages, houses, shops, farm complexes, outbuildings, mills, factories and forges which date mainly from the 18th, 19th and early 20th centuries. These were the homes and workplaces of the local people and were built with local materials. These buildings and structures represent Clare's Built Vernacular Heritage and comprise of "local or regional traditional building forms and types using indigenous materials, and without grand architectural pretensions" (from James Steven Curl's Encyclopaedia of Architectural Terms) and are in contrast with formal architecture (e.g. demesne houses and public buildings) designed by architects and engineers.

The form, scale, indigenous materials (such as use of limestone/sandstone masonry, Moher/Killaloe slate for roofs and so on) and orientation of local vernacular buildings often come to represent the distinctive character of a particular area, and whilst many may not merit specific inclusion on the Record of Protected Structures they do however make a positive contribution to that character. The Council recognises that many of these buildings are homes and workplaces that may need to evolve to facilitate ongoing use, and to address the loss of the existing built vernacular the Council will encourage the appropriate re-use and



sensitive redevelopment of vernacular buildings rather than their replacement or dereliction where practicable.

Development Plan Objective: Revitalisation of Vernacular Heritage	
<b>CDP16.4</b>	<p>It is an objective of Clare County Council:</p> <ul style="list-style-type: none"> <li>a) To seek the retention, appreciation and appropriate revitalisation of the vernacular heritage of County Clare, in towns, villages and rural areas, by discouraging the replacement of good quality vernacular buildings with modern structures and by protecting vernacular buildings where they contribute to the character of an area or settlement and/or where they are rare examples of a structure type;</li> <li>b) To support proposals to refurbish vernacular structures that are in a sub-standard or derelict condition, provided that: <ul style="list-style-type: none"> <li>I. Appropriate traditional building materials and methods are used to carry out repairs to the historic fabric;</li> <li>II. Proposals for extensions to vernacular structures are reflective and proportionate to the existing building and do not erode the setting and design qualities of the original structure which make it attractive</li> <li>III. Direction for the design is taken from the historic building stock of the area, though it can be expressed in contemporary architectural language; and</li> </ul> </li> <li>(c) To ensure that visitor pressures from tourism associated with built and cultural heritage do not impact negatively on the capacity of local services (including water, waste water) or facilities such as car parking.</li> </ul>

### 16.3.6 Supporting the Improvement of Architectural Heritage

The costs relating to the maintenance and conservation of the architectural heritage in the County are acknowledged and grant schemes such as the Historic Structures Fund, the Built Heritage Investment Scheme, the Historic Towns Initiative, the Heritage Council Grants Scheme and the Conservation of Traditional Farm Buildings Grant Scheme may provide financial assistance in this regard.

Local communities play a significant role in maintaining and protecting local architectural heritage. The Council will continue to encourage communities, owners and occupiers to maintain these buildings and structures in accordance with the Advice Series booklets published by the Architectural Heritage Advisory Unit of the then Department of Environment, Heritage and Local Government. In addition, in accordance with the Clare Climate Change Adaptation Strategy 2019-2024, the Council will help to build resilience to the

impacts of climate change on the archaeological and architectural heritage assets in the County.

**Development Plan Objective:**

**Maintenance and Improvement of Architectural Heritage**

**CDP16.7**

It is an objective of Clare County Council:

- a) To advocate for greater financial assistance, including the Built Heritage Investment Scheme and the Historic Structures Fund, for the maintenance and improvement of architectural heritage in County Clare;
- b) To support community initiatives and projects regarding preservation, presentation and access to archaeological heritage and underwater cultural heritage, provided such are compatible with appropriate conservation policies and standards, having regard to the guidance and advice of The Department of Housing, Local Government and Heritage
- ~~b~~ c) To provide advice and guidance to community groups, owners and occupiers with regards to the maintenance and repair of buildings and structures of architectural heritage importance and to promote initiatives by the Council, the Heritage Council, local communities, heritage property owners and other stakeholders pursuing the maintenance and improvement of the architectural heritage; and
- ~~c~~ d) To undertake a risk assessment of the Archaeological and Architectural Heritage and Cultural Assets in the County to assess the vulnerability and the risk to the historical environment from the impacts of climate change and to help build resilience to these important assets.

#### 16.4 Archaeological Heritage

Archaeology comprises of the surviving remains of human presence from early times and it consists of known and as yet unidentified sites, monuments and objects. A monument can be defined as a man-made structure or group of structures or a natural structure that has been altered by man. It may consist of sites where there are no visible features but where below-surface, archaeological remains are known or expected to exist. The National Monuments Acts 1930-2004, International Conventions ratified by Ireland, the National Cultural Institutions Act 1997 and the Planning and Development Act, 2000 (as amended) provide legal protection for archaeological sites from unauthorised damage or interference. A number of monuments are afforded additional protection by being in the ownership or guardianship of the State or by being the subject of temporary preservation orders (National Monuments) and registration orders, as informed by the Department of Housing, Local Government & Heritage and any works which would have direct impacts on such monuments require the consent of the Minister.

The Record of Monuments and Places (RMP) was compiled under the National Monuments (Amendment) Act 1994 and comprises of all monuments in Ireland known to the Minister in 1994. The RMP consists of a set of constraint maps and an accompanying manual, on which all the known archaeological sites in County Clare are included.

In any instance where, following consultation between the Council and the National Monuments Service it is determined that it is not possible to continue to protect a building of special historic interest or a site of archaeological interest (e.g. due to required infrastructure encroachments or where the site/building is in dangerous condition), it is the policy of the Council to:

- Survey, excavate and record the site in accordance with the requirements/guidelines of the appropriate authorities (photogrammetric surveys, inventories and databases); and
- Conduct an assessment to determine the best method of conserving and displaying any fragments of buildings such as ornamental door cases, street names, commemorative signs etc.

The qualities of archaeological or architectural interest are not mutually exclusive with certain structures having both qualities. In such instances these items are included on both the Record of Monuments and Places and the Record of Protected Structures.

**Development Plan Objective:**

**Sites, Features and Objects of Archaeological Interest**

**CDP16.8**

It is an objective of Clare County Council:

- To safeguard sites, features and objects of archaeological interest generally;
- To secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological and historical interest generally;
- In securing such preservation, to have regard to the advice and recommendations of the Department of the Culture, Heritage and the Gaeltacht;
- To have regard to the government publication Framework and Principles for the Protection of the Archaeological Heritage 1999 in relation to protecting sites, features and objects of archaeological interest; and
- To advocate for greater financial assistance for the maintenance and improvement of features of archaeological interests in County Clare.

**Development Plan Objective:**  
**Newly Discovered Archaeological Sites**

<b>CDP16.9</b>	It is an objective of Clare County Council: To protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.
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**Development Plan Objective:**  
**Zones of Archaeological Potential**

<b>CDP16.10</b>	It is an objective of Clare County Council: To protect the Zones of Archaeological Potential located within both urban and rural areas as identified in the Record of Monuments and Places.
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**Development Plan Objective:**  
**Archaeology and Infrastructure Schemes**

<b>CDP16.11</b>	It is an objective of Clare County Council: To ensure that decisions relating to development (including infrastructure associated with broadband, telecommunications, renewable energy, major road/ rail infrastructure, flood relief schemes and other services) which may have implications for Recorded Archaeological Monuments /Sites, Zones of Archaeological Potential or undiscovered archaeology, are informed by an appropriate level of archaeological investigation undertaken by qualified persons and the case of flood relief schemes have regard to archaeological Guidelines for Flood Relief Schemes (DHLGH and OPW 2011)
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**Development Plan Objective:**  
**Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage**

<b>CDP16.12</b>	It is an objective of Clare County Council: To support the Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage 2019, as published by the Department of Culture, Heritage and the Gaeltacht and any subsequent guidance or plans for dealing with climate change and archaeological heritage. The Council shall seek to: <ul style="list-style-type: none"> <li>a) Promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change;</li> <li>b) Identify the built and archaeological heritage in Local Authority ownership and areas at risk from climate change including, but not necessarily restricted to,</li> </ul>
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	<p>the Record of Monuments and Places, protected structures and architectural conservation areas designated in the Development Plan;</p> <p>c) Undertake climate change vulnerability assessments for the historic structures and sites in its area, subject to resources and funding;</p> <p>d) Develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage in its area;</p> <p>e) Develop resilience and adaptation strategies for the built and archaeological heritage in its area;</p> <p>f) Develop the skills capacity within the Local Authority to address adaptation/mitigation/emergency management issues affecting historic structures and sites in order to avoid inadvertent loss or damage in the course of climate change adaptation or mitigation works.</p>
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**Development Plan Objective:  
Raising Archaeological Awareness**

<b>CDP16.12</b>	<p>It is an objective of Clare County Council:</p> <p>a) To raise awareness of and improve practice in relation to archaeology in County Clare; and</p> <p>b) To promote the care and conservation of historic graveyards throughout the County. Within the lifetime of the Plan it is an objective to prepare conservation plans for a number of historical church and graveyard sites, with the objective of identifying necessary works required to address the decay of the fabric of the sites.</p>
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#### 16.4.1 Underwater Archaeology

County Clare has an extensive coastline and a network of inland water bodies with a rich and diverse underwater archaeology. From the Bronze Age fish weir at Islandmagrath (Fergus Estuary), medieval fish weirs and 18<sup>th</sup> and 19<sup>th</sup> century kelp walls in the Shannon Estuary to the possible location of Spanish Armada ships off the west coast of Quilty, great opportunities exist to further investigate this archaeological potential.

The strongest legal protection under the National Monuments Acts in respect of monuments is afforded to national monuments of which the Minister for Housing, Local Government and Heritage or a local authority is owner or guardian or in respect of which a Preservation Order under the National Monuments Acts is in force. A national monument is any monument the preservation of which is a matter of national importance by reason of the archaeological, architectural, historical, traditional or artistic interest attaching to it. The consent of the Minister is required for interference with such national monuments or ground disturbance

around or in proximity to them. Under the National Monuments Acts the Minister and local authorities must maintain national monuments of which they are owners or guardians (the OPW has day to day responsibility in relation to national monuments owned by or in guardianship of the Minister for Housing, Local Government and Heritage) and, subject to such restrictions as are reasonably necessary, seek to provide public access to such national monuments. A list of National Monuments designated in each local authority area and of the Preservation Orders currently in force can be found at [www.archaeology.ie](http://www.archaeology.ie).

All wrecks over 100 years old (whether previously known or just discovered) and all archaeological objects situated underwater, are protected under Section 3 of the National Monuments (Amendment) Act 1987. Wrecks of any date and the potential location of wrecks or archaeological objects may also be protected under Section 3 of the 1987 (Amendment) Act by the making of an underwater heritage order, if considered to be of sufficient historical, archaeological or artistic importance to merit such protection. Information on known wrecks can be found in The Department's Wreck Viewer at [www.archaeology.ie](http://www.archaeology.ie)

**Development Plan Objective:  
Underwater Archaeology**

<b>CDP16.13</b>	<p>It is an objective of Clare County Council</p> <p>a) To protect, <del>and</del> preserve <b>and promote</b> the archaeological value of underwater archaeological sites in rivers, lakes, <b>coastal, marine</b>, intertidal and sub tidal environments; and</p> <p>b) To support the further exploration of the underwater archaeology of County Clare, including the San Marcos project, and any subsequent projects that may arise during the lifetime of this Plan.</p>
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## Chapter 17 Towns and Villages

Amendments are proposed to three sections of Chapter 17:

- Section 17.2.1 Town Centre First
- Section 17.2.3 Town and Village Improvement Strategies

All proposed amendments are set out below. All other sections and objectives in Chapter 17 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### 17.2.1 Town Centre First



~~In accordance with Our Rural Future, Rural Development Policy 2021-2015 (Government of Ireland, 2021) a 'Town Centre First' approach encourages stakeholders, including local authorities and communities to put town centres at the heart of decision making. The Governments 'Town Centre First' National Programme, will play a vital role in developing a co-ordinated, action led approach to town centre re-generation and re-vitalisation around the county, and in recovering from the effects of the Pandemic. Town and village consolidation, renewal and regeneration requires both economic and physical inputs. Employment-generating developments of varying scales in settlements make a significant contribution to their vibrancy and economic wellbeing. In addition, an attractive physical environment and a high level of amenity is required to ensure that settlements are attractive locations to live, work and visit. Actions which assist in settlement renewal and regeneration include the improvement of the physical environment and appropriate land use zoning which in accordance with the NPF promotes compact growth and brownfield redevelopment.~~

Our Rural Future, Rural Development Policy 2021-2015 (Government of Ireland, 2021) outlines a vision to support the regeneration and development of rural towns and villages to contribute to local and national economic recovery, and to enable people to live and work in a vibrant environment. The Town Centre First policy, launched in February 2022, is central to this vision. Town Centre First represents a new approach to the development of our towns where local communities and local businesses can be central to reimagining their own towns and planning their own futures. Every town is different. Each town is unique and requires unique solutions to the challenges and opportunities they face. The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community. The Town Centre First policy document includes a series of key priorities and actions which collectively will create framework to support towns to achieve the desired outcomes and deliver on their own unique vision.

As a first step, a pilot scheme to develop Town Centre Masterplans for selected towns across the country including Sixmilebridge in County Clare, has been initiated. Funding has been provided for the delivery of these masterplans and it is envisaged that they will provide a vision for the development of the town, building buy-in from existing property owners and the local community. The masterplan will include a detailed study of the area and will identify key projects/actions to further the realisation of the vision. The masterplan will subsequently provide a basis for the town to seek support from multiple funding streams, including the Rural Regeneration and Development Fund and Town & Village Renewal Scheme, which will help to maximise State investment, and will offer an opportunity for the delivery of a co-ordinated programme of investment for the area, rather than funding being sought and spent on individual projects on an ad-hoc basis.

The Town Centre First Masterplan is currently underway for Sixmilebridge, with locations and programming of further Town Centre First Masterplans to be identified at a future date.

### 17.2.3 Town and Village Improvement Strategies

Clare County Council has strong relationships with local communities and other relevant stakeholders and, resources permitting, will continue to use an inter-departmental and multi-disciplinary approach to further these relationships and to prepare improvement strategies for towns and villages across the County. These actions, plans and strategies will be prepared to achieve the physical enhancement of the public realm in areas that have been identified as most in need of improvement.

The Ennis 2040 Spatial and Economic Strategy has the potential to stimulate the economy, transform the quality of life and enhance the environment of Ennis. It will inform and drive the economic, social and physical development of Ennis as an investment location and a place to live. The Ennis Town Centre Public Realm Regeneration Project which is part funded through the Urban Regeneration and Development Fund (URDF) is an example of a large scale public realm project.

Shannon Town Centre Masterplan is being prepared and part funded through the URDF. Ennistymon has also been granted funding under Fáilte Ireland's Destination Towns Funding Programme with significant public realm works delivered. In addition, Fáilte Ireland's 'Development Guidelines for Tourism Destination Towns' publication provides a framework to support communities and Local Authorities and sets out the key drivers of what makes a town appealing to the international visitor. Other actions undertaken to date to revitalise existing centres include the preparation of 'Towards a Better Kilkee – A Town Improvement and Economic Development Strategy 2014-2024', feasibility studies for Cappa, Corofin and Ennistymon and the inclusion of co-working digital hub facilities in Ennis, Corofin, Ennistymon, Feakle, Kilrush, Kilkee, Miltown Malbay, Cross and Caran.

Development Plan Objective: Town and Village Improvement Strategies	
<b>CDP17.2</b>	It is an objective of Clare County Council: a) To work with all relevant stakeholders to prepare improvement strategies for areas identified as being in need of enhancement during the lifetime of this Plan; and b) To support the preparation and implementation of Tidy Towns Environmental Improvement Strategies for towns and villages in County Clare.

Development Plan Objective: Shannon Town Centre	
<b>CDP17.3</b>	It is an objective of Clare County Council: a) To support the delivery of improvements and enhancements to Shannon Town Centre to create a sense of place, to upgrade the public realm and promote redevelopment;



- |  |  |
|--|--|
|  | <p>b) To support the development of a Shannon Town centre Masterplan. This Plan shall be subject to the Appropriate Assessment process and/or the implementation of this Plan shall be subject to the appropriate environmental assessments including Appropriate Assessment as required by Objective <del>3.1</del>3.3; and</p> <p>c) To support investment in the review of the Shannon Green Infrastructure Plan and its resulting projects. The Green Infrastructure Plan shall be subject to the Appropriate Assessment process and/or the implementation of resulting projects shall be subject to the appropriate environmental assessments including Appropriate Assessment as required.</p> |
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## Chapter 18 Design and Placemaking

**No amendments proposed to Chapter 18**

## Chapter 19 Land Use and Zonings

Amendments are proposed to one section of Chapter 19:

- Section 19.4 Nature of Zonings

All proposed amendments are set out below. All other sections and objectives in Chapter 19 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

## 19.4. Nature of Zonings

### Commercial

The use of land zoned for 'commercial' purposes shall be taken to include the use of the lands for commercial and business uses including offices, service industry, warehousing and the facilitation of enterprise/retail ~~park~~/office type uses as appropriate. Retailing Warehousing is open for consideration under this zoning, provided that a sequential test is carried out and the lands are demonstrably the optimum location for the nature and quantum of retail development proposed.

### Strategic Residential Reserve

~~It is acknowledged that not all lands within the settlement boundaries of the serviced settlements will be required to 2029. In these cases some lands have been included as a strategic residential reserve, where they comprise infill or contiguous sites or have a planning history of residential use and can form part of the long term sequential expansion of the settlement where considered appropriate.~~

~~In addition to protecting these lands for the long term expansion of these settlements, consideration may be given to the development of some of the strategic residential reserve before the end of the current plan period where the Planning Authority is satisfied that the development of zoned land is progressing faster than expected and a shortage of available lands may arise or residential zoned land may not be delivered as expected and a shortage may arise during the plan period.~~

~~The development of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development, and where it can be clearly demonstrated to the satisfaction of the planning authority that a zoned parcel of land will not be brought forward for development due to infrastructural or other demonstrable constraints during the remaining period of the Plan. It will also be a requirement that the proposed strategic residential reserve lands can be serviced and offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential development with good connectivity and access to services and amenity.~~

Strategic Residential Reserve lands have been identified across serviced settlements to facilitate longer term growth needs across the county. These lands comprise infill or contiguous sites or in some cases there is an on-site planning history of residential use. These lands are considered as the most appropriate site for the long-term sequential expansion of the relevant settlement. These Strategic Residential Reserve lands, in general, will not be brought forward for development within this plan period, with the following exceptions:

1. Non-residential development that is considered to be appropriate to the site context.
2. In addition to protecting these lands for the long-term expansion of these settlements, consideration may be given to the development of some of the strategic residential reserve lands before the end of the current plan period. The residential development

of such lands will only be considered from the beginning of year four of the Plan (April 2027) in order to give an opportunity for zoned land to be brought forward for development. It will also be a requirement that the proposed 'Strategic Residential Reserve' lands can be serviced and can offer a reasonable substitute in terms of being delivered within the lifetime of the plan and are sequential lands within the settlement with good connectivity and access to services and amenities.

In its assessment of such proposals, the Planning Authority must be satisfied that the development of residential zoned land is progressing faster than expected and a shortage of available lands may arise or that residential zoned land is not being brought forward as expected and a shortage may arise which would hinder the delivery of residential units to meet demand during the plan period. The assessment will also be subject to compliance with the Core Strategy, and that the development permitted will not prejudice the future use of the remaining Strategic Residential Reserve lands for the longer-term growth needs of the plan area.



## Chapter 20 Implementation and Monitoring

**No amendments proposed to Chapter 20**

## Appendix 1 Development Management Guidelines

Amendments are proposed to the following sections:

- Section A1.2.3 Renewable Energy
- Section A1.3.2 Habitat Directive Assessment
- Section A1.4 Residential Development
- Section A1.4.1 Rural Residential Development
- Section A1.4.2 Urban Residential Development
- Section A1.6.2 Sight Distances
- Section A1.6.4 Traffic Impact Assessments (TIA), Road Safety Audits and Road Safety Impact Assessments
- Section AA1.9 Archaeological Heritage
- Section A1.9 Archaeological Heritage

All proposed amendments are set out below. All other sections a in Appendix 1 remain as per the Draft Clare County Development Plan 2023-2029 (dated 10<sup>th</sup> December 2021)

### A1.2.3 Renewable Energy

The Planning and Development Regulations 2001 (as amended) includes planning exemptions for renewable energy technologies below certain thresholds and in different site contexts (e.g. commercial and residential). For renewable energy developments outside of these exemptions planning permission is required and the Planning Authority will assess such development proposals on a case by case basis, having regard to current Government policy and Ministerial Guidelines, the Clare Renewable Energy Strategy (Appendix 5), the Clare Wind Energy Strategy (Appendix 6), the relevant Development Plan Objectives, site specific circumstances, the content of the submissions and observation received and other planning and environmental considerations.

In relation to utility-scale solar energy applications, any pre-application discussion and/or planning application proposal for solar farm development in the vicinity of the strategic national road network shall include a Glint and Glare Assessment.

### A1.3.2 Habitat Directive Assessment

In accordance with the EU Habitats Directive any plan or project with the potential to impact on the integrity of a European site must be Screened for Appropriate Assessment to determine if an appropriate assessment of the site is required. In the event that the screening indicates that the plan or project will, either directly or indirectly, on its own or in combination with other plans and projects, have a significant effect on a European site(s), a Natura Impact Statement (NIS) or Natura Impact Report (NIR) must be prepared.

Having considered the conclusions of the NIS or NIR, the competent authorities shall agree to the plan or project if they are satisfied that it will not adversely affect the integrity of the site concerned. It should be noted that the conservation objectives for some protected sites not only require the maintenance of favourable conservation condition but also the restoration of favourable conservation conditions of the qualifying interests.

If the NIS or NIR indicates that the subject site hosts a priority natural habitat type and/or a priority species, and the proposed development will have a significant negative impact on that habitat or species, the plan or project can only proceed if there are Imperative Reasons of Overriding Public Interest (IROPI), including those of a social or economic nature in line with Article 6(4) of the Habitats Directive. In such cases, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 network is protected. It shall inform the European Commission of the compensatory measures adopted and await the opinion of the Commission regarding the proposed plan or project. Any such project or plan which is identified as having adverse effects on the integrity of a European site and has made the case for IROPI should be guided by the

European Commission's guidance on the application of Article 6(4) of the Habitats Directive<sup>[1]</sup>.

If a development site is located on or near a European site, or the proposed development may have an impact on a European site, it is advisable to consult with the Council at the earliest possible opportunity. The National Parks and Wildlife Service of the Department of Housing, Local Government and Heritage may also be consulted, including via <http://www.npws.ie/planning>.

In line with current planning policy, Clare County Council, as the planning authority, should seek to ensure that all proposals achieve 'no net loss' of biodiversity as a minimum outcome. The Planning Authority, in assessing proposals must adopt the No Net Loss principle with respect to Biodiversity across the county. The Planning Authority will take actions to both protect and enhance biodiversity across the County in line with the requirements of the National Biodiversity Action Plan, the Biodiversity Climate Adaptation Plan, the County Clare Biodiversity Plan and the Clare County Council Biodiversity Manual, Biodiversity Best Practice Guidelines for Clare County Council. No net loss of biodiversity, in essence, refers to the point where biodiversity gains from targeted conservation activities match the losses of biodiversity due to the impacts of a specific development, so that there is no net reduction overall in the type, amount and condition (or quality) of biodiversity over space and time.

A 'net gain' means that biodiversity gains exceed a specific set of losses. The result is a positive outcome for biodiversity rather than just keeping things the same by preventing loss or damage

## **A1.4 Residential Development**

### **A1.4.1 Rural Residential Development**

#### **Siting and Design**

The Planning Authority wishes to achieve a high standard of house design and siting in the countryside. Clare County Council has prepared a 'County Clare Rural House Design Guide' to assist those making an application for a new dwelling or an extension to an existing dwelling in the rural area of the County. Whilst each rural site is unique and therefore these guidelines are not intended to be prescriptive, the principles are likely to be relevant in most contexts and applicants and agents are encouraged to use it as a reference document.

#### **Road Frontage**

Where a site has a public road frontage, a minimum frontage of 30 metres is normally required. This requirement may be relaxed in instances where it is desirable to maintain

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[1]

[http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/guidance\\_art6\\_4\\_en.pdf](http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/guidance_art6_4_en.pdf)

existing boundary features or landscape features, or for backland sites on private roads, on a case by case basis. Proposals are required to demonstrate that there are no negative residential or visual amenity/landscape impacts.

### Plot Size

The minimum site area of 0.2ha (0.5acres) is required to accommodate a rural dwelling.

### Wastewater Treatment Systems

Where connection to the public wastewater network is not available, the Planning Authority, in assessing proposals with on-site wastewater treatment systems, must be satisfied that site conditions are suitable for the treatment and disposal of domestic effluent.

The Environmental Protection Agency (EPA) Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e  $\leq$  10) provides an overall framework of best practice in relation to the development of wastewater treatment and disposal systems, in unsewered areas, for protection of our environment and specifically water quality. The Code replaces previous guidance issued by the EPA on wastewater treatment systems for single houses (EPA, 2000) and sets out the following which will be used by Clare County Council when assessing on-site effluent treatment system proposals:

- An assessment methodology for the determination of site suitability for an on-site wastewater treatment system and identification of the minimum environmental protection requirements. All proposals shall be accompanied by a site suitability assessment in accordance with the Environmental Protection Agency (EPA) code;
- A methodology for the selection of a suitable wastewater treatment system for sites in unsewered areas. All proposals shall be accompanied by the site specific details from the manufacturer of the system;
- Information on the design and installation of conventional septic tank systems, filter systems and mechanical aeration systems;
- Information on tertiary treatment systems;
- Maintenance requirements for the above systems together with written proof of an agreed maintenance contract with the manufacturer of the system to ensure on-going maintenance; and
- All effluent treatment systems shall be designed and maintained in accordance with the EPA publication, The Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses 2008 or any updated version.

### Replacement Dwellings

The Planning Authority has a preference for the deep retro-fit of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement unless a strong justification in respect of the latter has been put forward by the applicant in

accordance with the requirements of Development Plan Objective CDP3.15 Replacement of a Substandard Habitable House in the Countryside.

#### A1.4.2 Urban Residential Development

##### Multiple Residential Unit Developments

In the assessment of urban residential development proposals the Planning Authority will promote increased residential density compliant with ~~have regard to~~ the Sustainable Residential Development in Urban Areas Guidelines (2009) and the accompanying document Urban Design Manual, A Best Practice Guide (2009) issued under Section 28 of the Planning and Development Act, 2000 (as amended). To achieve good urban design, the 12 urban design principles set out in the Urban Design Manual 2009 should be taken into account when designed any scheme:

**Table A1 Urban Design Manual 2009 Principles**

Adaptability	Inclusivity
Context	Layout
Connections	Parking
Detailed Design	Privacy and amenity
Distinctiveness	Public realm
Efficiency	Variety

These criteria will be used at pre-application consultation meetings and in the assessment of the planning applications. In relation to the 'Inclusivity' principle, the National Disability Authority's guidance on universal design of the built and external environment should be consulted.

##### Apartment Developments

The Planning Authority, in assessing proposals for apartment developments, will have regard to the 'Design Standards for New Apartments - Guidelines for Planning Authorities' ~~(2018)~~ (2020) (or as updated/superseded) and the 'Urban Development and Building Height Guidelines' (2018). All new apartment developments shall accord with or exceed the minimum floor areas indicated in these guidelines.

##### Build-to-Rent Accommodation

Build-to-Rent (BTR) accommodation consists of purpose-built, long-term rental apartment accommodation that incorporates dedicated residential amenities and facilities. All proposed BTR accommodation must comply with SPPR 7 and SPPR 8 as set out within the Design Standards for New Apartments (2018) (and any amending SPPR as appropriate). In this regard applications for proposed BTR must clearly demonstrate compliance with the guidelines and include details in relation to:

- The proposed ownership and operation by an institutional entity for a minimum period of not less than 15 years and no individual residential unit can be sold or rented separately for that period. A covenant or legal agreement shall be submitted and entered into in this regard;
- Proposed residential support facilities such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc; and
- Proposed resident services and amenities for communal recreational and other activities by residents.

### Plot Size

A variety of plot sizes and shapes must be incorporated into the design and layout of residential developments to allow for the different needs of potential future residents.

### Space Around Buildings

All proposals for residential development shall provide for acceptable separation distances between buildings to avoid negative effects of close proximity such as excessive overlooking, overbearance and overshadowing. A minimum of 1 metre separation distance shall be included between the side walls of adjacent buildings and greater distances are appropriate for buildings over multiple floors.

### Rear Garden Length

Normally, a rear garden depth of 11m will be required. This is a minimum depth and larger distances may be required depending on the nature and scale of the subject development. In the case of high density, infill developments or for housing for the older people, shorter garden lengths may be permitted if there are no overlooking issues. In deciding the appropriate length, site conditions such as landscape features, hedgerows and mature trees should be carefully considered.

### Boundary Treatments

Generally boundary walls shall be between 1.8 metres and 2 metres high and shall be provided along the rear garden boundary of each dwelling and along both side boundaries extending from the rear boundary to the front building line of the dwelling. The finish of the walls shall be consistent with the external finishes of the dwelling house or of a sympathetic material. Proposals for alternative boundary treatments such as planting combined with appropriate fencing will also be considered favourably if it can be demonstrated that it will enhance the development.



## Open Space in Residential Areas

Each green space in residential developments shall have at least one native oak tree, or other naturalised tree species of similar stature and lifespan integrated into the agreed planting/landscaping scheme. In the preparation of a design and layout of a proposed development the applicant/developer should also have regard to Section 5.2.14 Green Infrastructure within Residential Developments of Volume 1 of this Plan.

## Street Lighting

External lighting shall be provided in accordance with guidelines contained in Recommendations for Site Development Works in Housing Areas published by DoEHLG and any subsequent publication or successor to this document. Street lighting proposals shall have regard to Bat Conservation Ireland; Guidance Notes for: Planners, engineers, architects and developers (Bats and Lighting) together with Bat Conservation Trust; Bats and artificial lighting in the UK, Bats and the Built Environment – Guidance Note 08/18.

## Sustainable Mobility

Permeability and accessibility will be encouraged within developments to reduce car dependence and to promote active travel. Where appropriate integration with adjacent lands is possible through the provision of vehicular, pedestrian and cycle way opportunities, this should be proposed within a development. Development proposals for housing developments comprising 10 units or more shall be accompanied by a Transport and Mobility Statement outlining how convenient pedestrian and cyclist connectivity to the surrounding community has been integrated into the design and layout of the proposed development. Issues such as the provision for bus access (e.g. safe school bus pick up/drop off area) should also be addressed in the statement.

## Lifetime Adaptability

The design of new housing developments must be based on the principles of universal design and lifetime adaptability. All new residential buildings must provide a ground floor low level access shower and toilet to ensure adaptability to future needs. Both internal and external layout and design must be adaptable to the varying and changing needs of occupiers during their lifetime.

## Sites for Independent Development

These sites allow applicants to design and build their own homes within the settlements of the County. The Council will require development proposals for 'sites for independent development' housing schemes to be accompanied by a detailed design brief setting out the parameters for architectural form, plot ratios, external finishes and boundary treatment. The ancillary infrastructure and services including roads, footpaths, green areas, public lighting, drainage, attenuation and water services required for the sites shall be installed by the developer.

## Brownfield and Infill Site Development

The regeneration of brownfield or infill sites for residential or mixed use development is encouraged in appropriate town and village centre locations. These development proposals must respect the character and appearance of their environs and contribute to the delivery of public realm enhancements and placemaking. Ground floor activity such as commercial, office or retail uses is generally appropriate for centrally located and accessible sites and can contribute to increased footfall in these areas. Where a mix of uses is not proposed at ground floor level it must be justified by the applicant/developer why this approach was adopted. Due to the potential additional issues associated with brownfield redevelopment relative to the development of greenfield locations a flexible approach may be taken by the Planning Authority in circumstances where the proposed development contributes to sustainable compact development.

Where brownfield redevelopment is proposed, dependent on the site history ground investigations and mitigation measures may be required where contamination issues arise.

## Place Names

Place names are an important part of the County's cultural heritage, and reflect local history from ancient times to the present. The Planning Authority considers it important that new place names for estates reflect the local topography, history, culture or ecology of an area. The developer must submit proposed names to the Planning Authority for the consideration of the Placenames Committee of the Council as part of the agreement of planning conditions. Bi-lingual signage within housing developments is required and the applicant/developer should ensure that the chosen place name for a new residential development is appropriate relative to its location, and should avoid names already in use within the County.

## Management Companies

Certain private housing developments (e.g. apartment complexes, holiday home schemes) will have a condition attached to their planning permission which requires that a properly constituted management company be established for the purposes of maintaining the development and its shared services in accordance with the Multi-Unit Development Act 2011. Membership of the management company shall be required for all purchasers of property.

If a development (or part thereof) is to be taken in charge by the Council the applicant shall agree which areas are to be taken in charge, and this shall be clearly indicated on a site layout plan. All areas not to be taken in charge by the Council shall also be clearly indicated on a site layout plan and shall be the responsibility of and maintained by a management company. These details shall be submitted with the planning application.

## Part V

Part V as set out in Section 96 of the Planning and Development Act 2000 (as amended) applies to lands zoned for residential use or a mixture of residential and other uses. In implementing Part V the Planning Authority will have regard to the Housing Strategy in place for the County at the time of implementation, the zoning objectives for the sites concerned and will ensure compliance with relevant legislation, including the Urban Regeneration and Housing Act 2015 and the Planning and Development Regulations 2001 (as amended).

### Taking in Charge

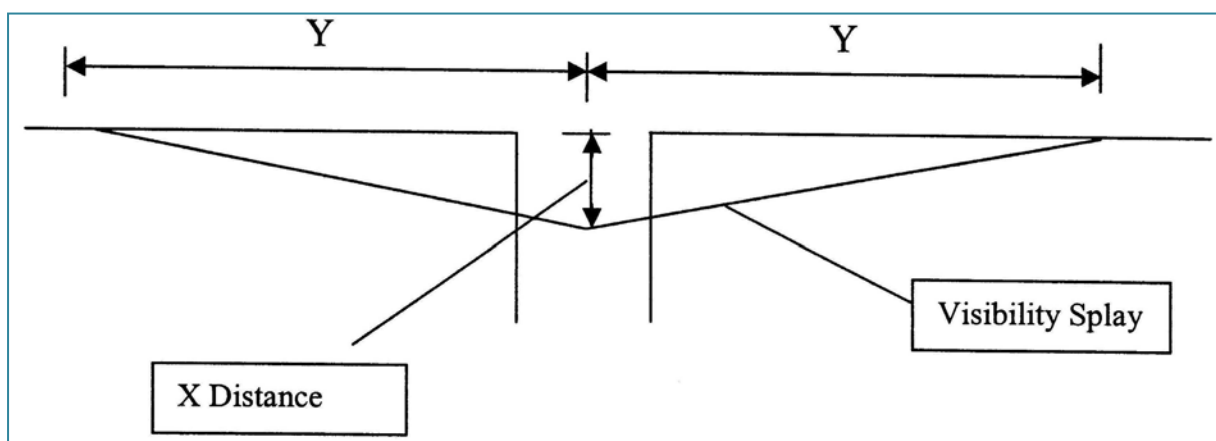
Clare County Council, in managing matters relating to the taking in charge of private residential developments will comply with Section 180 of the Planning and Development Act, 2000 (as amended) and Clare County Council's Taking in Charge Policy for Housing Developments (2019) (or as updated/superseded). Developers intending on having residential developments 'Taken in Charge' shall engage with the Planning Authority and ensure compliance with appropriate standards and the grant of planning permission. This will assist in the handover of services, roads, etc on completion of the development.

### A1.6.2 Sight Distances

#### Entrance Sight Distances

In order to ensure that adequate visibility exists for drivers entering and leaving a dwelling site, it is necessary to create an envelope of visibility on either side of the centre line of the access. This is calculated by defining a setback along the centre line, known as the X distance, from a point on the edge of the hard surfaced roadway for a distance of 2.4 metres or in the case of very lightly trafficked roads, a relaxation to 2 metres may be permitted.

Figure A1.1 Definition of "X" and "Y" Distances



The Y distance is measured from a point on the near edge of the hard surfaced roadway to its intersection with the centre line of the access. A line can then be drawn between the outer point of the Y distance to the setback on the X distance, thus producing a triangular envelope of visibility on either side of the access. The Y distance is determined as follows:

**Table A2 – Sight Distance Requirements**

Design Speed of major Road (kph)	120	100	85	70	60	50
“Y” distance (metres)	295	215	160	120	90	70

The Planning Authority will also assess the visibility from and towards right turning vehicles into the site access in the consideration of traffic safety.

It may be necessary to obtain the consent of adjoining landowners in order to achieve sight distances. Further information can be obtained from the National Roads Authority Design Standards for Roads and Bridges.

### A1.6.3 Bicycle and Vehicle Parking Standards

The parking standards outline the number of parking spaces **required** for new developments. ~~And their~~ The principal objective of **defining parking standards** is to ensure that in assessing development proposals appropriate consideration is given to the accommodation of vehicles attracted to the site within the context of **the promotion of Smarter Travel, the Government policy aimed at promoting** modal shift to more sustainable forms of transport. The Council’s car parking standards have also been informed by the NPF which requires a strong focus on consolidating growth within existing built up areas, strengthening our urban centres and improving public transport, permeability and accessibility. The standards have also been informed by the ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities’ (~~2018~~ **December 2020**) including SPPR 8 ~~and SPPR 9~~.

**Table A3 – Bicycle and Vehicle Parking Standards**

Land Use	Bicycle Parking	Car Parking	
		Town Centres	Other Areas
<b>Residential Developments – dwelling houses and apartments</b>	With garage: none Without garage: 1 space per unit	1 space for 1 & 2 bed units <del>≥ 1 spaces</del> for $\geq 3$ bed units	1 space for 1 & 2 bed units 2 spaces for $\geq 3$ bed units
			1 space per

Land Use	Bicycle Parking	Car Parking	
		Town Centres	Other Areas
Visitor Parking		1 space per 3 residential units	3 residential units
Hotel / Guesthouse / B&B / Hostel	1 space per 10 bedrooms in hotel/ guesthouse/ B&B 1 space per 5 bed spaces in hostels	1 space per room + 1 space per 3 staff on duty + public space such as bars & restaurants as per the standards in this table	1 space per room + 1 space per 3 staff on duty + public space such as bars & restaurants as per the standards in this table
Caravan / Camping Site	1 space per pitch	1 space per pitch + 1 space per 3 staff on duty	1 space per pitch + 1 space per 3 staff on duty
Industrial or Manufacturing Uses	1 space per 100m <sup>2</sup>	2 spaces per 100m <sup>2</sup>	2 spaces per 100m <sup>2</sup>
Data Centre	1 space per 500m <sup>2</sup>	-	1 space per 500m <sup>2</sup>
Warehousing	1 space per 1000m <sup>2</sup>	1 space per 100m <sup>2</sup>	2 spaces per 100 m <sup>2</sup>
Offices	1 space per <del>8</del> 5 employees 1 space per 100m <sup>2</sup>	<del>2</del> 1 space <del>s</del> per 100m <sup>2</sup> + 10% of staff parking for visitors	<del>3</del> 2 spaces per 100m <sup>2</sup> + 10% of staff parking for visitors
Bank / Financial / Insurance	1 space per 8 employees 1 space per consulting room	2 spaces per 100m <sup>2</sup> +10% of staff parking for visitors	3 spaces per 100m <sup>2</sup> +10% of staff parking for visitors
Local Shop	1 space per <del>8</del> 5 employees 24 spaces per 100m <sup>2</sup>	2 spaces per 100m <sup>2</sup>	3 spaces per 100m <sup>2</sup>
Convenience Retail	1 space per <del>8</del> 5 employees 20 spaces per 1000m <sup>2</sup>	5-7 spaces per 100m <sup>2</sup> (dependent on site characteristics)	8 spaces per 100m <sup>2</sup>
Shopping Centre or	1 space per <del>8</del> 5 employees	5-7 spaces per 100m <sup>2</sup> (dependent on site	8 spaces per 100m <sup>2</sup> + 1 lorry space per 750m <sup>2</sup>

Land Use	Bicycle Parking	Car Parking	
		Town Centres	Other Areas
<b>Large Retail Store</b> (>1000m <sup>2</sup> gross floorspace)	24 spaces per 1000m <sup>2</sup>	characteristics) + 1 lorry space per 750m <sup>2</sup>	
<b>Retail Warehousing</b>	1 space per 8 employees 10 spaces per 1000m <sup>2</sup>	4 spaces per 100m <sup>2</sup>	5 spaces per 100m <sup>2</sup>
<b>Petrol Filling Station</b>	1 space per 8 employees	1 space per 100m <sup>2</sup> + 1 space per 3 staff on duty	1 space per 100m <sup>2</sup> +1 space per 2 staff on duty
<b>Cash &amp; Carry</b>	1 space per 10 employees 5 spaces per 1000m <sup>2</sup>	1 space per 100m <sup>2</sup>	2 spaces per 100m <sup>2</sup>
<b>Restaurant / Cafe / Take-away</b>	1 space per 8 employees 5 spaces per 100m <sup>2</sup>	10 spaces per 100m <sup>2</sup> (net)	12.5 spaces per 100m <sup>2</sup> (net)
<b>Crèche / Playschool / Nursery</b>	1 space per 8 employees	1 per employee and 0.25 spaces per child	1 per employee and 0.25 per child
<b>Licensed Premises</b> (including hotel bars)	1 space per 8 employees	10 spaces per 100m <sup>2</sup> (net)	12.5 spaces per 100m <sup>2</sup> (net)
<b>Hospital</b>	1 space per 8 employees 5 spaces per 100 beds	1 space per patient bed + 1 per doctor/consultant + 1 per 3 nursing and ancillary staff	1 space per patient bed + 1 per doctor/consultant + 1 per 3 nursing and ancillary staff
<b>Nursing Home</b>	1 space per 8 employees 5 spaces per 100 beds	0.5 spaces per patient bed + 1 per doctor/consultant + 1 per 3 nursing and ancillary staff	1 space per patient bed + 1 per doctor/consultant + 1 per 3 nursing and ancillary staff
<b>Medical / Dental Clinic</b>	1 space per 8 employees + 1 space per consulting room	1 space per consulting room + 1 per doctors/consultant +1 per 3 nursing and ancillary staff	1 space per consulting room + 1 per doctors/consultant +1 per 3 nursing and ancillary staff
<b>Primary &amp; Secondary Schools</b>	1 space per <del>8</del> 5 employees 1 space per <del>10</del> 5 students	1 space per teaching staff + 1 space per 2 ancillary staff + additional 15% of staff parking for visitors	1 space per teaching staff + 1 space per 2 ancillary staff + additional 15% of staff parking for visitors

Land Use	Bicycle Parking	Car Parking	
		Town Centres	Other Areas
<b>Universities and other Higher Education Institutes</b>	1 space per <del>8</del> 4 employees 1 space per <del>10</del> 4 students*	<del>1 space per classroom</del> <del>+ 1 per 5 students</del> Case-by case	<del>1 space per classroom</del> <del>+ 1 per 5 students</del> Case-by case
<b>Church, Theatres, Cinemas &amp; Auditoriums</b>	1 space per 20 fixed seats	1 space per 4 seats	1 space per 4 seats
<b>Cultural, Community &amp; Recreational Buildings</b>	1 space per 8 employees 4 spaces per 100m <sup>2</sup>	2 spaces per 100m <sup>2</sup>	4 spaces per 100m <sup>2</sup>
<b>Commercial Leisure</b> (amusement centres, play centres etc)	1 space per 100m <sup>2</sup>	2 spaces per 100m <sup>2</sup>	2 spaces per 100m <sup>2</sup>
<b>Ballroom / Dance Club / Function Room</b>	2 spaces per 100m <sup>2</sup>	10 spaces per 100m <sup>2</sup> (net)	12.5 spaces per 100m <sup>2</sup> (net)
<b>Golf Clubs / Pitch and Putt</b>		2 spaces per hole + public space such as bars & restaurants as per the standards in this table	4 spaces per hole + public space such as bars & restaurants as per the standards in this table
<b>Golf Driving Range</b>		0.25 spaces per 0.5m base line	0.5 spaces per 0.5m base line
<b>Athletics / Playing Fields</b>	2 spaces per track/field	5 per track + 10 space per playing field/pitch	10 per track + 10 spaces per playing field/pitch
<b>Tennis Courts</b>	2 spaces per court	1 space per court	2 spaces per court
<b>Bowling Alley</b>	1 space per 8 employees 0.5 space per lane	2 spaces per lane + 1 per 3 staff on duty	3 spaces per lane + 1 per 3 staff on duty
<b>Swimming Pool</b>	1 space per 8 employees 5 spaces per 100m <sup>2</sup>	5 spaces per 100m <sup>2</sup>	10 spaces per 100m <sup>2</sup>
* Refers to fulltime employees and fulltime students.			



1. In the case of any development type not listed in Table A3, the Planning Authority will determine the parking requirement having regard to the traffic and movement generation associated with the development and other objectives contained in the Plan;
2. Where reference is made to floor area, this refers to gross floor area unless otherwise stated;
3. Car parking should be located to the rear of building lines where possible. Large areas of car parking should be accompanied by a landscaping plan to mitigate the visual impact of same;
4. All bicycle parking spaces must be secure. Where multiple bicycle parking spaces are required (e.g. in schools and larger workplaces) the bicycle parking area must be both secure and covered;
5. The car parking requirement for residential developments is a ~~minimum~~ maximum standard ~~and can be exceeded at the discretion of the developer, based on house type, design and layout of the estate;~~
6. In non-residential developments, 5% of car parking spaces provided should be set aside for disabled car parking. Where the nature of a particular development is likely to generate a demand for higher levels of disabled car parking, the Planning Authority may require a higher proportion of parking for this purpose. Disabled car parking spaces should be located as close as possible to the building entrance points and allocated and suitably signposted for convenient access;
7. In non-residential developments, 10% of car parking spaces should be set aside for parent and child car parking. Parent and child parking spaces should be provided as close as reasonably possible to the building entrance points and should be allocated and suitably signposted for convenient access;
8. Age Friendly car parking spaces should generally be provided, where possible, in all developments. These parking spaces should be located as close as possible to the building entrance points and allocated and suitably signposted for convenient access.
9. In rural areas, shared car parking provision for hotel and associated leisure facilities may be considered where these services are shared, so as to reduce a potential overprovision of car parking;
10. In town centre locations, in mixed use development proposals, consideration will be given to dual parking usage, where peak times do not coincide; and
11. Where the construction of a new school or childcare facility or an extension to an existing school/childcare facility is proposed, the Planning Authority will seek that the provisions of the NTA's Safe Routes to School Design Guide (2021) are applied to the proposal. Provision shall be made within the site for staff parking. Set down areas are not encouraged in close proximity to schools, unless there is no safe alternative area for set down within a short walk e.g. 5mins. This means where cars can park safely, with a footpath link to the school, which includes public residential streets, schools should promote Park'n'Stride as an alternative. It should be noted that Disabled Persons Parking Spaces and School Bus set down are exceptions and can be provided in close proximity while not impeding pedestrian or cyclist access; ~~require the provision of a lay-by or drop off site parking in relation to buses and for parents dropping off and picking up schoolchildren. Provision shall be made within the site for staff parking~~ and
12. Applicants may propose an alternative parking arrangement to the standards as set out in the parking standards set out in Table A3 for the agreement of the Planning Authority.

In the instance a deviation from the standards is proposed the applicant/developer shall submit details of the predicted parking requirements associated with the proposed development and the capacity of the proposed onsite provision to accommodate this demand (including at peak times).

The design dimensions for a car parking space are as follows:

- Each car space shall be 4.8m x 2.5m wide, with 6.1m circulation aisles.
- Disabled spaces shall be 4.8m x 3.6m wide
- Parent and child spaces shall be 4.8m x 3.6m wide
- Loading bays shall be generally 9m x 5m (but at least 6m x 3m).

### Electric Car Charging Points

All developments should provide facilities for the charging of battery operated cars at a rate of up to 20% of the total car parking spaces (coded/metered slow charging 220-240V, 13A single phase). These electric car charging spaces should be clearly demarcated with appropriate signage. The remainder of the parking spaces should be constructed so as to be capable of accommodating future charging points, as required.

New residential development should accommodate at least one car parking space equipped with an EV charging point for every five car parking spaces being provided for the associated development.

Rapid Charge Points should be provided within centres of commercial activity and clearly demarcated with appropriate signage.

#### A1.6.4 Traffic Impact Assessments (TIA), Road Safety Audits and Road Safety Impact Assessments

A Traffic Impact Assessment is a comprehensive review of all the potential transport impacts of a proposed development or re-development, with an agreed plan to mitigate any adverse consequences. The TIA should be prepared in accordance with the Traffic Management Guidelines Manual 2003 issued by the Department of Transport and the Traffic and Transport Assessment Guidelines 2014 published by ~~the NRA~~ TII. These guidelines provide guidance including thresholds and sub-thresholds above which TIA is required. It is important that scoping of the TIA is undertaken at pre-planning consultation stage between developers and the Planning Authority.

Road Safety Impact Assessment is described in the EU Directive on Road Infrastructure Safety Management (EU RISM) 2008/96/EC as a strategic comparative analysis of the impact of a new road, or of substantial modifications to an existing road, on the safety performance of the road network. A road safety audit must be submitted as part of any planning application where the proposed development incorporates a new access to a National Road or where it may give rise to an increase in traffic to a National Road. Road Safety Audits shall be carried out independently by assessors approved by Transport Infrastructure Ireland.

Further information is contained in ~~National Roads Authority~~/Transport Infrastructure Ireland publications HD19 and HA42/01.

### A1.8 Agricultural Developments

The rural countryside is a natural resource with agricultural activity being particularly important. In considering proposals for agricultural development (walls, fences, yards, stables, sheds, slurry pits etc.) the Planning Authority will have regard to the Department of Agriculture, Food and the Marine document Guidelines and Recommendations on the Control of Pollution from Farmyard Wastes together with the following:

- Siting and design that is keeping with the surrounding area;
- The use of muted colored materials;
- Grouping of buildings will be encouraged;
- Adequate effluent storage facilities; and
- The Planning Authority will require adequate provision for the collection, storage and disposal of effluent produced from agricultural developments. The European Communities (Good Agricultural Practice for the Protection of Waters) Regulations, 2014 set out the requirements for storage of farm effluents and the minimum holding periods for storage of farm wastes. In Clare the holding period required for the purposes of calculating waste storage facilities is 18 weeks. It is permitted to spread soiled water all year round, thus the minimum holding period is 10 days. For silage the short term storage period is 3 days. All agricultural developments must be designed and constructed in accordance with the Minimum Specifications as set out by the Department of Agriculture, Food and the Marine.

‘The Living Farmland’, a guide to farming with nature in Clare (2008), is a useful reference for consideration when planning farm developments.

### A1.9 Archaeological Heritage

In considering proposals for development, applicants are advised to consult the archaeological maps (available for viewing in the Planning Department) in order to ascertain whether their development is located in an area of archaeological potential.

If a proposed development site is located in such an area or is large in scale (greater than 0.5ha or over 1km in length for a linear scheme), it is advisable to consult with the Council at the earliest possible opportunity. The National Monuments Service of The Department of Housing, Local Government and Heritage may also be consulted, including via the Developments Applications Unit: [manager.dau@housing.gov.ie](mailto:manager.dau@housing.gov.ie).

All planning applications for new development, redevelopment, any ground works, refurbishment and restoration, etc. within areas of archaeological potential or within close proximity to Recorded Monuments must take account of the archaeological heritage of the area and the need for archaeological mitigation. Any persons proposing to carry out works

at or in relation to a Recorded Monument must give 2 months written notice, in advance, to the Minister for Housing, Local Government and Heritage. Consent of the Minister for Housing, Local Government and Heritage is required for any interference with or works to a National Monument (whether or not the works are archaeological in nature)

Developers should give due consideration to the following:

1. *Framework and Principles for the Protection of Archaeological Heritage*, DAHG (1999)
2. *Planning Leaflet 13: Archaeology and the Planning Process*, OPR/DHLGH (2021)
3. *Archaeology & Development: Guidelines for Good Practice for Developers*, Heritage Council (2000)

Developers are advised of the requirements set under the National Monuments (Amendment) Act 1994 with regard to procedures if their site is located within an area of archaeological potential. Developers are strongly advised to have pre-application discussions if their site is located in such an area.

## Appendix 2 Indicative Land Use Zoning Matrix

The purpose of the land-use zoning matrix is to provide an indication only of the type of developments that may or may not be normally considered or open for consideration on zoned lands. Each proposal submitted to the Council for consideration will be assessed based on its own individual merits.

### Key

Note: all development proposals will be assessed thoroughly through the Development Management process in accordance with Section 34 of the Planning and Development Act, 2000 (as amended).

✓ = **Will normally be acceptable in principle.**

A proposed use that will be classified as acceptable in principle in the relevant zone subject to compliance with policies and objective as set out in this plan and in accordance with the proper planning and sustainable development of the area.

**O = Open to consideration.**

A proposed use that will be open to consideration, but subject to particular considerations for example, compatibility with adjoining uses, scale or whether or not the proposal is prejudicial to the amenities of an area or the residential amenities of an adjoining property.

**X = Will not normally be acceptable.**

A proposed use that is classified “will not normally be acceptable” in a specific zoning will not be accepted by the Planning Authority.

Land Use	Mixed Use	Existing Residential	Residential	Low Density Residential	Commercial	Community	Recreation	Open Space	Buffer Space	Enterprise	Tourism	Industry	Light Industry	Maritime / Harbour	Agriculture	Marine Related Industry
Allotments	X	O	X	X	X	O	O	O	X	O	O	X	X	X	✓	X
Advertisement Structures	✓	X	X	X	✓	O	O	X	X	O	O	O	O	O	X	O
Agri. Business	O	X	X	X	O	X	X	X	X	✓	O	O	✓	X	O	X
Agri. Tourism	O	X	X	X	O	O	X	X	X	✓	✓	X	X	X	✓	X
Amusement Arcade	O	X	X	X	O	X	X	X	X	X	O	X	X	X	X	X
B & B / Guesthouse	✓	O	✓	✓	✓	X	X	X	X	X	✓	X	X	X	O	X
Bank / Financial Institution	✓	X	✗X	X	✓	X	X	X	X	O	X	X	X	X	X	X
Betting Office	O	X	X	X	✓	X	X	X	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	X	X	X	X	X	✓	X	X	O	X	O	X
Carpark	✓	X	✗X	X	✓	O	O	X	X	✓	O	✓	✓	O	X	X
Caravan Park/Camp Site/ Motor Home Park (Tourist uses)Glamping	O	O	✗X	✗X	X	O	O	X	X	X	✓	X	X	X	O	X
Cash & Carry/ Wholesale Outlet	O	X	X	X	✗O	X	X	X	X	O	X	X	O	X	X	X
Cemetery	X	X	X	X	O	O	X	✗O	X	X	X	X	X	X	O	X

## 2 / Indicative Land Use Zoning Matrix

Land Use	Mixed Use	Existing Residential	Residential	Low Density Residential	Commercial	Community	Recreation	Open Space	Buffer Space	Enterprise	Tourism	Industry	Light Industry	Maritime / Harbour	Agriculture	Marine Related Industry
Chemist / Pharmacy	✓	0	✗-O	X	✗-O	0	X	X	X	X	X	X	X	X	X	X
Cinema / Theatre	✓	X	X	X	✓	X	X	X	X	X	X	X	X	X	X	X
Civic & Amenity Recycling Facility	✓	0	0	0	0	0	X	X	X	✓	X	✓	✓	0	0	0
Civic / cultural / heritage building	✗-O	X	X	X	✗-O	✓	0	X	X	0	✗-O	X	X	0	X	✗-O
Community Facility	✗-O	✗-O	0	0	0	✓	0	X	X	✓	0	X	X	✗-O	X	X
Composting Facility	X	X	X	X	X	0	X	X	X	0	X	✗-O	0	X	0	X
Construction & Demolition (C&D) Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X	X	0	✓	0	0	0
Crèche / Childcare Facility	✓	✓	✓	✗-O	✓	✓	X	X	X	✓	X	0	0	X	X	X
Data Centre	X	X	X	X	X	X	X	X	✗-O	✗-O	X	✓	✗-O	X	X	X
Disco / Night club	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X
Doctor/Dentist	✓	✗-O	✗-O	0	✓	0	X	X	X	0	X	X	X	X	X	X
Dog Grooming	✓	0	✗-O	✗-O	0	X	X	X	X	0	X	X	✗-O	X	X	X
Education/Enterprise Centre	✗-O	0	✗-O	✗-O	✓	✓	X	X	X	✓	X	X	0	X	X	X
Function Room	0	X	✗-O	✗-O	0	0	0	X	X	X	✓	X	X	0	X	✗-O



## 2 / Indicative Land Use Zoning Matrix

Land Use	Mixed Use	Existing Residential	Residential	Low Density Residential	Commercial	Community	Recreation	Open Space	Buffer Space	Enterprise	Tourism	Industry	Light Industry	Maritime / Harbour	Agriculture	Marine Related Industry
Funeral Home	O	X	X	X	✓	O	X	X	X	X	X	X	X	X	O	X
Fuel Depot	X	X	X	X	X	X	X	X	X	O	X	O	O	X	X	O
Garden Centre	O	X	X	X	O	X	X	X	X	O	O	O	✓	X	O	X
Golf Course / Pitch and Putt	O	X	X	X	X	O	✓	✓	X	O	✓	X	X	X	O	X
Go-kart track	X	X	X	X	X	X	O	X	X	O	✗	X	O	X	O	X
Hair Dressing Salon & Beauticians	✓	O	O	O	✗	X	X	X	X	X	X	X	X	X	X	X
Health Centre / clinic	✓	O	✗	✗	✓	✓	X	X	X	O	X	X	X	X	X	X
Heavy Vehicle Park	x	x	x	x	O	x	x	x	x	O	x	✓	✓	O	O	O
Helicopter Pad	O	X	X	X	O	X	X	X	X	O	O	O	O	X	O	O
Home Based Economic Activities	✓	O	O	O	✓	X	X	X	X	O	X	X	X	X	O	O
Hospital	O	X	✗	✗	O	O	X	X	X	O	X	X	O	X	X	X
Hostel	O	O	✗	✗	O	X	X	X	X	X	✓	X	X	X	X	X
Hotel	✗	X	✗	✗	O	X	X	X	X	X	✓	X	X	✗	X	X
Industry	X	X	X	X	O	X	X	X	X	X	X	✓	O	X	X	O
Industry - Light	O	X	X	X	O	X	X	X	X	✓	X	O	✓	X	X	O
Launderette/Dry Cleaner	✓	✗	✗	✗	✓	X	X	X	X	X	X	X	X	X	X	X

## 2 / Indicative Land Use Zoning Matrix

Land Use	Mixed Use	Existing Residential	Residential	Low Density Residential	Commercial	Community	Recreation	Open Space	Buffer Space	Enterprise	Tourism	Industry	Light Industry	Maritime / Harbour	Agriculture	Marine Related Industry
Leisure / gym / rec. sports club	✓	⊖ X	⊖ X	⊖ X	✓	⊖	✓	⊖	X	⊖	✓	X	⊖	⊖	X	X
Library	✓	⊖ X	⊖ X	⊖ X	✓	✓	⊖	X	X	⊖	⊖	X	X	X	X	X
Liquor License Premises	✓	⊖ X	⊖ X	X	✓	X	X	X	X	X	⊖	X	X	X	X	X
Lorry Depot	X	X	X	X	⊖	X	X	X	X	⊖	X	⊖	⊖	X	⊖	⊖
Mart / Co-op	⊖	X	X	X	⊖ X	X	X	X	X	⊖	X	⊖	⊖	X	⊖	X
Motor Sales / Repairs / Service	⊖	X	X	X	✓	X	X	X	X	⊖	X	X	⊖	X	X	X
Multiple Residential Units	⊖	⊖	✓	⊖	X	X	X	X	X	X	X	X	X	X	X	X
Nursing Home/Retirement Village	⊖	⊖	✓	✗ X	X	✓	X	X	X	X	X	X	X	X	⊖	X
Office < 100m <sup>2</sup>	✓	⊖	X	⊖ X	✓	⊖ X	X	X	X	✓	✗ O	X	X	⊖	X	X
Office 100m <sup>2</sup> -1000m <sup>2</sup>	⊖	X	X	X	✓	X	X	X	X	✓	X	X	X	X	X	✗ O
Office > 1000m <sup>2</sup>	⊖	X	X	X	✓	X	X	X	X	✓	X	X	⊖	X	X	X
Open Space	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	⊖	✓	X
Petrol Station	⊖	X	X	X	⊖	X	X	X	X	X	X	X	⊖	X	X	X
Plant / tool hire	⊖	X	X	X	⊖	X	X	X	X	X	X	⊖	⊖	X	⊖	X
Playground	✓	✓	✓	✓	⊖	✓	✓	⊖	X	⊖	⊖	X	⊖	⊖	⊖	X

## 2 / Indicative Land Use Zoning Matrix

Land Use	Mixed Use	Existing Residential	Residential	Low Density Residential	Commercial	Community	Recreation	Open Space	Buffer Space	Enterprise	Tourism	Industry	Light Industry	Maritime / Harbour	Agriculture	Marine Related Industry
Playing pitches	O	X	X	X	O	✓	✓	O	X	X	X	X	O	X	✓	X
Primary Care Facility	✓	X	X	X	O	O	X	X	X	O	X	X	X	X	X	X
Refuse Landfill	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X
Religious Places of Worship	O	O	X	X	X	✓	X	X	X	X	X	X	X	X	O	X
Research and development	O	X	X	X	X	X	X	X	X	✓	X	O	O	X	X	O
Residential – single dwelling (Permanent Occupation)	✓	X	X	✓	X	O	X	X	X	X	X	X	X	X	O	X
Residential – single dwelling (short-term tourist accommodation)	O	O	O	O	X	X	X	X	X	X	O	X	X	O	X	X
Residential Institution	O	O	O	O	O	O	X	X	X	X	X	X	X	X	X	X
Restaurant/Café	X	X	X	X	✓	X	O	X	X	O	✓	O	O	O	X	X
Retail Warehousing	O	X	X	X	O	X	X	X	X	X	X	X	X	X	X	X
School / College	O	X	X	X	✓	✓	X	X	X	✓	X	X	X	X	X	X
Science & Technology Based Enterprise	✓	X	X	X	O	X	X	X	X	✓	X	O	O	X	X	X
Scrap Yard	X	X	X	X	X	X	X	X	X	X	X	O	O	X	X	X
Shops (excluding Retail)	✓	O	X	X	✓	O	X	X	X	O	O	X	O	O	X	X

## 2 / Indicative Land Use Zoning Matrix

Land Use	Mixed Use	Existing residential	Residential	Low Density Residential	Commercial	Community	Recreation	Open Space	Buffer Space	Enterprise	Tourism	Industry	Light Industry	Maritime / Harbour	Agriculture	Marine Related Industry
<b>Warehousing)</b>																
Take-Away	✓	X	X-Ø	X	Ø	X	X	X	X	X	Ø	X	X	X	X	X
Tourism Complex	Ø	X	X	X	✓	X	Ø	X	X	✓	✓	Ø	X	Ø	Ø	X
Training Centre	Ø	X	X	X	✓	Ø	X	X	X	✓	X	Ø	✓	X	X	X-Ø
Traveller Accommodation	Ø	Ø	Ø	Ø	X	Ø	X	X	X	X	X	X	X	X	Ø	X
Veterinary Surgery	Ø	X-Ø	X-Ø	X-Ø	✓	Ø	X	X	X	Ø	X	X	X	X	Ø	X
Warehousing	X	X	X	X	Ø	X	X	X	X	Ø	X	Ø	Ø	X	X	Ø
Water-based recreational activities	Ø	X	X	X	Ø	Ø	✓	Ø	X	Ø	✓	X	X	Ø	Ø	X
CHP/Waste to energy facilities	Ø	X	X-Ø	X-Ø	Ø	Ø	X	X	X	✓	X	✓	✓	X	Ø	Ø

## Appendix 3 Natural Heritage Sites in County Clare

**No amendments proposed to Appendix 3**

## Appendix 4 Architectural Conservation Areas

**No amendments proposed to Appendix 4**

## Appendix 5 Scenic Routes

**No amendments proposed to Appendix 5**



### Public Rights of Way

Public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility:

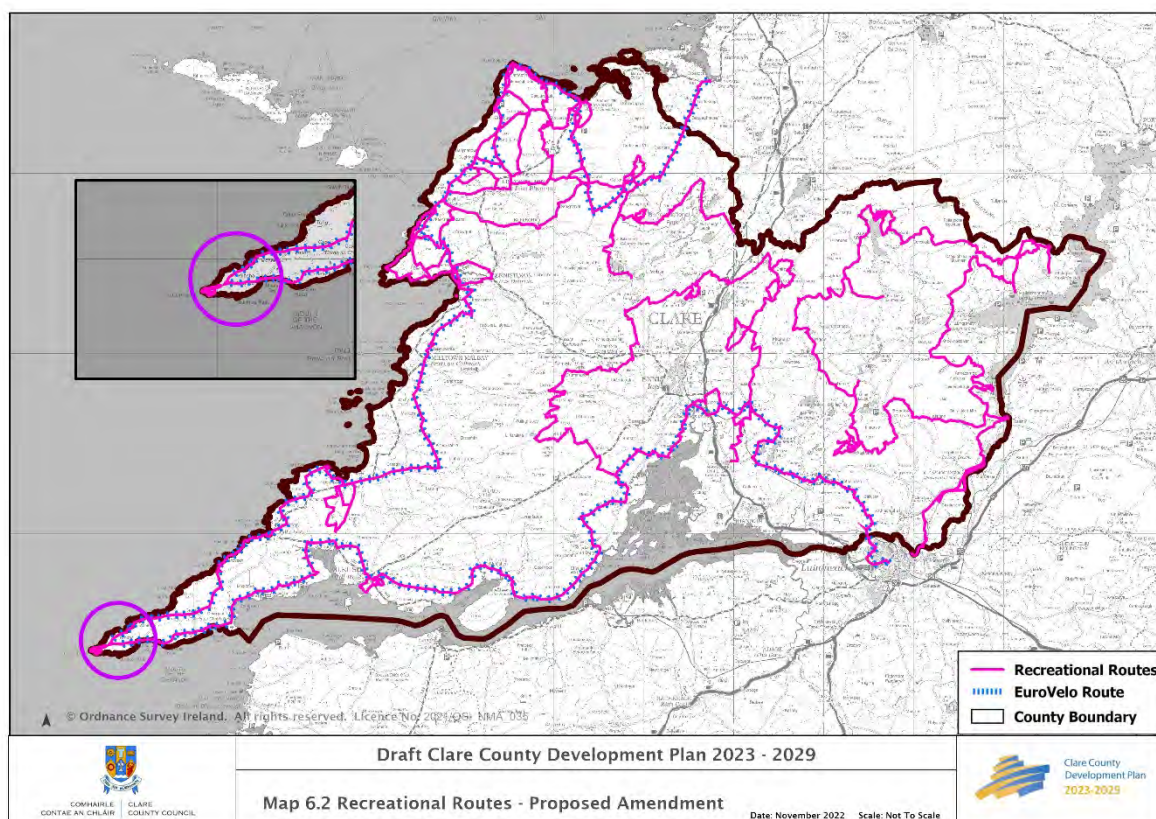
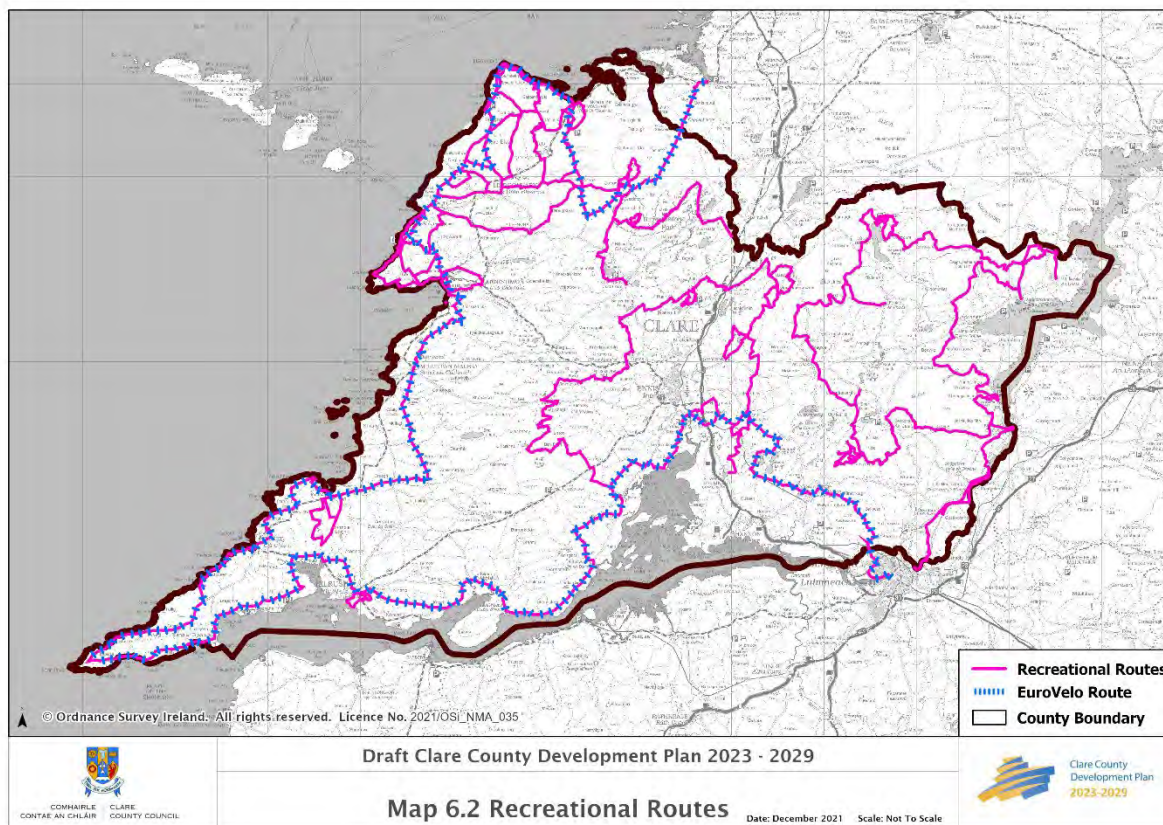
- Turret Lane, Kilrush – connecting Grace Street and Vandeleur Demesne
- The Rocky Road, Ennis (part of)

The inclusion of a public right of way in this Plan is based on evidence of such a right of way existing and in particular of its compliance with the specific requirements of Section 10(2) (o) of the Act. It does not affect the existence or validity of any other public right of way which are not included in this Plan. Public Rights of Way are identified overleaf on Map 6.1 A & B.

### Recreational Routes

County Clare has a wealth of recreational routes both in urban and rural areas which explore some of the county's outstanding natural beauty and heritage. These routes include the following and are identified overleaf on Map 6.2

- EuroVelo Route – **Cycling**
- Doolin Cycle Hub Loop 1,2,3,4 – **Cycling**
- Cliffs of Moher Coastal Walk - **Link to National Waymarked Way**
- Carron Loop - **National Loop Walk**
- Caher Valley Loop - **National Loop Walk**
- O'Briensbridge - Old Barge loop, Parteen Weir, Errinagh Bridge - **National Loop Walk**
- Ruan - Dromore Wood Loop - **National Loop Walk**
- Ballyvaughan - Wood Loop - **National Loop Walk**
- Tullagher Loop - **National Loop Walk**
- Ballinruan Loops - **National Loop Walk**
- Ballyvaughan - Black Head loop **National Loop Walk**
- Templecronan Loop - **National Loop Walk**
- Doonbeg Loop - **National Loop Walk**
- Lough Avalla Farm Loop - **National Loop Walk**
- Ballinruan Loops – **National Loop Walk**
- Gortnamearacaun Loop - **National Loop Walk**
- Mid Clare Way - **National Waymarked Trail**
- Burren Way - **National Waymarked Trail**
- East Clare Way - **National Waymarked Trail**
- 12 O'clock Hills Looped Walks – Blue, Red, Purple Route-**Other**
- Fanore Ballyvaughan Trek – **Other**
- Vandeleur Garden Walkway – **Other**
- Lough Derg Walk – **Other**
- **Loop Headland and Lighthouse – Other**



## Appendix 7 Plans, Policies and Guidelines to which the Development Plan must have Regard

Under Section 28 of the Planning and Development Act 2000, as amended the Planning Authority is required to append a statement to the development plan including information which demonstrates how the Planning Authority has implemented the policies and objectives of the Minister contained in the Guidelines when considering their application to the area or part of the area of the development plan.

Alternatively, if the Council has formed the opinion that it is not possible, because of the nature of characteristics of the area of the development plan, to implement certain policies or objectives of the Minister contained in the Guidelines, the statement shall give reasons for the forming of the opinion and why the policies and objectives of the Minister has not been so implemented.

The required statement in relation to the Clare County Development Plan 2022-2028 is set out below. The Clare County Development Plan 2023-2029 is referred to hereunder as 'the plan'.

<u>Section 28 Guidelines</u>	<u>Clare County Development Plan 2023 - 2029</u>
Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments DHPLG (2018)	The purpose of the Guidelines is to provide practical guidance to Planning Authorities and the Board on legal and procedural issues arising from the requirement to carry out an EIA in relevant cases. The Guidelines relate essentially to the responsibilities on planning and the Board as contained in the current section 172 of the Planning Act 2000. They are not relevant to the preparation process of the Plan.
Government Policy on Architecture 2009-2015, DoEHLG	This document has informed Chapters 16, 17 and 18 and Appendix A1.
Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)	The preparation of the Plan has had regard to this guidance document. A Natura Impact Report was prepared and accompanies the Plan.
Strategic Environmental Assessment (SEA) Guidelines (2004)	The preparation of the Plan has had regard to these Guidelines. Strategic Environmental Assessment was initiated with the preparation of an SEA Environmental Report accompanying this plan.
Architectural Heritage Protection – Guidelines for Planning Authorities (2004), as updated (2011)	Chapter 16 <i>Architectural, Archaeological and Culture Heritage</i> has been prepared in accordance with the Guidelines.



Section 28 Guidelines	Clare County Development Plan 2023 - 2029
Implementing Regional Planning Guidelines – Best Practice Guidance (2010)	Chapter 3 <i>Core Strategy</i> , Chapter 4 <i>Urban &amp; Rural Settlement Strategy</i> and Chapter 5 <i>Housing</i> sets out the policy objectives to ensure that the Core Strategy requirements of the Plan are consistent with national and regional policy (National Planning Framework 2018, Regional Spatial and Economic Strategy for the <del>North-Western</del> Southern Region) as required by the 2010 Guidance document (which refers to the former national and regional strategy).
Childcare Facilities: Guidelines for Planning Authorities (2001) as updated by Circular letter PL3/2016 (2016)	Chapter 10 <i>Sustainable Communities and Appendix 1 Development Management Guidelines</i> has addressed the provision of community facilities across the county in accordance with the Guidelines and Circular PL3/2016.
Development Management Guidelines (2007)	<i>Appendix 1 Development Management Guidelines</i> has been prepared having considered the Development Management Guidelines.
Development Plan – Guidelines for Planning Authorities (2007)	The Development Plan Guidelines for Planning Authorities have informed the preparation of this Development Plan.
Guidance Note on Core Strategies (2010)	Chapter 3 <i>Core Strategy</i> has been carried out in accordance with these guidelines.
Quarries and Ancillary Activities (2004)	The role and impact of quarries has been considered and incorporated into the development plan in accordance with the Guidelines in <i>Chapter 8 Rural Development &amp; Natural Resources</i>
Provision of Schools and the Planning System (2008)	Chapter 10 <i>Sustainable Communities and Appendix 1 Development Management Guidelines</i> .
Retail Planning Guidelines (2012)	Chapter 6 <i>Economic Development</i> and Chapter 7 <i>Retail</i> refers to the Guidelines and contains the policy objectives pertaining to retail.

Section 28 Guidelines	Clare County Development Plan 2023 - 2029
Sustainable Rural Housing Guidelines (2005)	Chapter 4 <i>Urban &amp; Rural Settlement Strategy</i> , Chapter 5 <i>Housing</i> , Chapter 8 <i>Rural Development &amp; Natural Resources</i> , Chapter 10 <i>Sustainable Communities and</i> Chapter 14 <i>Landscape</i> sets out the rural housing policy objectives for the county. These policy objectives incorporate the recommendations of the Guidelines.
Sustainable Residential Development in Urban Areas (2009)	These Guidelines have been considered in the context of Chapter 17 <i>Towns &amp; Villages</i> , Chapter 18 <i>Design &amp; Placemaking</i> and Appendix 1 <i>Development Management Guidelines</i> to encourage the provision of high quality design and density in the settlement areas of the county in accordance with the Guidelines.
The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)	An SFRA has been carried out for the county having regard to the Guidelines. The SFRA document accompanies the plan and identified areas at risk of flooding. Policy objectives in relation to flood risk have also been included in the plan.
Spatial Planning and National Roads Guidelines (2012)	Chapter 4 <i>Urban &amp; Rural Settlement Strategy</i> , Chapter 11 <i>Transport, Service Infrastructure and Energy</i> and Appendix 1 <i>Development Management Guidelines</i> contains a specific policy objective that alleviates national primary and secondary roads, outside of urban speed limits in accordance with these Guidelines.
Design Manual for Urban Roads and Streets (2013) as updated in 2019	Chapters 17 <i>Towns &amp; Villages</i> , Chapter 18 <i>Design &amp; Placemaking</i> and Appendix 1 <i>Development Management Guidelines</i> address these Guidelines set out provision of practical design measures to encourage more sustainable travel patterns in urban areas and best practice in the design of street networks and individual streets.
Urban Development and Building Heights – Guidelines for Planning Authorities (2018)	Chapters 17 <i>Towns &amp; Villages</i> , Chapter 18 <i>Design &amp; Placemaking</i> and Appendix 1 <i>Development Management Guidelines</i> cover this item in accordance with the guidelines.

Section 28 Guidelines	Clare County Development Plan 2023 - 2029
Wind Energy Development Guidelines (2006 and draft 2019)	Chapter 2 Climate Action, Chapter 11 Transport, Service Infrastructure and Energy and Volume 6 Clare Renewable Energy Strategy has been formulated having regard to the Wind Energy Guidelines.
Development Contribution Schemes – Guidelines for Planning Authorities (2013)	These guidelines have been considered in the making of the plan. It is recognised that the guidelines assist planning authorities in achieving a balance between the cost of the services provided and the need to support economic activity and renewal through the development contribution scheme.
National Landscape Strategy for Ireland 2015- 2025	Chapter 14 Landscape and the Landscape Character Assessment has taken cognisance of the National Landscape Strategy for Ireland 2015-2025 which recognises the importance of landscape protection and its interconnectivity with biodiversity and climate change.
Sustainable Urban Housing Design Standards for New Apartments (2015), as updated (2018)	These guidelines have been considered and complied with.
Quality Housing for Sustainable Communities – Design Guidelines (2007)	These guidelines have been considered and complied with throughout the plan making process.
Tree Preservation – Guidelines for Planning Authorities	These guidelines have been considered and complied with throughout the plan making process.
Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities	Chapter 11 Transport, Service Infrastructure and Energy recognises the importance of critical communication infrastructure in accordance with these Guidelines.
Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)	The plan has been prepared in accordance with these Guidelines.

Section 28 Guidelines	Clare County Development Plan 2023 - 2029
<p>Best Practice Urban Design Manual (May 09) – Part 1</p> <p>Best Practice Urban Design Manual (May 09) – Part 2</p>	<p>This Design Manual has informed the content of Chapters 17 and 18.</p>
<p>Rural Housing Policies and Local Need Criteria in Development Plans – Circular Letter SP/5/08</p>	<p>The Settlement Strategy outlined in chapter 4 of the plan is considered to be consistent with the above circular. Specifically, the criteria for determining a persons economic, social or exceptional need to live in a specific rural area</p> <p>The above circular also reiterates the requirement in the 2005 Sustainable Rural Housing Guidelines in respect of the promotion and preservation of the Irish language. The Plan includes an objective to provide for the linguistic and cultural heritage of the County through support for organisations involved in the continued promotion and preservation of the Irish language and culture.</p>
<p>Funfair Guidance, 2003</p>	<p>These Guidelines relate to the licensing and requirements for a specific type of land use – funfairs. They are not relevant to the preparation process of the plan.</p>
<p>Housing Options for Our Ageing Population: Policy Statement DHPLG and DoH (2019)</p>	<p>Chapters 5, 10, 11, 17, 18, and 19 makes reference to these guidelines which supports our ageing population in a way that will increase the accommodation options available and give meaningful choice in how and where people choose to live as they age.</p>
<p>Housing Supply Target Methodology for Development Planning. DHLGH (2020)</p>	<p>The Core Strategy of this Plan reflects the methodology set out in these Guidelines in Chapter 3 Core Strategy and Chapter 5 Housing.</p>
<p>Local Area Plans: Guidelines for Planning Authorities DECLG (2013)</p>	<p>Volumes Three contain the policies and objectives for the settlements within each of the Municipal Districts covered by the Plan, are consistent with Volume One of the Plan, and reflect the provisions of these guidelines. The Plan is also consistent with higher level plans and strategies</p>



Section 28 Guidelines	Clare County Development Plan 2023 - 2029
Development Plans, Guidelines for Planning Authorities DHLGH (June 2022)	All aspects of the Plan is informed by this guidance in particular the Core Strategy and the zoning of lands and policy objectives.
Part V of the Planning and Development Act 2000 – Guidelines DHPCLG (2017)	Chapter 5 Housing makes reference to these Guidelines and implements the relevant policies and objectives in the Development Plan.
Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities DHPLG (2020)	Chapter 5 Housing, Chapter 17 Towns & Villages, Chapter 18 Design & Placemaking and Appendix 1 Development Management Guidelines makes reference to these guidelines.
Universal Design Guidelines for Early Learning and Care Centres 2019	The plan makes reference to and is informed by these guidelines in Chapter 10 Sustainable Communities

## Appendix 8 Housing Supply Target (HST) Worked Table

**No amendments proposed to Appendix 8**

## Appendix 9 Implementation and Monitoring

### Chapter 2. Climate Action

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
<b>CDP2.1</b> Climate Action	✓		✓	✓		Implementation of the Climate Change Action Plan and the National Climate Change Adaptation Framework through a 'whole-of-Council' approach led by the Council's Climate Team working with the Regional Climate Action Offices / Climate Change Adaption Strategy 2019-2024	<ol style="list-style-type: none"> <li>Review progress made on the energy emissions balance for County Clare in terms of: <ol style="list-style-type: none"> <li>Need</li> <li>Use</li> <li>Transport Emissions</li> </ol> </li> <li>Incorporate results into a Data Management System.</li> <li>No. of Climate Action awareness campaigns and public attendance.</li> </ol>
<b>CDP2.2</b> Climate Change Mitigation, Adaptation and Resilience	✓	✓	✓	✓	✓	Implement the Council's Climate Change Adaption Strategy 2019-2024 / Development / Management, Forward Planning Unit / Climate Team / Support Ennis 2040 & aim for Ennis to become Ireland's first climate adaptive town	<ol style="list-style-type: none"> <li>No. of planning applications incorporating nature-based solutions and/or SuDS/setbacks from river within settlements.</li> <li>Improvement in local water quality</li> <li>Progress made on Strategic Objectives and Actions towards Ennis 2040's aim to make Ennis more adaptive to Climate change.</li> <li>No. of Climate Action awareness campaigns and public attendance</li> <li>No. of community-based Renewable Energy projects</li> </ol>
<b>CDP2.3</b> Severe Weather Emergency Response Plans	✓		✓	✓		Implementation of the Council's Major Emergency Plan / Emergency Response Team and relevant Sections of the Council, Fire & Rescue, Housing, Clare Civil Defense, Roads, Water, Environment and Corporate Services	<ol style="list-style-type: none"> <li>No. of planning applications requiring site specific flood risk assessment in settlements.</li> <li>No. of planning refusals listing flooding as a refusal reason within settlements.</li> <li>No. of settlements and local area plans that include a Strategic Flood Risk Assessment.</li> <li>No. of updates provided to the OPW flood hazard mapping arising from extreme weather events.</li> </ol>

CDP2.4 Smart Growth Initiatives	✓		✓		✓	Rural Development / Special Projects Unit / LEO	<del>(a)No. of planning applications for regeneration projects (b)No. of projects commenced/completed.</del> <del>(a)No. of grant/funding applications made</del> <del>(b)No. of successful grant applications (c)Value of funding awarded</del>
CDP2.5 Decarbonisation Zone	✓	✓	✓			Physical Development Directorate	1 Identification of a Decarbonisation zone. <del>Delivery on the implementation plan.</del>
CDP2.6 Flood Risk Assessment & Management	✓		✓	✓		Development Management / Environment Section / Water Services / OPW	1. (a)No. of planning applications granted/refused within Coastal Settlement zoned areas. (b)No. of projects commenced/completed 2. (a)Impact on surface water quality (b)No. of beach closures (c)No. of blue flags lost 3. No. of exceedances of wastewater treatment emission limits
CDP2.7 Coastal Erosion & Flooding	✓		✓	✓	✓	PMO / Physical Development Directorate	No. of exceedances of wastewater treatment emission limits
CDP2.8 Floods Directive & CFRAMS	✓		✓	✓	✓	OPW / Physical Development Directorate / Development Management / Flooding Guidelines 2009	No. of planning applications in flood risk zones and nos. granted/refused <del>No. of planning applications requiring Flood Impact Assessment.</del>
CDP2.9 Effective Collaboration to Implement River Basin Management Plans & the Water Framework Directive	✓		✓	✓	✓	OPW / Physical Development Directorate / Development Management	No. of community initiatives commenced/completed in the county <del>No. of planning applications requiring Construction Management Plans.</del>
CDP2.10 Flood Relief Schemes	✓		✓	✓	✓	Physical Development Directorate	No. of flood schemes commenced/delivered

<b>CDP2.11</b> <b>Storm Water Management</b>	✓	✓	✓	✓	✓	<b>Physical Development Directorate</b>	<b>No. of planning applications incorporating SuDS or other mitigation measures within settlements.</b>
<b>CDP2.12</b> Flood Risk Management, Green Infrastructure & Biodiversity	✓	✓	✓	✓	✓	Development Management / Heritage / Rural Development / Shannon Plan & Ennis LAP	1) No. of green infrastructure plans and projects planned/commenced/completed. 2) No. of Clare County Council/OPW flood risk management measures incorporating biodiversity
<b>CDP2.13</b> <b>Maintenance of Rivers</b>	✓	✓	✓			<b>OPW/ Physical Development Directorate</b>	<b>No. of Maintenance Schemes undertaken by Municipal District Offices</b>
<b>CDP2.14</b> Transition to a Low Carbon Economy & Society	✓	✓	✓	✓		Physical / Social / Rural / Economic Directorates / Clare Climate Change Adaptation Strategy 2019-2024	1) Climate Change Funding (a) No. of funding applications made (b) No. of successful funding applications (c) Value of funding awarded 2) No. of planning applications that are accompanied by EIA/NIS (a) All applications (b) those with EIA/NIS 3) No. of planning applications for renewable energy and technology sources 4) No. of projects/plans relating to active travel/mobility plans/greenways etc. planned/commenced/delivered. <del>5) No. of planning applications including/requiring an energy efficiency and climate change adaption design statement.</del> <del>6) Amount allocated in budget for improvements to energy efficiency of public buildings.</del> <del>7) Improved energy efficiency achieved in all public buildings in line with national targets.</del>
<b>CDP2.15</b> Renewable Transport		✓	✓			Physical & Economic Development Directorate / Development Management	1. No. of people walking/using public transport /other sustainable modes of travel i.e. changes of baseline data. 2. No. of planning applications for larger developments that include EV points. 3. No. of EV points included on CCC owned properties including public car parks

CDP2.16 Community Energy	✓	✓	✓	✓		Environment / Rural Development	No. of Sustainable Energy Communities assisted/planned/established in the county
CDP2.17 Renewable Heat		✓	✓			Development Management	No. of planning applications for District Heating projects in the county and % granted
CDP2.18 Solar Energy		✓	✓			Development Management	1. No. of planning applications for solar farms and % granted 2. No. of planning applications for solar panels and % granted
CDP2.19 Bio-Energy		✓	✓			Development Management	No. of planning applications for Bio-energy projects in the county and % granted
CDP2.20 Micro-Generation		✓	✓			Development Management	No. of planning applications for Micro-generation projects in the county and % granted
CDP2.21 Micro Hydroelectric Generation		✓	✓			Development Management	No. of planning applications for Micro Hydroelectric Generation projects in the county and % granted
CDP2.22 Ardnacrusha Hydroelectric Power Station		✗	✗			Physical Development Directorate	Monitor output levels at Ardnacrusha

## Chapter 3. Core Strategy

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP3.1 Core Strategy	✓	✓	✓	✓	✓	Development Management	Residential <ul style="list-style-type: none"> <li>– No of new homes permitted/completed</li> <li>– No of new homes permitted considered as compact Growth</li> <li>– No of houses permitted in small villages, clusters and the open countryside</li> </ul> Commercial <ul style="list-style-type: none"> <li>– Permitted floorspace as               <ul style="list-style-type: none"> <li>(a) Office space</li> <li>(b) Industrial</li> <li>(c) Retail</li> <li>(d) Bulky</li> </ul> </li> </ul>
CDP3.13 Appropriate Assessment, Strategic Environmental Assessment & Strategic Flood Risk Assessment	✓	✓	✓			Development Management / Environmental Officer	No. of planning applications that are accompanied by EIA/NIS: <ul style="list-style-type: none"> <li>(a) All applications</li> <li>(b) those with EIA/NIS</li> </ul>



## Chapter 4. Urban and Rural Settlement Strategy

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP4.1 Ennis	✓	✓	✓	✓	✓	Consistency with Ennis Settlement Statement / Rural Development / Forward Planning Unit	<ol style="list-style-type: none"> <li>1. Monitor progress made on the delivery of projects resulting from Ennis 2040 Spatial and Economic Strategy</li> <li>2. Delivery of Mobility Plan for Ennis</li> <li><del>3. No. of directly supported higher/further education facilities provided and no. of students using these facilities.</del></li> <li>4. Completion of the annual town centre health check</li> <li>5. No. of public realm projects planned/commenced/ delivered</li> <li><del>6. (a) No. of funding applications made (b) No. of successful funding applications (c) Value of funding awarded</del></li> <li><del>7. Progress on feasibility of delivering a modern family town-centre living project.</del></li> <li><del>8. Monitor the capacity of the public Wastewater treatment system</del></li> </ol>
CDP4.2 Limerick-Shannon Metropolitan Area	✓	✓	✓	✓	✓	Consistency with Limerick Shannon MASP / Forward Planning Unit	<ol style="list-style-type: none"> <li><del>1. No. of active housing land management initiatives planned/commenced/ delivered</del></li> <li><del>2. No. of housing units completed in Limerick/Shannon Metropolitan Area</del></li> <li><del>3. (a) No. of RRDF/URDF/Disruptive Technologies/CAF funding applications made (b) No. of successful funding applications (c) Value of funding awarded</del></li> <li><del>4. No. of RRDF/URDF/Disruptive Technologies/CAF projects planned/commenced/ delivered</del></li> </ol>
CDP4.3 Compact Growth in the Limerick-Shannon Metropolitan Area	✓	✓	✓	✓	✓	Development Management	<ol style="list-style-type: none"> <li><del>1. No. of strategic sites identified for development and the no. of design briefs underway</del></li> <li><del>2. Creation of a county wide database for vacant or underutilised brownfield sites/buildings</del></li> </ol>
CDP4.4 Shannon	✓	✓	✓	✓	✓	Consistency with Shannon town and environs LAP 2012-2018 (extended)	<ol style="list-style-type: none"> <li><del>1. Completion of the Shannon Town Centre Masterplan</del></li> <li>2. Completion of a new local area plan for Shannon Town and Environs over the lifetime of the Plan</li> <li>3. Monitor planning permissions</li> </ol>

							granted and land availability
CDP4.5 Service Towns	✓	✓	✓	✓	✓	Consistency with relevant Settlement Statements	<ol style="list-style-type: none"> <li>1. Land use availability study completed</li> <li>2. No. of public realm projects planned/commenced/delivered</li> <li>3. No. of biodiversity projects planned/commenced/delivered</li> <li>4. Secure investment in infrastructural projects and delivery of same – Value of funding secured/No. of projects planned/commenced/delivered</li> </ol>
CDP4.6 Small Towns	✓	✓	✓	✓	✓	Consistency with relevant Settlement Statements	<ol style="list-style-type: none"> <li>1. Monitor the level of investment secured for infrastructural projects and the delivery of same – Value of funding secured/No. of projects planned/commenced/delivered</li> <li>2. Land use availability study completed</li> </ol>
CDP4.7 Large Villages	✓	✓	✓	✓	✓	Consistency with relevant Settlement Statements	<ol style="list-style-type: none"> <li>1. Monitor the level of investment secured for infrastructural projects and the delivery of same – Value of funding secured/No. of projects planned/commenced/delivered</li> <li>2. No. of village enhancement plans planned/commenced/completed</li> </ol>
CDP4.8 Small Villages	✓	✓	✓	✓	✓	Consistency with relevant Settlement Statements	<ol style="list-style-type: none"> <li>1. Monitor the level of investment secured for infrastructural projects and the delivery of same – Value of funding secured/No. of projects planned/commenced/delivered</li> <li>2. No. of village enhancement plans planned/commenced/completed</li> </ol>
CDP4.9 Clusters	✓	✓	✓	✓	✓	Consistency with relevant Section of the CDP	No. of planning applications granted for dwellings
CDP4.10 Countryside	✓	✓	✓	✓	✓	Consistency with relevant Section of the CDP	No. of planning applications received on an annual basis and location of these sites in landscape types.
CDP4.11 Settlement Networks	✓	✓	✓	✓	✓	Rural Development	<ol style="list-style-type: none"> <li>1. No. of Settlement Networks established</li> <li>2. No. of initiatives (collaboration projects) planned/commenced/completed</li> </ol>

CDP4.12 Monitoring & Implementation of Settlement Strategy	✓	✓	✓			Development Management	No. of planning applications made and developments completed in line with the Core Strategy
CDP4.13 Planned Growth of Settlements	✓	✓			✓	Development Management	Land use availability study completed
CDP4.14 New Single Houses in the Countryside within the 'Areas of Special Control'	✓	✓			✓	Development Management	No. of dwellings permitted / refused in these areas and Category of need
CDP4.15 New Single Houses in the Countryside Outside the 'Areas of Special Control'	✓	✓			✓	Development Management	No. of dwellings permitted / refused in these areas
CDP4.16 New Single Houses on Infill Sites in the Countryside	✓	✓			✓	Development Management	No. of dwellings permitted / refused in these areas
CDP4.17 Replacement of a Substandard Habitable House in the Countryside	✓	✓			✓	Development Management	No. of dwellings permitted / refused in these areas
CDP4.18 Refurbishment of a Derelict House/Structure in the Countryside	✓	✓			✓	Development Management	No. of dwellings permitted / refused in these areas
CDP4.19 New Single Holiday Homes in the Countryside	✓				✓	Development Management	No. of planning applications for holiday homes
CDP4.20 Clare Rural House Design Guide	✓	✓				Forward Planning Unit	Preparation and completion of a new/updated Clare Rural Design Guide

## Chapter 5. Housing

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP5.1 Implementation of the Housing Strategy	✓	✓			✓	Housing Section/Development Management	Progress on/delivery of objectives set out in the Housing Strategy
CDP5.2 Facilitating to the Housing Needs of the Population	✓				✓	Housing Section/Development Management	1. No. of persons removed from the Housing Register 2. No. of social/affordable housing units constructed/acquired 3. No. of persons on HAP/RAS Schemes 4. No. of houses permitted in the county
CDP5.3 <del>Living in our Towns &amp; Villages</del>	✗	✗		✗	✗	Development Management	<del>No. of residential units/redevelopments/upgrades permitted within settlement boundaries</del>
CDP5.4 <del>Use of Public Lands</del>	✗				✗	<del>Development Management and other Relevant Sections of the Council e.g. Housing, Economic Development Property Unit, Rural Development Roads, MD Offices / National Land Agency</del>	<del>No. of strategic sites identified/at design stage /planning stage/completed</del>
CDP5.5 <del>Social &amp; Affordable Housing</del>	✗	✗	✗		✗	<del>Housing Section</del>	<del>1. No. of social/affordable housing units constructed/acquired 2. No. of planning applications granted with Part V housing requirement</del>
CDP5.6 Emergency Accommodation	✓			✓	✓	Housing Section	1. No. of persons provided with Emergency Accommodation 2. No. of persons permanently housed.
CDP5.7 Unfinished Development & Taking in Charge	✓	✓		✓		Taking in Charge Team / Development Management	1. No. of unfinished developments completed 2. No. of developments taken in charge
CDP5.8 <del>Housing Mix</del>	✗	✗			✗	<del>Development Management / Housing Section</del>	<del>No. of planning applications accompanied by a Statement of Housing Mix</del>

CDP5.9 Sites for Independent Development	✓				✓	Housing Section / Development Management	1. <del>No of 'sites for independent development' schemes planned/commenced/completed.</del> 2. <del>No of independent sites provided</del>
CDP5.10 Traveller Accommodation	✓				✓	Implementation of the Clare County Council Traveller Accommodation Programme 2019-2024 / Housing Section / Development Management	1. <del>No. of individuals/families accommodated</del> 2. Completion of a new Traveller Accommodation Plan within the lifetime of this CDP.
CDP5.11 Lifelong Housing	✓	✓			✓	Development Management / Housing	1. <del>No. of planning applications accompanied by a Statement of Housing Mix</del> 2. <del>No. of planning applications granted for nursing homes/day care developments</del>
CDP5.12 Accommodation for People with Disabilities	✓				✓	Development Management / Housing	<del>No of funding applications approved by the Housing Section to assist people with Disabilities adapting dwellings to meet their needs.</del>
CDP5.13 Student Accommodation	✓				✓	Development Management / Projects Team	<del>No. of planning applications granted for student accommodation</del>
CDP5.14 Holiday Homes					✓	Development Management	1. No. of planning applications granted for new holiday homes and express as a percentage of all new residential units permitted 2. No. of planning applications granted for holiday homes via refurbishment/ redevelopment etc. of existing units
CDP5.15 Naming of Developments	✓					Development Management	<del>Ongoing via development management process</del>
CDP5.16 Green Infrastructure in Residential Developments	✓	✓	✓	✓		Development Management	<del>Ongoing via development management process</del>
CDP5.17 Radon	✓		✓			Development Management	<del>Ongoing via development management process</del>

## Chapter 6. Economic Development

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP6.1 Economic Development & Enterprise	✓	✓		✓		Development Management / Economic Development / LEO / development agencies / LECP / Failte Ireland	1. No. of new jobs created in the county 2. No. of start-ups created in the county
CDP6.2 Mid-West Regional Enterprise Plan	✓	✓	✓	✓	✓	Clare County Council / LEO	Progress and delivery on actions set out in Regional Enterprise Plan
CDP6.3 Atlantic Economic Corridor	✓	✓		✓		Economic Development	1. No. of AEC projects planned/commenced/completed 2. (a)No. of applications for AEC funding (b)No. of successful applications for AEC funding (c)Value of funding awarded
CDP6.4 Economic Development in Ennis	✗	✗	✗	✗	✗	Ennis 2040	Progress made on Actions and Strategic Objectives of Ennis 2040
CDP6.5 Development of Shannon	✗	✗	✗	✗	✗	Mid-West Regional Enterprise Plan 2020 & future revisions	1. No. of planning applications for upgrades to existing enterprise/industrial units. 2. Completion of the Shannon Town Centre Masterplan
CDP6.6 Shannon International Airport		✗		✗	✗	Clare County Council / SCP / Shannon Chamber / Key Business Stakeholders	1. Monitor the no. of passengers using the airport. 2. Monitor progress made on the delivery of key infrastructure and transport links e.g. N19 upgrade 3. Monitor the progress made on the delivery of new initiatives at the airport.
CDP6.7 Higher Education Institutes & the Knowledge Economy	✗	✗			✗	CCC / UL / LIT / NUIG / Development Management	No. of directly supported higher/further education facilities provided and no. of students using these facilities.

CDP6.8 University of Limerick – Clare Campus Proposed Strategic Development Zone	✓	✓			✓	Strategic Projects Unit / Development Management / Other Stakeholders	<ol style="list-style-type: none"> <li>1. Secure the designation of the Strategic Development Zone at University of Limerick - Clare Campus and progress to planning scheme</li> <li>2. Progress on the reopening of the Errina Canal and the reinstatement of the riverside walkway</li> <li>3. Progress on the Limerick to Scarriff blueway/greenway amenity path</li> <li>4. <del>Progress on the University of Limerick rail link</del></li> </ol>
<del>CDP6.9 Burlington</del>		<del>✓</del>				<del>CCC / UL / Other Stakeholders / Development Management</del>	<ol style="list-style-type: none"> <li>1. <del>Monitor Vacancy of this site</del></li> <li>2. <del>Monitor progression of mobility initiatives</del></li> </ol>
CDP6.10 Shannon Estuary	✓	✓	✓			Strategic Projects Unit / Strategic Integrated Framework Plan for the Shannon Estuary	<ol style="list-style-type: none"> <li>1. <del>Monitor progress made on Strategic Development Locations</del> No of planning Applications received in relation to strategic development Locations.</li> <li>2. <del>(a) No. of funding applications for SIFP projects</del> <del>(b) No. of successful applications for SIFP projects</del> <del>(c) Value of funding awarded for SIFP projects</del></li> </ol>
<del>CDP6.11 Research &amp; Innovation</del>				<del>✓</del>		<del>CCC / 3<sup>rd</sup> Level Institutions / Business &amp; other Stakeholders</del>	<del>No. of research and innovation projects planned/commenced/ completed</del>
CDP6.12 Clare Digital Hub Network	✓		✓	✓	✓	Rural Development / Clare Digital Strategy 2023	No of digital hubs planned/commenced/ completed
<del>CDP6.13 High Quality Development</del>	<del>✓</del>	<del>✓</del>				<del>Development Management</del>	<del>No of planning applications for large scale developments (&gt;75 employees) that required a Mobility Management Plan and No. granted/refused</del>
<del>CDP6.14 Availability of Land &amp; Infrastructure</del>	<del>✓</del>	<del>✓</del>	<del>✓</del>	<del>✓</del>	<del>✓</del>	<del>Clare County Development Plan / Development Management / Economic Development</del>	<ol style="list-style-type: none"> <li>1. Land use availability study completed</li> <li>2. No. of planning applications granted on enterprise and industry zoned lands</li> </ol>



CDP6.15 Re-use of Brownfield Sites	✓	✓				Clare County Development Plan / Development Management / Economic Development	Creation of a county wide database for vacant or underutilised brownfield sites/buildings
CDP6.16 Ancillary Services		✗			✗	Development Management	No. of planning applications granted for ancillary services in large industrial areas and business parks as a percentage of total applications received
CDP6.17 Energy Supply		✗	✗	✗		Development Management	No. of planning applications granted for renewable energy projects (on and offshore) as a percentage of total applications received
CDP6.18 Green Technology		✗	✗	✗		Development Management / Economic Development / Environment Section	No. of planning applications granted for low carbon and green tech businesses and industries in the county as a percentage of total applications received
CDP6.19 Circular Economy		✗	✗	✗		Development Management / LEO	No. of planning applications granted for social enterprises and the circular economy activities in the county as a percentage of total applications received
CDP6.20 Agricultural Developments				✗		Development Management / LEO / Economic Development	No. of planning applications granted for alternative farm enterprise, agri-tourism projects and farm shops in the county as a percentage of total applications received
CDP6.21 The Food Industry		✗		✗		LEO / Development Management	No. of food trails planned/commenced/completed
CDP6.22 Craft/Creative Industries		✗		✗		LEO / Development Management	No. of funding applications new craft enterprises in the county
CDP6.23 Home Based Economic Activity & Remote Working	✓	✓		✓		LEO / Development Management	1. No. of planning applications for home based economic activity 2. No. of digital hubs planned/commenced/completed in the county
CDP6.24		✗				Arts Officer / Economic Development / LEO	No. of film projects/enterprises in the county

The Film Industry						/ Development Management	
CDP6.25 Retail Developments	✓	✓			✓	LEO / Development Management	No. of planning applications granted for retail developments and associated floor space
CDP6.26 Tourism	✓	✓	✓	✓		Tourism Office / Development Management	Monitor progress on and delivery of the Strategic Priorities set out in the Clare Tourism Strategy 2030
CDP6.27 Data Centres		✓		✓		Development Management / Economic Development	No of planning applications granted/refused permission for data centres.

## Chapter 7. Retail

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP7.1 Retail Strategy		✓		✓	✓	CCC / LCCC / Retail Strategy for the Limerick-Shannon Metropolitan Area and County Clare	<del>1. No. of planning applications for new retail units in the county</del> <del>2. No. of vacant retail units in the county brought back into use</del> <del>3. Delivery of a Regional Retail Strategy</del> 1. Monitor the delivery of retail spaces in line with the Retail Strategy
CDP7.2 Retail Activity	✓	✓		✓	✓	Development Management	<del>1. No. of planning applications granted for new retail units in town and village centres and % of overall granted</del> <del>2. No. of vacant retail units in town and village centres brought back into use</del>
CDP7.3 Ennis Town Centre Retail Offer	✓	✓			✓	Development Management	<del>1. No. of planning applications granted for new retail units in Ennis town centre</del> <del>2. No. of vacant retail units in Ennis town centre brought back into use</del> <del>3. Progress made on delivery of Ennis 2040's Strategic Objectives and guiding principles</del> <del>4. Monitor findings of the annual Ennis Town Centre Health Check</del>
CDP7.4 Neighbourhood Centres in Ennis	✓	✓			✓	Development Management	No. of planning applications granted on lands zoned Neighbourhood Centre
CDP7.5 Shannon Town Centre	✓	✓			✓	Development Management	<del>1. No. of planning applications granted for new retail units in Shannon town centre</del> <del>2. No. of vacant retail units in Shannon town centre brought back into use</del>
CDP7.6 Service Towns	✓	✓			✓	Development Management	<del>1. No. of planning applications granted for new retail units in Service Towns</del> <del>2. No. of vacant retail units in Service Towns brought back into use</del>

CDP7.7 Small Towns	✓	✓			✓	Development Management	1. No. of planning applications granted for new retail units in Small Towns 2. No. of vacant retail units in Small Towns brought back into use
CDP7.8 Large Villages	✓	✓			✓	Development Management	1. No. of planning applications granted for new retail units in village centres 2. No. of vacant retail units in village centres brought back into use
CDP7.9 Small Villages	✓	✓			✓	Development Management	1. No. of planning applications granted for new retail units in village centres 2. No. of vacant retail units in village centres brought back into use
CDP7.10 Retail uses in Rural Areas	✓	✓			✓	Development Management	No. of planning applications granted for retail developments in rural areas.
CDP7.11 Over-Concentration of Uses						Development Management	No. of planning applications for retail development refused due to over-concentration of use
CDP7.12 Town Centre Accessibility & Mobility	✓	✓			✓	Development Management/ Economic Development/ MD Offices	1. No. of planning applications requiring a Mobility Management Plan and No. granted/refused 2. No. of public realm initiatives/projects planned/commenced/completed
CDP7.13 Retail Health Checks	✓			✓	✓	Forward Planning Unit	No. of retail health checks carried out
CDP7.14 Shop Fronts	✓					Development Management	Ongoing via development management process
CDP7.15 Evening & Late Night Uses	✓	✓				Development Management	1. No. of planning applications granted for evening/late night commercial, retail or entertainment uses 2. No. of event licences permitted
CDP7.16	✓	✓				Development Management	No. of planning applications granted for leisure and entertainment facilities

Leisure & Entertainment Facilities							
CDP7.17 Edge-of-Centre Retail Development	✓	✓				Development Management	No. of planning applications where a sequential test was utilised to assess the impact on existing retail services.
CDP7.18 Retail Parks/Retail Warehousing	✓	✓				Development Management	1. No. of new bulky comparison retail developments permitted in Ennis 2. No. of planning applications granted for new retail warehouse developments in Shannon
CDP7.19 Tourism Related Retail	✓	✓				Development Management	No. of planning applications granted for tourism-related retail developments in the county
CDP7.20 Ancillary Retailing	✓	✓				Development Management	No. of planning applications granted for retail developments ancillary to industrial and commercial businesses outside of town centres
CDP7.21 Petrol-Filling Stations	✓	✓				Development Management	No. of planning applications granted for retail developments ancillary to petrol filling stations in the county

## Chapter 8. Rural Development & Natural Resources

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
<b>CDP8.1</b> Rural Economic Development	✓	✓		✓	✓	Rural Development Directorate	<del>1. No. of town and village centre RRDF/URDF/Disruptive Technologies/CAF projects planned/commenced/delivered</del> <del>2. No. of town and village centre public realm projects planned/commenced/delivered</del> <del>3. No. of town and village renewal scheme initiatives planned/commenced/delivered</del> <del>4. (a) No. of funding applications made</del> <del>(b) No. of successful funding applications</del> <del>(c) Value of funding awarded</del>
<b>CDP8.2</b> Rural Innovation, Enterprise & Employment		✓	✓	✓		Development Management	<del>1. Creation of a county-wide database for derelict/vacant or underutilised brownfield sites/buildings</del> <del>2. No. of planning applications for new rural and farm-related enterprises</del>
<b>CDP8.3</b> Alternative Farm Enterprises		✓	✓	✓		Development Management	<del>1. No. of planning applications for new rural and farm-related enterprises</del> <del>2. No. of planning applications for farm-based renewable energy technologies</del>
<b>CDP8.4</b> Agriculture		✓				Development Management / LEO / Tourism	<del>1. No. of planning applications for developments for farm diversification including new food-based enterprises and tourism activities</del> <del>2. No. of farmers markets in the county</del>
<b>CDP8.5</b> Rural Services	✓	✓			✓	Development Management / LEO	<del>1. No. of planning applications for local services and shops in the rural areas</del> <del>2. Creation of a county-wide database for derelict/vacant or underutilised brownfield sites/buildings</del>
<b>CDP8.6</b> Rural Transport	✓	✓	✓		✓	Physical Development Directorate / National 'Action Plan for Rural Development'	<del>1. Expansion of the Local Link Rural Transport Programme, routes/passenger nos.</del> <del>2. No. of new rural transportation initiatives in the county</del>
<b>CDP8.7</b> Rural Broadband	✓	✓	✓	✓	✓	Rural Development Directorate / Clare Digital Strategy	<del>1. Monitor progress on the delivery of the National Broadband Plan</del> <del>2. Monitor progress on the delivery of Broadband</del>

							Connection Points 3. No. of DigiClare Digital Hubs planned/commenced/ delivered
CDP8.8 Natural Resources		✓	✓	✓		Development Management	Ongoing via development management process
CDP8.9 Non-Commercial Fishing	✓					Development Management	No. of planning applications for new non-commercial fishing activities and complementary on- shore hospitality facilities/services in coastal communities
CDP8.10 Forestry		✓	✓			Coilte / Planning	1. Area of forestry planted lands in the county 2. No. of planning applications for new ancillary forestry enterprises
CDP8.11 Bio-Energy		✓	✓			Development Management	No of planning applications for new bio-energy developments and associated rural enterprises in the county
CDP8.12 Renewable Energy Development		✓	✓			Development Management	No. of planning applications granted for renewable energy developments (on and offshore)
CDP8.13 Unconventional Gas Exploration & Extraction			✓			Development Management	No. of unconventional oil/gas projects in operations in the county.
CDP8.14 Minerals, Mining & Quarrying						Development Management/ Enforcement	No. of planning applications granted/refused for quarrying and mining



## Chapter 9. Tourism

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP9.1 County Clare Tourism Strategy	✓			✓		Rural Development Directorate / Tourism Office / County Clare Tourism Strategy 2030	Progress on and delivery of the Strategic Priorities set out in the Clare Tourism Strategy 2030
CDP9.2 Promotion of Tourism in County Clare	✓			✓		Clare Tourism and the Recovery Task Force / other stakeholders	1- No. of planning applications for new tourism developments and facilities 2- No. of new tourism projects/initiatives planned/commenced/delivered
CDP9.3 Integrated Tourism Products	✓	✓		✓	✓	Rural Development Directorate / Tourism	No. of new integrated tourism products in the county
CDP9.4 Tourist Developments & Tourist Facilities	✓			✓	✓	Development management	No. of planning applications granted for new tourism developments and facilities
CDP9.5 Visitor Accommodation	✓				✓	Development management	No. of planning applications granted for visitor accommodation and camper van/touring caravan etc. facilities
CDP9.6 Tourism Corridors		✓			✓	Tourism Office / other stakeholders	1. Progress on and delivery of key tourism-related plans and projects such as the Tourism Masterplan for the River Shannon and the Doolin Pier Masterplan and visitor services centre at Doolin Pier. 2- (a) No. of funding applications made for tourism plans and projects (b) No. of successful funding applications (c) Value of funding awarded
CDP9.7 Business Tourism	✓			✓		Development management	No. of planning applications granted for new conference facilities and/or the expansion/upgrade of existing conference facilities

CDP9.8 Activity & Adventure Tourism	✓					Tourism Office / other stakeholders / Development management	1. No. of planning applications granted for new water-related facilities/recreational routes in the county 2. No. of new water sports, surfing, sailing and water-related facilities events in the county 3. No. of new recreational routes planned/commenced/completed in the county
CDP9.9 Educational Tourism	✓				✓	Tourism Office / Development management	No. of planning applications granted for educational tourism facilities in the county
CDP9.10 Rural Tourism & Forestry Tourism	✓	✓				Development management	1. No. of planning applications granted for rural tourism developments such as open farms, farm crafts centres etc. in the county and percentage located within existing buildings. 2. No. of planning applications granted for forestry-related visitor accommodation and recreational facilities.
CDP9.11 Arts, Crafts & Food Tourism	✓	✓				Arts Office / Development management	No. of planning applications granted for new arts, crafts and food sector enterprises in the county
CDP9.12 Coastal Tourism	✓	✓				Development management	1. No. of planning applications granted for new water sports and water-related facilities in the county 2. No. of Blue Flags awarded in the county
CDP9.13 Lakeland & Waterway Tourism	✓	✓				Tourism Office / Development management	No. of planning applications granted for new tourism activities in lakeside locations and along waterways in the county
CDP9.14 Urban Tourism	✓	✓				Tourism Office / Development management	1. No. of public realm projects planned/commenced/delivered 2. (a) No. of public realm funding applications made (b) No. of successful funding applications (c) Value of funding awarded 3. Creation of a county-wide database for vacant or underutilised brownfield sites/buildings
CDP9.15 Festivals & Events	✓					Tourism Office / Development management	1. No. of established and new festivals and sporting events taking place in the county 2. (a) No. of funding

							applications made for festivals and sporting events (b) No. of successful funding applications (c) Value of funding awarded
CDP9.16 Heritage & Cultural Tourism	✓	✓				Heritage Office / Heritage Council, the Arts Council, local stakeholders / Development management	No. of planning applications granted for new/upgraded heritage and cultural tourism developments in the county
CDP9.17 Sustainable & Responsible Tourism	✓	✓	✓			Tourism Office / Development management	No. of new sustainable and responsible tourism initiatives in the county
CDP9.18 Niche Tourism	✓	✓				Tourism Office / Development management	No. of planning applications granted for new niche tourism developments in the county
CDP9.19 Accessible Tourism	✓				✓	Tourism Office / Development management	No. of planning applications granted for upgrading of access to existing tourist facilities and activities
CDP9.20 Signage Management	✓				✓	Tourism Office / Development management	No. of tourism signage schemes (new/upgrade to existing) planned/commenced /completed in the county
CDP9.21 Tourism in Ennis & its Environs		✓				Tourism Office / Development management	1. No. of planning applications granted for new tourism developments, facilities and infrastructure in Ennis 2. Monitor Purple Flag accreditation for Ennis
CDP9.22 Tourism in South Clare & the Limerick-Shannon Metropolitan Area		✓				Tourism Office / Development management	1. No. of planning applications granted for new tourism developments, facilities and infrastructure in the Limerick-Shannon Metropolitan Area 2. Monitor progress on and delivery of a flagship international-scale tourism project in Bunratty
CDP9.23 Tourism in East Clare		✓				Tourism Office / Development management	1. No. of planning applications granted for new tourism developments, facilities and infrastructure in East Clare 2. Progress on the implementation of the Inis Cealtra (Holy Island) Visitor Management and Sustainable Tourism Development Plan 3. Progress on the implementation of the

							Shannon Tourism Masterplan 2020-2030
CDP9.24 Tourism in North Clare & The Burren		✓				Tourism Office / Development management	1. Monitor progress on the implementation of the Cliffs of Moher Strategy 2040 <del>2. No. of planning applications granted for new tourism developments, facilities and infrastructure in North Clare</del> 2. Progress on and completion of the Corofin Streetscape Enhancement Strategy
CDP9.25 Tourism in West Clare		✓				Tourism Office / Development management	<del>1. No. of planning applications granted for new tourism developments, facilities and infrastructure in West Clare</del> Progress made on the delivery of improved tourist experience at key sites such as Vandeleur Gardens, Loop Head Lighthouse etc.
CDP9.26 West Clare Railway Greenway	✓	✓	✓		✓	Tourism Office / Development management	Progress on and delivery of the West Clare Railway Greenway
<del>CDP9.27 Tourism &amp; the Islands</del>						<del>Tourism Office / Development management</del>	<del>No. of planning applications granted for new tourism developments, facilities and infrastructure to support tourism on our islands</del>

## Chapter 10. Sustainable Communities

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
<del>CDP10.1</del> Sustainable Communities	✗	✗	✗	✗	✗	Clare County Council Key Stakeholders	No. of planning applications granted for community facilities
CDP10.2 Local Community Development Committee	✓	✓			✓	Clare County Council CLDC	1. Progress on actions and stakeholder initiatives identified in the Clare LECP 2. (a) No. of funding applications made for regeneration initiatives in disadvantaged areas of the county (b) No. of successful funding applications (c) Value of funding awarded 3. No. of planning applications granted for new social enterprises in the county
<del>CDP10.3</del> Voluntary & Community Groups					✗	Clare County Council Clare PPN Voluntary Organisations	No. of collaborative projects/initiatives planned/commenced/delivered with voluntary and community groups
CDP10.4 Diverse & Socially Inclusive Society	✓				✓	Clare County Council Key Stakeholders	Progress on and delivery of Actions set out in the Migrant Integration Strategy
<del>CDP10.5</del> Inclusivity & Equal Access	✗				✗	Clare County Council Representative Groups for Persons with Disabilities	No. of projects/initiatives that support universal accessibility
CDP10.6 Age-Friendly County	✓				✓	Clare County Council Age Friendly Clare Development Officer Old Peoples Council HSE An Garda Síochána	Progress on and delivery of Actions set out in the Clare Age Friendly Strategy
CDP10.7 Community Facilities	✓				✓	Clare County Council Community Groups	1. Completion of the inventory of community, social and cultural facilities 2. No. of planning applications granted for new community facilities in the county
CDP10.8 Community Gardens & Allotments	✓		✓		✓	Clare County Council Community Groups	No. of community gardens and allotments provided in the county

CDP10.9 Arts & Cultural Development	✓				✓	Clare County Council Arts Council Stakeholders	1. Monitor the range of new arts and cultural events taking place in the county 2. No. of new workspaces/hubs and display facilities in the county
CDP10.10 Physical Recreation & Active Living	✓		✓	✓	✓	Clare County Council Clare Sports Partnership	No. of new recreational facilities and amenities in the county
CDP10.11 Recreational Routes	✓		✓		✓	Clare County Council Irish Rail Community Groups	1. Progress on and delivery of new and upgraded recreational routes and associated infrastructure in the county 2. Completion of heritage audits for the county
CDP10.12 Countryside Recreation	✓				✓	Clare County Council CLDC Community stakeholders	No. new/upgraded walking routes delivered in the County.
CDP10.13 Public Rights of Way					✓	Clare County Council – Development Management and Planning Policy	Ongoing via development management process
CDP10.14 Play Facilities	✓				✓	Clare County Council Community Groups	No. of planning applications granted/Section 5-exempted development applications for play facilities in the county
CDP10.15 Childcare Facilities	✓				✓	Clare County Council Childcare Committee Operators	No. of planning applications granted for childcare facilities in the county
CDP10.16 Primary & Secondary Education	✓				✓	Department of Education	No. of planning applications granted for primary and secondary educational facilities in the county
CDP10.17 Higher Education Institutes	✓				✓	Department of Education Clare County Council	1. No. of planning applications granted for third level educational facilities in the county 2. No. of directly supported higher/further education facilities provided and no. of students using these facilities. 3. Progress on and delivery of a Regional Design Centre
CDP10.18 Further Education & Lifelong Learning	✓				✓	Limerick Education Training Board	No. of planning applications granted for new training facilities
CDP10.19					✓	Department of Education	No. of planning applications granted for shared/dual use

Dual-Use Facilities						Local Schools Community Groups	facilities in the county
CDP10.20 Health Services	✓				✓	HSE	No. of planning applications granted for healthcare facilities in the county
CDP10.21 Air Ambulance Facilities	✓				✓	National Coastguard	No. of new air ambulance landing locations identified in the county
CDP10.22 Libraries	✓				✓	Clare County Council	Completion and operation of new library facilities in Ennis
CDP10.23 Burial Grounds/Crematoria					✓	Clare County Council	1. No. of planning applications granted for burial grounds/crematoria in the county 2. Funding supports available to assist communities for burial ground maintenance/extensions



## Chapter 11. Transport, Service Infrastructure & Energy

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP11.1 Regional Spatial & Economic Strategy	✓	✓	✓	✓	✓	Economic, Physical, Social and Rural Directorates Infrastructure Providers	Monitor the progress made on the delivery of infrastructural projects identified in the RSES
CDP11.2 Smarter Travel	✓		✓		✓	Physical Directorate and Municipal Districts	Monitor progress made on the delivery of Smart Travel projects in the county
CDP11.3 Limerick-Shannon Metropolitan Area Transport Strategy & Local Transport Planning	✓	✓	✓		✓	Economic, Physical, Social and Rural Directorates	1. Progress on and delivery of Actions of the Limerick Shannon Metropolitan Area Transport Strategy 2. Progress on and delivery of Actions of the Local Transport Strategy for Ennis and Environs
CDP11.4 Active Travel Towns	✗		✗		✗	Economic, Physical, Social and Rural Directorates	Progress on and delivery of Actions of the Active Travel Towns Programme in Ennis
CDP11.5 Walking & Cycling	✓		✓		✓	Physical and Rural Directorate	1. No. of identified cycle networks progressed/delivered 2. No. of long-distance cycling and walking routes identified in the county and progress on/deliver of same 3. Progress on and delivery of West Clare Railway Greenway 4. <del>No. of new/upgraded walking and cycle routes/trails in the county</del>
CDP11.6 Rail Network	✓	✓	✓		✓	Physical and Rural Directorate Iarnród Éireann	1. Progress on opening/reinstatement of railway stations on the Western Railway Corridor 2. Monitor the area of land zoned for railway uses 3. Monitor the progress made on the Identification of a resolution to periodic flooding of the Ennis – Limerick rail line

CDP11.7 Shannon Rail Link	✓	✓	✓		✓	Physical Directorate, TII, NRA, Iarnród Éireann	1. Monitor progress made on and delivery of the N19 National Road upgrade to Shannon International Airport 2. Monitor progress made on the review of the existing feasibility study relating to the Shannon Rail Link
CDP11.8 Bus Transport	✓	✓	✓		✓	Physical Directorate, TII, NRA, Bus Service Providers, Ennis MD	1. No. of new bus routes in the county 2. No. of projects for new/upgraded bus facilities and associated infrastructure planned/commenced/delivered in the county
CDP11.9 Transport Assets & Multi-Modal Travel Integration	✓	✓	✓		✓	Ennis 2040 Economic, Physical, Social and Rural Directorates	1. Progress on the development of Ennis as a bus and rail connecting hub 2. <del>No. of projects under the Minor Works Programme incorporating climate change considerations</del>
CDP11.10 EV & CNG Infrastructure & Smart Mobility			✓			Economic, Physical, Social and Rural Directorates	1. No. of new Electric Vehicle charging facilities in the county 2. No. of planning applications incorporating EV charging facilities 3. Progress on the development of the Future Mobility Campus in Shannon
<del>CDP11.11 Motorways, National Roads &amp; Strategic Inter-Urban Roads</del>	<del>✓</del>				<del>✓</del>	<del>Economic, Physical, Social and Rural Directorates</del>	<del>Progress on and delivery of identified projects relating to motorways, national roads and strategic inter-urban roads.</del>
CDP11.12 Motorway Service & Rest Areas	✓					Economic, Physical, Social and Rural Directorates NTA	Progress on and delivery of a Type 1 service area at the identified location on the M18
<del>CDP11.13 Direct Access onto National Roads</del>						<del>Economic Directorate</del>	<del>No of planning applications granted/refused where direct access off the national road network is proposed</del>
<del>CDP11.14 Development of Strategic Regional Roads</del>						<del>Economic Directorate</del>	<del>1. No. of initiatives to improve/upgrade strategic regional road planned/commenced/delivered 2. No of planning applications granted/refused where direct access off a strategic regional road is proposed</del>

CDP11.15 Proposed Projects identified for Future Development	✓	✓	✓	✓	✓	Physical Directorate	1. No. of identified projects progressed/delivered 2. Progress on and delivery of a Masterplan for Parteen including the route of the proposed LNDR 3. Length of riparian zone retained along the route of the LNDR and University Link Road, canals and waterways
CDP11.16 Regional & Local Road Developments	✓			✓	✓	Physical Directorate	No. of infrastructural projects on regional and local roads planned/commenced/delivered
CDP11.17 Environmental Considerations in Road Construction Projects	✓		✓			Physical Directorate	No. of road construction projects incorporating environmental considerations
CDP11.18 Design Manual for Urban Roads & Streets (DMURS)	✓	✓	✓	✓	✓	Economic Directorate	Ongoing via development management and Part VIII
CDP11.19 Shannon International Airport		✓				Economic Task Force Shannon International Airport Economic, Physical, Social and Rural Directorates Department of Transport, Adjoining Local Authorities, Airport Authorities, TII, the NTA	1. Progress on and completion of an Airport Strategy for the Southern Region 2. Progress on the further development of the International Aviation Services Centre 3. Progress on and completion of the upgrade to the Shannon Flood Relief Embankments 4. No. of planning applications granted/refused in Red Safety Zones and Public Safety Zones
CDP11.20 Public Rights of Way					✓	Economic, Physical, Social and Rural Directorates	No. of existing Public Rights of Way identified in the county
CDP11.21 Water-Bourne Transport	✓				✓	Economic, Physical, Social and Rural Directorates	1. No. of existing and new ferry routes/services in the county 2. Progress on and establishment of a ferry or water taxi service between North Clare and Galway City 3. No. of planning applications granted/refused for new passenger services and amenities related to/associated with ferry services

							4. Progress on and completion of the Doolin Pier Masterplan
CDP11.22 Ports & Harbours	✓		✓		✓	Economic, Physical, Social and Rural Directorates  Shannon Foynes Port Company	1. No. of marine related projects progressed at Cahiracon, Kilrush and Moneypoint planned/commenced/completed 2. Preparation and completion of a Regional Ports and Harbour Strategy for the Southern Region
CDP11.23 Shannon Foynes Port	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders SIFP steering group.	Progress on and delivery of infrastructure projects identified in the Shannon Foynes Port Company Infrastructure Development Programme
CDP11.24 Freight	✗	✗	✗	✗	✗	Co-ordination with relevant stakeholders SIFP steering group.	1. Preparation and completion of a Regional Freight Strategy for the Southern Region 2. No. of planning applications for freight related developments located in proximity to the national road network
CDP11.25 Directional Signage	✗				✗	TII, NTA, Clare County Council	No. of schemes/initiatives for new/upgraded directional signage in the county
CDP11.26 Water Framework Directive & River Basin Management			✓	✓		Irish Water Clare County Council Inland Fisheries OPW	1. Progress on and delivery of actions identified in the River Basin Management Plan 2022-2027 2. No. of water bodies achieving improved water quality status/Poor water quality in the county 3. No. of Priority Areas, Blue Dot catchments retaining High Water Quality/achieving High water quality in the county
CDP11.27 Water Resources		✓				Irish Water Clare County Council Inland Fisheries OPW	1. Progress on and completion of Drinking Water Protection Plans 2. Ongoing via development management process - protection of groundwater sources, rivers and their habitats etc

CDP11.28 Strategic Water Supply Projects	✓	✓				Irish Water Clare County Council Inland Fisheries OPW	1. No. of IW water supply projects planned/commenced/completed in the county 2. No. of interactions by Clare County Council relating to IW proposals to abstract water from Lough Derg
CDP11.29 <del>Water Services</del>		✓				<del>Clare County Council Water Services Irish Water</del>	<del>Ongoing via development management process and development plan/local area plan process</del>
CDP11.30 Water Supply	✓					Irish Water Water Services	1. Progress on and completion of IW Investment Plans 2. Cubic metres (m³) of water leakage reductions in the county's water supply 3. No. of planning applications which include rainwater harvesting facilities/water conservation measures
CDP11.31 <del>Ennis &amp; Environs Water Supply</del>	✓					<del>Irish Water Water Services</del>	<del>1. Cubic metres (m³) of water leakage reductions in water supply in the Ennis and Environs area 2. Progress on investigations into the use of Pouladower Spring to supply water to Ennis 3. No. of planning applications granted/refused within 200m of Drumcliffe Springs</del>
CDP11.32 Wastewater Treatment & Disposal	✓					Irish Water Water Services	1. Progress on and completion of IW Investment Plans 2. Ongoing via the development management process – development of treatment systems and protection of the environment
CDP11.33 <del>Strategic Wastewater Treatment Projects</del>	✓					<del>Irish Water Water Services</del>	<del>No. of new/upgrades to public wastewater system in the county planned/commenced/delivered in the county</del>
CDP11.34 Rural Wastewater Treatment Programmes	✓					Irish Water Water Services	1. No. of new/upgrades to public wastewater system in the county planned/commenced/delivered in rural areas 2. No. of serviced sites delivered in the county <del>3. No. of new private wastewater treatment systems permitted/refused in the county</del>

CDP11.35 Waste Management	√					Clare County Council Private Operators	<ol style="list-style-type: none"> <li>1. No. of planning applications granted/refused for new enterprises/developments relating to the circular economy</li> <li>2. No. of planning applications granted/refused for new/innovative waste recycling facilities in the county</li> <li>3. No. of planning applications for former landfill sites repurposed for community or recreational use.</li> </ol>
CDP11.36 Waste Transfer & Recovery Facilities	√		√			Clare County Council Private Operators	No. of planning applications granted/refused for waste transfer and recovery developments
CDP11.37 Litter Management	√					Clare County Council Environment Section	Progress on and delivery of Actions identified in the Clare County Litter Management Plan
CDP11.38 Construction & Demolition Waste	√					Clare County Council Construction Industry Private Operators	<ol style="list-style-type: none"> <li>1. No. of planning applications granted/refused and accompanied by construction and demolition waste management plans</li> <li>2. No. of planning applications granted/refused and accompanied by construction and demolition waste management plans</li> </ol>
CDP11.39 Agricultural Waste	√					Department of Agriculture Farming Community	Ongoing via the development management process
CDP11.40 Noise Pollution	√					Clare County Council Roads & Environment An Garda Síochána	Ongoing via the development management process
CDP11.41 Air Quality	√					Clare County Council Environment Section	<ol style="list-style-type: none"> <li>1. Monitor improvements or a decline in air quality in the county</li> <li>2. Ongoing via the development management and enforcement processes</li> </ol>
CDP11.42 Light Pollution	√					Clare County Council Environment Section	Ongoing via the development management and enforcement processes
CDP11.43 SEVESO-III Directive	√			√		Health and Safety Authority	Ongoing via the development management and enforcement processes

CDP11.44 Energy Security	✓			✓		EirGrid ESB Clare County Council	Monitor progress made towards the sustainable redevelopment of Moneypoint Power Station:
CDP11.45 Electricity Networks	✓	✓	✓	✓		Co-ordination with relevant stakeholders	<ol style="list-style-type: none"> <li>1. Monitor the number of new connections to the electricity network</li> <li>2. Monitor the expansion/upgrading of the existing electricity network (capacity/km<sup>2</sup>) in the county</li> <li>3. Monitor the number of planning applications granted/refused for renewable energy developments</li> <li>4. Monitor the progress made on meeting/exceeding the county's minimum Renewable Energy Target</li> </ol>
CDP11.46 Gas Networks	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders	<ol style="list-style-type: none"> <li>1. Monitor the expansion/upgrading of the existing gas network (capacity/km<sup>2</sup>) in the county</li> <li>2. Monitor the no. of planning applications granted/refused for renewable gas/CNG related developments</li> <li>3. Monitor the no. of strategic energy projects planned/commenced/completed in the county</li> <li>4. Monitor progress made on meeting/exceeding the county's minimum Renewable Energy Target</li> </ol>
CDP11.47 Renewable Energy	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders	<ol style="list-style-type: none"> <li>1. No. of planning applications granted/refused for renewable energy developments including wind energy developments</li> <li>2. Monitor progress made on the completion of a new Wind Energy Strategy for County Clare</li> <li>3. Monitor initiatives promoting/marketing the county as a leader in renewable energy provision planned/commenced/completed</li> </ol>
CDP11.48 Renewable Energy Strategy	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders	<ol style="list-style-type: none"> <li>1. No. of planning applications granted/refused for renewable energy developments (on-shore and off-shore)</li> <li>2. Monitor progress made on achieving key targets set out in the Clare Renewable Energy Strategy 2023-2030</li> </ol>

							3. Monitor progress made on the preparation and completion of a regional renewable energy strategy
CDP11.49 Renewable Offshore Energy	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders	1. No. of planning applications granted/refused for off-shore renewable energy developments 2. No. of off-shore renewable energy projects planned/commenced/completed in the county
CDP.11.50 Power Stations & Renewable Energy	✓	✓	✓	✓		Co-ordination with relevant stakeholders	Monitor progress made towards the sustainable redevelopment of Moneypoint Power Station:
CDP11.51 Energy Storage		✓	✓	✓		Development Management	1. No. of planning applications granted/refused for energy storage facilities and associated infrastructure 2. No. of initiatives/pilot projects relating to energy storage and carbon capture planned/commenced/completed in the county
CDP11.52 Energy Efficiency & Conservation	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders	Ongoing via the development management process
CDP11.53 Digital Strategy	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders Economic and Rural Directorate	1. Monitor progress on and delivery of Actions set out in the Clare Digital Strategy 2023 2. No. of new Clare Digi-hubs and no. of users using these facilities
CDP11.54 Broadband Connectivity	✓	✓	✓	✓	✓	Co-ordination with relevant stakeholders Development Management	1. Monitor the provision of additional broadband capacity in the county 2. Monitor progress made on and delivery of Actions on foot of the Clare Digital Strategy 2023 3. Monitor the no. of projects/initiatives relating to the delivery of digital infrastructure ducting, dark fibre infrastructure and upgraded MAN planned/commenced/completed
CDP11.55 Telecommunications Infrastructure	✓		✓	✓	✓	Co-ordination with relevant stakeholders Development Management	No of planning applications granted/refused for digital and mobile infrastructure



## Chapter 12. Shannon Estuary

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP12.1 Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary		✓	✓	✓		Clare County Council/SIFP Steering Group	Monitor the progress made on and delivery of objectives of the SIFP
CDP12.2 Integrated Development of the Shannon Estuary		✓	✓	✓		Clare Coco/SIFP Steering Group	1. No. of SIFP Steering Group meetings held 2. No. of sub-group meetings (environmental and marketing) held 3. Quantity of baseline data collated/collected
CDP12.3 Marine-Related Industry/Large-Scale Industry on the Estuary		✓		✓		Clare Coco/SIFP Steering Group	No. of marine related projects progressed within the Shannon Estuary
CDP12.4 Strategic Development Locations		✓				Clare Coco/SIFP Steering Group	No. of marine related projects progressed at the Strategic Development Locations of Moneypoint and Cahiracon planned/commenced/completed
CDP12.5 Strategic Development Location A—Inishmurry/Cahiracon		✓	✓	✓		Clare Coco/SIFP Steering Group	No. and diversity of projects at Strategic Development Location Inishmurry/Cahiracon planned/commenced/completed
CDP12.6 Strategic Development Location B—Moneypoint		✓	✓	✓		Clare Coco/SIFP Steering Group/ESB	Monitor progress made towards the sustainable redevelopment of Moneypoint Power Station:
CDP12.7 Shipping & Navigation		✓				Clare Coco/SIFP Steering Group/Shannon Foynes Port Company	1. Monitor progress made in the no. of renewable energy projects planned/commenced/completed 2. Monitor shipping nos. on the estuary

CDP12.8 Harnessing the Energy Resources of the Shannon Estuary		✓	✓	✓		Clare Coco/SIFP Steering Group/ESB	Monitor progress made towards developing renewable energy projects along the Shannon Estuary (a) Scoping (b) Site investigations (c) Licences
CDP12.9 Promoting Tourism, Recreation & Leisure around the Shannon Estuary	✓	✓			✓	Clare Tourism Strategy/Clare County Council Failte Ireland	No. of new tourism, recreation and leisure projects/businesses around the Shannon Estuary
CDP12.10 Cruise Ship Industry		✓				Clare County Council/ Shannon Foynes Port Company/ SIFP steering group	Monitor the no. of cruise ships using the Shannon Estuary
CDP12.11 Estuary Settlements	✓	✓		✓	✓	Development Management	Monitor the number of collaborative projects underway along the Shannon Estuary
CDP12.12 Aviation & the Shannon Estuary	✓			✓	✓	Clare Tourism Strategy/ Development Management	Monitor passenger and freight Nos.
CDP12.13 Commercial Fishing/Aquaculture	✓	✓		✓	✓	LEO/ Development Management	Monitor the no. of new aquaculture licences.
CDP12.14 Maritime Training Centre	✓	✓	✓	✓	✓	Economic Directorate	Monitor the delivery of the Maritime Training Centre
CDP12.15 Building on the Shannon Estuary as an Environmental Asset	✓	✓	✓	✓	✓	CCC	1. Monitor progress made on the development of an Integrated Environmental Management Plan for the Shannon Estuary 2. Monitor progress made on the delivery of a site-specific conservation management plan for the Lower Rover Shannon cSAC
CDP12.16 Marina Developments	✓	✓		✓	✓	Development Management	Monitor the no. of planning applications granted for Marina developments along the Shannon Estuary

## Chapter 13. Marine & Coastal Zone Management

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP13.1 Environmental Designations in Coastal Areas	√	√	√	√		SIFP, Clare MEZ	No. of maritime projects planned/commenced/completed
CDP13.2 Management Structures	√	√	√			Department of Agriculture, Food and the Marine, Department of Environment, Maritime Area Regulatory Authority,	No. of Foreshore License consents and Maritime Area Consents and licenses granted
CDP13.3 Maritime Spatial Planning	√	√	√			Development Management	1. No. of local plans, Coastal Management Plans and local Integrated Coastal Management plans prepared 2. No. of marine based planning applications (granted/refused) 3. No. of nearshore designations in the county
CDP13.4 Integrated Coastal Zone Management	√	√	√			SRA, Governments Marine Spatial Planning Division	Progress towards and preparation of an integrated Coastal Zone Management Plan for the county
CDP13.5 Offshore Renewable Energy Development	√	√	√			Development Management	1. Progress towards offshore renewable energy development i.e. wind, wave, tidal; 2. Progress towards the sustainable redevelopment of Moneypoint Power Station;
CDP13.6 The Fishing Industry & Seafood Sector		√	√			Fisheries Local Action Groups (FLAGs)	1. No. of planning applications granted for fishing and aquaculture developments and associated infrastructure such as new/upgraded pier facilities, access and car parking
CDP13.7 Aquaculture		√				Development Management LEO	1. No. of planning applications granted for aquaculture developments in the county 2. Value of LEO funding provided to aquaculture-related enterprises in the county

CDP13.8 Shellfish Waters Directive		✓				Department of Agriculture, Food and the Marine, EPA	Achievement of water quality standards set out in the Shellfish Waters Directive in the five designated Shellfish Waters in the county
CDP13.9 Ports, Jetties, Harbours, Quays & Piers	✓			✓	✓	Clare County Council	No of piers/harbours and jetties that have undergone improvement works
CDP13.10 Coastal Marina Developments				✓		Development Management	No of planning applications for new marina and associated facilities in the county (granted/refused)
CDP13.11 Coastal Erosion & Flooding	✓	✓				Development Management, Department of Agriculture Food and the Marine, OPW	1. No. of coastal erosion flood relief schemes planned/commenced/ completed 2. No. of planning applications granted/refused within Coastal areas at risk
CDP13.12 Coastal Squeeze						Development Management	No. of planning applications for coastal development proposals within Coastal Protection Zones
CDP13.13 Protection of Beaches & Sand Dunes	✓	✓				NPWS, Development Management	No. of maritime-related applications granted/refused within beach areas and sand dunes
CDP13.14 EU Bathing Water Directive	✓	✓				An Taisce, Environment Department	No. of retained and new Green Coast Awards, Clean Coasts and Blue Flags in the County
CDP13.15 Island Development	✓	✓			✓	NPWS, OPW, Department of Marine, Department of Arts	1. No. of planning applications granted for new infrastructure, access/landing facilities and associated development proposals on 2. No. of Awards received for sustainable development of islands in the county e.g. environmental, heritage etc.

## Chapter 14. Landscape

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP14.1 Landscape Character Assessment	✓	✓				Economic Directorate	1. Ongoing via Development Management (LCA utilisation) 2. Completion of review and update of County Clare Landscape Strategy (dependent on national Landscape Character Assessment)
CDP14.2 Settled Landscapes	✓	✓				Economic Directorate	No. of planning applications granted/refused in areas identified as in Settled Landscapes
CDP14.3 Western Corridor Working Landscape	✓	✓				Economic Directorate	No. of planning applications granted/refused in areas identified as Western Corridor Working Landscape
CDP14.4 Shannon Estuary Working Landscape	✓	✓				Economic Directorate	No. of planning applications granted/refused in areas identified as Shannon Estuary Working Landscape
CDP14.5 Heritage Landscapes	✓	✓				Economic Directorate	No. of planning applications granted/refused in areas identified as Heritage Landscapes
CDP14.6 Seascape Character Areas	✓	✓				Economic Directorate	No. of planning applications granted/refused in areas identified as Seascape Character Areas
CDP14.7 Scenic Routes						Economic Directorate	No. of planning applications granted/refused in areas where access was taken directly off a Scenic Route

## Chapter 15. Biodiversity, Natural Heritage & Green Infrastructure

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP15.1 Biodiversity	✓	✓			✓	Economic Directorate	1. Monitor progress made on the review of the Clare County Heritage Plan 2017-2023 and completion of same. 2. No. of Biodiversity Week events held annually (a) No. of funding applications relating to biodiversity projects/initiatives made (b) No. of successful funding applications (c) Value of funding awarded 3. No. of Awards received for biodiversity projects/initiatives
CDP15.2 Natural Heritage, Biodiversity & Built Heritage Assets	✓	✓			✓	Economic Directorate	(a) No. of funding applications for Heritage Council funding opportunities (b) No. of successful funding applications (c) Value of funding awarded
CDP15.3 European Sites	✓	✓				Economic Directorate	1. No. of planning applications accompanied by NIAR 2. All new SAC and SPA designated sites mapped and made available
CDP15.4 Requirement for Appropriate Assessment		✓				Economic Directorate	No. of planning applications accompanied by NIAR
CDP15.5 Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (PNHAs)	✓	✓				Economic Directorate	All new NHA and pNHA designated sites mapped and made available
CDP15.6 County Geological Sites	✓	✓				Economic, Social, Rural and Physical Directorates National Parks and Wildlife Services	Measures taken to conserve, manage and enhance the character and integrity of GSIs
CDP15.7 Burren National Park, Wildlife Sanctuaries & Nature Reserves	✓	✓				Economic, Social, Rural and Physical Directorates	No. of collaborate initiatives to protect, manage, enhance and promote sites of ecological importance planned/commenced/completed

CDP15.8 Non-Designated Sites & Biodiversity	✓	✓				Economic Directorate	1. No of planning applications granted/refused accompanied by/requiring an ecological assessment 2. Progress on and delivery of Actions of the Clare County Biodiversity Plan
CDP15.9 Natural Heritage & Infrastructure Schemes	✓	✓				Physical Directorate	No. of planning applications granted permission/ Part VIII consent for infrastructural projects incorporating natural heritage protection measures
CDP15.10 Environmental Impact Assessment	✓	✓				Economic Directorate	No of planning applications accompanied by EIAR
CDP15.11 Brownfield Site Regeneration & Contaminated Land	✓	✓		✓		Economic Directorate	No. of planning applications granted for developments requiring site risk assessment/waste management plan/site aftercare plan/remedial action plan
CDP15.12 Biodiversity & Habitat Protection	✓	✓				Economic Directorate	1. No. of new sites of biodiversity importance identified in the county 2. Monitor to ensure that there is no net loss of potential Lesser Horseshoe Bat feeding habitats, treelines and hedgerows within 2.5km of known roosts as a result of planning permissions granted 3. Monitor progress made on and delivery of Actions of the Clare County Biodiversity Plan
CDP15.13 Urban Ecology	✓	✓				Economic Directorate Bird Watch Ireland	No. of plans/strategies/services incorporating biodiversity features in urban landscapes
CDP15.14 Habitat Fragmentation & Green Infrastructure Corridors	✓	✓				Infrastructural Providers Economic, Social, Rural and Physical Directorates	Ongoing via development management process
CDP15.15 Biodiversity on Local Authority Lands	✓	✓				Economic, Social, Rural and Physical Directorates	1. Enhancement of the biodiversity value of land owned and managed by Clare County Council — No. of sites enhanced 2. Participation in the Creation of Woodlands on Public Lands Scheme — Area of new native woodlands created

CDP15.16 Inland Waterways & River Corridors	✓	✓				Inland Waterways Ireland Inland Fisheries Economic, Social, Rural and Physical Directorates	1. No. of riparian areas identified and subject to protection in the county 2. No. of planning applications on riparian areas granted/refused in the county
CDP15.17 Freshwater Pearl Mussels	✓	✓				Economic Directorate	1. No. of planning applications granted/refused in Freshwater Pearl Mussel sensitive areas including mitigations measures 2. Monitor improvements made in the conservation status of the Cloon Freshwater Pearl Mussel catchment
CDP15.18 Peatlands	✓	✓				Economic, Social, Rural and Physical Directorates	No. of planning applications granted/refused on NHA/pNHA peatland areas
CDP15.19 Woodlands, Trees & Hedgerows	✓	✓				Economic, Social, Rural and Physical Directorates	1. No. of tree surveys carried out in the county 2. No. of tree preservation orders/felling licences granted in the county 3. Ongoing via development management process – planting proposals/ecological buffer zone/ retention of hedgerows etc. in new developments
CDP15.20 Natural Resources & Climate Change	✓	✓	✓			Economic, Social, Rural and Physical Directorates	1. Monitor progress made on preparing a strategy to implement an active native tree planting programme in the county 2. No. of planning applications accompanied by EIAR
CDP15.21 Grasslands	✓	✓				Economic Directorate	Completion of the Habitat Mapping of the County
CDP15.22 Wetlands	✓	✓				Economic, Social, Rural and Physical Directorates	No. of planning applications received where new wetland areas have been identified
CDP15.23 The Burren National Park	✓	✓				National Parks and Wild Life Services and the Economic Directorate	Progress on and completion of the Corofin Streetscape Enhancement Strategy
CDP15.24 Limestone Habitats	✓	✓				Economic, Social, Rural and Physical Directorates	1. (a) No. of funding applications made for projects/initiatives to conserve protected habitats in the Burren (b) No. of successful funding applications (c) Value of funding awarded 2. No. of planning applications granted/refused for new developments within protected limestone habitats 3. No. of Awards received for



							sustainable development of the Burren and its protected habitats e.g. environmental, heritage etc. 4. Delivery of supports that conserve protected limestone habitats
CDP15.25 Burren & Cliffs of Moher Geopark	✓	✓				Rural Directorate	(a) No. of funding applications made for projects/initiatives relating to the Burren and Cliffs of Moher UNESCO Global Geopark (b) No. of successful funding applications (c) Value of funding awarded (a) Monitor progress made on the delivery of the Cliff of Moher Strategy 2040
CDP15.26 World Heritage Site Status	✓	✓				Economic Directorate	Monitor progress made on the applications for inclusion on the World Heritage Site Tentative List for identified sites in County Clare
CDP15.27 Development Proposals in Designated World Heritage Sites	✗	✗				Economic Directorate	1. Monitor the applications made to the tentative Site list. 2. Subject to successful applications being made monitor the no. of planning applications granted/refused on the world heritage sites in County Clare
CDP15.28 Dark Sky Reserve Designations	✓	✓				Rural and Physical Directorates	1. Progress on and identification of a potential Dark Sky Reserve in the county 2. No. of public lightings systems replaced in the county
CDP15.29 Alien & Invasive Species	✓	✓				Economic, Social, Rural and Physical Directorates	1. No. of planning applications granted/refused accompanied/requiring an invasive species management plan in the county 2. No. of Invasive Species Surveys carried out in the county
CDP15.30 Green Infrastructure & Climate Change	✓	✓	✓	✓	✓	Economic, Social, Rural and Physical Directorates	1. Progress on and delivery of green infrastructure proposals identified in the Green Infrastructure Plan for Shannon 2. Progress on and completion of a green infrastructure plan for Ennis and Kilrush during the lifetime of this Plan

## Chapter 16. Architectural, Archaeological & Cultural Heritage

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP16.1 Architectural Heritage	✓	✓				Economic Directorate	1. No. of new Protected Structures and ACAs identified in the county 2. No. of planning applications granted/refused affecting Protected Structures and ACAs in the county
CDP16.2 Protected Structures	✓	✓				Economic Directorate	1. No. of planning applications granted/refused affecting Protected Structures 2. No. of Section 57 Declarations considered <del>3. No. of applications for Built Heritage Investment Scheme/Historic Structures funding opportunities</del> 4. No. of requests for additions/deletions to the Record of Protected Structures and outcome <del>5. Review of the Record of Protected Structures completed</del>
CDP16.3 Industrial Heritage	✓	✓				Economic Directorate	No. of planning applications granted/refused affecting Protected Structures and No. of Section 57 Declarations granted in the county
CDP16.4 Revitalisation of Vernacular Heritage	✓	✓				Economic Directorate	1. No. of planning applications granted/refused for replacement dwellings in the county 2. No. of planning applications granted/refused for refurbishment/extension of existing vernacular buildings in the county
CDP16.5 Architectural Conservation Areas (ACAs)	✓	✓				Economic and Rural Directorate	1. No. of planning applications granted/refused within ACAs in the county 2. No. of planning applications for demolition/removal of existing structures in ACAs granted/refused in the county 3. Design, scale, setting, materials used, colour scheme etc. are assessed on an ongoing basis via the development management process
CDP16.6 Proposed Works to Buildings – Protected Species &	✓	✓				Economic Directorate	No. of planning applications for heritage-related projects and developments that were accompanied by an EIAR and NIS

Environmental Considerations							
CDP16.7 Maintenance & Improvement of Architectural Heritage	✓	✓				National Monuments Service	<del>1. Progress on and completion of a Climate Change Vulnerability Risk Assessments of the Archaeological and Architectural Heritage and Cultural Assets of the county</del> <del>2. No. of planning applications granted/refused-affecting Protected Structures and No. of Section 57 Declarations granted in the county</del> <del>3. No. of applications for Built Heritage Investment Scheme/Historic Structures Fund</del>
CDP16.8 Sites, Features & Objects of Archaeological Interest	✓	✓				Economic Directorate and Local Communities	<del>1. Protected on an ongoing basis via the development management process</del> <del>2. (a) No. of funding applications relating to archaeological heritage made to the Community Monument Fund awards</del> <del>(b) No. of successful funding applications</del> <del>(c) Value of funding awarded</del>
CDP16.9 Newly Discovered Archaeological Sites	✓	✓				National Monuments Service	<del>1. No. of archaeological sites identified since the publication of the Record of Monuments and Places within the county</del> <del>2. No. of planning applications granted/refused within archaeological sites identified since the publication of the Record of Monuments and Places within the county</del>
CDP16.10 Zones of Archaeological Potential	✓	✓				National Monuments Service	<del>No. of planning applications granted/refused within zones of Archaeological Potential located in both urban and rural areas</del>
CDP16.11 Archaeology & Infrastructure Schemes	✓	✓				Economic Development Directorate	No. of planning applications and Section 254 Licences that were accompanied by an Archaeological Impact Assessment Report
CDP16.12 Raising Archaeological Awareness	✓	✓				Economic and Rural Development Directorate	<del>No. of conservation plans prepared for historical church and graveyard sites in the county</del>

CDP16.13 Underwater Archaeology	✓	✓				National Monuments Service/ Department of Agriculture, Food and the Marine	1. No. of new underwater archaeological sites identified in the county 2. No. of exploration projects/initiatives relating to underwater archaeological sites carried out in the county
CDP16.14 Art, Heritage, Cultural and Creative Sectors	✓	✓			✓	Social Development Directorate	Progress on and delivery of actions identified in the Clare Arts Development Plan 2019-2023
CDP16.15 Museums, Heritage & Cultural Centres	✓	✓			✓	Economic, Rural, Social Development Directorates	1. No. of new/upgraded museum, heritage and archive facilities delivered in the county 2. No. of events/new events taking place during Heritage Week
CDP16.16 Genealogy		✓				Social Development Directorate	No. of new data streams providing access to genealogy material not previously available
CDP16.17 Oidhreacht Theanga/Linguistic Heritage		✓			✓	Economic, Physical, Social and Rural Development Directorates	1. Development of a language Plan for the Irish Language Network in Ennis 2. No. of new Irish language events in the county 3. (a) No. of funding applications for Irish language related projects/initiatives in the county (b) No. of successful funding applications (c) Value of funding awarded
CDP16.18 Folklore & Oral Cultural Heritage		✓			✓	Economic, Social and Rural Development Directorates	1. No. of new initiatives for the gathering, recording, preservation and promotion of folklore and oral cultural heritage 2. (a) No. of funding applications for folklore and oral cultural heritage projects/initiatives in the county (b) No. of successful funding applications (c) Value of funding awarded

## Chapter 17. Towns and Villages

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP17.1 Town & Village Centre Vibrancy	✓	✓		✓	✓	Economic, Rural, Social and Physical Directorates	1. No. of public realm projects/initiatives completed 2. Completion of annual Ennis Town Centre Health Check 3. No of sites entered on/ removed from the Vacant Site Register 4. No of sites entered on/ removed from the Derelict Sites Register and no. of derelict sites improved
CDP17.2 Town & Village Improvement Strategies	✓	✓			✓	Economic and Rural Directorates and local communities	<del>1. No of town and village improvement strategies prepared</del> <del>2. Progress on/delivery of actions identified in town and village improvement strategies</del> <del>3. (a) No. of applications for Community Enhancement Grant funding</del> <del>(b) No. of successful funding applications</del> <del>(c) Value of funding awarded</del> No of Town Centre First initiative and masterplans initiated and completed
CDP17.3 Shannon Town Centres	✗				✗	Economic and Rural Directorates and Shannon MD	<del>1. Completion of the Shannon Town Centre Masterplan</del> <del>2. Review of the Shannon Green Infrastructure Plan and associated projects</del>
CDP17.4 Town Teams	✓	✓			✓	Economic, Rural, Physical and Social Directorates	No. of projects/plans prepared/commenced/completed by the various Town Teams and supported by Clare County Council
CDP17.5 Regeneration & Development Funding	✗	✗	✗	✗	✗	Economic, Rural, Physical and Social Directorates	<del>(a) No of applications made under</del> <del>• Urban Regeneration Development Fund</del> <del>• Rural Regeneration and Development Fund</del> <del>• Town and Village Renewal</del> <del>(b) No. of successful funding applications</del> <del>(c) Value of funding awarded</del>

CDP17.6 Opportunity Sites	✓	✓		✓		Economic, Rural, Physical and Social Directorates	No. of Opportunity Sites on which proposals are progressing (pre-planning, planning application stage, development etc)
CDP17.7 Town & Village Centre Vacancy	✓	✓		✓		Economic Directorate Housing Section	1. No. of Initiatives implemented to engage with property owners to address vacancy 2. No. of vacant properties owned by Clare County Council 3. No. of vacant properties owned by Clare County Council brought back into use 4. No. of targeted measures/initiatives implemented to address vacancy and deliver sustainable reuse/regeneration of same
CDP17.8 Addressing Depopulation	✓	✓		✓		Economic, Rural, Physical and Social Directorates  Community Development Officers	No. of initiatives implemented to address depopulation in individual settlements in the county
CDP17.9 Lands Identified As Areas On Which the Vacant Site Levy can Apply	✓	✓	✓			Economic Directorate	No of sites entered on/removed from the Vacant Sites Register
CDP17.10 Derelict Sites	✓	✓	✓			Economic Directorate	No of sites entered on/ removed from the Derelict Sites Register and no. of derelict sites improved
CDP17.11 Town & Village Centre Infill Development	✓	✓	✓			Economic, Rural, Physical and Social Directorates	No. of infill sites identified that have been developed
CDP17.12 Community Activity	✓			✓	✓	Rural Directorate	(a) No. of applications for Community Enhancement Grant funding (b) No. of successful funding applications (c) Value of funds awarded

## Chapter 18. Design and Placemaking & Towns

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
<b>CDP18.1</b> Sustainable Place Framework	✓	✓	✓	✓	✓	Economic and Rural Development Directorates	Progress on and delivery of a Sustainable Place Framework
<b>CDP18.2</b> Achieving Quality in the Public Realm	✗	✗			✗	Planning/Municipal Districts	1. No. of public realm improvement works planned/commenced/completed in each Municipal District 2. No. of planning applications accompanied by a Design Statement 3. No. of planning applications accompanied by a Health Place Audits
<b>CDP18.3</b> Ten Minutes Towns	✓		✓		✓	Public, Physical and Economic Development Directorates, transport and service providers	No. of public and smart travel initiatives planned/commenced/delivered that assist compact growth in existing built-up areas of the county
<b>CDP18.4</b> Universal Design	✗	✗	✗	✗	✗	Agents/ Development Management/ Housing Section /private developers/ Accessibility Officer	Ongoing via pre-planning and development management process
<b>CDP18.5</b> Sustainable Developments	✗	✗	✗	✗	✗	Private Developers, designers, Development Management/ Housing Section	Ongoing via pre-planning and development management process
<b>CDP18.6</b> Design & Built Environments	✓	✓				Economic and Physical Directorate / private developers and designers.	Progress on and development of a Design Awards Scheme

## Chapter 19. Land Use & Zoning

Objective	Strategic Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Quality of Life	Sustainability	Climate Action	Resilience	Inclusivity		
CDP19.1 Local Area Plans	✓	✓	✓	✓	✓	Planning / Ennis MD and Shannon MD	Preparation and delivery of local area plans for: (a) Shannon Town and Environs, and (b) Ennis and Environs LAP
CDP19.2 Zoning of Lands	✗	✗	✗	✗	✗	Development Management / Social and Affordable Housing Allocation	Delivery of local area plans for: (a) Shannon Town and Environs, and (b) Ennis and Environs in line with Core Strategy population targets
CDP19.3 Compliance with Zoning	✓	✓	✓	✓	✓	Development Management	No. of Material Contraventions over the lifetime of the plan





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