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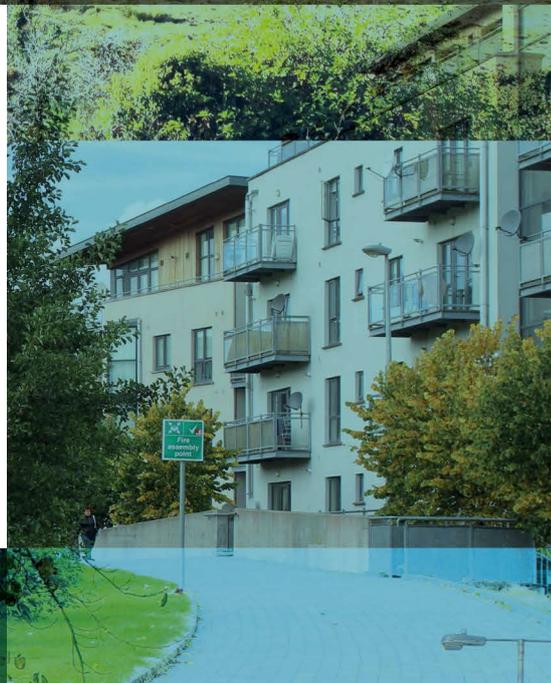


Comhairle Contae an Chláir  
Clare County Council

# Shannon Town and Environs Local Area Plan 2012–2018

## Strategic Environmental Assessment

## Part III: Environmental Statement



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# Section 1: Introduction

## 1.1: Terms of Reference

The following document is the SEA Statement (also known as 'Information of Decision') prepared as part of the Strategic Environmental Assessment (SEA) of the Shannon Town & Environs Local Area Plan 2012-2018. The purpose of this SEA Statement is to summarise how environmental considerations were integrated into the Plan; how the Environmental Report and the outcome of consultations were taken account of and responded to; the reasons for choosing the Plan as adopted, having regard to the alternatives dealt with; and the measures decided upon to monitor the significant environmental effects of implementation of the Shannon Town & Environs Local Area Plan 2012-2018.

## 1.2: SEA Definition

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. SEA is an important mechanism in promoting sustainable development and in raising awareness of significant environmental issues and in ensuring that such issues are addressed within the capacity of the planning system. It seeks to inform the decision-making process before a decision is made to adopt the Plan in this instance. The overall aim of SEA is to:

- Provide a high level of protection to the environment;
- To integrate environmental considerations into the preparation and adoption of Plans and Programmes;
- To promote sustainable development; and
- To increase public participation in environmental decision-making.

## 1.3: Legislative and Guidelines Context

The European Community Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment was issued in July 2001. This introduced the requirement that SEA be carried out on plans and programmes, including those of land use planning. Article 1 of the SEA Directive states:

*'The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment'.*

The SEA Directive was transposed into Irish Law in 2004 coming into effect on the 21<sup>st</sup> July 2004, through the following Regulations:

European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, S.I. No. 435 of 2004, and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 of 2004.

DoCELG SEA Circular PSSP/6 2011<sup>1</sup> gave notice that these were amended by:

European Communities (Environmental Assessment of Certain Plans and Programmes)(Amendment) Regulations, 2011, S.I. No. 200 of 2011; and European Communities (Strategic Environmental Assessment) Regulations, 2001, S.I. No. 201 of 2011.

This Review will also have regard to other relevant SEA documentation such as;

Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities, published by the Department of the Environment, Heritage and Local Government (2004) and, Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland – Synthesis Report, published by the EPA (2003).

These documents together with the above legislation have been used to guide this environmental assessment process. It may also be noted that the EPA *SEA Process Draft Checklist* (2008) has been used in the SEA process.

#### **1.4: SEA Statement**

With the adoption of the Shannon Town & Environs Local Area Plan 2012-2018, this Environmental Statement was prepared identifying how environmental considerations have been integrated into the Local Area Plan, making reference to submissions received or details of consultations, the reasons for choosing the Plan in light of other reasonable alternatives dealt with, and giving details of proposed monitoring procedures of the significant environmental effects of implementing the Local Area Plan.

Under Section 14I of the Planning and Development (SEA) Regulations 2004 (S.I. No. 436) (as amended) an Environmental Statement must be available summarising:

- (a) how environmental considerations have been integrated into the plan,
- (b) how
  - (i) the environmental report prepared pursuant to article 14B,
  - (ii) submissions and observations made to the planning authority in response to a notice under section 20(3) of the Act, and
  - (iii) any consultations under article 14F, have been taken into account during the preparation of the plan,
- (c) the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with, and
- (d) the measures decided upon to monitor, in accordance with Article 14J, the significant environmental effects of implementation of the plan.

## **Section 2: Environmental Report, Submissions, Observations and Consultations**

### **2.1: Introduction**

Pursuant to Part II, Section 20 of the Planning and Development Act 2000 (as amended) Clare County Council on 22<sup>nd</sup> July 2011 gave notice that it intended to prepare the Shannon Town & Environs LAP 2012-2018. Furthermore, pursuant to Article 14B of the Planning and Development (SEA) Regulations 2004 (as amended) and Articles 6(3) and (4) of the Habitats Directive, Clare County Council also proposed to carry out a Strategic Environmental Assessment (SEA) and Habitats Directive Assessment (HDA) respectively, as part of and in tandem with the preparation of the Shannon Town & Environs LAP 2012-2018.

Article 14B of the Planning and Development (SEA) Regulations 2004 (S.I No. 436 of 2004) (as amended by S.I. No. 201 of 2011) requires the preparation of an SEA Environmental Report where the population of the area of a Local Area Plan is 5,000 persons or more or where that area covered by the Local Area Plan is greater than 50 square kilometers. Thus, the above mentioned Regulations require that SEA forms a mandatory part of the preparation of the Shannon Town & Environs LAP 2012-2018 (therefore screening was not required).

Article 14C of the Planning and Development (SEA) Regulations 2004 (S.I No. 436 of 2004)(as amended) requires the Planning Authority, prior to giving notice under Section 20(3) of the Act, to give notice in accordance with sub-article (2) to the Statutory Environmental Authorities, specified in article 13A(4), as appropriate:

- the Environmental Protection Agency,
- Minister for Environment, Community and Local Government
- Minister for Agriculture, Marine and Food
- Minister for Communications, Energy and Natural Resources, and
- Minister for Arts, Heritage and the Gaeltacht,
- Any adjoining planning authorities whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

### **2.2: Timeframe – Review Process and Consultation**

Table 2.1 outlines the timetable of the Plan Review, Strategic Environmental Assessment and Habitats Directive Assessment processes. The Natura Impact Report was prepared as a separate document even though it was carried out in parallel with the Plan Review and SEA process.

**Table 2.1: An Outline of the Integrated Shannon Town & Environs LAP 2012-2018 Review, the SEA and HDA Processes, Consultation and Timeframe**

<b>Shannon Town &amp; Environs LAP 2012-2018</b>	<b>SEA (&amp; HDA)</b>
Commence preparation of ST&E LAP Pre Draft Consultation Period <b>22<sup>nd</sup> July 2011 – 19<sup>th</sup> August 2011</b>	Commence preparation of ST&E LAP SEA Scoping Process Pre Draft Consultation Period <b>15<sup>th</sup> July 2011 – 15<sup>th</sup> August 2011</b>
Consideration of pre-draft submissions taking into account environmental SEA/HDA comments – drafting of Plan, SEA & HDA <b>15<sup>th</sup> August 2011 to 12<sup>th</sup> December 2011</b>	
Public Display of Draft ST&E LAP and consultation period <b>12<sup>th</sup> December 2011 to 1<sup>st</sup> February 2012 (inclusive)</b>	Public Display of Environmental Report & HDA and consultation period <b>12<sup>th</sup> December 2011 to 1<sup>st</sup> February 2012 (inclusive)</b>
Manager’s Report on Submissions received to preliminary Draft LAP, SEA & HDA (for Elected Members) <b>9<sup>th</sup> March 2012</b>	
Consideration of Managers Report by Elected Members (resolve to alter or make, amend or revoke draft ST&E LAP, ER and HDA) <b>17<sup>th</sup> April 2012</b>	
	Determination of Requirement for SEA/HDA in accordance with S.20 (3)g of the Planning & Development Act (within 2 weeks of resolution) <sup>1</sup> <b>30<sup>th</sup> April 2012 (Ad. under para. (e))</b>
Public Display of Amendments to ST&E LAP and consultation period <b>15<sup>th</sup> June 2012 – 13<sup>th</sup> July 2012</b>	Public Display of Amendments to Environmental Reports and consultation period <b>15<sup>th</sup> June 2012 – 13<sup>th</sup> July 2012</b>
Submission of Manager’s Report to Members on submissions on the proposed material alterations to the Draft ST&E LAP, ER & HDA <b>7<sup>th</sup> August 2012<sup>2</sup></b>	
Consideration of Managers Report by Elected Members (resolve to make, amend or revoke draft ST&E LAP, ER and HDA) <b>10<sup>th</sup> Sept 2012</b>	
Shannon Town & Environs Local Area Plan 2012-2018, SEA (ER & Statement) & HDA comes into effect 4 weeks after adoption <b>8<sup>th</sup> Oct 2012</b>	
Note <sup>1</sup> – The Planning & Development Act 2010 allows for Manager to allocate an additional discretionary time period to allow for the carrying out of SEA/AA in respect of any proposed material alterations to the Draft LAP.	

## 2.3: Consultation during the SEA Process

### Planning Authority Team

A multi-disciplinary team was established in order to prepare a consistent Plan, SEA and HDA and to examine the significant environmental impacts which may result from the implementation of the Plan. Consultations were ongoing with a number of internal Departments within Clare County Council, including; Environment, Community AND Enterprise, Infrastructure, and Water Services. This enhanced the identification of environmental issues. The SEA Environmental Report, Non Technical Summary, the Shannon Town & Environs LAP 2012-2018 and the Natura Impact Report were compiled by the Planning and Enterprise Department of Clare County Council.

### Consultation

Article 13A(4)(a) of the SEA Regulations 2004 (as amended) requires that the following prescribed Environmental Authorities be consulted:

**Environmental Protection Agency (EPA).**

**Minister for the Environment, Community & Local Government (DoECLG)**

Where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment, the **Minister for Agriculture, Marine and Food** and the **Minister for Communications, Energy and Natural Resources**.

Where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the **Minister for Arts, Heritage and Gaeltacht Affairs**.

**Any adjoining planning authority** whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation, or local area plan.

As part of this SEA process, the above mentioned statutory Environmental Authorities and other Authorities were consulted at the Scoping/Pre-draft, Draft Plan and the proposed alterations stages of the review process. In addition to statutory consultation and to ensure transparency and an opportunity for all interested parties to participate in the process from the offset, the Elected Members, prescribed non-statutory bodies, other interested parties, neighbouring Local Authorities, stakeholders and the general public were invited to submit comments or observations within the set periods throughout the Plan review/preparation process. Cognisance of transboundary environmental issues in the Plan area were noted and as such consultation with neighbouring local authorities was undertaken throughout the plan process.

All submissions received from the statutory environmental authorities in relation to previous development plans and local area plans relating to County Clare as well as those received at Draft Scoping stage, Scoping Stage, Pre-draft, Draft Stage and material alteration stages for the Shannon Town & Environs LAP 2012-2018 were collated, considered and incorporated where necessary as part of the overall SEA process and throughout the Environmental Report.

The final Plan, SEA Environmental Report, SEA Non Technical Summary, and NIR provide a chronological account of the consultation undertaken and submissions received throughout the Plan and environmental assessment review/preparation process. This SEA Statement consolidates this information.

## **Section 3: Integration of Environmental Considerations into the Shannon Town & Environs Local Area Plan 2012-2018**

### **3.1: Pre draft Plan/SEA Scoping Stage**

There has previously been no Local Area Plan for the Shannon Area, with Shannon being part of the South Clare Local Area Plan 2009-2015.

However, in light of Shannon's strategic regional importance, together with a significant population and employment base, this has necessitated that Shannon Town be subject to its own local area plan and is therefore separated from the current South Clare Local Area Plan 2012-2018, which deals with the other settlements in the South Clare area excluding Shannon Town and Environs

In accordance with Section 19(1)(b) of the Planning and Development Act 2000 (as amended), Shannon Town & Environs Local Area Plan 2012-2018 is being made in respect of an area which:

- is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census;
- has a population in excess of 5,000; and
- is situated within the functional area of a planning authority which is a county council.

Also, the Clare County Development Plan 2011-2017 contains the objective CDP 21.2 - Shannon and Environs:

It is an objective of Clare County Council:

'to prepare and implement a Local Area Plan for Shannon & Environs, within the lifetime of the development Plan'.

On 22<sup>nd</sup> July 2011 Clare County Council proposed to commence the preparation of a new Draft Shannon Town & Environs Local Area Plan 2012-2018.

In accordance with Part II Section 20(1) of the Planning and Development Act 2000 (as amended), pre-draft submissions on Shannon Town & Environs Local Area Plan were invited (between 22<sup>nd</sup> July 2011 and 19<sup>th</sup> August 2011) and taken into account in the preparation of the new Draft Shannon Town & Environs Local Area Plan 2012-2018.

Pursuant to Article 14B of the Planning and Development (SEA) Regulations 2004 (as amended) and Article 6(3) and 6(4) of the Habitats Directive, Clare County Council also proposed to carry out a Strategic Environmental Assessment (SEA) and Habitats Directive Assessment (HDA) respectively, as part of and in tandem with the preparation of the Shannon Town & Environs Local Area Plan 2012-2018.

Article 14B of the Planning and Development (SEA) Regulations 2004 (S.I No. 436 of 2004) (as amended by S.I. No. 201 of 2011) requires the preparation of an SEA Environmental Report where the population of the area of a Local Area Plan is 5,000 persons or more or where that area covered by the Local Area Plan is greater than 50 square kilometers. Thus, the above mentioned Regulations require that SEA forms a

### **Section 3: Integration of Environmental Considerations into the ST&E LAP 2012-2018**

mandatory part of the preparation of the ST&E LAP 2012-2018 (therefore screening was not required).

Pursuant to the requirements of Article 14C(2) of the Planning and Development (SEA) Regulations 2004 (S.I. No. 436 of 2004) (as amended), as part of the preparation of the Shannon Town & Environs Local Area Plan 2012-2018, the Planning Authority prepared a SEA Environmental Report of the likely significant effects on the environment of implementing the Plan.

A letter was sent to the statutory Environmental Authorities (dated 15<sup>th</sup> July 2011 - see appendix C of the Environmental Report) noting the intention to carry out SEA and requesting submissions or observations in relation to the scope and detail of the environmental assessment and subsequent report within a period of 4 weeks from the date of notice, i.e. from 15<sup>th</sup> July 2011 to 15<sup>th</sup> August 2011.

The SEA Environmental Report identified, evaluated and described the likely significant effects on the environment of implementing the ST&E LAP 2012-2018 thus ensuring that environmental factors were taken into consideration at the earliest stage of the Plan development, and kept to the forefront at each stage of the Plan's preparation. The SEA Environmental Report was prepared in tandem with the progression of the Shannon Town & Environs Local Area Plan 2012-2018. The Habitats Directive Assessment although also carried out in parallel with the preparation of the Local Area Plan and the SEA, was prepared as a separate document.

Article 14C of the Planning and Development (SEA) Regulations 2004 (S.I. No. 436 of 2004)(as amended) requires the Planning Authority, prior to giving notice under Section 20(3) of the Act, to give notice in accordance with sub-article (2) to the Statutory Environmental Authorities, namely:

- the Environmental Protection Agency,
- Minister for Environment, Community and Local Government
- Minister for Agriculture, Marine and Food
- Minister for Communications, Energy and Natural Resources, and
- Minister for Arts, Heritage and the Gaeltacht,
- Adjoining planning authorities, that:
  - a) as part of the preparation or amendment of the local area plan, the planning authority will prepare an Environmental Report of the likely significant effects on the environment of implementing the plan or amended plan,
  - b) state that the Environmental Report is required to include the information that may reasonably be required, taking into account–
    - current knowledge and methods of assessment,
    - the contents and level of detail in the plan or amended plan,
    - the stage of the plan or amended plan in the decision-making process,
    - the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment, and
  - c) indicate that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report may be made to the planning authority within a specified period which shall be not less than 4 weeks from the date of the notice.

### **Section 3: Integration of Environmental Considerations into the ST&E LAP 2012-2018**

However, noting that Circular PSSP/6 2011 (dated 26<sup>th</sup> July 2011) was issued after the date of correspondence with the Statutory Environmental Authorities (15<sup>th</sup> July 2011), cognisance was taken at the time to the existing 2004 Regulations and notice given to:

- Environmental Protection Agency,
- The Minister for Communications, Marine and Natural Resources.
- Development Applications Unit at the Department of Arts, Heritage & the Gaeltacht.

Two SEA scoping submissions were received between 15<sup>th</sup> July 2011 and 15<sup>th</sup> August 2011. Table 3.1 summarises the submissions received and their incorporation into the Plan review process. 46 ST&E LAP 2012-2018 pre-draft submissions were received between 22<sup>nd</sup> July, 2011 and 19<sup>th</sup> August, 2011. These submissions are summarised in Table 3.2. Three submissions were received outside the statutory timeframe.

**Table 3.1: Pre-draft Submission on the Scope and detail of the Environmental Report for the Shannon and Environs Local Area Plan 2012-2018**

(Received between 15<sup>th</sup> July -15<sup>th</sup> August 2011)

Summary	SEA Comment
<b>Environmental Protection Agency</b>	
<b>Department of Arts, Heritage &amp; Gaeltacht – DAU</b>	
<p><b>Archeology</b>                      The inclusion of detailed commitment to protect archaeological heritage is recommended, including.</p> <ul style="list-style-type: none"> <li>• General policies relating to the archaeological heritage - 'The council will protect the archaeological heritage from damage, including any hitherto unrecorded sites.'</li> <li>• Specific objectives relating to Recorded Monuments and any other archaeological features: 'It should be an objective of the Planning Authority to secure the preservation in-situ of, or preservation by record of: The archaeological monuments included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994, Any sites and features of historical and archaeological interest, Any subsurface archaeological features that may be discovered during the course of infrastructural/development works in the operational area of the Local Area Plan'</li> </ul>	It is considered that objectives relating to Archaeological Heritage are adequately addressed in the Clare County Development Plan 2011-2047; the 'parent document' to the ST&E LAP.
<ul style="list-style-type: none"> <li>• Where a proposed development (excluding individual residential home units) includes a monument or site included in the Record Monument and Places within the landholding we recommend that:                             <ul style="list-style-type: none"> <li>○ 'The developer shall commission an archaeological assessment (see below) to establish the extent of archaeological material associated with the monument or site. This assessment shall also define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site.</li> <li>○ The area of the monument and buffer should not be included as part of the open space requirement demanded of a specific development but should be additional to the required open spaces'</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>• Should a monument or place included in the Record of Monument and Places lie within the open space requirement for a development, a conservation plan for that monument should be requested as part of the landscape plan for that proposed open space.</li> </ul>	
<ul style="list-style-type: none"> <li>• Should a monument or site included in the Record of Monument and Places be incorporated into a development the monument and attendant buffer area should be ceded to Local Authority Ownership once the development and associated landscaping works are complete so that the future protection of the monument can be assured.</li> </ul>	
<p><b>Archaeological monuments within areas zoned for future development</b></p> <ul style="list-style-type: none"> <li>• The location of the archaeological features should be clearly indicated in the Local Area Plan</li> </ul>	Map 4.8.1 outlines the

**Section 3: Integration of Environmental Considerations into the ST&E LAP 2012-2018**

<b>Summary</b>	<b>SEA Comment</b>
	cultural heritage of the plan area
<ul style="list-style-type: none"> <li>When making provision for the zoning of lands, due regard should be given to the specific objectives relating to Recorded Monuments and any other archaeological features</li> </ul>	Noted
<ul style="list-style-type: none"> <li>The Council should be aware of the stated policy of the DoEHLG with regard to the preservation in-situ of archaeological remains: "There should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage. Preservation in-situ must always be the first option to be considered rather than preservation by record in order to allow development to proceed, and preservation in-situ must also be presumed to be the preferred option."</li> </ul>	Noted
<p><b>Archeological Assessment</b></p> <p>Developments subject to archaeological assessment in accordance with DoEHLG include:</p> <ul style="list-style-type: none"> <li>Those developments located at or close to an archaeological monument or site, those that are extensive in terms of area (1/2 hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement</li> </ul>	Noted
<ul style="list-style-type: none"> <li>The archaeological heritage includes National Monuments in the care of the State, archaeological and architectural monuments and sites in the Record of Monuments and Places and the Register of Historic Monuments, zones of archaeological potential in Historic Towns; the underwater archaeological heritage, including Historic Wrecks; unknown and unrecorded archaeological sites (including subsurface elements with no visible surface remains); potential sites located in the vicinity of large complexes of site or monuments, present or former wetlands, unenclosed land, rivers or lakes, or the inter-tidal zone.</li> </ul>	Noted
<p><b>Nature Conservation</b></p> <ul style="list-style-type: none"> <li>AA (including screening) under Art 6(3) of the Habitats Directive is specifically intended to determine the likely significant effects on Natura 2000 sites in view of their conservation objectives, and to ensure that no plan/ project that would have adverse effects on the integrity of a Natura 2000 site is approved or adopted (unless in exceptional circumstances where the requirements of Article 6(4) of the Habitats Directive can be met). AA does not deal with all significant ecological issues of relevance to proper planning and sustainable development, nor does it address all legal requirements in relation to the conservation and protection of ecological sites, habitats and species.</li> </ul>	Noted
<p><b>Key ecological issues</b></p> <ul style="list-style-type: none"> <li>The plan area contains the following sites, habitats and species of international to local importance for biodiversity and nature conservation. These should be taken into account in preparing the new plan, and in undertaking its associated environmental assessments. Objectives to conserve and protect the above should be included in the new plan - Natura 2000 sites, including Lower River Shannon (cSAC) (site code 002165) and River Shannon and River Fergus Estuaries Special Protection Areas (SPA) (site code 004077).</li> </ul>	The HDA and SEA have both considered these sites and those within a 15km radius of the plan area in the environmental assessment of the plan area
<p>Certain species of flora and fauna, and their key habitats (i.e. breeding sites and resting places), which are strictly protected under national wildlife legislation wherever they occur, whether inside or outside the above sites</p>	
<ul style="list-style-type: none"> <li>'Protected species and natural habitats' as defined in the European Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008, including: Birds Directive – Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur), Habitats Directive – Annex I habitats, Annex II species and their habitats, and Annex IV species and their breeding sites and resting places (wherever they occur), Stepping stones and ecological corridors including nature conservation</li> </ul>	

**Section 3: Integration of Environmental Considerations into the ST&E LAP 2012-2018**

<b>Summary</b>	<b>SEA Comment</b>
sites (other than Natura 2000 sites), habitat areas and species locations covered by Article 101 of the Habitats Directive.	
<ul style="list-style-type: none"> <li>As site boundaries of nature conservation sites may be subject to change, the Council is advised to ensure that the most up-to-date boundaries available from the NPWS website are included in the plan, and its AA and SEA Environmental Report at each stage of the plan preparation process.</li> </ul>	Noted
<p><b>SEA</b></p> <ul style="list-style-type: none"> <li>Biodiversity, Flora and Fauna section of the SEA should be undertaken by or in conjunction with a suitably qualified ecologist, and in conjunction with the appropriate assessment to ensure full integration of biodiversity issues and concerns, particularly in relation to nature conservation sites, rare and protected species, habitats that are rare or of high ecological value, and Art 10 of the Habitats Directive</li> </ul>	Noted
<ul style="list-style-type: none"> <li>For biodiversity, flora and fauna, the scope of the SEA should include:               <ul style="list-style-type: none"> <li>All sites with nature conservation designations</li> <li>Available information on habitats, including the Council’s habitat mapping for the plan area, results of habitat surveys (including NPWS datasets on habitats/habitat complexes), and habitat indicator mapping</li> <li>Available information on rare and protected species and their habitats</li> <li>All watercourses, surface water bodies and associated wetlands, including flood risk areas</li> <li>Other sites of high biodiversity value or ecological importance</li> <li>Local biodiversity areas, including those identified as a result of the Council’s Heritage Plan or Biodiversity Plan actions or projects</li> <li>Ecological networks and corridors and stepping stones</li> </ul> </li> </ul>	Noted
<ul style="list-style-type: none"> <li>In general, no areas should be identified or targeted for development (e.g. through landuse zoning or other strategies) without basic information on the ecological sensitivities of the lands in question, including a habitat map, i.e. the precautionary principle should apply and no areas should be committed to development in the absence of basic ecological information so as to ensure sustainable development and avoid conflicts</li> </ul>	Noted
<ul style="list-style-type: none"> <li>The environmental protection objectives for biodiversity, flora and fauna should integrate with the objectives and obligations of other directives such as the Habitats and Birds Directives, and the WFD, the Wildlife Acts, 1976-2000, and with the aims and objectives of the county’s own Heritage Plan and Biodiversity Plan.</li> </ul>	Noted
<ul style="list-style-type: none"> <li>SEOs should be included for all nature conservation sites (not just Natura 2000 sites), natural habitats, protected species and ecological network listed above</li> </ul>	Noted
<p><b>Architectural Heritage</b></p> <p>It is recommended that the architectural heritage within the operational area of the plan should be identified and included within the scope of the report.</p>	The architectural heritage of the plan area is outlined in Chapter 4.8 and Map 4.8.1
<b>Department of Communications, Energy &amp; Natural Resources</b>	

**Table 3.2: Pre-draft Plan submissions received on the Shannon and Environs Local Area Plan 2012-2018**

(Received between 22<sup>nd</sup> July - 19<sup>th</sup> August 2011)

Sub Ref.	Person / Organisation	Summary of Submission
001(a)	DECLG - Planning System and Spatial Policy Unit	-
001(b)	DECLG - DAU - NPWS Division	-
001(c)	DECLG - DAU - Architectural & Archaeological Heritage	Plan should include objectives regarding architectural heritage, including protected structures.
002	Mid West Regional Authority (MWRA)	Request LAP take into account the key role Shannon & Environs plays as provided for in the MWRPGs, etc general
003	Bernadette Kinsella	Private sites for Housing. Site/building suitable for a Civic Centre & Site for fun/fairs/circus
004	NRA	General
005	Michael Connolly	Req Handball Alley at Cill Chais de-zoned, N19 as it stands is adequate, states that ghost estate at Cluain Airne and further building nearby would destroy the area.
006	John Byrne	Req Green Area at Killian Park be kept as an Amenity Area.
007	Anne Germaine	Req Handball Alley at Cill Chais de-zoned, N19 as it stands is adequate, states that ghost estate at Cluain Airne and further building nearby would destroy the area.
008	Nicole Murphy on behalf of Cluain Airne Residents	Objects to proposed road that will link Corrib Dr to Cluain Airene. Against development at Tullyglass as area is below sea level. Proposed site is adjacent to SAC & SPA, development will increase traffic, noise, etc. Overall requests that a road not be built & requests to dezone 5.29 ac at Glaisse Rinne where affordable houses were meant to be built & return land to a green area.
009	Nicole Murphy	Objects to proposed road that will link Corrib Dr to Cluain Airene. Against development at Tullyglass as area is below sea level. Proposed site is adjacent to SAC & SPA, development will increase traffic, noise, etc. Overall requests that a road not be built & requests to dezone 5.29 ac at Glaisse Rinne where affordable houses were meant to be built & return land to a green area.
010	Pauline & PJ Daly	Objects to proposed road that will link Corrib Dr to Cluain Airene. Against development at Tullyglass as area is below sea level. Proposed site is adjacent to SAC & SPA, development will increase traffic, noise, etc. Overall requests that a road not be built & requests to dezone 5.29 ac at Glaisse Rinne where affordable houses were meant to be built & return land to a green area.
011	Rosemary Power, Secretary, Duchas na Sionna	Duchas carried out a report in 2007 on the physical heritage, identifying well known structures & protected structures. Duchas established the Shannon Wetland Project & maintains interest of green areas in the town.

**Section 3: Integration of Environmental Considerations into the ST&E LAP 2012-2018**

<b>Sub Ref.</b>	<b>Person / Organisation</b>	<b>Summary of Submission</b>
012	Margaret Mulqueen	Land at Cluain Airne be rezoned a green area. Objects to proposed road that will link Corrib Dr to Cluain Airene. Cause disruption to Wildlife.
013	Fergal McCarthy, Margaret McCarthy & John McCarthy	Concerns regarding the proposal to build a road at Cluain Airne, objects to remainder of affordable housing development being built & requests area be dezoned to green area. Concerns for wildlife in the area.
014	Radhard na Coille Concerned Residents Group	Retain Open Space zoning on land adjacent to Radharc na Coille
015	Beatrice and Patrick Keville	Return zoning of Drumgeely Hill to Open Space. Request that submission issued 16/08/11 be replaced with submission sent 17/08/11
016	Cllr. Gerard Flynn	Various zoning issues in Shannon
017	Colm Egan	Dezone land in Cluain Airne
017	Betty Egan	Dezone land in Cluain Airne
019	Dept of Education	Various issues regarding education
020	Pat Madden on behalf of Cul na Greine Residents	Area adjacent to Bothar na Luchra be rezoned from Commercial to Community as surrounding estates more need green areas. Would support opening of road at Sli na Mara to Bothar Mor in the vicinity of The Oakwood to Tullyvarraga Rd.
021	TJ & Mary O'Dwyer	Requests lands at Ard na Greine, Killian Pk & Tullyvarraga Crt be rezoned as Open Space. Road at Ard na Greine is a safety hazard.
022	Fionnuala Riordan	Requests Building works at Handball Alley along with plans to build a link road at Cill Chais be de-zoned.
023	M. Fitzgibbon Builders Ltd	Req lands at De-Beers be zoned for Housing/Health Care/Nursing Home
024	Co-ordination Unit, DCENR	No comments to make
025	Mary Moran	Planning issues on Drumgeely Hill ie parking issues at Larch, Cedar & Maple Houses where occupants presumed parking was for the Apts & Planning was issued for a hotel & student Apts instead. Also centre of Drumgeely Hill req zoning green area to 'Open Space'.
026	Development Planning Partnership LLP (DPP)	Retail Policy, etc
027	Cllr Tony McMahon, Snn Town Co	Req lands at Broofields & Tullyvarraga Hill be designated as 'Community'/'Open Space'
028	Stephen O'Malley	Restore Green & playground on Drumgeely Hill to Community use.
029	Don O'Shea	Restore Green & playground on Drumgeely Hill to Community use.
030	John Woods	Restore Green & playground on Drumgeely Hill to Community use.
031	Derek Barrett	Rezone open space
032	An Taisce	Various issues in Shannon
033	Cllr Tony McMahon, Snn Town Co on behalf of Residents of Tullyvarraga	Req lands at Broofields & Tullyvarraga Hill be designated as 'Community'/'Open Space'

**Section 3: Integration of Environmental Considerations into the ST&E LAP 2012-2018**

Sub Ref.	Person / Organisation	Summary of Submission
	Hill, Brookfields & Oakfields	
034	Simon Clear & Assoc on behalf of STC Developments Ltd	Req retail provision within the TC1Retail Core area. Req the conflict between the strategic rail corridor be resolved. Also req lands identified as SDA be reserved as a strategic land reserve area
035	Cllr Tony McMahon, Snn Town Co on behalf of Residents of Ard na Greine, Killian Pk & Tullyglass Crt	Req these areas be designated 'Community'/'Open Space'
036	Green Party	Various issues regarding Shannon
037	Clare Network of People with Disabilities	Issues regarding accessibility
038	Shannon Local Agenda 21	Issues regarding habitat
039	Irish Council for Aspie and Autistics Networking	Issues regarding people with disabilities
040	Shannon Chamber	Full submission received 5/9/11
041	Mary Grace	Leave Handball alley at Cill Chais as it, objects to the building of link rd between Cluain Airne & Corrib Dr.
042	John Murphy	Objects to proposed road that will link Corrib Dr to Cluain Airne. Req Phase 2 of Housing Dev be dezoned to 'amenity use', req zoning of tourist facility to east of bldg site that the entrance be moved slightly to allow access for walkers, objects to proposed road from Cluain Airne and Tradaree. States Shannon Town needs is a Main St.
043	Paschal Regan	Req zoning at Drumgeely Hill be returned to 'Open Space' & 'Community Use'
044	Michael McKenna	Objects to proposed road that will link Corrib Dr to Cluain Airne.
045	DAA	General re Shannon Airport
046	Federation Trust	F.T. had discussions with residents of Ballycaseymore, Killian Pk & Finnian Pk Residents & commented as follows: removal of trees & natural flow of water of Tullyvarraga Hill toward the estuary has depleted, b) removal of topsoil for the creation of Ballycaseymore est & so many new estates, c) flooding at lwr Tullyvarraga & Ballycaseymore last yr for the first time in 8 yrs, survival of frogs are at risk, d) measures should be taken to allow ditches & biodiversity habitat in Public amenity areas. These wetlands should receive support, etc

### 3.2: Draft Stage

Following the preparation of the “Draft Shannon Town & Environs Local Area Plan 2012-2018” (the Draft LAP), the Draft LAP, together with the SEA Environmental and HDA documents were placed on public display for a period of 6 weeks from 12<sup>th</sup> December, 2011 to 1<sup>st</sup> February, 2012 (inclusive).

The proposal to make a Shannon Town & Environs Local Area Plan 2012-2018 commenced with a notice in the local newspaper and the subsequent commencement of 6 weeks public consultation having regard to the provisions of Section 20(3)(b) of the Planning and Development Acts 2000 to 2010 (as amended). On 12<sup>th</sup> December, 2011, the Planning Authority put on display the proposal to make the Draft Shannon Town & Environs Local Area Plan 2012-2018 (which consisting of three volumes; i.e. the Draft Local Area Plan, Environmental Report and HDA).

Submissions on the Draft ST&E LAP and the Environmental Report were received between 12<sup>th</sup> December, 2011 and 1<sup>st</sup> February, 2012. In all, 51 formal written submissions were received by Clare County Council. Table 3.3 lists the organisations and summarises the submissions or observations that made reference to the SEA Environmental Report. However, all of the submissions were assessed and incorporated into the Plan, Environmental Report and Natura Impact Report, where appropriate. A Manager’s Report was prepared which summarised the issues raised in each of the written submissions received, together with the Manager’s opinion on the issues raised and recommendations in relation to the Draft Local Area Plan, whilst taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area, and any relevant policies or objectives for the time being of the Government or of any Minister of the Government. Environmental considerations were integrated into the Manager’s opinions and recommendations in consultation with the SEA and HDA processes carried out in tandem with the preparation of the Shannon Town & Environs Local Area Plan 2012-2018.

In the majority of cases there were no significant negative environmental effects. However, where there were potential negative, cumulative, etc. impacts these were discussed in the relevant sections of the Environmental Report. Also, recommendations and/or mitigation measures were provided and/or strengthened, with the latter (i.e. mitigations measures) linked to the Clare County Development Plan 2011-2017 objectives.

Table 3.4 lists the Strategic Environmental Objectives and their associated code under each environmental parameter. The results of the assessment are tabulated in Table 3.5 with the following broad scale rating system used to indicate environmental impacts.

-  - Positive Impact – A change which improves the quality of the environment.
-  - Negative impact – A change which reduces or lessens the quality of the environment.
-  - Uncertain – The scale and nature of the impact, either positive or negative cannot be determined at this stage.

When the assessment is ‘blank’ a finding of a ‘Neutral Impact’ (i.e. a change which does not affect the quality of the environment) is assumed.

**Table 3.3: Draft Shannon Town & Environs Local Area Plan Consultation Submissions referencing the SEA Environmental Report**(Received between 12<sup>th</sup> December- 1<sup>st</sup> February 2012)

Submission Summary	SEA consideration
<b>Dept. of Arts, Heritage and the Gaeltacht - Sub No. 001b</b>	
<p><u>SEA Environmental Report</u> The Biodiversity, Flora and Fauna section of the Environmental Report requires some update and the input of an ecologist to correct erroneous references to legislation and other ecological matters. Some examples are set out below:</p>	
<p><i>Page 50</i></p> <ul style="list-style-type: none"> <li>• Habitats Directive – now transposed by the European Communities (Birds and Natural Habitats) Regulations, 2011. This also transposes the Birds Directive.</li> <li>• ARCs – not yet directly applicable to SACs, but do apply to SPAs. In the context of the plan, it may be more appropriate to refer to restrictions on exemptions that would apply for projects in or potentially impacting European sites, including, for example, in the case of advance works, site investigations or trial holes.</li> <li>• In the context of ARCs, the Minister would be the Minister of Arts, Heritage and the Gaeltacht.</li> <li>• The Birds Directive should now be referred to as the codified directive 2009/147/EC.</li> <li>• The Circulars listed refer to various nature conservation matters, particularly appropriate assessment and species licensing, and are not specific to the legislation which was published in September 2011.</li> </ul>	<p>✓ ✓  ✓ ✓ ✓</p>
<p><i>Page 51</i></p> <ul style="list-style-type: none"> <li>• SACs are not selected for the conservation of birds.</li> <li>• The qualifying interests are the conservation interests of the sites; details can be found on the NPWS website. The specific habitat types that are listed should be specific to the site in question in this case.</li> </ul>	<p>✓ ✓</p>
<p><i>Page 54</i></p> <ul style="list-style-type: none"> <li>• Consider changing the heading referring to sites or areas of environmental and ecological protection.</li> </ul>	<p>✓</p>
<p><i>Habitat mapping</i></p>	<p>✓</p>

Submission Summary	SEA consideration
<p>It is stated that habitat mapping is available for the plan area. However, it is unclear why the available data were apparently not used in assessing the impacts of the plan and in quantifying and identifying what habitats would be impacted by the land-use zoning proposed, particularly on greenfield sites.</p> <p>Note:</p> <p>This is has been addressed in Chapter 4 Section 4.3.3. Designations and re-addressed in Chapter 7 - Environmental Assessment.</p>	
<p><b>Mid-West Regional Authority - Sub No. 002</b></p>	
<p><b>It is noted that the SEA assessment concludes that, subject to the implementation of mitigation measures as set out in the Draft Plan and SEA Environmental Report, the development of Shannon Town and Environs will not impact negatively on the environment.</b></p> <p><u>NOTE</u></p> <p>Finally, I note the comments in respect of the SEA which accompany the Draft Plan, specifically that the assessment concludes that, subject to the implementation of mitigation measures as set out in the Draft Plan and SEA Environmental Report, the development of Shannon Town and Environs will not impact negatively on the environment; and that, subject to any future proposed material alterations, the Plan is considered to be consistent with the Mid-West Regional Planning Guidelines 2010-2022</p>	<p>✓</p>
<p><b>EPA – Sub No. 014</b></p>	

Submission Summary	SEA consideration
<p><u>Point 1 – NTS</u></p> <p>There would be merits in providing a brief summary of each of the alternative development scenarios referred to in section 5.0 <i>Alternatives</i> in the context of further explaining Table 5.1 – <i>Assessment of Alternatives</i>. Consideration should be given to expanding on the reasons for selecting the preferred alternative.</p> <p>In section 6.0 – <i>The Assessment</i>, consideration should be given to further strengthening the fourth paragraph to reflect a stronger commitment to not conflict with the policies / objectives of the County Development Plan.</p> <p>In section 6.1 – <i>Cumulative Assessment</i>, there may be merits in providing a brief description of which vulnerabilities were included / assessed in the making of the cumulative sensitivity map.</p> <p>While the current state of the environment is described, you are referred to Schedule 2B(b) of SI No. 436 of 2004, in relation to describing '<i>the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Plan</i>'.</p> <p><u>NOTE:</u></p> <p>See the SEA NTS on the Proposed Material Alterations to the Draft Shannon Local Area Plan 2012-2018 (June 2012) for highlighted details.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<p><u>SEA Point 2 – Chapter 3: Relationship to Other Plans</u></p> <p>Reference is made to the new European Communities (Birds and Natural Habitats) Regulations 2011 which should be referred to and included in section 3.3 Biodiversity, Flora and Fauna.</p> <p>The inclusion of the SIFP is welcomed. There would be merits, however, in providing further detail on the relationship which is envisaged between the SIFP and the Draft Plan, and ensuring that CDP objectives are complied with.</p>	<p>✓</p>

Submission Summary	SEA consideration
<p><u>NOTE:</u></p> <p>Note the new European Communities (Birds and Natural Habitats) Regulations 2011 were referred to and included in section 4.3.3 'Biodiversity, Flora and Fauna - Legislation'. Also, as new legislation and guidelines become available they will be integrated into the Shannon Local Area Plan and associated SEA Environmental Report and Natura Impact Report.</p> <p>The significance of the SIFP is acknowledged. This Strategic Plan is currently in the early stages of preparation. It is envisaged that this document, upon completion, will be incorporated into the Clare County Development Plan 2011-2017 by means of a Variation which will be assessed through the SEA and HDA processes. In this regard, the Shannon Town and Environs Plan, being a local area plan, will be required to be consistent with the SIFP and all objectives within it, when finally adopted.</p> <p>Unfortunately, at this stage, a Draft SIFP and associated environmental assessment report have not yet been prepared, and are unlikely to be prepared prior to the adoption of the subject Plan. Clare County Council is the lead authority on the SIFP thus will work towards the delivery of the CDP objectives. Settlements identified as key urban centres within the regional planning guidelines which have the potential to influence and be influenced by the Plan area have been included in relation to the Shannon LAP review and the associated environmental assessment. Please note Appendix B 'Relevant international, national and other policy documents, strategies and guidance' which tabulates and highlights the relevant legislation and policy documents, ongoing key strategies, plans and programmes, and their interaction with the existing Plan. However, the SEA environmental report will strengthen this issue in the context of assessing the potential influence of / on other Plans/Programmes adjacent to the Plan area.</p> <p>Also, note the SIFP has been incorporated in the ER under Chapter 3 'relationships to other Plans - Material Assets', Chapter 4 'Environmental Baseline - Water, and in the Monitoring table in Chapter 9.</p>	✓
<p><u>SEA Point 3 – Chapter 4: Environmental Baseline</u></p> <p>Under section 4.3 – <i>Biodiversity: Flora and Fauna</i>, consideration should be given to referencing the new Birds and Natural Habitats Regulations 2011.</p> <p>In section 4.5 – <i>Water</i>, it should be ensured that any proposed increase in the level of drinking water from Castle Lake pNHA does not significantly affect the biodiversity value of the site, and should take into account climate change and the</p>	✓

Submission Summary	SEA consideration
<p>risk of pollution to the Lake.</p> <p><u>NOTE:</u></p> <p>Note the new European Communities (Birds and Natural Habitats) Regulations 2011 were referred to and included in section 4.3.3 'Biodiversity, Flora and Fauna - Legislation'. Also, as new legislation and guidelines become available they will be integrated into the Shannon Local Area Plan and associated SEA Environmental Report and Natura Impact Report.</p>	✓
<p><u>SEA Point 4 – Chapter 5: Objectives, Targets and Indicators</u></p> <p>The inclusion of the detailed list of Strategic Environmental Objectives as provided in Table 5.2: <i>Strategic Environmental Objectives</i> is noted.</p>	✓
<p><u>SEA Point 5 – Chapter 7: Environmental Assessment</u></p> <p>There may be merit in referring to other on-going plans in the Shannon area which have the potential to influence and be influenced by the Plan. In particular, the Shannon CFRAMS, Ennis and Kilrush Development Plans and the Shannon Estuary SIFP.</p> <p>It is noted that certain proposals for residential development as detailed in section 7.5.6 recommend that master plans be established to incorporate particular environmental vulnerabilities / sensitivities. It should be ensured that the requirements of EIA, HDA, SEA are incorporated as required.</p> <p><u>NOTE:</u></p> <p>The above mentioned plans which have the potential to influence and be influenced by the Plan have been included in relation to the Shannon LAP review and the associated environmental assessment. Please note Appendix B 'Relevant international, national and other policy documents, strategies and guidance' which tabulates and highlights the relevant legislation and policy documents, ongoing key strategies, plans and programmes, and their interaction with the existing</p>	<p>✓</p> <p>✓</p>

Submission Summary	SEA consideration
Plan. However, the SEA has strengthened their inclusion in the main body of this Environmental Report.	
<p><u>SEA Point 6 – Chapter 8: Mitigation Measures</u></p> <p>It should be ensured that the monitoring plan is robust enough to take into account the number of ongoing plans/programmes within / adjacent to the Plan area and the potential to influence habitats and species during the lifetime of the Plan. Consideration should be given to the following:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The addition of appropriate corrective action thresholds for unauthorised development, illegal waste activity and water pollution incidents not involving oil spills</li> <li><input type="checkbox"/> The inclusion of monitoring frequencies</li> <li><input type="checkbox"/> Monitoring of both positive and negative effects, where they occur. The Monitoring Programme should be flexible to take account of the various stages of the Plan, and be able to deal with cumulative effects. The actual departments responsible for collecting, collating and analysing the data should be identified as soon as possible after the Plan has been adopted.</li> </ul> <p>The Monitoring Programme should include information on how the monitoring will allow unforeseen adverse effects to be identified and responded to as appropriate.</p>	✓
<p><u>SEA Point 7 – Assessment of Environmental Effects</u></p> <p>Whilst it is noted that the assessment of environmental effects has been provided within the Appendices, consideration should be given to incorporating them within the main body of the document to reflect how the preferred alternative has been assessed against the SEO's.</p> <p>Also, clarify how the full range of environmental effects of the implementation of the Plan, as set out in the SEA Directive and Regulations, have been assessed and documented. In particular, reference is made to the potential for cumulative effects in combination with other relevant plans / programmes and projects.</p>	✓  ✓

Submission Summary	SEA consideration
<p><u>Section 1: Development Plan</u> <u>Chapter 1</u></p> <p>There would be merit in section 1.7, under subsection <i>Shannon Estuary Strategic Integrated Framework Plan</i>, to provide a summary of how the Plan proposes to influence and be influenced by the SIFP. Consideration should be given to improving the readability of Table 1.3 –Population targets.</p> <p><u>Manager’s Opinion on chapter 1 comment</u></p> <p>I note the comments made in relation to the Shannon Estuary SIFP. I can advise that this is currently in the early stages of preparation. I concur that the SIFP is a hugely important document which seeks to establish a robust and integrated framework which will facilitate economic growth and promote sustainable environmental management within and adjacent to the Shannon Estuary. It is envisaged that this document, upon completion, will be incorporated into the Clare County Development Plan 2011-2017 by means of a variation. In this regard, the Shannon Town and Environs Plan, being a local area plan, will be required to be consistent with the SIFP and all objectives within it, when finally adopted. At this stage, a draft has not yet been prepared, and is unlikely to be prepared prior to the adoption of the subject Plan. I note however section 1.7 of the Draft Plan which references the SIFP in acknowledgement that it is a key element of the planning framework which will govern the Plan area.</p> <p>In relation to table 1.3, I have previously addressed this issue in submission 1(a) however will restate my comments here for ease of reference. As noted in part C of the subtext to Table 1.3, 1ha of residential zoned land equates to 2ha of low density residential zoned land, except for small villages. This ratio therefore applies to Shannon, as a gateway. 33.35ha represents the total area of land proposed for residential zoning in the Draft Plan. 30.98ha refers to the total area of land proposed for low density residential zoning in the Draft Plan. Accordingly, the figure of 30.98ha, after applying the above ratio, equates to 15.49ha LDR. I would also point out that this tabular format is consistent with other adopted local area plans.</p> <p><u>Chapter 4</u></p> <p>The inclusion of objective 4.1 in section 4.3, providing a commitment to subject the development and expansion of Shannon</p>	<p>All Issues In This section were considered</p>

Submission Summary	SEA consideration
<p>Airport to the requirements of the Habitats Directive Assessment is acknowledged.</p> <p>Objective 4.2, relating to safeguarding and providing appropriate critical service infrastructure , drainage infrastructure etc. is noted.</p> <p><u>Manager’s Opinion on chapter 4 comment</u></p> <p>I note the EPA’s comments in respect of the above.</p> <p><u>Chapter 5</u></p> <p>It should be ensured that the proposed future Shannon rail link and central station will be subject to the requirements of EIA and Habitats Directives where relevant and appropriate.</p> <p><u>Manager’s Opinion on chapter 5 comment</u></p> <p>I can confirm that the proposed future Shannon rail link will be subject to the requirements of EIA and the Habitats Directives where relevant.</p> <p><u>Chapter 9</u></p> <p>The inclusion of specific new objectives in the Plan to protect environmental vulnerabilities / sensitivities within the Shannon Town and Environs area are welcomed and acknowledged, in particular in relation to the protection of biodiversity value of the Shannon Estuary.</p> <p><u>Manager’s Opinion on chapter 9 comment</u></p> <p>I thank the EPA for their positive comments in this regard.</p> <p><u>Chapter 10</u></p>	

Submission Summary	SEA consideration
<p>The inclusion of new objectives associated with increasing tourism are noted. It should be ensured however, that a commitment is provided that the requirements of EIA and Habitats Directives, in particular, are taken into account as relevant.</p> <p><i><u>Manager's Opinion on chapter 10 comment</u></i></p> <p>I note the comment above, and would point to objective 1.1, which requires all planning applications for development within, adjacent to, or likely to impact on Natura 2000 sites, to carry out a Habitats Directive Assessment, in accordance with the Habitats Directive. A number of specific criteria are set out in relation to potential development impacts, in addition to the requirement to demonstrate that any future proposals can be adequately serviced. I believe that this objective, together with similar policies in the parent County Development Plan, together with existing statutory obligations to undertake EIA where relevant, affords satisfactory protection for the environment.</p> <p><u>Chapter 11</u></p> <p>The EPA welcome and acknowledge the chapter on Green Infrastructure. It is recommended that recent EU Guidance on the subject be referenced and integrated as appropriate in the Plan.</p> <p><i><u>Manager's Opinion on chapter 11 comment</u></i></p> <p>I thank the EPA for their positive comments in respect of the Draft Plan's Green Infrastructure Framework. I note the recent EU guidance referred to and can advise that it will be taken into account in the continued preparation of the Plan and the relevant Green Infrastructure chapter and objectives. In this regard, I recommend that it be referenced in chapter 11.</p> <p><u>Chapter 12</u></p> <p>There would be merit in referring in section 12.3.7 <i>Flood Risk and Sea Defences</i> to the Shannon CFRAMS which is undergoing SEA currently, and also describing any coastal zone management plans which have been undertaken or are proposed to be undertaken. Consideration should be given to including an objective to support / promote / continue the</p>	

Submission Summary	SEA consideration
<p>maintenance / management of the sea-wall embankment adjoining the estuary.</p> <p><u>Manager’s Opinion on chapter 12 comment</u></p> <p>I can clarify that the Shannon CFRAMS has been referenced in section 12.3.7 and when this process is concluded, it will provide for the continued maintenance / management of the sea-wall embankment adjoining the estuary. There are currently no coastal zone management plans in place for the Plan area. Having regard to the need to ensure future coastal protection and management, I recommend that an additional objective be included in section 12.3.7 of the Draft Plan stating that the Council will:</p> <p>a) facilitate the maintenance and improvement of the existing seawall embankments as necessary. b) facilitate the implementation of the CFRAMS for Shannon when complete.</p>	
<p><u>Section 3 Integration of Environmental Considerations in the LAP.</u></p> <p><u>1. Water</u></p> <p><u>1.1 Water Framework Directive</u></p> <p>Provision should be made in the Local Area Plan for the incorporation of the specific relevant objectives and measures for individual water bodies set out in the Shannon International River Basin Management Plan (SIRBMP) and associated Programme of Measures (POM). In addition, the Plan should outline the current water quality status and the status to be achieved by 2015 in any receiving waters covered by the Plan.</p> <p><u>Manager’s Opinion on Point 1.1</u></p> <p>The SIRBMP has been appropriately referenced in the SEA Environmental Report of the Draft Shannon Town and Environs Local Area Plan 2012-2018. It is also detailed in the CDP, which is the parent policy document for the County to which the Draft LAP is required to be in compliance.</p> <p><u>1.2 Drinking Water / Water Supply</u></p> <p>The SEA and Plan making processes should address drinking water supply, capacity, leakage and quality in the Plan area through prioritisation of remedial works to be carried out. Future predicted increases in population should be taken into consideration in the context of current drinking water supply and future requirements.</p> <p><u>Manager’s Opinion on Point 1.2</u></p> <p>In relation to drinking water supply, capacity, leakage etc, I consider this matter to be satisfactorily addressed in Objective</p>	<p>All Issues In This section were considered</p>

Submission Summary	SEA consideration
<p>CDP8.4 Water Supply and Objective CDP8.5 Water Conservation of the Clare County Development Plan 2011-2017 (CDP). The CDP is the 'parent' document to the subject Plan and therefore both of those objectives apply to the Shannon Town and Environs Area. With regard to future predicted increases in population, this comment is noted and will be taken into consideration in the plan-making process and in the SEA Environmental Report as appropriate.</p> <p><u>1.3 Waste Water Treatment</u></p> <p>The Plan should include, as appropriate, measures to improve water quality impacted by waste water discharges as identified in the EPA Waste Water Report and the Water Quality in Ireland reports. Where relevant, the potential impacts on habitats and species of ecological importance should be addressed. In addition, measures should be included to ensure that trade effluent in the area covered by the Plan is managed properly and discharged to sewer in accordance with relevant discharge licences where appropriate.</p> <p><u>Manager's Opinion on Point 1.3</u></p> <p>The Regulations and Reports listed above have been appropriately referenced in the SEA Environmental Report of the Draft Shannon Town and Environs Local Area Plan 2012-2018. The provision and maintenance of adequate and appropriate waste water treatment infrastructure is addressed in Objective CDP8.7 'Waste Water Treatment and Disposal' of the Clare County Development Plan 2011-2017 (CDP). The CDP is the 'parent' document to the subject local area plan and therefore CDP8.7 will also apply to the Shannon Town and Environs Plan area.</p> <p><u>1.4 Groundwater Protection</u></p> <p>The Plan should provide for the protection of groundwater resources and associated habitats and species. The Plan should make reference to the requirements of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration, which came into force on the 12th December 2006. Consideration should be given to the promotion of the inclusion of policies and objectives in the Plan for the following:</p> <ul style="list-style-type: none"> <li>- Enforcement of planning conditions related to the installation, operation and maintenance of on-site waste water treatment / septic tank systems.</li> <li>- Connection of all remaining house within town boundaries to the waste water treatment plant.</li> <li>- The development of a waste water leak detection programme. The use of a strategic metering system to aid in leak detection should be considered. Reference is made to the European Communities Environmental Objectives (Groundwater) Regulations 2010.</li> </ul> <p><u>Manager's Opinion on Point 1.4</u></p> <p>The Clare County Development Plan contains policies and objectives to deal with the protection of groundwater resources and associated habitats and species (Section 8.3.1 and Objectives CDP8.1 and CDP8.2) and those policies and objectives</p>	

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<p>apply to the Shannon Town and Environs local area plan area.</p> <p><u>1.5 Water Conservation</u>                      The Plan should include measures to promote conservation of water. In this regard, the development of a Water Conservation Strategy should be considered.</p> <p><i>Manager’s Opinion on Point 1.5</i>                      This is a matter that has been satisfactorily addressed under Objective CDP8.5 of the Clare County Development Plan 2011-2017, which is the ‘parent’ document to the Draft Shannon Town and Environs Local Area Plan 2012-2018.</p> <p><u>1.6 Water Services Act 2007 – Strategic Water Services Plans</u>                      The Plan should include provisions to promote the preparation and implementation of Water Services Plans in accordance with any Regulations likely to be made under Section 35 of the Water Services Act 2007.</p> <p><i>Manager’s Opinion on Point 1.6</i>                      The Clare County Development Plan 2011-2017 (CDP) makes appropriate reference to the Water Services Act 2007 and the CDP applies to the Shannon Town and Environs Local Area Plan area.</p> <p><u>1.7 Flood Prevention and Management</u>                      Consideration should be given to including a commitment to incorporate any recommendations which may be forthcoming upon completion of the Shannon CFRAMS, currently undergoing SEA, as relevant to Shannon Town and Environs. The Plan should promote the development, where appropriate, of adaptation measures to account for the likely increased risk of flooding due to climate change within the Plan area.</p> <p><i>Manager’s Opinion on Point 1.7</i>                      This is a matter that has been integrated into the preparation of the Draft Local Area Plan. Flood risk areas were identified and the zoning on those areas was either removed or altered to reflect the risk associated with potential future development on the sites. Where sites zoned within identified flood risk areas were retained, the Draft Plan ensures that the requirement for detailed flood risk assessment of development proposals is clearly outlined in the text of the Plan as relevant. In addition, the Clare County Development Plan 2011-2017, as the parent policy document, includes policies relating to climate change (CDP9.13) and flood risk management (CDP9.15) to which the local area plan is required to be in compliance. As regards the Shannon CFRAMS, it is unlikely that this study will be completed before the adoption of the Plan, however the findings of this study will inform future reviews / variations of the Plan, where appropriate.</p> <p><u>1.8 Integration of Infrastructure, zoning and development</u>                      Where zoning/rezoning of lands and the introduction of new development is being proposed, the Plan should ensure that the adequacy of the existing water supply and waste water treatment facilities and associated networks are assessed. The</p>	

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<p>potential impact on habitats and species of ecological importance should also be addressed as appropriate, from pressures impacting on water quality and quantity.</p> <p>The impact of Flood Risk likely to be associated with already zoned and undeveloped lands in the Plan area should also be considered in the context of possible rezoning options as appropriate.</p> <p><u>Manager's Opinion on Point 1.8</u></p> <p>The existing water supply and waste water treatment arrangements in the Plan area were assessed and were a key consideration in the preparation of the Draft Plan. Chapter 4 of the SEA Environmental Report details the threats and trends associated with water quality. Flood risk was also assessed and taken into consideration in the preparation of the draft Local Area Plan. In any undeveloped areas where a risk of flooding has been identified, the zoning in those areas has either been removed or altered to ensure that inappropriate development does not take place in these areas. Where sites zoned within identified flood risk areas were retained, the Draft Plan ensures that the requirement for detailed flood risk assessment of development proposals is clearly outlined in the text of the Plan as relevant. In addition, the Clare County Development Plan 2011-2017, as the parent policy document, includes policies relating to climate change (CDP9.13) and flood risk management (CDP9.15) to which the local area plan is required to be in compliance.</p> <p><u>2. Biodiversity</u></p> <p><u>2.1 European Communities (Birds and Natural Habitats Regulations) 2011</u></p> <p>The above should be taken into account in implementing the Plan.</p> <p><u>Manager's Opinion on Point 2.1</u></p> <p>I can confirm that the above document will be taken into account in the implementation of the Plan.</p> <p><u>2.2 EU Protected Habitats and Species in Ireland</u></p> <p>The Plan should include, where relevant, a specific commitment to deliver the requirement of the Habitats Directive (Article 4, Paragraph 4), including the maintenance or restoration of annexed habitats and species within SAC's at a 'favourable conservation status'.</p> <p>Annex 1/Annex II/Annex IV Habitats Directive</p> <p>The Plan should also commit to the protection of SAC's, Annex I habitats and Annex II and IV species and their key habitats which occur within and adjoining the Plan area as per the Habitats Directive and Environmental Liability Directive.</p> <p>Birds Directive</p> <p>The Plan should include a commitment to protect SPA's, Annex 1 bird species and regularly occurring migratory bird species and their habitats. Also, the protection of wetlands and any wetlands of international importance.</p> <p>Appropriate Assessment</p>	

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<p>The Plan should promote the setting up of procedures to ensure compliance with the requirements of Article 6 of the Habitats Directive and should itself be subject to AA. Consideration should be given to the potential for cumulative / incombination effects associated with other relevant plans / programmes / projects prior to approval for development being granted. The Plan should promote the application of the DoEHLG AA Guidelines and relevant EU Guidance.</p> <p>Water Framework Directive Reference is made to the Register of Protected Areas and in particular those relating to biodiversity.</p> <p><u>Manager's Opinion on Point 2.2</u></p> <p>In relation to EU Protected Habitats and Species in the Plan area, I consider that objective 1.1 in the Draft Plan and the existing policies of the parent document – the County Development Plan – will ensure that all requirements of the EU Habitats Directive will be met in the Shannon Town and Environs Local Area Plan 2012-2018. With regard to Annex 1/Annex II/Annex IV Habitats Directive I consider that this issue has been appropriately addressed in the HDA and SEA Reports of the Draft Plan. These matters are also extensively addressed in Chapter 17 Natural Heritage of the Clare County Development Plan 2011-2017. This is the 'parent' document to the subject local area plan and therefore the policies and objectives contained therein apply to the Shannon Town and Environs area. Objective 1.1 of the draft Local Area Plan ensures that consideration will be given to the potential for cumulative / in-combination effects associated with other relevant plans / programmes / projects prior to approval for development being granted.</p> <p><u>2.3 Nationally Designated Habitats and Species</u></p> <p>The EPA recommends that the Plan promotes the protection of NHA's, National Parks, Nature Reserves etc.</p> <p><u>Manager's Opinion on Point 2.3</u></p> <p>In relation to the protection of national designated habitats, species and local biodiversity features, for example NHA's, this issue is addressed in detail in the Chapter 17 of the Clare County Development Plan 2011-2017, in particular in Objectives CDP17.8 through to CDP17.14. The SEA Environmental Report also contains various SEO's to protect nondesignated habitats, species and local biodiversity features including rivers, wetlands, hedgerows, individual trees, streams, grassland, coastal areas etc.</p> <p><u>2.4 Other Biodiversity considerations</u></p> <p>The Plan should promote the inclusion of a policy/objective for phased and coordinated Habitats Mapping (including wetlands) within the Plan area, provision of appropriate buffer zones. The Green Infrastructure section of the Draft Plan is welcomed – it is suggested that the EU Green Infrastructure Guidance be incorporated in the Plan.</p> <p><u>Manager's Opinion on Point 2.4</u></p> <p>It is an objective of Clare County Council to complete the habitats mapping for the County. This is clearly stated in</p>	

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<p>Objective CDP17.8 of the Clare County Development Plan 2011-2017. This objective also applies to the Shannon Town and Environs plan area. The provision of buffer zones will be a consideration at development management stage when future proposals for development in the Plan area are being assessed. I thank the EPA for their positive comments on the Green Infrastructure section of the Draft Plan.</p> <p><u>2.5 Alien Species and Noxious Weeds</u> (also reference to the European Environmental Agency '10 message' publications, Ramsar 'Wise Use of Wetlands')</p> <p>The Plan should promote the implementation of measures to control and manage alien/invasive species and noxious weeds within the Plan area. The EPA refer to the NRA document "<i>Management of Noxious Weeds and Non-Native Plant Species on National Roads</i>".</p> <p><u>Manager's Opinion on Point 2.5</u></p> <p>I note the EPA's comments in relation to the control and management of alien/invasive species and noxious weeds. I consider this matter to be adequately addressed in Objective 17.17 'Invasive Species' of the Clare County Development Plan 2011-2017. The Development Plan is the 'parent' document to the draft Shannon Town and Environs Local Area Plan 2012-2018 and therefore the objectives in the Development Plan apply to the local area plan area. The document "<i>Management of Noxious Weeds and Non-Native Plant Species on National Roads</i>" has been appropriately referenced in the SEA Environmental Report of the subject local area plan. The above referenced documents are referenced in the parent policy document – the Clare County Development Plan 2011-2017.</p> <p><u>3. Air, Noise and Climatic Factors</u></p> <p><u>3.1 Noise</u></p> <p>The EPA recommends that the Plan include reference to and, as appropriate, promote the implementation of the Noise Directive and associated national regulations.</p> <p><u>Manager's Opinion on Point 3.1</u></p> <p>I note the EPA's comments in relation to noise and the Noise Directive. I consider this matter to be adequately addressed in Section 9.3.2.1 'Noise Pollution' and associated Objective CDP9.9 'Noise Pollution' of the Clare County Development Plan 2011-2017. The Development Plan is the 'parent' document to the draft Shannon Town and Environs Local Area Plan 2012-2018 and therefore the objectives in the Development Plan apply to the local area plan area. The Noise Directive has also been appropriately referenced in the SEA Environment Report on the subject local area plan.</p> <p><u>3.2 Air and Climatic Factors</u></p> <p>The Plan should promote the integration of the implementation of Climate Change at a regional and local level in land use</p>	

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<p>planning within the Plan area. In particular the Plan should refer to "Ireland's National Climate Strategy 2007-2012" and the recent 'Air Quality in Ireland 2010'.</p> <p><u>Manager's Opinion on Point 3.2</u></p> <p>I note the EPA's comments in relation to climate change. I consider this matter to be adequately addressed in Section 9.3.4 and associated Objective 9.13 'Climate Change' of the Clare County Development Plan 2011-2017. The Development Plan is the 'parent' document to the draft Shannon Town and Environs Local Area Plan 2012-2018 and therefore the objectives in the Development Plan apply to the local area plan area. Climate change has also been addressed in the SEA Environmental Report and the document "Ireland's National Climate Strategy 2007-2012" has been appropriately referenced therein.</p> <p><u>4. Energy Conservation / Renewable Energy</u></p> <p>Consideration should be given in the Plan to the inclusion of an objective in relation to the preparation and implementation of an 'Energy Conservation Strategy' and associated awareness campaign within the Plan area.</p> <p><u>Manager's Opinion on Point 4</u></p> <p>I consider that chapter 8 – A Low Carbon Strategy – adequately deals with this issue in respect of the Plan area. This is also supplemented by detailed policies in the County Development Plan in chapter 10 which, as the parent policy document, the local area plan is required to be consistent.</p> <p><u>5. Landscape Character Assessment</u></p> <p>The Plan should promote the protection of designated scenic landscapes, scenic views, scenic routes and landscape features, and should take account of the landscape character adjoining the Plan area. The EPA recommends that consideration should be given to promoting the requirement for a 'Visual Impact Assessment' for proposed developments that have the potential to impact adversely on significant landscape features within the Plan area. The Plan should also promote the recognition of visual linkages between established landmarks and landscape features and views which should be taken into account when land is being zoned and when development proposals are being assessed.</p> <p><u>Manager's Opinion on Point 5</u></p> <p>I note the EPA's comments in relation to the promotion of the requirement for Visual Impact Assessments where developments have the potential to impact on significant landscape features. I consider this matter to be adequately addressed in Section 16.4.5 of the Clare County Development Plan 2011-2017. The Development Plan is the 'parent' document to the draft Local Area Plan 2012-2018 and therefore the objectives in the Development Plan apply to the subject local area plan. In relation to visual linkages between landmarks and landscape features and views, Clare County Council recognises the importance of this issue. The Landscape Character Assessment carried out in County Clare takes account of</p>	

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<p>the importance of views to and from difference landscapes and seascapes. The Clare County Development Plan contains an objective promoting the use of the Landscape Character Assessment in the management, enhancement and promotion of landscapes in the County (Objective CDP16.1). Furthermore, the County Development Plan contains an objective to ensure that development proposals in areas that are identified as scenic routes take account of their impact on the important views (CDP Objective 16.6). Given that the Clare County Development Plan 2011-2017 is the 'parent' document to the draft Shannon Town and Environs Local Area Plan 2012-2018, these objectives also apply to the subject Plan area. In relation to the consideration of visual links in the assessment of individual planning applications, I would like to give assurance that this matter is always to the fore in the assessment of planning applications in the Shannon Town and Environs area. Any proposed development will be required to integrate into the existing townscape and have regard to the nature and character of the existing settlement as part of the Development Management process.</p> <p><u>6. Human Health / Quality of Life</u></p> <p>The Plan should ensure provision of adequate and appropriate infrastructure and to serve both the existing community and likely future predicted increases in population within the Plan area. Reference is also made to the potential for applying quality of life indices.</p> <p><i>Manager's Opinion on Point 6</i></p> <p>I consider that the above issues as they pertain to the Plan area have been adequately addressed in the accompanying SEA.</p> <p><u>7. Transportation</u></p> <p>The proposal for a walking/cycling strategy is welcomed. It is stated that this should not conflict with the overall conservation objectives of adjoining Natura 2000 sites.</p> <p><i>Manager's Opinion on Point 7</i></p> <p>I note the EPA's comments in this regard and I consider that the HDA process will ensure that the walking / cycling strategy is implemented taking full account of all environmental constraints within the Plan area, including the existing Natura 2000 sites. Objective 1.1 of the Draft Plan makes provision for the same.</p> <p><u>8. Tourism</u></p> <p>The Plan should promote appropriate long term sustainable planning for tourism in Shannon. There may be merits in considering the promotion of the preparation of an Integrated Sustainable Regional Tourism Strategy for the region in associated with adjacent local authorities.</p> <p><i>Manager's Opinion on Point 8</i></p> <p>I acknowledge the issues raised in relation to Tourism in the Shannon Town and Environs area. I consider that Chapter 12</p>	

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<p>(Tourism) of the Clare County Development Plan 2011-2017, which addresses tourism development at both County and Sub-County level, suitably addresses these issues and plans for the future of the tourism industry in Shannon Town and Environs.</p> <p><u>9. Infrastructure Planning</u>                      The EPA consider that the Plan should promote the provision of adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. on a planned and phased basis to address any current problems and/or deficits and to reflect predicted increases in population during the life of the Plan. The Plan should promote the development of traffic management measures to reduce the potential for traffic congestion and associated vehicular emissions. In particular, the preparation of Integrated Traffic Management Plans for existing areas and proposed new urban developments. They should address the short, medium and long term traffic management requirements within the Plan area.</p> <p><u>Manager's Opinion on Point 9</u>                      Clare County Council fully supports sustainable infrastructure planning in all settlements and communities. Adherence to government guidelines will enable the sustainable provision of adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. without adversely impacting the environment. The Shannon Town and Environs LAP process, including the SEA Environment Report, has taken cognisance of seasonal traffic related pressures in determining zonings in individual settlements. Integrated Traffic Management Plans will be encouraged where appropriate.</p> <p><u>10. Waste Management</u>                      The Plan should promote the integration of land use zoning and development to existing and planned availability of waste infrastructure and capacity. Priority should be given to the provision of adequate and appropriate waste related infrastructure in advance of development.</p> <p><u>Manager's Opinion on Point 10</u>                      The LAP process, including the SEA, has taken cognisance of existing and planned availability of waste infrastructure and capacity.</p> <p><u>11. Environmental Impact Assessment</u>                      The Plan should highlight the fact that under EIA and Planning and Development Regulations certain projects that may arise during the implementation of the Plan may require an Environmental Impact Assessment. There are also requirements with regard to EIA for sub-threshold development. Projects should also be screened with respect to Habitats Directive/Appropriate Assessment.</p>	

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<p><u>Manager's Opinion on Point 11</u> I note the comments of the EPA in relation to Environmental Impact Assessment. This issue is addressed in Section 17.3.5 and Appendix 1, Section A1.4 of the Clare County Development Plan 2011-2017 and, given that the CDP is the 'parent' document to the draft Shannon Town and Environs Local Area Plan 2012-2018, I consider that this issue is satisfactorily addressed. In relation to screening for Habitats Directive/Appropriate Assessment, this matter is addressed in detail in Chapter 17 (Natural Heritage) of the Clare County Development Plan 2011-2017.</p> <p><u>12. Strategic Environmental Assessment</u> Consideration should be given to the inclusion of a specific commitment in the Plan to ensure full compliance with the requirements of <i>Directive 2011/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment</i> – the SEA Directive and the associated Planning and Development (Strategic Environment Assessment) Regulations 2004, as amended by S.I. No. 200 and S.I. No. 201 of 2011. The EPA also refers to the DoECLG Circular (PSSP 6/2011) in relation to "<i>Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment</i>" which should also be integrated into the Plan. The EPA reminds Clare County Council that they need to be cognisant of their responsibilities with respect to the SEA Directive and related SEA Regulations.</p> <p><u>Manager's Opinion on Point 12</u> The SEA Environmental Report (Volume 2) is in full compliance with the Directives and regulations listed above.</p> <p><u>13. Obligations with Respect to National Plans and Policies and EU Environmental Legislation</u> The Plan should refer to Clare County Council's responsibilities and obligations in accordance with all national and EU environmental legislation.</p> <p><u>Manager's Opinion on Point 13</u> Clare County Council is fully aware of its obligations and responsibilities with regard to national and EU environmental legislation. These responsibilities and obligations are dealt with in detail in the Clare County Development Plan 2011-2017 (CDP). Given that the CDP is the 'parent' document to the Draft Shannon Town and Environs Local Area Plan 2012-2018, I do not consider it necessary to reiterate those points in the local area plan.</p> <p><u>Manager's Recommendation</u> In light of the comments made by the EPA in their submission, and my consideration and discussion of those issues above, I recommend that the following amendments be made to the Draft Shannon Town and Environs Local Area Plan 2012-2018: I recommend that the recent EU Guidance '<i>Green Infrastructure and Territorial Cohesion</i>' be referenced in chapter 11. I</p>	

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<p>recommend that an additional objective be included as part (b) and (c) in section 12.3.7 Objective 12.7 of the Draft Plan stating that the Council will: B) facilitate the maintenance and improvement of the existing seawall embankments as necessary. C) facilitate the implementation of the CFRAMS for Shannon when complete. I also recommend that the associated SEA Environmental Report (and Non- Technical Summary) be amended accordingly, taking account of the comments made in the Manager’s Opinion above</p>	

**Table 3.4 – SEA Strategic Environmental Objectives for the Draft ST LAP 2012-2018 in March 2012**

Parameter	Strategic Environmental Objective
<b>Population</b> 	<b>P1</b> – Protect, enhance and improve people’s quality of life based on high quality residential, community, working and recreational environments and on sustainable travel patterns.
	<b>P2</b> – To protect human health from hazards or nuisances arising from exposure to incompatible land uses/developments
	<b>P3</b> – Implementation and enforcement of the County Litter Management Plan 2009-2012 and any subsequent plans.
	<b>P4</b> – Adhere to the County Emergency Plan and other objectives of relevance to human health.
	<b>P5</b> – Provision of green spaces for amenity
<b>Biodiversity</b> 	<b>B1</b> – Conserve and protect, or maintain and restore Natura 2000 sites and the Natura 2000 Network designated under Art. 6 of the Habitats Directive
	<b>B2</b> – Conserve and protect other sites of nature conservation including NHAs, pNHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries.
	<b>B3</b> – Protect, conserve and avoid loss of diversity and integrity of the broad range of habitats, species and wildlife corridors (non-designated sites) within the Shannon Plan area.
	<b>B4</b> – Conserve and protect annexed and other protected species
	<b>B5</b> – Protect the inland aquatic environment.
	<b>B6</b> – Protect habitats (terrestrial and aquatic) from invasive species.
	<b>B7</b> – Conservation of Wetlands and their use and resources
<b>Soil &amp; Geology</b> 	<b>S1</b> – Give preference to the use of derelict, disused and infill sites, rather than Greenfield sites.
	<b>S2</b> – Protect, improve and maintain the quality of soils.
	<b>S3</b> – Minimise the consumption of non-renewable deposits on site and the amount of waste to landfill from site.
	<b>S4</b> – Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.
<b>Water</b> 	<b>W1</b> – Maintain or improve the quality of surface and groundwater water (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), SRBM & POMS.
	<b>W2</b> – Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).
	<b>W3</b> – Implement appropriate sustainable drainage systems (SuDS) in any future development in the Shannon Area.
	<b>W4</b> – Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans.
	<b>W5</b> – Maintain and improve the quality of drinking water supplies
	<b>W6</b> – Promote sustainable water use based on a long-term protection of available water resources and water conservation measures.
	<b>W7</b> – Reduce risk of flooding through avoidance of development in flood plains or in areas at risk of flooding
	<b>W8</b> – Provide provision of flood relief through management of flood risk and living with floods rather than engineered flood solutions.
	<b>W9</b> – Promote Integrated Coastal Zone Management.
<b>Air/Climate</b> 	<b>C1</b> – Minimise all forms of air pollution and maintain/improve ambient air quality.
	<b>C2</b> – Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.
	<b>C3</b> – Reduce car dependency within the plan area by way of, inter alia, encouraging modal change from car to more sustainable forms of transport and encouraging development which will not be dependent on private transport
<b>Transport</b> 	<b>T1</b> – Maximise sustainable modes of transport and encourage use of walkways/cycle paths as alternative route to school, work, shops
	<b>T2</b> – Provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety
	<b>T3</b> – Provide an upgraded/improved public transport network.
	<b>T4</b> – Promote, encourage and implement a Cycle Strategy for Shannon in association with an accessible walking network
<b>Waste</b> <b>WA1</b> – Implement the waste pyramid and encourage reuse/recycling of material wherever possible.	
<b>Water Supply</b> 	<b>WS1</b> – To ensure that drinking water supplies are both wholesome and clean and free of contamination.
	<b>WS2</b> – Improve efficiency in distribution of potable water to the population.
	<b>WS3</b> – To promote long-term protection of available water resources through sustainable water use.
	<b>WS4</b> – Upgrade infrastructure to meet future water supply needs
<b>Waste Water</b>	<b>WW1</b> – To ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater prior to discharge.
	<b>WW2</b> – Upgrade existing wastewater treatment plant infrastructure
	<b>WW3</b> – Reduce the dependency on individual proprietary wastewater treatment facilities.
<b>Renewable Energy</b> <b>RE1</b> – Reduce waste of energy, promote use of renewable energy sources and support energy conservation initiatives <b>RE2</b> – Promotion of energy conservation across all sectors. Promote the development of low carbon commerce and buildings	
<b>Cultural Heritage</b> 	<b>CH1</b> – Protect and conserve the cultural heritage including the built environment and settings; archaeological (recorded and recorded monuments), architectural (Protected Structures, vernacular buildings, materials and urban fabric) and manmade landscape features (e.g. field walls, footpaths, gate piers etc.).
	<b>CH2</b> – Conserve historic fabric of urban settlements.
	<b>CH3</b> – To ensure the restoration and re-use of existing uninhabited and derelict structures where possible opposed to demolition and new build (to promote sustainability and reduce landfill).
<b>Landscape</b> 	<b>L1</b> – Conserve, protect and enhance valued natural landscapes and features within them including those of geological and aesthetic value.
	<b>L2</b> – Protect designated landscapes and scenic views, routes and landscape features of local value
	<b>L3</b> – Conserve and protect cultural landscapes including archaeological and architectural.
	<b>L4</b> – Minimise visual impacts through appropriate design, assessment and siting

Table 3.5 – SEA Screening of the Manager’s Recommendations on the submissions to the Draft ST LAP 2012-2018 in March 2012

Managers Recommendation	Population					Biodiversity							Soil and Geology				Water									Air Quality & Climate Change			Material Assets (1)						Material Assets (2)				Cultural Heritage			Landscape and Visual									
	P1	P2	P3	P4	P5	B1	B2	B3	B4	B5	B6	B7	S1	S2	S3	S4	W1	W2	W3	W4	W5	W6	W7	W8	W9	C1	C2	C3	T1	T2	T3	T4	WA1	RE1	RE2	WS1	WS2	WS3	WS4	WW1	WW2	WW3	CH1	CH2	CH3	L1	L2	L3	L4		
Ref.001a	↑	↑																																																	
Ref.001b						?	?										?	?																																	
Ref.001c																																																			
Ref.2a									?																																										
Ref.2b	↑																									↑	↑	↑	↑	↑	↑																				
Ref.3	↑					?	?	?	?	?	?	?					?	?																													?	?		?	
Ref.4																																																			
Ref.5a	↑																																																	?	
Ref.5b	↑																																																		
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Table 3.5 – SEA Screening of the Manager’s Recommendations on the submissions to the Draft ST LAP 2012-2018 in March 2012

	Population					Biodiversity							Soil and Geology				Water									Air Quality & Climate Change			Material Assets (1)						Material Assets (2)						Cultural Heritage			Landscape and Visual							
	P1	P2	P3	P4	P5	B1	B2	B3	B4	B5	B6	B7	S1	S2	S3	S4	W1	W2	W3	W4	W5	W6	W7	W8	W9	C1	C2	C3	T1	T2	T3	T4	WA1	RE1	RE2	WS1	WS2	WS3	WS4	WW1	WW2	WW3	CH1	CH2	CH3	L1	L2	L3	L4		
Managers Recommendation																																																			
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Ref.44a						↓											↓	↓																																	?
Ref.44c	↑					↓											↓	↓																																	?
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### **3.3: Proposed Material Alternations Stage**

In accordance with Section 20(3)(e) of the Planning and Development Act, 2000 (as amended), on 17<sup>th</sup> April 2012, the Elected Members of Clare County Council, by resolution, proposed to alter the Draft Shannon Town & Environs Local Area Plan 2012-2018 (dated December 2011) as outlined in Table 3.6.

Following the resolution of the Elected Members of 17<sup>th</sup> April 2012 to propose material alterations to the Draft LAP, and in accordance with Section 20(3)(f) of the Planning & Development Act 2000 (as amended), it was determined that one or more of the proposed alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018 required SEA, as the proposed alterations, would if made, be a material alteration to the Draft Local Area Plan. A period of 9 weeks from the date of the resolution was required to facilitate the assessment. A Habitats Directive Assessment Screening determined that an Appropriate Assessment (AA) of the proposed material alterations was required.

The Council advertised the Proposed Material Alterations, and also notified the Minister for Environment, Heritage & Local Government and prescribed bodies, in accordance with Section 20(3)(e) of this Act.

Following the preparation of the SEA Environmental Report in this case, the Proposed Material Alterations to the Draft LAP were placed on public display from 15<sup>h</sup> June to 13<sup>th</sup> July 2012. Submissions or observations were invited on the Proposed Material Alterations to the Draft LAP and the associated SEA Environmental Report within those dates.

In all, 22 formal written submissions were received by Clare County Council within the statutory time frame. A Manager's Report was submitted to the Elected Members on 10<sup>th</sup> August 2012 in accordance with the requirements of Section 20(3)(k) of the Planning and Development Act, 2000 (as amended) for their consideration. The 'Manager's Report to the Elected Members on submissions received on the Proposed Material Alterations' provided a list the persons who made submissions or observations, a summary of the issues raised by the persons in the submissions or observations, , the manager's opinion in each of the written submissions received, and recommendations in relation to the proposed local area plan, whilst taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

Section 20(3)(l) of the Planning and Development Act 2000 (as amended) sets out the statutory requirements which the Manager is obliged to adhere to with regard to the preparation of the Manager's Report. Under Section 20(3)(m) of the Planning and Development Act 2000 (as amended), the Elected Members are required to consider the proposed material alteration of the Draft Shannon Town & Environs Local Area Plan 2012-2018 and the Manager's Report. Table 3.7 outlines the list of persons/organisations that made submissions or observations and the Manager's recommendations.

The Manager's Recommendations in relation to the 22 submissions received on the Proposed Material Alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018 were screened by the SEA process to highlight if any of the proposed changes would cause significant environmental effects not previously identified in the SEA Environmental Report. This information was integrated into the SEA Environmental Report and the ST&E LAP 2012-2018.

Table 3.8 lists the Strategic Environmental Objectives and their associated code under each environmental parameter. The results of the assessment are tabulated in Table 3.9 and the following broad scale rating system is used to indicate environmental impacts.

-  - Positive Impact – A change which improves the quality of the environment.
-  - Negative impact – A change which reduces or lessens the quality of the environment.
-  - Uncertain – The scale and nature of the impact, either positive or negative cannot be determined at this stage.

**Table 3.6: Resolution of 17<sup>th</sup> April 2012 in relations to proposed Amendments to the Draft Shannon Town & Environs Local Area Plan 2012-2018**

**Draft Resolution in relation to:**

Proposed Amendments to the Draft Shannon Town and Environs Local Area Plan 2012-2018

Following consideration by the Elected Members of:

- a) The Draft Shannon Town and Environs Local Area Plan 2012-2018;
- b) The associated Strategic Environmental Assessment (Environmental Report) and Habitats Directive Assessment;
- c) The Manager's Report to Elected Members on submissions received between 12<sup>th</sup> December 2011 and 1<sup>st</sup> February 2012 on the Draft Shannon Town and Environs Local Area Plan 2012-2018;
- d) The Mid West Regional Planning Guidelines 2010-2022;
- e) The policies and objectives of the Clare County Development Plan 2011-2017;
- f) The policies and objectives of the Minister contained in the Guidelines prepared under Section 28 of the Planning and Development Act, 2000 (as amended); and
- g) The proper planning and sustainable development of the area.

in accordance with the provisions of Section 20(d) of the Planning and Development Act, 2000 (as amended) this Council hereby resolves to make the following alterations to the Draft Shannon Town and Environs Local Area Plan 2012-2018:

- 1) To include all recommendations in the Manager's Report to Elected Members of 9<sup>th</sup> March 2012 on submissions received to the Draft Shannon Town and Environs Local Area Plan 2012-2018, except where altered or amended by the following:
- 2) To disagree with the Managers Recommendation and to amend the Shannon Town and Environs settlement plan to change the zoning of the triangular site directly adjoining C10, from open space to community, and to include it as part of the C10 community zoning, as per attached map. In addition, to include an additional objective in section 7.3 of the Draft Plan pertaining to site C10, which states the requirement for Flood Risk Assessment, as follows:

***'To require all future proposals for development on site C10 to undertake Flood Risk Assessment'.***

Elected Members' Reason for Proposed Modification *Having regard to the location of the site the subject of submission 12, and taking account of the former use of the building at the western end of the site, together with wider flooding issues, the Members consider it appropriate to include a triangular plot at the western end of the site only, as part of the C10 community zoning, thereby increasing the size and potential viability of the C10 site for appropriate and sustainable future community development.*

- 3) To disagree with the Managers Recommendation and to amend the Shannon Town and Environs settlement plan to change the zoning on the site which forms part of R1, proposed in the Draft Plan as residential, to commercial zoning, as per attached map.

Elected Members' Reason for Proposed Modification *Having regard to the nature of the permitted and established uses on the subject lands, the Members are of the opinion that the site, proposed for zoning in the Draft Plan as residential, should be rezoned to commercial use, in the interests of proper planning and sustainable development.*

- 4) To disagree with the Managers Recommendation and to amend the Shannon Town and Environs settlement plan to change the zoning on the site adjoining Radharc Na Coille, proposed in Manager's Recommendation as low density residential, to open space, as per attached map.

Elected Members' Reason for Proposed Modification *Having regard to the location of the site directly adjoining existing dwellings within Radharc Na Coille and the concerns raised in the submission by the residents, the members are of the opinion that the subject site should not be zoned for housing development, but rezoned to open space to ensure that the established residential amenities of adjacent dwellings houses are protected.*

- 5) To disagree with the Managers Recommendation and to amend the Infrastructure Safeguard between Park Rangers and Cluain Airne to remove the provision of a vehicular route, and to provide only for a footpath and cycleway, as per attached map. Also, to amend the indicative sketch proposal as per Manager's Report, to illustrate only a footpath and cycleway in the space between Park Rangers and Cluain Airne.

Elected Members' Reason for Proposed Modification

Having carefully considered traffic movements within the town, it is considered, in the interests of traffic safety, that it would not be appropriate to bring additional vehicular traffic along this route.

- 6) To disagree with the Managers Recommendation and to amend the zoning on the Park Rangers grounds from Low Density Residential (LDR4) to Recreational and to label the site REC10, as per attached map.

Elected Members' Reason for Proposed Modification

To reflect the existing use on the site.

- 7 ) To amend the wording of Manager's Report proposed objective 4.8 from:

*'To support and facilitate the conservation of the Shannon Airport Lagoon as an annex 1 priority habitat within the Plan area, in harmony with the continued growth and expansion of the airport'.*

to read as follows:

**'Objective 4.8**

***To facilitate and support the continued growth and expansion of Shannon International Airport and the appropriate management of Shannon Airport Lagoon as an annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term'.***

- b) In addition, to amend the wording of the last paragraph of section 4.5 to include the words *'in continuing to strike a careful balance between'.*

*'It is in this context that Clare County Council will endeavour to ensure that a balanced and sustainable approach to this issue is taken, and shall support and facilitate the National Parks and Wildlife Service, the Department and Dublin Airport Authority **in continuing to strike a careful balance between** the conservation objectives of the lagoon, whilst facilitating the continued growth and expansion of Shannon International Airport'.*

Elected Members' Reason for Proposed Modification *Having considered the Manager's opinion in relation to submission 001b and the concerns raised in relation to the Habitats Directive Assessment and other matters in the vicinity of the site, the members are of the opinion that rewording of the subject objective is required to continue to strike a careful balance between conservation of the lagoon and growth of the airport, in the interest of proper planning and sustainable development.*

8) To amend Map A of the Plan to show the defined central area of Shannon, as per attached map; also to amend the wording of the proposed objective in relation to future provision of a civic / arts centre, to state the following:

*'To facilitate the provision of a civic / arts centre ~~within the town centre~~ **at an appropriate location within the defined central area of the town**'.*

Elected Members' Reason for Proposed Modification *Having considered the Manager's opinion in relation to submissions 5 and 16, and taking account of the importance of ensuring choice of location in respect of a future civic / arts centre, the Member's are of the opinion that the proposed additional objective for chapter 5 be broadened to allow such a facility to be considered within the defined central area of the town, in the interests of proper planning and sustainable development.*

9) To amend the Shannon Town and Environs settlement plan to change the zoning of a number of sites at Hurlers Cross from agricultural to low density residential, as per attached map.

Elected Members' Reason for Proposed Modification *Having regard to the location of the subject sites within Hurlers Cross, the Member's are of the opinion that the zoning of these lands for low density residential use would enable the consolidation of the existing pattern of development and provide options for those living in the town or wishing to move into the area to avail of a rural lifestyle in close proximity to existing services and facilities.*

10) To amend the wording of proposed objective 9.3 to include the words 'and proposals for replanting' as follows:

*'To facilitate the carrying out of a full survey of the trees in Shannon recording location, species and condition which shall inform future developments and works to the townscape **and proposals for replanting**'.*

Elected Members' Reason for Proposed Modification *To ensure that the above referenced survey is used to inform future plans for replanting of trees within the Shannon Town and Environs Plan area.*

11) To amend the wording of the proposed objective in Manager's Report on vacant structures as follows:

*'To encourage the facilitation and **active and appropriate** reuse of vacant structures ~~by commercial / private development or uses associated with the provision of social, voluntary, community or charity facilities / services~~ **within the Plan area**'.*

Elected Members' Reason for Proposed Modification *Having considered the Manager's Recommendation in relation to submission 45c, the Members consider that a revised objective is required, with simplified wording that provides clarity on the issue of vacant structures within the Plan area.*

12) To amend the proposed additional text in the Manager's Report for section 7.3 of the Plan, to remove reference to a religious building, as follows:

*C17 Community Site:*

*This site ~~currently contains a religious building and~~ has the potential to accommodate support structures for community activity.*

Elected Members' Reason for Proposed Modification

To reflect the existing use on the site.

13) To amend the proposed additional text in the Manager's Report for section 6.3 (Aims) of the Plan, to insert the words '*encourage the innovative*' as follows:

*'To **encourage the innovative** refurbishment of the older housing stock in Shannon, including energy efficiency measures'.*

14) In the interests of clarity, to confirm the proposed change in zoning on the eastern portion of LDR3 from low density residential to Recreation as per the maps included in Manager's Report (not to community as stated in the text of the Managers Report).

Elected Members' Reason for Proposed Modification

In the interest of clarity and to reflect the existing use on the site.

15) To amend proposed objective 4.5 of the Draft Plan to insert the words '*via Bunratty*' as follows:

*'In the absence of the above rail link, to facilitate and encourage the provision of a direct Shuttle Bus service from Sixmilebridge railway station, **via Bunratty**, to Shannon Airport, as an immediate priority'.*

Elected Members' Reason for Proposed Modification

To amend objective 4.5 in order to optimise the linkages between rail, road & air transport for tourism use.

16) To amend proposed objective 7.1 of the Draft Plan to insert the word '*sustainable*' as follows:

*'Objective 7.1: To support the consolidation and enhancement of existing community facilities within the Plan area and to facilitate the **sustainable** development of new community facilities at appropriate locations'.*

Elected Members' Reason for Proposed Modification

To allow the audit/monitoring of existing community facilities to ensure efficient use of resources.

17 a) To correctly show area R2 zoned for Residential, as per the Draft Plan.

Elected Members' Reason for Proposed Modification

In the interests of clarity.

b) To amend section 6.3.2 of the Draft Plan, relating to site R2, to omit the following text:

*'This is an area of relatively flat land that relates to the existing terraced housing at Cluain Airne. Development will extend and improve the existing built fabric as far as the new road. The site is well located in terms of its proximity to schools, open space, sports and other community facilities and to the estuary. The Council has permission to develop 60 housing units on this site (54 affordable units and 6 'step down' units). 16 affordable units and the 6 step down units are constructed to date. **Development of this site will require the provision of a new road and extension of the existing cul-de-sacs to link to the new road, and the wider road network, to create greater permeability.***

*~~**The developer shall be required to contribute to the extension of the through route, landscaping along the boundaries of the site and an extension of the pedestrian link through to the school'.**~~*

Elected Members' Reason for Proposed Modification

Having regard to the content of resolution no. 5.

18) To disagree with the Managers Recommendation and to amend the Shannon Town

and Environs settlement plan to change the zoning on the site at Drumgeely Hill, proposed in Manager's Recommendation as a mix of recreation and community, to open space, as per attached map. Also, to label the site OS6 and retain the text as per the existing Draft Plan.

Elected Members' Reason for Proposed Modification: *Having regard to the location of the site adjacent to existing dwellings, the Members consider that it is appropriate to zone the subject site as open space to ensure that established residential amenities are safeguarded and to provide for a high quality, open space amenity area for the local population.*

19) To amend the Draft Shannon Town and Environs Local Area Plan 2012-2018 to correct various identified errata:

- a. General formatting and spelling corrections where the amendments do not materially change the effect of the text or objectives.**
- b. Updating the information, tables and map legends.**

**Table 3.7: List of Persons/Organisations that made a Submission at the Proposed material Alteration Stage and the Manager's Recommendations (dated 10<sup>th</sup> August 2012)**

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
001 a	Patrick O'Sullivan  Planning and Housing (Policy & Finance)	<p>The Department noted the proposed material amendments. The Council were again reminded of the comments previously made by the Department in its letter dated 1<sup>st</sup> February 2012, on the draft Local Area Plan.</p> <p><u>A Residential Land Areas</u> The Department in its letter indicated that clarity was required regarding areas of residential zoned land in certain tables. It is noted, however, that no amendments are proposed which would provide clarity and, as a consequence, it is again proposed that appropriate clarifying text be include into the adopted plan.</p> <p><u>B Public Safety Zones</u> The Department is not currently in the process of preparing safety zones guidelines; therefore, the first sentence of the proposed material amendment should be deleted.</p> <p><u>C Monitoring Water Quality</u> It is acknowledged that the County Development Plan contains policies in relation to water quality and monitoring. It is, however, considered appropriate that specific reference should be made in the Shannon Local Area Plan to at least the key policies in the Development Plan.</p> <p><u>D Habitats Directive</u> It is noted from the Manager's report that the Planning Authority, as the competent authority, is satisfied that it has fulfilled the requirements of the Habitats Directive.</p> <p><b><u>Manager's Recommendation</u></b></p> <ul style="list-style-type: none"> <li>• I recommend that table 1.3 is modified to show the <u>total residential equivalent zoned lands</u> (total residential zoned land plus total low density residential zoned land, assuming the above ratio).</li> <li>• I also recommend that the paragraph in section 4.6, Volume 1, remove reference to the Department preparation of airport public safety zones guidelines, as below. <ul style="list-style-type: none"> <li>• <i>'The Planning Authority will have regard to the advice of the Irish Aviation Authority and the Dublin Airport Authority (or relevant successor) when assessing development proposals in the vicinity of Shannon Airport. <del>Guidelines on Public Safety Zones are to be prepared by the Department of the Environment, Community and Local Government.</del> In addition, the ERM Public Safety Zone Study of Cork, Dublin and Shannon Airports shall be taken into account, in the assessment of any planning applications in the vicinity of the Airport'.</i></li> </ul> </li> <li>• Finally, I recommend that the following text be included in the Draft Plan at the end of section 4.5, Volume 1 and also at the end of section 12.3.4. <ul style="list-style-type: none"> <li>• <i>'Objectives CDP 8.1, 8.2, 8.3, 9.1 and 9.2 of the Clare County Development Plan 2011-2017, which relate to water quality and monitoring, are also relevant in this regard'.</i></li> </ul> </li> </ul>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
001 b	DAHG	<p>The submission refers back to a previous submission made on 31<sup>st</sup> January 2012 at draft plan stage and begins by noting that the Plan area includes parts of, and drains to, the European (Natura 2000) sites Lower River Shannon cSAC, and River Shannon and Fergus Estuaries SPA. Reference is also made to the Shannon Airport Lagoon, located within the SAC which is linked to the drainage of a large part of the Airport site. It is stated that the conservation status of the same is already unfavourable.</p> <p>The submission refers back to a comment made at draft plan stage, that: <i>'The report that accompanies the plan does not suffice for the purposes of an NIR' and 'it is recommended that a new NIR is prepared, taking any amendments and material alterations into account'.</i></p> <p>It is stated that <i>'based on the information and assessments currently available, and the details of plan-level mitigation, the plan, alone and in combination with other plans and projects, poses risks of and/or will perpetuate adverse effects on the integrity of one or more European sites. In such circumstances a plan may not be adopted'.</i></p> <p>In connection with the above, the Department offer to meet if required to discuss their ongoing concerns and AA requirements. In relation to the SEA Environmental Report, it is acknowledged that the comments made in the Draft Plan submission have been taken into account, however that this has resulted in further errors or inaccuracies in references to some key nature conservation matters, notably in section 4.3.2. It is recommended that all relevant sections are reviewed with the biodiversity specialist and notes that aspects of the Appropriate Assessment are also of relevance to SEA.</p> <p>The submission also notes that various amendments or changes to text are attributed in footnotes to the DAHG, when this is either not the case, or the reference is misleading. All such footnotes should be checked for accuracy and revised accordingly. The submission concludes by highlighting some specific inaccuracies in the SEA report and setting out proposed revisions.</p> <p><b><u>Manager's Recommendation</u></b></p> <p>I recommend that the HDA be updated to include tables which amalgamate information spread across the two previous HDA reports (Draft Plan and Proposed Material Alterations stages). I recommend also that the Plan include appropriate mitigation in objective 4.8 relating to future airport development.</p> <p>I recommend the following text and tables to be included in the Habitats Directive Assessment Report: <i>'The submission outlines that the Plan area includes parts of the Lower River Shannon cSAC, and River Shannon and Fergus Estuaries SPA. Reference is also made to the Shannon Airport Lagoon, located within the SAC which is linked to the drainage of a large part of the Airport site, and hence the Plan area. The submission reiterates that the conservation status of the lagoon is already unfavourable.</i></p> <p>The submission refers back to a comment made at draft plan stage, that: <i>'The report that accompanies the plan does not suffice for the purposes of an NIR' and 'it is recommended that a new NIR is prepared, taking any amendments and material alterations into account'.</i></p> <p>It is also stated that <i>'based on the information and assessments currently available, and the details of plan-level mitigation, the plan, alone and in combination with other plans and projects, poses risks of and/or will perpetuate adverse effects on the integrity of one or more European sites. In such circumstances a plan may not be adopted'.</i></p> <p>A meeting with National Parks and Wildlife Service was undertaken in relation to this submission on July 31<sup>st</sup> 2012. A number of issues with the Habitats Directive Assessment report were raised including insufficient evidence – based</p>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		<p>information on how Plan impacts were assessed, and the presentation of the report in terms of the reader being able to follow the process of the assessment.</p> <p>It is acknowledged that more information was required relating to the Airport Lands and the characteristics of the lagoon to enable an appropriate level of impact assessment. Section 2.1.1 below sets out mitigation in response to this.</p> <p>However, it is contended that the Habitats Directive Assessment contains a sufficient and appropriate level of detail with respect to the assessment of impacts to Natura 2000 sites within 15km of the Plan area, and impacts arising from the Plans objectives and land-use zonings on Natura 2000 sites within the Plan area itself. Notwithstanding this, it is accepted that the presentation of the Habitats Directive Assessment report may not reflect this.</p> <p>The presentation of the Habitats Directive Assessment report is based on the recommendations of the Department of the Arts, Heritage and the Gaeltacht in previous correspondence, and follows the steps involved in the Plan-making process.</p> <p>As such, the following tables aim to amalgamate information spread across the two previous Habitats Directive Assessment reports (those accompanying the Draft Plan in December 2011, and Material Alterations to the Draft Plan in June 2012), and information which was used in the assessment, but which was not considered necessary to include in the written reports at the time.</p>					
		<b>Assessment of Plan impacts on Natura 2000 Sites within 15km of Plan area</b>					
		<b>Site</b>	<b>Distance from Plan Area (Approx)</b>	<b>Qualifying Interests</b>	<b>Threats</b>	<b>Elements of Plan with potential to impact</b>	<b>Likely Impacts</b>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		Poulnagordon Cave SAC Site Code 000064	9.8km	Lesser Horseshoe bat  Phreatic rift maze cave with large numbers of fossil corals	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.  Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No
		Lough Gash Turlough SAC Site Code 000051	3.3km	Turlough  Northern Yellow-cress Orange Foxtail Pochard Gadwall Coot Tufted Duck Mallard Snipe Mute Swan	Nutrient enrichment, inappropriate grazing, drainage, peat cutting, marl extraction and quarrying.  Inappropriate grazing, aquaculture, invasive species, boating, recreation, loss of habitats, disturbance to birds (feeding, roosting, breeding, flight paths), water pollution, inappropriate development and changes to hydrology of the site.	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		New Hall and Edenvale Site SAC Site Code 002091	9.3km	Lesser Horseshoe bat  Phreatic rift maze cave with large numbers of fossil corals	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.  Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No
		Pouladatig Cave SAC Site Code 000037	13.2km	Lesser Horseshoe bat  Phreatic rift maze cave with large numbers of fossil corals	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.  Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		Old Domestic Building, Keelvagh SAC Site Code 002010	11.6km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Ratty River Cave SAC Site Code 002316	6.7km	Lesser Horseshoe bat  Phreatic rift maze cave with large numbers of fossil corals	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.  Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation..	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		Knockanira House SAC Site Code 002318	8.9km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Danes Holes, Poulnalecka SAC Site Code 000030	12.4km	Lesser Horseshoe bat  Caves not open to the public  Old sessile oak woods with Ilex and Blechnum in British Isles	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.  Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.  Invasive species, sub-optimal grazing patterns, general forestry management, increases in urbanization, and construction of communication networks.	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No  No

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		Kilkishen House SAC Site Code 002319	11km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Askeaton Fen Complex SAC Site Code 002279	5.1km	Calcareous fens with Cladium mariscus and species of the Caricion davallianae  Alkaline fen	Peat or turf cutting, arterial drainage, local drainage and agricultural reclamation, infilling of sites with building waste, dumping, afforestation, water pollution and urban expansion.  Peat mining activities, land drainage, infilling, fertiliser pollution, eutrophication.	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		Curraghchase Woods SAC Site Code 000174	7.1km	Lesser Horseshoe bat  Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> ( <i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i> )  <i>Taxus baccata</i> woods of the British Isles*	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.  Inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber.  Invasive species	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No  No

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation						
		Barrigone SAC Site Code 000432	8.4km	Semi-natural dry grasslands and scrub facies on calcareous substrates (Festuco-Brometalia)  Limestone pavements	Abandonment of traditional agricultural practices and reclamation.  Quarrying, reclamation for agriculture and reduced farming activity which facilitates scrub encroachment. Intensive agriculture and domestic/municipal waste sources in the vicinity of pavement may also threaten groundwater.	Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings  Impacts arising from Plan Objectives and Land-use zonings	No  No  No	
					Juniperus communis formations on heaths or calcareous grassland	Overgrazing; fire; agricultural expansion; invasive species particularly Rhododenron ponticum and poor regeneration.	Impacts arising from Plan Objectives and Land-use zonings	No
					Marsh Fritillary	Abandonment of traditional pastoral systems, infrastructure developments and increased urbanisation		No
<b>Assessment of Plan impacts on the Qualifying Interests of the Lower River Shannon SAC</b>								

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		Qualifying Interests	Threats	Current Status	Location relative to Plan Area	Elements of Plan with potential to impact	Likely Impacts/ Mitigation
		Estuaries	Aquaculture; fishing; coastal development, water pollution	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Discharge from wastewater treatment subject to EPA licence. No other impacts noted
		Mudflats and sandflats not covered by seawater at low tide	Aquaculture, fishing, bait digging, removal of fauna, reclamation of land, coastal protection works, invasive species.	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). No other impacts noted
		Coastal lagoons	Deliberate drainage, sea level rise, natural silting-up and excessive nutrient enrichment.	Bad	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Drainage of airport lands, developments within airport lands. See Section 2.1.1 below.
		Vegetated sea cliffs of the Atlantic and Baltic coasts	Erosion; grazing; recreational pressures; development of golf courses and housing; dumping and cutting of peat, coastal protection works.	Poor	Downstream at Estuary mouth	Impacts arising from Plan Objectives and Land-use zonings	No
		Salicornia and other annuals	Invasive species, sea level rise,	Poor	Within Plan area	Impacts arising from Plan	Possible threat from indicative slipway

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		colonizing mud and sand	erosion and accretion.			Objectives and Land-use zonings	locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). No other impacts noted
		Atlantic salt meadows (Glauco-Puccinellietalia maritimae)  Mediterranean salt meadows (Juncetalia maritimi)	Overgrazing by sheep and cattle, invasive species, sea level rise, land disturbance and erosion.	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible small scale habitat loss from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). No other impacts noted
		Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	Inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber.	Bad	Not identified within Plan area	Impacts arising from Plan Objectives and Land-use zonings	No designated lands zoned for development. No other impacts noted
		Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation	Eutrophication; sea level rise, overgrazing, excessive fertilisation; afforestation; and invasive species.	Bad	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Waste-water discharges licensed by EPA. Ballycasey Creek retained and buffered. No other impacts noted
		Sandbanks	Aggregate	Poor	Downstream at	Impacts arising	No

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
		which are slightly covered by sea water all the time	extraction, sand extraction and wind farm development.		Estuary mouth	from Plan Objectives and Land-use zonings	
		Large shallow inlets and bays	Professional fishing; aquaculture; water pollution; dumping of wastes.	Poor	Downstream of Plan area	Impacts arising from Plan Objectives and Land-use zonings	Waste-water discharges licensed by EPA. No other impacts noted
		Reefs	Professional fishing; taking of flora and fauna; water pollution; climate change; and change in species composition.	Poor	Downstream of Plan area	Impacts arising from Plan Objectives and Land-use zonings	Waste-water discharges licensed by EPA. No other impacts noted
		Perennial vegetation of stony banks	Disruption of the sediment supply, removal of gravel, trampling, horse riding and vehicles.	Poor	Downstream at Estuary mouth	Impacts arising from Plan Objectives and Land-use zonings	No
		Spartina swards (Spartinion maritimae)	As Spartina is considered to be an invasive species, it is assessed differently to other habitats. Increases in area and extent are	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	No increase in area and extent likely as a result of Plan Objectives of Land-use zonings

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation					
			considered unfavourable.				
		Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	Agricultural intensification, inappropriate grazing levels, invasive species, drainage and abandonment of pastoral systems.	Bad	Not identified within Plan area	Impacts arising from Plan Objectives and Land-use zonings	No designated lands zoned for development. No other impacts noted
		European River Lamprey Brook Lamprey Sea Lamprey	Channel maintenance, barriers, passage obstruction, gross pollution and specific pollutants.	Good Good Poor	Likely pass through and use Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). Waste-water discharges licensed by EPA. No other impacts noted
		Atlantic Salmon	Cultivation, pesticides; fertilization; water pollution; biocenotic evolution; accumulation of organic material; eutrophication; over-fishing; forest-related pressures; parasites.	Bad	Likely pass through and use Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). Waste-water discharges licensed by EPA. Ballycasey Creek retained and buffered. No other impacts noted
		Bottlenose Dolphin	By-catch in fishing gear,	Good	Generally found further	Impacts arising from Plan	Indicative slipway locations for the launching

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation						
			pollution of the marine environment, habitat degradation and increased disturbance from dolphin watching boat trips.		downstream of Plan area	Objectives and Land-use zonings	of traditional boats at high tide and not for commercial boating. Waste-water discharges licensed by EPA. No other impacts noted	
		Otter	Water pollution; riparian vegetation removal; professional fishing; hunting; poisoning; continuous urbanization; industrial or commercial areas; coastal protection works; canalization, modifying or dredging water courses.	Poor	Likely to pass through and use Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). Waste-water discharges licensed by EPA. Ballycasey Creek retained and buffered. No other impacts noted	
		Freshwater Pearl Mussel	Nutrient enrichment, siltation, afforestation, inappropriate development, blockages to river, loss of vector (salmon).	Bad	Cloon River Catchment – Tributary to Shannon	Impacts arising from Plan Objectives and Land-use zonings	No	

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation				
		<b>Assessment of Plan impacts on the Special Conservation Interests of the River Shannon and River Fergus Estuaries SPA</b>				
		<b>Special Conservation Interests</b>	<b>Threats</b>	<b>Location relative to Plan Area</b>	<b>Elements of Plan with potential to impact</b>	<b>Likely Impacts/ Mitigation</b>
		Wetlands	Habitat Loss, Change to hydrology, water quality, and threats to Qualifying Interests of SAC	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	As for SAC Qualifying Interests
		<b>International Population:</b> Dunlin Black-tailed Godwit Redshank Light-bellied Brent Goose  <b>National Population:</b> Cormorant Whooper Swan Shelduck Wigeon Teal Pintail Shoveler Scaup Ringed Plover Golden Plover Grey Plover Lapwing Knot Bar-tailed Godwit Curlew	Aquaculture, boating, recreation, loss of habitats (feeding, roosting, breeding), reduced stocks of prey species, disturbance to birds, their flight paths and breeding areas,	All have been recorded within Plan area	Impacts arising from Plan Objectives and Land-use zonings	See Section 5.2 of Habitats Directive Assessment (December 2011) regarding Illaunagowan Point.  Estuary Walks follow existing walkways.  No lands zoned for development adjacent to mudflats/ saltmarsh areas.  Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012).  Discharge from wastewater treatment subject to EPA licence.

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation			
		Greenshank Black-headed Gull			No other impacts noted
<p>Section 2.1 (b).4 of the Habitats Directive Assessment (Proposed Material Alterations to the Draft Shannon Town and Environs Local Area Plan 2012 - 2018, June 2012) refers to the description and history of the Shannon Airport Lagoon, and recommends additional text and objective to be included in the Shannon Town and Environs Local Area Plan 2012 - 2018. Following a meeting with National Parks and Wildlife Service in relation to their submission on July 31<sup>st</sup> 2012, it was noted that the Habitats Directive Assessment did not contain sufficient evidence-based information to prove beyond reasonable scientific doubt that the Plan would not result in negative impacts on the Shannon Airport lagoon.</p> <p>There is a historical link between the development of the airport and the development of the lagoon, the lands zoned as 'Airport' in the Shannon Town and Environs Local Area Plan 2012 - 2018 are, in effect, lands functionally connected to the lagoon by virtue of the drainage system in place on those lands. The 'Airport' zoning within the context of the Shannon Town and Environs Local Area Plan 2012 - 2018 allows for 'airport operational activities and uses complimentary to the operation of the airport, aircraft maintenance/cargo handling facilities, business park use, primarily related to airport servicing, management and maintenance activities, long-term aircraft maintenance, air-freight cargo handling facilities and other innovative initiatives'. Given the broad spectrum of uses allowed, the large area of land zoned, and that the exact layout of any future development within the 'Airport' lands is unknown, there is a need to specify the requirements of project-level Habitats Directive.</p> <p><u>Assessment to ensure that any likely impacts on the Shannon Airport Lagoon are sufficiently negated at project level.</u></p> <p>It is noted that the Shannon Airport Lagoon is currently in unfavourable condition, and that the ongoing conservation status is linked, in part, to the management of the airport lands, and particularly to the drainage regime in place. This status is likely to continue until such time as a management plan for the Shannon Airport Lagoon is developed and implemented, however it is beyond the scope, and outside the remit of this Local Area Plan to undertake the development of such a management plan, or require that such a management plan is developed. As per the European Communities (Birds and Natural Habitats) Regulations 2011, it is the Minister who <i>'shall establish the necessary conservation measures involving, if need be, appropriate management plans specifically designed for the European Sites or integrated into other development plans and appropriate statutory, administrative, or contractual measures which correspond with the ecological requirements of those species and habitats in respect of which the site is included as a European Site or that are subject to the conservation objectives of the site'</i>.</p> <p>Notwithstanding this, it is a requirement for all planning applications for development within the catchment of the SAC and particularly the Shannon Airport Lagoon, irrespective of how minor the development is, to assess its likely impacts on the Shannon Airport Lagoon, both alone and in-combination with the existing development of the 'Airport' lands and prove beyond reasonable scientific doubt that the development, in combination with the existing development and operation of the airport, would not exacerbate the existing unfavourable conservation status of the Shannon Airport lagoon. As such, it would be of significant benefit to the future development of the airport, and the development management process, if a</p>					

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>management plan for the Shannon Airport Lagoon was provided.                      Based on the above, the following changes are required to be included in the Shannon Town and Environs Local Area Plan 2012 – 2018:                      Additional Text under Section 4.5:  <i>Clare County Council supports the future development of a management plan for the Lower River Shannon SAC, with particular reference to the Shannon Airport Lagoon.</i>                      Additional Text under Objective 4.8:                      To facilitate and support the continued growth and expansion of Shannon International Airport and the appropriate management of Shannon Airport Lagoon as an Annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term  <i>In this regard, the following is required:</i>  <i>All planning applications for developments within the catchment of the Shannon Airport Lagoon must undertake Habitats Directive Assessment with specific reference to drainage and hydrology, water quality, and impacts to birds and lagoon flora. It must also pay particular attention to 'in-combination' impacts with existing development within the catchment.</i>  <i>All planning applications for developments within the airport lands, and their accompanying Habitats Directive Assessment must be referred to the National Parks and Wildlife Service within the Department of Arts, Heritage and the Gaeltacht.</i>                      Finally, I wish to state that if the above requirements are included in the Shannon Town and Environs Local Area Plan 2012 – 2018, the plan alone and in-combination with other plans and projects will not pose a risk of and will not perpetuate adverse effects on the integrity of one or more European Sites. The Shannon Town and Environs Local Area Plan 2012 – 2018 will not result in significant negative impacts on the Natura 2000 Site Network, and I recommend that the Plan be adopted subject to the recommendations of this Manager's Report.                      I recommend the following text to be included in the text of the Shannon Town and Environs Local Area Plan:                      Additional Text under Section 4.5:  <i>Clare County Council supports the future development of a management plan for the Lower River Shannon SAC, with particular reference to the Shannon Airport Lagoon.</i>                      Additional Text under Objective 4.8:                      To facilitate and support the continued growth and expansion of Shannon International Airport and the appropriate management of Shannon Airport Lagoon as an Annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term  <i>In this regard, the following is required:</i>  <i>All planning applications for developments within the catchment of the Shannon Airport Lagoon must undertake Habitats Directive Assessment with specific reference to drainage and hydrology, water quality, and impacts to birds and lagoon flora. It must also pay particular attention to 'in-combination' impacts with existing development within the catchment.</i>  <i>All planning applications for developments within the airport lands, and their accompanying Habitats Directive Assessment must be referred to the National Parks and Wildlife Service within the Department of Arts, Heritage and the Gaeltacht.</i></p>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		I recommend that the SEA be amended taking account of the content of the Department's submission, together with the recommended HDA amendments above, prior to the final adoption of the Shannon Town and Environs Local Area Plan 2012-2018.
002	Liam Conneally, Director, MWRA	<p>The MWRA made the following comments in relation to the PMAs to the Draft ST&amp;E LAP 2012-2018.</p> <ol style="list-style-type: none"> <li>1. The proposed 9 land use zoning amendments to the Local Area Plan are largely consistent with the CCDP 2011-2017 (Core Strategy), and the RPGs population targets for the Town. The alterations proposed to the extent of the Residential Land zoned in the Plan are not considered to be of regional significance.</li> <li>2. The Planning Authority has made no reference in the draft material amendments to the Plan, to include specific reference to the inclusion of MWASP or the Limerick and Clare Sports and Physical Recreation Strategy as advised in the MWRA submission of the 4<sup>th</sup> January 2012. The Authority advises that the Plan should acknowledge and reference such studies in Part 1.7 of the Draft Plan and include the reference to the recently published 'DECLG Guidelines for Planning Authorities Retail Planning April 2012' and companion document 'Retail Design Manual – A Good Practice Guide 2012'.</li> <li>3. The zoning of sites E4 (Airport Enterprise Site), and the adjacent lands for potential development, which adjoin the Shannon Airport Lagoon, may have an impact on the adjoining Natura 2000 designated sites which is an Annex 1 priority habitat. The Authority supports the amendment subject to the adoption of Section 4.5 and Policy Objective 4.8, and that development applications may be subject to further environmental assessment.</li> <li>4. The Shannon Central Area has been extended considerably to include additional lands running from the Shannon Estuary to the Shannon Town Centre (North). The Planning Authority's attention is drawn to the recently published DECLG Retail Planning Guidelines referred to in point 2 above. The Authority considers that the Draft Plan should be consistent with such Guidelines and that the sequential approach to development of the Town Centre should be more clearly defined given the considerably enlarged extent of the existing designated town centre. Such town centre expansion/development should also have regard to smarter travel and future potential public transport opportunities.</li> <li>5. The Plan has incorporated text to provide for the assessment of any future development surrounding the Airport in terms of any PSZs that may be issued by the DECLG. Such amendment is supported.</li> <li>6. An additional policy objective 3.11 and qualifying criteria have been introduced in Policy 3.11 and Section 3.5.6 (E3 Stonehall - Enterprise Site) which provides a potential for the development of renewable energy and a district heating system for Shannon Town and its Environs and such amendment is supported.</li> <li>7. The provision of policy 7.5.1 (Recreation Potential of the Shannon Estuary) to promote the recreational potential of the Shannon Estuary. The Authority supports this policy and recommends that a reference to the implementation of any recommendations emanating from the Shannon Estuary Integrated Framework Plan and the Limerick and Clare Sports and Physical Recreational Strategy both of which are currently in preparation be included in the Plan.</li> <li>8. The provision of a full tree survey of the Plan area and the protection of the landscape is an objective for this LAP and such proposals are consistent with the RPGs landscape objectives.</li> <li>9. The Authority supports the policy objective 9.4.5 (Vacant Structures) to encourage the reuse of existing vacant structures in order to promote economic development, job creation optimal use of existing infrastructure, improved quality of life and the environment of Shannon Town and its free zone areas.</li> </ol>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>10 The inclusion of policy 12.3.7 (Flood Risk and Sea Defences) reference to CFRAMS flood risk management policy issues is supported as is the policy 12.4.4 (Protection of the alignment of the ESB cable and enhanced electrical power infrastructure) which will provide an essential infrastructural safe guard for the promotion of energy security to the Shannon Town and its Environs.</p> <p>11 The SEA Assessment contained in Volume 2 of the report findings has indicated that there will be no significant negative or adverse impact on the environment resources within the Plan area provided that mitigation and enhancement measures as set out in the Plan are implemented and addressed. The SEA recommendations are supported, and are in compliance with the SEA Planning and Development (SEA) Regulations 2004 as amended.</p> <p>12 The Habitat Directive Assessment (HDA) has assessed 18 proposed material amendments which may have an effect on the Shannon River (Natura 2000) site. The assessment concludes that subject to the adoption of the proposed minor textual policy amendments to the Plan that the proposed material amendments to the Draft Shannon Town and Environs Local Area Plan will not result in adverse impacts on the integrity of the Natura 2000 site network. The assessment recommendations are in compliance with the HDA Regulations and are supported.</p> <p><b>Recommendations</b></p> <p>13. The MWRA considers that the Proposed Material Amendments to the Draft Shannon Town and Environs Local Area Plan 2012-2018 are consistent with the Mid-West Regional Planning Guidelines 2012-2022.</p> <p>14. That the observations contained above in the assessment report be adopted by the Regional Authority.</p> <p><b>Manager's Recommendation</b></p> <p>I recommend that the <i>Mid West Area Strategic Plan</i>, the <i>Limerick and Clare Sports and Physical Recreation Strategy</i> and the <i>'DoECLG Guidelines for Planning Authorities Retail Planning April 2012'</i> and companion document <i>'Retail Design Manual – A Good Practice Guide 2012'</i> be referenced in section 1.7 of the Plan.</p> <p>I recommend that the following text is included at the end of section 7.5.1:  <i>The Shannon Town and Environs Local Area Plan 2012-2018 will facilitate the implementation, where appropriate, of recommendations emanating from the Strategic Integrated Framework Plan for the Shannon Estuary, subject to the requirements of Habitats Directive Assessment'.</i></p> <p>and that the following text is included at the end of section 7.5:  <i>The Shannon Town and Environs Local Area Plan 2012-2018 will facilitate the implementation, where appropriate, of recommendations emanating from the Limerick and Clare Sports and Physical Recreation Strategy, subject to the requirements of Habitats Directive Assessment'.</i></p> <p>Finally, I recommend that the following text be included in section 5.3, chapter 5 of the Plan:  <i>'The central area as defined on Map A relates to an overall urban design / place making strategy for Shannon as set out in detail in chapter 2, and is not for the purposes of retail or guiding location of future retail development. Future retail development in the town will be assessed in terms of the sequential approach, as cited in the Retail Planning Guidelines, and in the first instance directed into the designated town centre, as indicated on zoning map A'.</i></p>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
003	Mrs. Anny Wise, Clare Association of An Taisce	<p>An Taisce strongly recommend not having a wood chip/timber fuelled plant but rather an anaerobic digester which would run on waste and slurry which is always a problem to recycle (They attached their KULYANA committee dealing with Community Combating Climate Change - <i>this leaflet was not received with the submission</i>). Their reasons include:</p> <ol style="list-style-type: none"> <li>1. Hidden carbon and methane footprints</li> <li>2. No hidden footprints</li> </ol> <p><b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.</p>
004	Tara Spain Senior Policy Adviser (Planning) NRA	<p>Considering the nature of the settlement and its relationship with the M/N18 and N19 national routes, the NRA is concerned that reference is not made to the provisions of the statutory DoECLG Spatial Planning and national Roads Guidelines for Planning Authorities (Jan 2012), particularly chapter 2 which addresses matters relating to development planning and national roads and the following issues already raised in the authority's January submission which appear to have not been considered by the planning authority</p> <p>The apparent absence of strategic transport assessment as advocated by the above Guidelines and recommended in submission of August 2011. It is stated that having regard to the relationship of Shannon the N/M18 and N19 and its national spatial status, it is considered particularly important to ascertain the cumulative effects of planned development in the area. It is also stated that traffic and transport assessments carried out at application level are not a substitute for a prior overall transport assessment of areas where the planning authority is determining fundamental issues of land use and transportation and would lead to a piecemeal and unsustainable approach to development in the vicinity of the strategic national road network.</p> <p>Concerns are expressed regarding the provision of an 'edge of centre' retail function (relates to MU1). Reference is made to the Retail Planning Guidelines 2012 which indicate the importance of protecting the national roads network and the presumption against large retail centres located adjacent or close to existing, new or planned national roads / motorways.</p> <p>Recommendation that planning applications make provision for the submission of Traffic and Transport Assessments (TTA) and Road Safety Audits (RSA) as appropriate. Also references motorway service areas, the requirement of S.I. no. 140 of 2006 Environmental Noise Regulations and advises of the NRA's Policy on the Provision of Tourist and Leisure Signage on National Roads.</p> <p><b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.</p>
005	EPA	<p><b>Specific comments on the Alterations</b></p> <p>The Agency notes the inclusion of many of the points raised in our previous submission on the Draft Plan. The SEA recommendations associated with each of the proposed Alterations is also noted.</p> <p><b>Shannon Airport Lagoon</b></p> <p>The SEA recommendations relating to the proposed further development of Shannon Airport and the need to protect the Shannon Airport Lagoon, which is part of the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA are acknowledged. It should be ensured that the continued development of Shannon Airport is carried out in an appropriate manner to protect and maintain the integrity of the adjacent Natura 2000 sites and associated habitats and species. There would be merits in</p>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>promoting the establishment of a special local area plan / masterplan for the continued development of Shannon Airport. You are referred to similar Plans, carried out for the development of other airports, namely the Cork Airport Special Local Area Plan and the Ireland West Airport Knock in this regard.</p> <p><b>large green / renewable energy development</b>  In relation to the proposed development of a large green / renewable energy development, there would be merits in clarifying whether grid connectivity is currently able to cater for such a development. Consideration should be given to taking into account Eirgrid's Grid 25 Implementation Programme as relevant and appropriate. The SEA recommendations associated with this proposed alteration are acknowledged. It should however, be ensured that an environmental management plan be established to protect environmental vulnerabilities / sensitivities (landscape, water quality, flood risk, biodiversity etc.) during design, construction, operation and maintenance phases. The potential for cumulative effects / in-combination effects should also be considered. Existing traffic (including noise) management and waste management plans should also be incorporated into any such proposals and in addition, the requirements of the EIA and Habitats Directives in particular are taken into account.</p> <p><b>Slipway</b>  It is noted that proposals have been put forward for the establishment of a slipway within the Plan area for recreation / amenity purposes. It should be ensured that the design, siting, construction and maintenance of same be done in a manner to minimise any potential for disturbance or damage to the integrity of the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA and associated habits and species or adversely affect water quality in accordance with the requirements of the Habitats Directive and Water Framework Directive</p> <p><b>Hurlers Cross LDR</b>  In relation to the proposed zoning alteration from agricultural to low density residential at Hurlers Cross (Hurlers Cross LDR), the SEA recommendations are noted. Consideration should however, be given to describing how the selection and servicing of these lands is proposed given the distance from the town.</p> <p><b>estuary walk west'</b>  The proposed alteration for extending the 'estuary walk west' as highlighted on <i>Map C Green Infrastructure</i> to Tullyglass Point is noted. It should be ensured however, that the NPWS are consulted prior to any such development to ensure that the potential for ecological disturbance is minimised. You should clarify whether separate AA Screening is proposed for this extended walkway or have this been assessed as part of the proposed Amendments?</p> <p><b>Water Framework Directive</b>  In relation to the poor water quality in particular, you are referred to the EU's <i>Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20</i>, in particular <i>Section 3.5 Key Issues for Article 4.7</i>. Provisions should be included in the Plan to ensure that any proposed land use zoning or development associated with the Plan is not in breach of the requirements of the Water Framework Directive. The guidance document can be found at:  <a href="http://circa.europa.eu/Public/irc/env/wfd/library?l=/framework_directive/guidance_documents/documentn20_mars09pdf/_EN_1.0_&amp;a=d">http://circa.europa.eu/Public/irc/env/wfd/library?l=/framework_directive/guidance_documents/documentn20_mars09pdf/_EN_1.0_&amp;a=d</a></p> <p><b>Obligations with respect to National Plans and Policies and EU Environmental Legislation</b></p>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>You are referred to your responsibilities and obligations in accordance with all national and EU environmental legislation. It is a matter for Clare County Council to ensure that, when undertaking and fulfilling their statutory responsibilities; they are at all times compliant with the requirements of national and EU environmental legislation.</p> <p><b>SEA Statement</b></p> <p>You are also referred to the requirement to prepare an SEA Statement outlining "Information on the Decision" as required by Article 14I of Planning and Development Regulations as amended by Article 8 of the SEA Regulations. This should summarise the following:</p> <ul style="list-style-type: none"> <li>• How environmental considerations have been integrated into the Plan;</li> <li>• How the environmental report, submissions, observations and consultations have been taken into account during the preparation of the Plan;</li> <li>• The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,</li> <li>• The measures decided upon to monitor the significant environmental effects of implementation of the Plan.</li> </ul> <p>A copy of the SEA Statement with the above information should be sent to any Environmental Authority consulted during the SEA process.</p> <p><b>Manager's Recommendation</b></p> <p>I recommend that the reference to the Shannon Airport Masterplan in section 4.3 of the Plan be deleted, as follows:  <i>'As noted above, the Council are fully supportive of the continued need for Shannon Airport to maximise its strategic location in the region. The designation of a Strategic Development Area encompassing the Airport lands reinforces this commitment. The Council will support the development and expansion of Shannon Airport. <del>and will also facilitate the implementation of the Shannon Airport Masterplan, where its objectives do not conflict with the overall vision and objectives of the Shannon Town and Environs local area plan.</del> Appropriate potential uses for the Airport Zoned Lands include airport operational activities and uses complimentary to the operation of the airport, aircraft maintenance/cargo handling facilities, business park use, primarily related to airport servicing, management and maintenance activities, long-term aircraft maintenance, air-freight cargo handling facilities and other innovative initiatives'.</i></p> <p>I recommend that an SEA Statement is prepared after the adoption of the Shannon Town and Environs Local Area Plan 2012-2018 outlining 'information on the decisions', as required by the SEA Directive and Regulations.</p> <p>I recommend that the plan is adopted having regard to the recommendations of the SEA.</p>
006	Beatrice Keville Drumgeely Hill Res. Assoc.	<p><u>Drumgeely Hill – as Open Space</u></p> <p>The residents of Drumgeely Hill are happy and relieved that the Draft Area Plan proposes that the area known as 'The Green' be given Open Space zoning.</p> <p>The Green provides much needed open space for the residents of Drumgeely and further afield. Its location overlooking the estuary and the River Walk presents a peaceful vista. This is what the people want and need and this is what they should have.</p> <p><b>Manager's Recommendation</b></p> <p>I recommend that the proposed zoning of open space for Drumgeely Hill be amended to include a mix of open space and community zoning, retaining the label OS6 and corresponding section of text in the Plan, with the community zoning restricted to</p>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>the area covered by the former community hall building and labelled as C18 on Map A, with the following accompanying text included in the Plan:  <i>'C18 - This site has been zoned for community use to facilitate any future proposals for the redevelopment of the former community hall on Drumgeely Hill'.</i></p>
007	Anthony J. Fitzpatrick, Newmarket-on-Fergus	<p><u>Proposed Community Theatre Building, Drumgeely</u>  The submitter objects to the material alterations proposed for Drumgeely Hill and requests that the existing zoning of Drumgeely Hill, which allows for a mixture of community and recreational uses be retained and that the proposed material alteration restriction to open space be rejected.  The following points were also outlined:</p> <ul style="list-style-type: none"> <li>• The existing zoning at Drumgeely has historically always had an important community function since 1961 onwards (community hall, youth centre, scout hall, cinema, district court etc);</li> <li>• The proposed rezoning to restricted open space would limit the site potential for community benefit;</li> <li>• There are a number of potential investors interested in developing a new cultural building / theatre / gallery space on the site (refers to accompanying drawings). The proposed rezoning to restricted open space use only would limit the potential of the site for the overall benefit of Shannon Town and residents, reducing the ability to develop the land, precluding any new future development / investment in the area, that would serve to stem decline in the area (particularly the Drumgeely flats) and the prospect of increased property values.</li> <li>• The proximity of the Drumgeely Hill site to the Shannon Free Zone and Shannon International Airport means that the proposed community building could in the future build on the synergies possible between new up and coming enterprises and the existing Shannon Town cultural and social organisations. The proposed building could include new quality meeting rooms and other ancillary spaces in an attractive new cultural setting.</li> <li>• A change to purely open space would preclude any new future potential development on the site</li> <li>• As the proposed cultural building also includes a significant amount of well designed open space, an outdoor amphitheatre and high quality, it is contended that there is no contradiction between the retention of the community and recreational use and the stated intention of the open space use <i>'to provide high quality amenity space for the local resident community'</i>.</li> <li>• The retention of the existing community use would allow for investment in the new cultural facility to proceed and improve the decline in the area and existing residential property values</li> <li>• There is an abundance of open space nearby, a lot of which remains unkempt and uncared for. The retention of the existing community use matrix would instead guarantee a higher level of carefully designed attractive open space than currently exists.</li> </ul> <p>The writer also refers to continued engagement with the local community and with local politicians. The pre-planning proposals for the site have been discussed with a number of the Drumgeely residents and community groups / business owners.  Finally, the submission outlines that there would be a considerable devaluation on site value should the community zoning be changed to open space. It is stated that the open space planning matrix is very limited and that the site was purchased with the site and buildings (community) zoned as such.</p> <p><b><u>Manager's Recommendation</u></b></p>

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		I recommend that the proposed zoning of open space for Drumgeely Hill be amended to include a mix of open space and community zoning, retaining the label OS6 and corresponding section of text in the Plan, with the community zoning restricted to the area covered by the former community hall building and labelled as C18 on Map A, with the following accompanying text included in the Plan: <i>'C18 - This site has been zoned for community use to facilitate any future proposals for the redevelopment of the former community hall on Drumgeely Hill'.</i>
008	Frankie O'Gorman Graphic Design & Print Production, Shannon development	<u>Proposed Community Theatre Building, Drumgeely</u> Shannon Development support any community led initiative in Shannon and are happy to provide images from their archives that might form part of a permanent photographic exhibition on the history of the Town. As implementation plans for the centre materialise SD are happy to liaise with the relevant community group(s) or stakeholder(s) and work with them on what images they might need for the exhibition. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
009	Kieran O'Gorman, Director, Clare Music Circle	<u>Proposed Community Theatre Building, Drumgeely</u> The Clare Music Circle (50% of members are Shannon based) supports the proposed Community Theatre Building in Drumgeely for local and visiting artists. Currently Shannon performances are confined to churches. Such a venture is a necessity in any town intent on becoming a real community. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
010	Padraigh O'Reilly Drumgeely	<u>Proposed Community Theatre Building, Drumgeely</u> The submitter (as resident for over 40 years & professional photographer for over 30 years) supports the development at Drumgeely Hill and particularly the permanent space and other facilities to cater for their needs and allowing the wealth of unique material available on the foundation of the town to be permanently displayed and preserved for future generations. The submitter was personally involved in taking some of the photographs as he worked the SD in the late 60s and 70s. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
011	P. Cauley, Hon. Secretary, Shannon Senior Citizen Club	<u>Proposed Community Theatre Building, Drumgeely</u> The Committee welcome Drumgeely Hill development to accommodate Shannon's community. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
012	Debbie Reddan, Shannon Musical Society	<u>Proposed Community Theatre Building, Drumgeely</u> Shannon Musical Society is in support of the Civic Arts Centre in principle. They are currently aware of 3 different ventures being investigated for a similar Arts Centre in Shannon Town and that a functional theatre would suit. They requirements, and thus support this. They request information pertaining to the future progress of this application. <b>Manager's Recommendation</b>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		I recommend that no further actions are taken on the basis of the contents of this submission.
013	Marguerite O'Keefe, Pres. Of Shannon Branch, Shannon Apostolic Works	<u>Proposed Community Theatre Building, Drumgeely</u> Shannon Apostolic Works support the new centre for Shannon. They note that Shannon has no town hall and they currently hold 'sales of work' displays in local schools whose kindness they acknowledge. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
014	Aine Lohan Secretary Shannon Community Games	<u>Proposed Community Theatre Building, Drumgeely</u> Shannon community games state they would greatly benefit from a facility similar in nature to Drumgeely Hill, to hold local heats in cultural, artistic and various other activities as board games incorporated by the organisation over the years. They also state that currently Shannon lacks such a resource. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
015	Tom O'Brien	<u>Proposed Community Theatre Building, Drumgeely</u> The submitter a Smithtown business man supports the Drumgeely Hill proposal. The community hall has been used by the community and his family for over 30 years The submitter, a member of the sailing club believes that the project will be a landmark overlooking the Shannon river. He also notes that this project is supported by many business owners in Shannon Town and beyond. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
016	Stephen Danaher, Chairperson, Shannon Chess Club	<u>Proposed Community Theatre Building, Drumgeely</u> Shannon Chess Club supports the development at Drumgeely Hill. Currently the chess club the submitter set up meet and plan in the Sean Lemass library which has a number of confinements. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
017	Rolande E Hall Hon. Sec. Shannon Bowls Club	<u>Proposed Community Theatre Building, Drumgeely</u> The submitter reviewed the architect's conceptual drawings of the proposed development for Drumgeely Hill which will make a attractive addition to Shannon Town amenities. The submitter suggests inclusion of a suitable space within the complex to provide a welcome additional optional venue for playing Short mat Bowls. <b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.
018	Ron O'Brien, SMC, NewMarket-on-Fergus	The submitter requests that the zoning at Drumgeely Hill is community based and not open space. He notes its historic association with Shannon Airport and the original community hall being destroyed by fire. The submitter also states that the current zoning is wholly inappropriate given the need for the project, the abundance of existing open space in all direction in the area, the probability of allowing the area to become a haven for loitering and vandalism and finally the need to uplift the area in view of the

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>unacceptable flats complex.</p> <p><b>Manager's Recommendation</b> I recommend that the proposed zoning of open space for Drumgeely Hill be amended to include a mix of open space and community zoning, retaining the label OS6 and corresponding section of text in the Plan, with the community zoning restricted to the area covered by the former community hall building and labelled as C18 on Map A, with the following accompanying text included in the Plan: <i>'C18 - This site has been zoned for community use to facilitate any future proposals for the redevelopment of the former community hall on Drumgeely Hill'.</i></p>
019	Sean Ó Nuanáin, Regan & Associate Architects c/o John Little, Tullyglass Heights Shannon	<p><u>Proposed Community Theatre Building, Drumgeely</u> The submission refers to the proposed community theatre building for Shannon and the architectural concept treatment of <i>'this valuable community site'</i>. Reference is made to the site's former role as a communal gathering place and commercial / community function. It is stated that with the expansion of Shannon Town, plans always envisaged the need for a theatre / cinema / cultural centre. The writer states that they have worked closely with many voluntary town groups for over forty years and hopes that the venture will succeed. Finally, the writer states that <i>'maybe the Clare County Council who had plans for such a proposal a few years ago might throw in their lot with you and support and facilitate its provision at last for Shannon'</i> and wishes the venture will succeed.</p> <p><b>Manager's Recommendation</b> I recommend that no further actions are taken on the basis of the contents of this submission.</p>
020	Lorraine Brennan Forward Planning Section Department of Education & Skills	<p>The submission was examined by the Department, and as it will have no implication on education provision or projected population in the area, the Department had no comment to make.</p> <p><b>Manager's Recommendation</b> As no observations have been made, I recommend that no further actions be taken as a result of the contents of this submission.</p>
021	Yvonne Dalton, Head of Planning, Dublin Airport Authority	<p>The DAA welcome</p> <ol style="list-style-type: none"> <li>1. The amendments to Objective 3.11 for the Stonehall site (E3) which will provide clarity for the planning process</li> <li>2. The amendment to site E4, to provide enterprise use. They request that the car parking associated with the airport use (staff/car-hire/park-and-rise) continues to be a permissible use on the subject site to enable existing use to continue until such time as the site is re-developed.</li> <li>3. Community use north of E4: The DAA request that this land be available for airport use if required, e.g. security, road upgrading/widening in the event that any such proposal come forward within the life time of the Plan. The DAA also requested that this site may be used if required, to provide access to the adjoining enterprise site (E4).</li> <li>4. Objective 4.8 subject to it providing a balanced representation of what the Shannon Airport Drainage Lagoon actually is, i.e. a</li> </ol>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>man-made part of the original drainage works that supported the safe functioning of the airport and airfield. Thus the DAA request Objective 4.8 be amended to read as follows:</p> <p>5. <i>Objective 4.8: To facilitate and support the continued <b>safe operation and future</b> growth and expansion of Shannon International Airport and the appropriate management of <b>the Shannon Airport Drainage</b> Lagoon as an Annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term.</i></p> <p>The DAA note that the text preceding objective 4.8 wrt the Lagoon appears to be quite detailed and project-specific for a LAP (see pages 64/65 of the PMA to the ST&amp;E LAP 2012-2018).</p> <p>'in light of on-going studies, it is particularly important at this junction, that any information published in relation to the lagoon is based on available studies, and is scientifically determined in line with the Habitats Directive. It is therefore considered premature to reference individual habitat areas within the Airport Drainage Lagoon and the conditions located therein (e.g. brackish). In the interest of clarity for all, it is requested that the text which is stuck-through below be deleted. These issues will be addressed through the Appropriate Assessment and Planning Application process':</p> <p><i>The Airport SDA includes the area known as the Shannon Airport Lagoon. <del>The area can be subdivided into three distinct habitats, namely the brackish lagoon, the reed beds, marsh and willow scrub which surround the lagoon and extend to the boundaries of the golf course, fuel depot and airport car parks, and the tidal mudflats enclosed between the breakwater and causeway to Dernish Island.</del> The area forms part of the designated Lower River Shannon SAC and <b>is proposed to be included within</b> the River Shannon and Fergus Estuaries SPA Natura 2000 sites.</i></p> <p><i>The creation of the Shannon Airport Lagoon is entirely linked to the historical development of the airport, created when two embankments were built between the mainland and Dernish Island. It remains an important component in the existing drainage arrangements of the airport complex. <del>In the 1940's, when the airstrip at Rineanna was first built, it was necessary to build a seawall out into the estuary to protect the new airport from flooding. Rainwater drained from the airport area into the space between the seawall and the shore. When necessary, this runoff was released into the estuary via a sluice gate in the seawall, however, over time, the area of the Estuary adjacent to the sluice gate silted up, and it became ineffective. As a result, the level of drainage water in the lagoon rose to the point that the airfield drainage system was flooded. As the Lagoon had become part of the designated Natura 2000 site, approval to lower the water level in the drainage lagoon through mechanical over-pumping was sought and granted in 2002.</del></i></p> <p><i>It is in this context that Clare County Council will endeavour to ensure that a balanced and sustainable approach <b>is taken to the requirement to minimise bird hazard at the Airport</b> <del>to this issue is taken,</del> and shall support and facilitate the National Parks and Wildlife Service, the Department and Dublin Airport Authority in continuing to strike a careful balance between the conservation objectives of the lagoon, whilst facilitating <b>the continued safe operations and future</b> growth and expansion of Shannon International Airport'.</i></p> <p>6. The recognition of the ERM document regarding Public Safety Zones (PSZ) in the assessment of planning applications in the vicinity of Shannon Airport. As the process has commenced to formally withdraw Crosswind runway 13/31 from service, it is important that all such assessment are undertaken in consultation with both the DAA and the Irish Aviation Authority. This is because the PSZ associated with the Crosswind Runway will not be required going forward as it will not be preserved for</p>

Ref. No.	Ref. No.	Summary of submission issues to be addressed and manager's recommendation
		<p>operations.</p> <p><b>Manager's Recommendation</b></p> <p>I recommend that objective 4.8 be amended to read as follows:            Objective 4.8: To facilitate and support the continued <b>safe operation and future</b> growth and expansion of Shannon International Airport and the appropriate management of Shannon Airport Lagoon as an Annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term.</p> <p>I recommend that section 7.3 of the Plan be amended to include the following additional text in reference to site C17:  <i>'The C17 community site has the potential to accommodate support structures for community activity. <b>Having regard to the nature of established uses in the vicinity of the site, the subject site or part thereof, shall if required, be considered for airport security / road upgrading or widening, subject to all site suitability considerations and the requirements of HDA, in the event that such proposals come forward within the lifetime of the Plan'.</b></i></p>

**Table 3.8 – SEA Strategic Environmental Objectives for the Proposed Material Alterations to the Draft Shannon Town Environs Local Area Plan 2012-2018 – 10th August 2012**

Parameter	Strategic Environmental Objective
<b>Population</b> 	<b>P1</b> – Protect, enhance and improve people’s quality of life based on high quality residential, community, working and recreational environments and on sustainable travel patterns.
	<b>P2</b> – To protect human health from hazards or nuisances arising from exposure to incompatible land uses/developments
	<b>P3</b> – Implementation and enforcement of the County Litter Management Plan 2009-2012 and any subsequent plans.
	<b>P4</b> – Adhere to the County Emergency Plan and other objectives of relevance to human health.
	<b>P5</b> – Provision of green spaces for amenity
<b>Biodiversity</b> 	<b>B1</b> – Protect, conserve and avoid loss of diversity and integrity of the broad range of habitats, species and wildlife corridors (non-designated sites) within the Shannon Plan area.
	<b>B2</b> – Conserve and protect, or maintain and restore Natura 2000 sites and the Natura 2000 Network designated under Art. 6 of the Habitats Directive
	<b>B3</b> – Conserve and protect other sites of nature conservation including NHAs, pNHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries.
	<b>B4</b> – Conserve and protect annexed and other protected species
	<b>B5</b> – Protect the inland aquatic environment.
	<b>B6</b> – Meet the requirements of the WFD and the RBMP
	<b>B7</b> – Protect habitats (terrestrial and aquatic) from invasive species.
	<b>B8</b> – Protect the marine environment
	<b>B9</b> – Conservation of wetlands and their use and resources
	<b>B10</b> – Promote integrated coastal zone management
<b>Soil &amp; Geology</b> 	<b>S1</b> – Give preference to the use of derelict, disused and infill sites, rather than Greenfield sites.
	<b>S2</b> – Protect, improve and maintain the quality of soils.
	<b>S3</b> – Minimise the consumption of non-renewable deposits on site and the amount of waste to landfill from site.
	<b>S4</b> – Implement aquifer protection plans
	<b>S5</b> – Minimise the amount of waste to landfill from site
	<b>S6</b> – Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.
<b>Water</b> 	<b>W1</b> – Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).
	<b>W2</b> – Maintain or improve the quality of surface and groundwater water (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), SRBM & POMS.
	<b>W3</b> – Implement appropriate sustainable drainage systems (SuDS) in any future development in the Shannon Area.
	<b>W4</b> – Reduce the impact of polluting substances to all waters
	<b>W5</b> – Prevent pollution and contamination of groundwater by adhering to aquifer protection plans
	<b>W6</b> – Maintain and improve the quality of drinking water supplies
	<b>W7</b> – Reduce the impact of polluting substances to all waters – <del>same as W4</del>
	<b>W8</b> – Promote sustainable water use based on a long-term protection of available water resources <b>and water conservation measures.</b>
	<b>W9</b> – Upgrade infrastructure to meet future water supply needs
	<b>W10</b> – Promote Integrated Coastal Zone Management.
	<b>W11</b> – Reduce risk of flooding through avoidance of development in flood plains or in areas at risk of flooding
	<b>W12</b> – Provide provision of flood relief through management of flood risk and living with floods rather than engineered flood solutions.
<b>Air/Climate</b> 	<b>C1</b> – Minimise all forms of air pollution and maintain/improve ambient air quality.
	<b>C2</b> – Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.
<b>Transport</b> 	<b>T1</b> – Maximise sustainable modes of transport and encourage use of walkways/cycle paths as alternative route to school, work, shops
	<b>T2</b> – Provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety
	<b>T3</b> – Provide an upgraded/improved public transport network.
	<b>T4</b> – Promote, encourage and implement a Cycle Strategy for Shannon in association with an accessible walking network
<b>Waste</b>	<b>WA1</b> – Implement the waste pyramid and encourage reuse/recycling of material wherever possible.
<b>Water Supply</b> 	<b>WS1</b> – To ensure that drinking water supplies are both wholesome and clean and free of contamination.
	<b>WS2</b> – Improve efficiency in distribution of potable water to the population.
	<b>WS3</b> – To promote long-term protection of available water resources through sustainable water use.
	<b>WS4</b> – Upgrade infrastructure to meet future water supply needs
<b>Waste Water</b>	<b>WW1</b> – To ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater prior to discharge.
	<b>WW2</b> – Upgrade existing wastewater treatment plant infrastructure
	<b>WW3</b> – Reduce the dependency on individual proprietary wastewater treatment facilities.
<b>Renewable Energy</b>	<b>RE1</b> – Reduce waste of energy, promote use of renewable energy sources and support energy conservation initiatives
	<b>RE2</b> – Promotion of energy conservation across all sectors. Promote the development of low carbon commerce and buildings
<b>Cultural Heritage</b> 	<b>CH1</b> – Protect and conserve the cultural heritage including the built environment and settings; archaeological (recorded and recorded monuments), architectural (Protected Structures, vernacular buildings, materials and urban fabric) and manmade landscape features (e.g. field walls, footpaths, gate piers etc.).
	<b>CH2</b> – Conserve historic fabric of urban settlements.
	<b>CH3</b> – To ensure the restoration and re-use of existing uninhabited and derelict structures where possible opposed to demolition and new build (to promote sustainability and reduce landfill).
<b>Landscape</b> 	<b>L1</b> – Conserve, protect and enhance valued natural landscapes and features within them including those of geological and aesthetic value.
	<b>L2</b> – Protect designated landscapes and scenic views, routes and landscape features of local value
	<b>L3</b> – Conserve and protect cultural landscapes including archaeological and architectural.
	<b>L4</b> – Minimise visual impacts through appropriate design, assessment and siting



### **3.4: SEA Screening of the Manager's Recommendations**

At the monthly meeting of Clare County Council held on Monday 10th September 2012, further modifications to the proposed material alterations were made by resolution as set out below.

Following consideration by the Elected Members of:

- a) The proposed material alterations to the Draft Shannon Town and Environs Local Area Plan 2012-2018;
- b) The associated Strategic Environmental Assessment (Environmental Report) and Habitats Directive Assessment;
- c) The Manager's Report to Elected Members on submissions received between 15<sup>th</sup> June 2012 and 13<sup>th</sup> July 2012 on the proposed material alterations to the Draft Shannon Town and Environs Local Area Plan 2012-2018;
- d) The Mid West Regional Planning Guidelines 2010-2022;
- e) The policies and objectives of the Clare County Development Plan 2011-2017;
- f) The policies and objectives of the Minister contained in the Guidelines prepared under Section 28 of the Planning and Development Act, 2000 (as amended); and
- g) The proper planning and sustainable development of the area.

in accordance with the provisions of Section 20(3)(n) of the Planning and Development Act, 2000 (as amended) this Council hereby resolved to make the Shannon Town and Environs Local Area Plan 2012-2018 with the proposed material alterations, subject to the recommendations outlined in the Manager's report, except for the following further modifications refer to Table 3.10.

Following consideration of the Manager's Report on submissions to the proposed material alterations and the Draft Plan, the Local Area Plan was, by resolution, adopted on the 10<sup>th</sup> September 2012 at the September Council meeting. In accordance with Section 20(4) of the Planning and Development Act 2000 (as amended) the Shannon Town & Environs Local Area Plan 2012-2018 came into effect four weeks after it was made, i.e. 8<sup>th</sup> October 2012.

**Table 3.10: Adopted Resolution to make the Shannon Town & Environs Local Area Plan 2012-2018.**

Resolution	SEA Comment/Recommendation
<p>1. Not to agree with the Manager’s Recommendation to amend the zoning of open space for Drumgeely Hill to include a mix of open space and community zoning, and therefore to zone the subject site entirely as open space, as per the attached map.</p> <p><u>Elected Members Reason for Proposed Modification</u></p> <p><i>In not agreeing with the Manager’s Recommendation, but in zoning the site entirely as open space and having regard to the location of the site adjacent to existing dwellings, the Members consider that it is appropriate to zone the subject site as open space to ensure that established residential amenities are safeguarded and to provide for a high quality, open space amenity area for the local population.</i></p>	<p>The Elected Members’ reason for the proposed modification was ‘having regard to the location of the site adjacent to existing dwellings, the Members consider that it is appropriate to zone the subject site as open space to ensure that established residential amenities are safeguarded and to provide for a high quality, open space amenity area for the local population.</p> <p>This will have a positive effect on the local community by protecting, enhancing and improving people’s quality of life based on a high quality recreational environment.</p>
<p>In addition to the above amendment arising from specific submissions, this Council hereby resolves to make the following additional amendment to the Draft Shannon Town and Environs Local Area Plan 2012-2018:</p> <p>2. Amend the Draft Shannon Town and Environs Local Area Plan 2012-2018 to correct various identified errata:</p> <ul style="list-style-type: none"> <li>a. General formatting and spelling corrections where the amendments do not materially change the effect of the text or objectives.</li> <li>b. Updating the information, tables and map legends.</li> </ul>	

## Section 4: Reasons for choosing the Shannon Town and Environs LAP 2012 -2018 as adopted, in the light of other reasonable alternatives considered

### 4.1 Introduction

The consideration of Alternatives is a legal requirement of Directive 2001/42/EC of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) which entered into force on 21st July 2001 and implemented by Member States prior to 21st July 2004. In particular the Directive states that:

*"... an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme are identified described and evaluated" (Article 5.1).*

The issue of alternatives is therefore a critical function of the SEA process and necessary to evaluate the likely environmental consequences of a range of alternative development strategies for the plan area within the constraints imposed by environmental conditions

### 4.2 Alternative Approaches

At the outset of the Local Area Plan process, a number of development scenarios were grouped into viable but very different approaches and highlighted based on the current and predicted future needs of the area. In accordance with SEA guidelines the alternatives put forward are realistic and capable of implementation, including;

A 'Do Nothing' approach is not considered a reasonable and realistic approach as Clare County Council is obliged by legislation to prepare a Strategic Environmental Assessment on the Shannon Town & Environs LAP 2012-2018.

#### 1. 'Business as Usual' Approach

Shannon Town is addressed in the South Clare Local Area Plan 2009-2015. As required under Section 10(1B) of the Planning and Development (Amendment) Act 2010, planning authorities must ensure that core strategies are incorporated into development plans within 1 year of the adoption of the relevant Regional Planning Guidelines; in this instance the Mid-West Regional Planning Guidelines came into effect in September 2010. In demonstrating consistency with the Regional Planning Guidelines and the Clare County Development Plan 2011-2017, the core strategy must also be incorporated into Local Area Plans. Therefore, the South Clare LAP 2009-2015 has been revoked and a new South Clare Local Area Plan 2012-2015 prepared. However, Shannon does not form part of this new SCLAP 2012-2018 and thus would not be subject to the localised planning framework.

The 'Business as Usual' approach would not accommodate a new LAP for the Shannon area and instead utilise the Clare County Development Plan 2011-2017 as the leading planning instrument for Shannon.

## **2 'Gateway' Approach**

Strengthening the critical mass of the existing Limerick/Shannon Gateway is a key component of the NSS. The existing airport and port facilities, road infrastructure and enterprise development forms the platform for capitalising on the strategic location of this gateway, in pursuit of national scale social and economic needs. A diverse population base is also key to achieving this and providing sufficient land to accommodate future residential growth is paramount to the growing strength of Shannon as a Gateway. This option would ensure that land was available for development as required in order to strengthen and promote the Gateway designation. The physical and environmental constraints of land availability or suitability would not be addressed.

## **3. Demand-Led Approach**

This approach would be predominantly based on a 'demand only' basis. Utilisation of vacant buildings and the reuse and redevelopment of existing buildings on brownfield sites would be encouraged prior to the development of new build on Greenfield sites. This would have a short term environmentally positive effect, but negates the requirement for core strategy and does not incorporate a strategic approach to sustainable development and proper planning. Also, this option does not address deficiencies in types of housing required.

## **4. Ad- Hoc Approach**

Promoting development in the Plan area in an ad-hoc and unrestrictive manner;

- at any location within its functional area, not having regard to geographical scope,
- without restriction on development at or adjacent to existing built heritage,
- without regard to the current available levels of infrastructure and service utilities,
- without regard for environmental and ecological designations, sensitivities and constraints,
- without regard for the likely significant impacts on water resources.

## **5. Economic Development Approach**

This approach would aim to facilitate economic stability in Shannon by providing sufficient land and requirements for development purposes. This option would create opportunities for employment, enterprise, and tourism development, etc. without restrictive environmental and planning constraints. Development at Shannon Airport and Shannon Estuary would be facilitated in the interests of economic sustainability. Linkages to marine industry would be accommodated to further enhance the Gateway designation as a key driver in the economic growth of the region.

## **6. Strong Environment led Approach**

This scenario, essentially eco-centrally based, would offer strong short-term protection to the natural, cultural and aesthetic landscape, for example, areas of ecological interest and visually sensitive areas. Severely restrictive policies towards development in highly defined sensitive areas such as those listed as NHA, SPA, SAC or indeed those areas highlighted as being sensitive in terms of ground water resource protection or visually sensitive would apply. A zone of influence would apply which would apply a much broader interpretation as to which areas were designated as environmentally sensitive, therefore, much of Shannon would be deemed as such, leading to very minimal development occurring. Strict adherence to EU principles for protection of water quality, air emissions, cultural heritage, etc. would dominate. There would be a strict demarcation between urban and rural areas. Design of developments would be very prescriptive. The density of Shannon Town would

**Section 4: Reasons for choosing the ST&E LAP 2012-2018 as adopted, in the light of other reasonable alternatives considered**

increase with major emphasis on infill development and brownfield development. In summary, the key environmental impacts would include:

- Areas which are the subject of ecological designations would be carefully managed and sustained to ensure that the inherent, conservation value of biodiversity, flora and fauna would not be compromised
- Developments would be served by appropriate wastewater treatment infrastructure thus avoiding impacts upon abstraction sources of water and surface and groundwater resources,
- Development would avoid negative impacts on the status of water quality, in an effort to comply with the requirements of the Water Framework Directive,
- Highly valued landscapes would remain as such to ensure that the character and quality is maintained.
- The environmental effects and cumulative impacts of development would be considered with development needs in the overall development of the County.

## **7. Sustainable Planning and Development**

Sustainable development in Shannon can be achieved through the promotion, maintenance and enhancement of the existing viable urban community, preservation of the quality and character of the natural and man-made environment and concentration on infrastructural investment. A planned approach to the approval of acceptable development within the Plan area will ensure that development will be targeted in key areas in a sustainable and managed way. This approach emphasises the NSS designated gateway and the targeted accommodation of the predicted future population need in a planned and orderly manner. Ultimately the core issue of sustainability is addressed and significantly a balance between development and environmental protection is enshrined in the plan. This approach offers a full spectrum of planned options, thus, this approach offers a long term vision for the Plan area. Under this scenario the following results are envisaged:

- Implementation of Core Strategy highlighting population targets and a quantification of requirements for zoning of lands for residential/other development
- Implementation of the hierarchical gateway within the Settlement Strategy;
- Key areas for growth identified and promoted;
- Strategic or key routes and linkages identified and preserved;
- A high level of environmental protection;
- Valuable natural resources such as water quality are protected
- Key designations such as the Shannon Estuary are sustainably and environmentally addressed in the overall scheme of development.

This option includes objectives for promoting the growth within Shannon without compromising on character; promotion of tourism and enterprise; provision of enhanced waste water treatment facilities and protection/enhancement of the natural and cultural heritage of the settlements.

As a result of further analysis and consultation, additional alternative options can sometimes be considered, however, given the legislative requirements in this instance, it is envisaged that the ST&E LAP 2012-2018 will progress as planned.

### **4.3 Settlement Hierarchy**

The settlement hierarchy in the Clare County Development plan 2011-2017 was drawn up using the principles of sustainability. The aim of the settlement strategy is to ensure that future development is directed in a balanced plan-led manner to rural and urban areas throughout the county as appropriate. The position of Shannon within the settlement strategy provides an indication of the potential scale of population growth

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permissible over the lifetime of the plan and therefore plays a key role in the appropriate delivery of the population targets identified.



**4.4 Assessment of the Options**

In conducting SEA, the likely significant environmental effects of implementing a plan or programme must be appraised and

“an outline of the reasons for selecting the alternatives dealt with” (Annex I (h))

In this regard the alternatives proposed are set at the appropriate strategic level to which the Plan will be implemented within the National planning hierarchy, they are assessed against the relevant Strategic Environmental Objectives (SEOs) established for the key environmental parameters likely to be affected e.g. biodiversity, population, etc. and clear justification is provided for the selection of the preferred alternative. Table 6.2 represents an environmental assessment only of the alternatives proposed.

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**Table 4.1 - Environmental Assessment of the Alternatives against SEOs**

Environmental Assessment of the Alternatives									
									
Option 1 – 'Business as Usual' Approach	○	○	○	○	○	○	○	○	○
Option 2 – Gateway Approach	○	○	○	○	○	○	○	○	○
Option 3 – Demand Led Approach	○	○	○	○	○	○	○	○	○
Option 4 – Ad- Hoc Approach	○	○	○	○	○	○	○	○	○
Option 5 - Economic Development Approach	○	○	○	○	○	○	○	○	○
Option 6 - Strong Environment led Approach	○	○	○	○	○	○	○	○	○
Option 7 - Sustainable Planning & Development	○	○	○	○	○	○	○	○	○

Likely to Improve status of SEOs -	○	Probable Conflict with status of SEOs unlikely to be Mitigated -	○
Potential Conflict with status of SEOs likely to be mitigated by measures	○	Uncertain interaction with status of SEOs	?
Neutral Interaction with status of SEOs	-	No Likely interaction with status of SEOs	-

**Option 1 - Business as Usual**

The 'Business as Usual' approach was rejected on grounds that in the absence of a Local Area Plan for Shannon Town & Environs, a localised planning framework would not exist for the area and the Clare County Development Plan 2011-2017 would be the leading planning instrument.

**Option 2 – Gateway Approach**

Targeting economic growth in a particular area without recognising the surrounding environment is not conducive to proper planning and sustainable development. A balanced approach to development is required.

**Option 3 - Demand Led Development**

The availability of land space is a constraint in providing a viable demand led approach to development. The Shannon Estuary, Airport and Enterprise lands and the N18 act as physical boundaries to development in all directions and land which may seem available within the periphery of the LAP boundary is unsuitable on environmental grounds. The possibility of acquiring lands for development to the east of the plan area to Hurlers Cross was considered but refuted on land availability and environmental concerns. Also, this option does not accommodate core strategy requirements.

**Option 4 – Ad Hoc Development** envisages potentially inappropriate lands zoned for development without truly assessing the overall need for, or scale of development. Consequently development would occur in un-serviced or in insufficiently serviced areas. Therefore, this strategy was rejected on grounds that it would put unnecessary pressure both on the fringes of Shannon as well as in the open countryside surrounding the town and lead to significant levels of ribbon development between Shannon and surrounding settlements, it would have a negative impact on the significant and rich cultural heritage of the individual settlements in the Plan area, it would put undue pressure on the existing infrastructural provision prior to upgrade,

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and it would cause undue negative impacts on all aspects of the environment. By adopting such a Non-Planned approach, development of all areas would occur with little control exerted, it would present significant environmental problems and would be contrary to the principles of sustainable development. This option would not allow for the orderly and sustainable development of the County.

**Option 5 - Economic Development Approach,** The planning consequences of Option 5 would be severe and while this alternative would allow for development and provide some short term economic benefits to the plan area and surrounding hinterland, it is not sustainable and therefore not a viable or acceptable alternative in practice. This scenario takes a short term view of development with no consideration of the long term negative environmental consequences; therefore, taking into consideration the following conditions, this strategy was rejected in favour of a more sustainable viable option.

It would lead to deterioration in the settlement structure of the county, with a significant shift towards rural rather than urban development.

Ultimately it would lead to a loss of population base within key centres and consequently a loss of critical mass for the development of key services and facilities within those centres.

Lack of consideration for environmental constraints e.g. Natura 2000 site designations and flooding would undoubtedly lead to short & long term, cumulative negative impacts.

Urban generated housing within the transport corridors would have long term implications for future road development and would compromise re-alignments, or road geometry with adverse risks to road users

Development would have no policy regulation or guidance over where it could occur, this could lead to non-strategic developments in isolated areas resulting in significant increases in population, increase in private transport usage, decrease in quality of life for nearby residents, etc.

Specific issues associated with climate change such as sea-level rise, extreme flooding and drought, changes in species distribution would continue unchecked and lead to catastrophic consequences, for example, continued and increased flooding, significant risk to human quality of life, property, biodiversity, agriculture productivity and water quality.

Cumulative effects of individual developments would not be easily overseen or coordinated and assessed for their effects

Such development is uncontrolled and essentially developer-led but without adequate provision for necessary infrastructure. This option would result in the development of the plan area through market forces in an unsustainable manner.

Domination of market forces resulting in piecemeal development

Furthermore, Core Strategy is a transparent evidence based rationale for the amount of land proposed to be zoned and as such must be adhered to

**Option 6 - Strong Environment led Approach** promotes a strong environmental approach, however, this scenario would have major negative implications for socio-economic growth. Infrastructure in Shannon Town would come under enormous pressure with the sudden influx of growth, which could in turn lead to long-term negative environmental impacts. There would be prevalence towards residential development in peripheral settlements in South Clare where wastewater and flooding issues are evident and the surrounding rural areas would experience decline due to less development, employment opportunities and thus, potential rural population migration. For example, traditional agricultural activities would decline, and alternative agricultural practices would not be an option. Tourism development would not be permitted in rural areas; thereby incomes from the revenue source would

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decline. In general, with this approach the degree of protection offered to the environment would be great while the level of economic and social growth would be lessened.

- It would have the effect of focusing development on the larger Shannon urban centre with the potential for a consequent decline in the social, cultural and economic wellbeing of the surrounding rural areas.
- Significant negative impact on socio-economic growth in the County, particularly in relation to agriculture, tourism and rural industry (i.e. in areas outside of major hubs).
- Much of the rural County would be deemed not available for development, leading to very little development occurring, resulting in a decline in the social, cultural and economic wellbeing of rural areas.

**Option 7 - Sustainable Planning & Development** is the development scenario adopted by the Local Authority as it allows for planned development and represents a sustainable approach to planning in the Shannon LAP area. Development will be focused within zoned and serviced areas. Significant restrictions will be put in place to development in areas designated for environmental purposes such as Shannon Estuary as well as areas of archaeological importance or where threats to natural resources prevail, such as ground and surface waters. This scenario is based on the principles of sustainable development which means that the Plan is promoted in accordance with International, National, Regional and County guidelines and the entire Plan area is also covered by the objectives and policies of the Clare County Development Plan 2011-2017 and the mitigation measures proposed in such. In conclusion a planned approach to the further development of the area incorporating the principles of sustainable development is the option best suited to Shannon. Therefore, the above proposed alternatives which are 'realistic and reasonable' and capable of being implemented have been rejected in favour of this chosen, more sustainable approach.

#### **4.5 Technical Difficulties**

The use of qualitative and quantitative data in assessing and evaluating alternatives has provided a greater depth of knowledge than using one method alone. A combination of previous knowledge, site visits, consultation, GIS, matrix tables, environmental sensitivity mapping etc. has enabled the SEA team to compile a comprehensive list of reasonable and realistic alternatives worthy of inclusion in the ST&E LAP 2012-2018.

Therefore, based on the level of information available, it can be concluded that no technical difficulties were encountered in formulating the alternatives section of the Environmental Report to this level of detail.

## **Section 5: Measures decided upon to monitor the significant environmental effects of implementing the Shannon Town and Environs LAP 2012-2018**

### **5.1: Introduction**

Monitoring of the local area plan and its implications on the environment is paramount to ensure that the environment of the Shannon Local Area Plan area is not adversely affected through the Plan's implementation. The SEA Directive and Regulations requires that the significant environmental effects of the implementation of a Plan are monitored. Under Article 10 of the SEA Directive and Section 14J of the Planning and Development (SEA) Regulations 2004 (as amended), monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan "in order to, inter alia, to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action...existing monitoring arrangements may be used if appropriate, with a view to avoiding duplication of monitoring". The primary purpose of monitoring is to allow the actual impacts of the Plan to be tested against those that were predicted. It allows major problems to be identified and dealt with in a timely fashion, and environmental baseline information to be gathered for future Plan reviews and other studies. It also ensures that proposed mitigation measures are carried out and that no unforeseen impacts occur (Thérivel, 2004).

### **5.2: Responsibilities**

Clare County Council is responsible for monitoring the Shannon Town & Environs Local Area Plan 2012-2018. This includes:

collating existing relevant monitored data,  
devising a monitoring programme,  
the preparation and publication of a monitoring report,  
ensuring all relevant agencies are aware of their involvement,  
ensuring all arrangements are in place for the timely collection of monitoring data,  
evaluating the results of monitoring and/or the carrying out of corrective action, if necessary

The Department of the Environment, Heritage and Local Government Guidelines on SEA (2004) recommends that monitoring does not require new research activity, existing sources of information can be used, and the task of data collection can be shared. While considerable environmental data is directly available to the Council such as water quality, recycling rates, etc, other sources of information will be accessed to provide a comprehensive overview of the effect of the Plan. There are a number of state bodies who have monitoring responsibilities, e.g. the Environmental Protection Agency, the National Parks and Wildlife Service, and the Central Statistics Office. Information from such authorities will need to be acquired to carryout a comprehensive monitoring programme of the Shannon Town & Environs Local Area Plan 2012-2018.

In this regard the Local Authority will work with such agencies particularly those with environmental mandates to gather data for the purposes of monitoring the implementation of the Plan. Thus, while monitoring specific elements of the environment is not strictly the preserve of the Council, the Council will continue to

liaise and work with the Environmental Protection Agency, The National Parks and Wildlife Service, Inland Fisheries Ireland, as well as others in the pursuit of environmental conservation and protection through existing environmental monitoring procedures. The Strategic Environmental Objectives for the Shannon Town & Environs LAP 2012-2018 were developed in accordance with the Mid West Regional Planning Guidelines 2010-2022 and the Clare County Development Plan 2011-2017 (see Appendix D). The Monitoring table identifies the actual departments responsible for collecting, collating and analysing the relevant data. This has been prepared in accordance with the associated monitoring table in the CCDP 201-2017. Once the Plan is adopted and the monitoring programme commences these departments will be liaised with and the relevant data confirmed and updated, etc.

The Shannon Town & Environs LAP monitoring programme will be linked to the RPG and the CCDP programmes and to other plan/programme monitoring programmes relevant to the County, e.g. other LAPs, SRBMP, etc. Thus, this monitoring Chapter is proposed as a platform to allow key aspects of the environment to be monitored, with the knowledge that the ongoing review of the implementation of the Plan and associated environmental assessments may require amendments and additions.

### **5.3: Indicators, Targets and Thresholds**

It is proposed to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example, water or air pollution levels. The indicators aim to simplify complex interrelationships and provide information about environmental issues which is easy to understand. Monitoring is based around the indicators which were chosen earlier in the process. These indicators allow quantitative measures of trends and progress over time relating to the SEOs used in the evaluation. Focus will be given to indicators which are relevant to the likely significant environmental effects of implementing the Plan and existing monitoring arrangements will be used, where possible, in order to monitor the selected indicators. Each indicator to be monitored will be accompanied by the relevant target(s) which were identified and/or developed depending on the availability of legislation and/or guidelines, for example. The objectives for each environmental parameter together with their associated targets, indicators, thresholds and the responsible Authority are outlined. Setting appropriate thresholds, will determine when intervention measures might be required.

### **5.4: Reporting**

The ongoing monitoring of the Shannon Town & Environs Local Area Plan 2012-2018 and its implications on the environment is paramount to ensure that the environment of the Plan area and zone of influence is not adversely affected by the implementation of the Plan.

The use of a Geographical Information System (GIS) based monitoring system is currently being reviewed and it is envisaged that such will be developed over the lifetime of the plan to monitor and assess the implementation of the Plan. The SEA team, the spatial analysis team and the development management team will cooperate in an attempt to overcome any limitations in spatial analysis, to achieve an improved and better informed decision-making process, and provide data for future Plan reviews and the associated SEA process requirements.

The primary objective of the Monitoring Report is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of the Shannon Town & Environs Local Area Plan 2012-2018. It will do this by assessing the Plan in terms of its overall environmental impact, positive and negative, secondary, cumulative, synergistic,

short, medium and long term, direct, indirect, permanent and temporary effects and to indicate where necessary how improvements can be incorporated into the Plan to improve its environmental performance and/or mitigation and monitoring.

The monitoring programme will be flexible and able to deal with specific environmental issues as they arise. For example, environmental indicator assessment during monitoring can have a positive/neutral impact on the environment or may have a negative impact. Where an indicator value leads to a positive/neutral impact on the environment, it is likely that the policies and objectives of the Plan are well defined with regard to the environment. Conversely, where the policies and objectives of the Plan have a negative impact on the environment, it may be necessary to review the policies and objectives of the Plan or to take some other form of intervention.

It is expected that this Report will be issued to the designated Environmental Authorities and made available in the Local Authority offices and on their website. It is also recommended that this data be shared with neighbouring local authorities to assist in monitoring transboundary effects should they arise.

It is the intention of the SEA to ensure that the monitoring plan for the Shannon LAP area is robust enough to take into account the number of ongoing plans/programmes within / adjacent to the Plan area and the potential to influence habitats and species during the lifetime of the Plan.

As part of the SEA monitoring programme all the adopted ongoing plans/programmes within / adjacent to the Plan area (including county transboundary plans) which will have their own individual monitoring programme will also be linked and integrated into an overall monitoring programme based on the hierarchy of plans within the County. It is suggested that this monitoring programme could be extended to regional and national levels in the foreseeable future.

Please note 'Appendix E - Strategic Environmental Objectives'(SEOs) which comprehensively outlines the relationships between the SEOs for the Shannon Town and Environs Local Area Plan, the Clare County Development Plan 2011-2017 and the Regional Planning Guidelines 2010-2022. Also, note Appendix F which details the interrelationship between Shannon Town and Environs Local Area Plan SEOs and Clare County Development Plan 2011-2017 objectives'. All of this linked information will be vital to ensuring this monitoring programme is robust and effective. Furthermore, mitigation measures proposed in the SEA Environmental Report will be clearly linked with key 'significant effects' and/or 'key strategic level recommendations' identified in the environmental assessment.

In this regard, a link will be established between the all Plans and the relevant SEA environmental objectives, targets, indicators and mitigation measures outlined under the various SEA monitoring programmes for their relevant Plan.

As per the Manager's Report the question re. *the addition of appropriate corrective action thresholds for unauthorised development, illegal waste activity and water pollution incidents not involving oil spills* remained from an earlier review of the EPA template (which should have been removed prior to submission to the ST&E LAP 2012-2018). A review of SEA effectiveness in Ireland highlighted that mitigation and monitoring would require further discussion / guidance to improve these aspects of SEA in Plans/Programmes/Strategies. The Agency will be looking at issuing guidance in relation to mitigation / monitoring and this will be taken into account in our SEA submissions at a later stage. Thus, the corrective action threshold for unauthorised development, illegal waste activity is zero, so it's aspirational in nature).

The Planning and Development Act 2000 (as amended) requires a progress report to be prepared two years after the making of a new Development Plan, outlining progress achieved in securing all of the Development Plan objectives. With regard to Local Area Plans there is no such requirement to conduct a midterm review. However, it is envisaged regardless of the Plan that a monitoring report will be available during the lifetime of the Shannon LAP which will be linked to and integrated into the overall SEA monitoring programme for the County.

The Monitoring Programme will be flexible to take account of the various stages of the Plan, and to deal with all effects including secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative as required under Schedule 2B of the Planning and Development (SEA) Regulation (S.I. No. 436 of 2004) (as amended). All departments responsible for collecting, collating and analysing the data will be identified as soon as possible after the Plan has been adopted. Finally, the Monitoring Programme will endeavour to include information on how the monitoring will allow unforeseen adverse effects to be identified and responded to as appropriate.

## **5.5: Conclusion**

The purpose of indicators is to monitor the effectiveness of the Plan in meeting the environmental objectives and targets identified in this Report. The methodology for the development and selection of the SEA indicators for the Shannon Town & Environs Local Area Plan 2012-2018 has been informed by the scoping process, the baseline assessment and the identification of existing environmental problems, the RPGs 2010-2022 and the CCDP 2011-2017 monitoring data.

However, it should be noted that the final set of indicators is also influenced by the availability of existing and relevant indicators, current monitoring programmes and the scale of application. Where data is not available one of the recommendations of this Report is to put a data/indicator collation and monitoring system in place where possible. Based on the information above all of the indicator information required is already being actively collected and reported at a level sufficient to meet the needs of this Shannon Town & Environs Local Area Plan 2012-2018. However, Clare County Council are committed to overseeing the implementation of mitigation measures and the monitoring programme for the Shannon Town & Environs LAP 2012-2018 and will also have the overall responsibility for ensuring that the on-going review of the environmental targets and indicators in the monitoring programme are adhered to and alterations made when and where required.

All responsible bodies and authorities have been involved throughout the SEA process and will be further notified of their responsibilities for collecting, collating and analysing data as soon as is reasonable expected after the Plan has been adopted.

### **Summary of Recommendations:**

In summary, the following recommendations have been included in this Chapter. It is recommended that:

An environmental report is issued to the designated Environmental Authorities, transboundary authorities, and made available in the Local Authority offices and on their website.

Where data is not available one of the recommendations of this Report is to put a data/indicator collation and monitoring system in place where possible.

GIS Monitoring database established.

**Table 9.1 –Schedule of Monitoring**

Strategic Environmental Objective	Target	Indicator	Responsible Authority	Timeframe	
<b>Population, Human Health and Quality of Life</b>					
Population	<b>P1</b> - Protect, enhance and improve people’s quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.	<ul style="list-style-type: none"> <li>- Increase in the number of green spaces &amp; amenities available to the public</li> <li>-Improved trends in perceived quality of life related to these matters</li> <li>- Bonds to ensure the completion of developments until taken charge</li> </ul>	<ul style="list-style-type: none"> <li>- No/area of green spaces &amp; amenities available to the public</li> <li>-Improved trends in perceived quality of life related to these matters as gathered through surveys</li> <li>- Employment rates over the lifetime of the Plan</li> <li>- Completion handover of development to CCC</li> <li>-Availability of public transport/ smarter travel initiatives</li> </ul>	CSO CCC Iarnrod Eireann Bus Eireann	TBC
Human Health	<b>P2</b> - To protect human health from hazards or nuisances arising from exposure to incompatible land uses/developments	<ul style="list-style-type: none"> <li>- Increase in the number of green spaces &amp; amenities available to the public</li> <li>- No significant deterioration in human health as a result of environmental factors</li> <li>- No spatial concentrations of health problems arising from environmental factors</li> </ul>	<ul style="list-style-type: none"> <li>- No/area of green spaces &amp; amenities available to the public</li> <li>- Occurrence of any decline in human health around the particular area in the plan area</li> <li>- Occurrence (any) of a spatially concentrated deterioration in human health</li> </ul>	EPA HSE	
Litter	<b>P3</b> - Implementation and enforcement of the County Litter Management Plan 2009-2012 and any subsequent plans.	- No litter fines during the lifetime of the Plan.	- Number of litter fines issued.	CCC	
County Emergency Plan	<b>P4</b> - Adhere to the County Emergency Plan and other objectives of relevance to human health.	<ul style="list-style-type: none"> <li>- No 'boil water' notices</li> <li>- Maintain or improve levels of ambient SO2, NOx, &amp; particulate matter as conducted by EPA monitoring</li> </ul>	<ul style="list-style-type: none"> <li>- Drinking Water Quality</li> <li>- No. of remedial action list</li> <li>- No./timescale of boil notices</li> <li>-Maintaining and /or improving air quality in the plan area</li> </ul>	CCC EPA	

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		<ul style="list-style-type: none"> <li>- Increase in the number of green spaces &amp; amenities available to the public</li> <li>- Promotion of cyclepaths/ walkways in plan area</li> <li>- No Remedial Action List (RAL) from the EPA notices</li> </ul>			
Green Spaces	<b>P5</b> - Provision of green spaces for amenity	<ul style="list-style-type: none"> <li>- Increase in the number of green spaces available to the public.</li> <li>- Increase designation of trees for preservation and amenity</li> </ul>	<ul style="list-style-type: none"> <li>- No/area of green spaces available to the public</li> <li>- No./areas of trees designated for preservation and amenity</li> <li>- No. of new civic amenity sites provided during the lifetime of the Plan</li> </ul>	CCC	
<b>Biodiversity</b>					
Non - Designated	<b>B1</b> - Protect, conserve and avoid loss of diversity and integrity of the broad range of habitats, species and wildlife corridors (non-designated sites) within the Shannon Plan area.	<ul style="list-style-type: none"> <li>- No/reduce loss of hedgerows</li> <li>- Operators who conduct mechanical hedge cutting should have achieved the Teagasc proficiency standard MT 1302-Mechanical Hedge Trimming</li> <li>- 30% broadleaf/native afforestation</li> <li>- Protection &amp; promotion of non-designated salmonid rivers</li> <li>- No ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity to be lost without remediation as a result of implementation of the LAP</li> </ul>	<ul style="list-style-type: none"> <li>- % of unique habitats and species lost in non-designated sites over the lifetime of the Plan through trending of annual/bi-annual surveys</li> <li>- % of broadleaf/native afforestation</li> <li>- Percentage loss of connectivity between areas of local biodiversity as a result of implementation of the LAP as evidenced from a resurvey of CORINE mapping</li> </ul>	CC OPW Coillte	
Europe Designated	<b>B2</b> - Conserve and protect, or maintain and restore Natura 2000 sites and the Natura 2000 Network designated under Art. 6 of the Habitats Directive	<ul style="list-style-type: none"> <li>- No loss of protected habitats &amp; species during the lifetime of the Plan.</li> <li>- No compromise in the status of the Natura 2000 network</li> </ul>	<ul style="list-style-type: none"> <li>- Designation of additional areas due to biodiversity &amp;/or geological value</li> <li>- Percentage of unique habitats and species lost in designated sites through trending of annual surveys.</li> <li>- No./% of developments in/near Natura 2000 network</li> <li>- % of Natura 2000 sites in the plan area that are at 'Favorable' conservation status</li> </ul>	NPWS CCC SWRBD OPW	
National Designated	<b>B3</b> - Conserve and protect other sites of	<ul style="list-style-type: none"> <li>- No loss of protected habitats &amp; species during the lifetime of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>- Percentage of unique habitats and species lost in designated sites through trending of annual</li> </ul>		

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	nature conservation including NHAs, pNHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries.	- Submission of HDA for proposed developments with planning applications in/and/or near Natura 2000 sites.	surveys. - Provision/No. of HDAs with developments proposed for sites in/and/or near Natura 2000 sites.		
Annexed and other Protected Species	<b>B4</b> – Conserve and protect annexed and other protected species	- Sites to be selected as NHA or CGS designation	- No of sites designated - % of annexed and other protected species lost over the lifetime of the Plan through trending of annual/bi-annual surveys		
Aquatic Habitats	<b>B5</b> – Protect the inland aquatic environment.	- All waters to achieve good status by 2015 - Ensure the provision of a riparian zone of at least 5m for development close to water - Ensure new development are set back at least 10m from rivers	- WFD risk levels for aquatic habitats - No of planning permissions/ applications close to water	Inland Fisheries Ireland Waterways Ireland	
	<b>B6</b> – Meet the requirements of the WFD and the RBMP				
Invasive Species	<b>B7</b> - Protect habitats (terrestrial and aquatic) from invasive species	- Prevent no new invasive species - control/manage new/existing invasive species	- No. and types of invasive spp. Identified - Increase/decrease in coverage of invasive species identified - No of submission/observations	Inland Fisheries Ireland Waterways Ireland	
	<b>B8</b> – Protect the marine environment				
Wetlands	<b>B9</b> - Conservation of Wetlands and their use and resources	No deterioration	- % of unique habitats and species lost in wetlands over the lifetime of the Plan through trending of annual/bi-annual surveys - No./type of development in Wetland areas		
	<b>B10</b> – Promote Integrated Coastal Zone Management				
<b>Soil &amp; Geology</b>					
Brownfield Development	<b>S1</b> – Give preference to the use of derelict, disused and infill sites,	- Preference for development on brownfield site over green field - Specified % of new applications granted to	- No/% of new developments on brownfield sites - Area of brownfield land developed over the plan period		

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	rather than Greenfield sites.	be on brownfield sites - Limited and controlled development of greenfield sites - Re-use of soil from redeveloped sites where possible	- % of total greenfield land developed - level of Urbanisation - Excessive landfilling of quality soil		
Soil Quality	<b>S2</b> – Protect, improve and maintain the quality of soils.	- No incidences of soil contamination - At least one site to be remediated during the lifetime of the Plan or - Preparation of report on contaminated/unregulated sites in the plan area	- Incidents of soil contamination - No of sites identified & remediated.		
Non-renewable deposits	<b>S3</b> – Minimise the consumption of non-renewable deposits on site	- Re-use of soil from redeveloped sites where possible - Increased provision for C&D Waste facilities	- Excessive landfilling of quality soil. - No. of facilities for C&D Waste		
	<b>S4</b> – Implement aquifer protection plans				
	<b>S5</b> – Minimise the amount of waste to landfill from site				
Geological	<b>S6</b> - Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.	- No loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites. - designation of sites as GSI	- % of habitats, geological features, species etc lost over the lifetime of the Plan through trending of annual/bi-annual surveys - No of areas designated as Geological Heritage Sites		
<b>Water</b>					
Aquatic Ecosystems	<b>W1</b> – Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly	- To achieve a Q Rating of 4 as per the WFD 'good' quality status by 2015.	- Biotic quality rating of river waters at EPA monitoring locations	EPA	

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	depending on the aquatic ecosystem (quality, level, flow).				
Water Quality	<b>W2</b> – Maintain or improve the quality of surface and groundwater water (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), SRBM & POMS.	<ul style="list-style-type: none"> <li>- Improvement or at least no deterioration in surface water quality by 2015</li> <li>- Improvement or at least no deterioration in ground water quality by 2015</li> <li>- - Aquifer water quality to remain or improve during the lifetime of the Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Changes in receiving water quality as identified during water quality monitoring for the WFD, SRBD &amp; POMS conducted by CCC and the EPA</li> <li>- Changes in groundwater quality as identified in monitoring programmes conducted by CCC and the EPA under the WFD/ SRBMP</li> <li>- Groundwater quality monitoring in aquifer</li> </ul>	CCC EPA	
SuDS	<b>W3</b> – Implement appropriate sustainable drainage systems (SuDS) in any future development in the Shannon Area.	<ul style="list-style-type: none"> <li>- New drainage systems to be compliant with SuDS</li> <li>- Increase the use of SuDS</li> <li>- Require the development of SuDS as part of permitted developments granted by CCC</li> <li>- Provision for Drainage systems to be compliant with SuDS</li> <li>- Provision of SuDS compliant drainage plans for proposed developments in plan area</li> </ul>	<ul style="list-style-type: none"> <li>- Provision of SuDS compliant drainage plans for proposed developments in plan area</li> <li>- SuDS usage</li> <li>- Provision of SuDS compliant drainage plans for proposed developments in study area</li> <li>- % new development with SuDS</li> </ul>		
Water Pollution	<b>W4</b> – Reduce the impact of polluting substances to all waters	<ul style="list-style-type: none"> <li>- Updated data on surface water generation within the County</li> <li>- No. of Pollution Reduction plans in place</li> <li>- No deterioration in aquifer water quality</li> </ul>	<ul style="list-style-type: none"> <li>- Quantified surface water flows from proposed developments as part of planning process</li> <li>- Measured river levels</li> <li>- No. of Pollution Reduction plans in place</li> </ul>		
	<b>W5</b> - prevent pollution and contamination of ground water by adhering to aquifer protection plans.				
Drinking water	<b>W6</b> – Maintain and improve the quality of drinking water supplies	<ul style="list-style-type: none"> <li>- Drinking Water Quality</li> <li>- Improvement or at least no deterioration in surface water quality by 2015</li> <li>- Improvement or at least no deterioration in groundwater quality as per the WFD 'good' quality status by 2015/SRBMPs</li> </ul>	<ul style="list-style-type: none"> <li>- Drinking water quality</li> <li>- Changes in receiving water quality as identified during water quality monitoring for the WFD, SRBD &amp; POMS conducted by CCC and the EPA</li> <li>- Changes in groundwater quality as identified in monitoring programmes conducted by CCC and</li> </ul>	EPA CCC	

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		<ul style="list-style-type: none"> <li>- Implement the Water Supply Plan as per the Water Services National Investment Programme</li> <li>- Extent to which drinking water standards in public/private water supplies are met</li> <li>- No. of annual exceedences in drinking water quality standards</li> <li>- Upgrade of water supply network</li> </ul>	<p>the EPA under the WFD/ SRBMPs</p> <ul style="list-style-type: none"> <li>- No./timescale of boil notices</li> <li>- No. of supplies upgraded</li> </ul>		
	<b>W7</b> – Reduce the impact of polluting substances to all waters				
Water Conservation	<b>W8</b> - Promote sustainable water use based on a long-term protection of available water resources	<ul style="list-style-type: none"> <li>- Decrease in the number of 'water shortage' notices issued</li> <li>- Implementation of water conservation measures in new build</li> <li>- Greater public Awareness of the benefits of Water conservation</li> <li>- Reduction in use of water by population</li> <li>- Adoption/Implementation of Water management plans</li> <li>- Upgrade of water network/ reduction in leakages</li> </ul>	<ul style="list-style-type: none"> <li>- Frequency of 'water shortage' notices</li> <li>- % new development with water conservation measures</li> <li>- Public awareness programme</li> <li>- Reduction in use of water by population</li> <li>- Increase in water recycling</li> <li>- % new development with water conservation measures</li> <li>- Calculation of Water usage</li> <li>- No. of upgrades to water network</li> <li>- Extent of water recycling</li> </ul>	EPA CCC	
	<b>W9</b> – Upgrade Infrastructure to meet future water supply needs				
Coastal Zone Management	<b>W10</b> – Promote Integrated Coastal Zone Management	<ul style="list-style-type: none"> <li>- Proactive Approach to ICZM</li> <li>- No negative impacts on receiving environment</li> <li>- Promote natural protective measures rather than engineering structures</li> <li>- New development not located in areas that will augment coastal erosion/flooding</li> </ul>	<ul style="list-style-type: none"> <li>- No./%/nature of developments in areas of risk</li> <li>- No./%/nature of incidences of flooding/erosion</li> <li>- Consultation and implementation SIFP</li> </ul>		

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		- All Activities that Require Consent (ARC)			
Flood Risk	<b>W11</b> - Reduce risk of flooding through avoidance of development in flood plains or in areas at risk of flooding	- Provide for Flood Risk Assessment at the Local Area Plan level to guide zoning (in accordance with FRA Vol III of CCDP - In accordance with OPW/DOEHLG Flood Risk Assessment, require all applications within designation Flood Risk zones A and B to undertake a flood risk assessment as part of the planning application.	- Level/ Incidence of flooding - Strategic CFRAM Report and Mapping guidelines 2015 - No./% of development in identified flood risk areas	OPW	
Flood Management	<b>W12</b> - Provide provision of flood relief through management of flood risk and living with floods rather than engineered flood solutions.	- Coordinated approach to flooding in the SIRBD - Develop strategies for the management of flood risk	- Implementation of Strategic CFRAM Report - No. of localised strategies		
<b>Air &amp; Climate</b>					
Air Quality	<b>C1</b> – Minimise all forms of air pollution and maintain/improve ambient air quality.	- Maintain/ improve ambient air quality through reduction of private vehicle usage - Increased use of public transport - Alternative modes of travel	- Air quality indicators - % of people using public transport on a regular basis - Availability of alternative modes of transport	CCC EPA Bus Eireann Iarnrod Eireann	
Greenhouse Gases	<b>C2</b> – Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.	- Provide for increased use of public transport - Increase numbers of cycle lanes & pedestrian routes in the plan area - Establish smarter travel incentives - Increase no. of permissions for renewable energy projects - Compliance with Part L (Amendment) of the Building Regs. S.I. No. 259 of 2008 - Increase in no. of energy audits conducted on existing facilities & new homes	- Use of public transport - Provision of cycle lanes and walking routes - Types and popularity of incentives - No. of permissions granted for renewable energy projects - Provision of new homes to meet Regs - No of energy audits conducted	CCC SEAI LCEA	

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Smarter Travel	<b>C3</b> - Reduce car dependency within the plan area by way of, inter alia, encouraging modal change from car to more sustainable forms of transport and encouraging development which will not be dependent on private transport	<ul style="list-style-type: none"> <li>- An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means</li> <li>- Safe walking to Schools Initiatives</li> <li>- Increase in numbers of cycle lanes &amp; pedestrian routes in the plan area</li> <li>- Establish points for charge for electric vehicles</li> <li>- Introduction of bike schemes/ car pooling</li> </ul>	<ul style="list-style-type: none"> <li>- Percentage of population within the plan area travelling to work or school by public transport or non-mechanical means</li> <li>- No./usage of electric charge points in plan area</li> <li>- Use of public transport</li> <li>- Types/ take up of sustainable forms of transport incentives</li> <li>- Introduction of bike schemes/ car pooling</li> </ul>	CCC SEAI	
<b>Material Assets – Transport</b>					
Sustainable Transport	<b>T1</b> – Maximise sustainable modes of transport and encourage use of walkways/cycle paths as alternative routes to school, work, shops	<ul style="list-style-type: none"> <li>- Reduce the number of private vehicles on the road.</li> <li>- Increase use of public transport.</li> <li>- Increase in the % of the population travelling to work or school by public transport or non-mechanical means</li> </ul>	<ul style="list-style-type: none"> <li>- Number of private cars on road as a percentage of AADT.</li> <li>- Extent of walkways/ cycle paths throughout plan area</li> </ul>	CCC Shannon Town Council NRA	
Road Safety	<b>T2</b> - Provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety	<ul style="list-style-type: none"> <li>- An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means</li> <li>- A decrease in the average distance travelled to work or school</li> <li>- Integrated traffic/pedestrian management plan for Shannon Town</li> <li>- Safe walking to School Initiatives</li> <li>- Increased use of public transport.</li> </ul>	<ul style="list-style-type: none"> <li>- Percentage of population within the plan area travelling to work or school by public transport or non-mechanical means</li> <li>- Average distance travelled to work or school</li> <li>- No./% of s</li> <li>- Extent of walkways/cycle paths throughout plan area</li> </ul>		
Public Transport	<b>T3</b> – Provide an upgraded/improved public transport network.	<ul style="list-style-type: none"> <li>- Increased use of public transport</li> <li>- Upgrade of bus shelters</li> <li>- Improved/Upgraded public transport network</li> </ul>	<ul style="list-style-type: none"> <li>- % of people using public transport on a regular basis</li> <li>- Extent of upgrade to bus infrastructure</li> <li>- Extent of improvement/upgrade to public transport network</li> </ul>		
Walkways/	<b>T4</b> – Promote,	<ul style="list-style-type: none"> <li>- Increased use of walkways/cycle paths for</li> </ul>	<ul style="list-style-type: none"> <li>- %/ usage of cycle paths/walkways</li> </ul>		

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Cyclepaths	encourage and implement a Cycle Strategy for Shannon in association with an accessible walking network	work, amenity and leisure - Increased provision/upgrade of existing cycle paths and walkways - Integration of walkways/cycle paths with enterprise zones	- No./% of s - Extent of walkways/cycle lanes upgraded/developed		
<b>Material Assets - Waste</b>					
Waste	<b>WA1</b> - Implement the waste pyramid and encourage reuse/recycling of material wherever possible.	- Reduction in the quantities of waste sent to landfill - Increase in the quantities of waste sent for recycling - Increase in the number of bring banks provided for the plan area - Compliance with the Waste Management Plan - 85% of C&D waste recycled by 2013	- Compliance with Waste Management Plan - Quantity of household waste sent to landfill - Quantity of household waste sent for recycling - The number of bring banks provided for in the plan area.	CCC EPA	
<b>Material Assets - Water Supply</b>					
Drinking Water	<b>WS1</b> - To ensure that drinking water supplies are both wholesome and clean and free of contamination.	- Drinking Water Quality - Improvement or at least no deterioration in surface water quality by 2015 - Improvement or at least no deterioration in groundwater quality as per the WFD 'good' quality status by 2015/SRBMPs - Extent to which drinking water standards in public/private water supplies are met - No. of annual exceedences in drinking water quality standards	- Drinking water quality - Changes in receiving water quality as identified during water quality monitoring for the WFD, SRBD & POMS conducted by CCC and the EPA - Changes in groundwater quality as identified in monitoring programmes conducted by CCC and the EPA under the WFD/ SRBMPs - No./timescale of boil notices	CCC EPA	
Distribution	<b>WS2</b> - Improve efficiency in distribution of potable water to the	- Implement the Water Supply Plan as per the Water Services National Investment Programme	- Implementation of the Water Supply Plan as per the Water Services National Investment Programme		

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	population.				
Sustainable water use	<b>WS3</b> - To promote long-term protection of available water resources through sustainable water use.	-Water Conservation Measures			
Future Needs	<b>WS4</b> - Upgrade infrastructure to meet future water supply needs	- Upgrade of water supply network - Implement the Water Supply Plan as per the Water Services National Investment Programme	- No. of supplies upgraded		
<b>Material Assets – Wastewater Treatment</b>					
Connection to public network	<b>WW1</b> - To ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater prior to discharge.	- New development should be served by a public wastewater treatment system or an approved on site wastewater treatment plant designed, constructed and managed in accordance with EPA Guidelines	- New development should be served by a public wastewater treatment system or an approved on site wastewater treatment plant designed, constructed and managed in accordance with EPA Guidelines	EPA CCC	
Plant Infrastructure	<b>WW2</b> - Upgrade existing wastewater treatment plant infrastructure	- Provision and upgrade to provide adequate wastewater infrastructure based on existing and forecasted population demands - Full Compliance with EPA Discharge Licence and monitoring at Tradaree	- Number of new or upgraded wastewater treatment plants - Compliance with EPA	CCC EPA	
Dependence on proprietary facilities	<b>WW3</b> - Reduce the dependency on individual proprietary wastewater treatment facilities.	- Timely testing of individual proprietary wastewater treatment facilities in line with EU/National Guidance. - Sustainable alternative individual proprietary wastewater treatment facilities - Measures to promote, encourage and incentivise a change from traditional WW treatment systems to alternative, sustainable systems.	- Timely testing of individual proprietary wastewater treatment facilities. - Types/Usage/% of population using sustainable methods of wastewater treatment - Study of alternative, sustainable treatment systems in use in plan area		
<b>Material Assets – Renewable Energy</b>					
Renewable Energy	<b>RE1</b> - Reduce waste of energy, promote use of	- Increase in renewable energy developments and R&D in the County	- No. of applications submitted for renewable energy projects	CCC LCEA	

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	renewable energy sources and support energy conservation initiatives	<ul style="list-style-type: none"> <li>- Address the potential Shannon Plan Area can make to the overall County contributions to National targets on energy efficiency, and energy related CO<sub>2</sub> emissions as set out in policy documents.</li> <li>- Meet or exceed County contributions to national energy efficiency/conservation targets.</li> <li>- Provision and upgrade to provide adequate electricity infrastructure based on existing and forecasted demands</li> <li>- Increase in number of renewable energy projects in plan area</li> <li>- Upgrade/maintain existing electricity infrastructure to accommodate supply and demand in region</li> </ul>	<ul style="list-style-type: none"> <li>- No. of renewable energy developments granted planning permission</li> <li>- Establishment of R&amp;D projects</li> <li>- Assessment of contribution of Shannon to County renewable energy targets.</li> <li>- Development &amp; maintenance of existing electricity infrastructure.</li> </ul>	MWRA	
Energy Conservation	<b>RE2</b> - Promotion of energy conservation across all sectors including the development of low carbon commerce and buildings	<ul style="list-style-type: none"> <li>- Compliance with Part L (Amendment) of the Building Regs S.I. No. 259 of 2008</li> <li>- Increase in no. of energy audits conducted on existing facilities &amp; new homes</li> <li>- Number of permitted development for wind farms, bio-energy developments</li> <li>- Increased use of Building Energy Rating (BER)</li> <li>- Development of energy storage facilities at appropriate locations throughout the plan area, in line with Wind Energy Strategy and Chapter 10 of CDP</li> <li>- Development of district heating infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>- Compliance with Part L (Amendment) of the Building Regs</li> <li>- No of energy audits conducted</li> <li>- % low carbon building built/redeveloped</li> <li>- study of BER rating buildings in plan area</li> <li>- extent of district heating/ energy storage facilities</li> </ul>		
<b>Cultural Heritage</b>					
Cultural Heritage	<b>CH1</b> – Protect and conserve the cultural heritage including the built environment and	<ul style="list-style-type: none"> <li>- No development permitted during the lifetime of the Plan which will result in the loss/partial loss of protected structures or sites of archaeological importance</li> </ul>	<ul style="list-style-type: none"> <li>- No Development permitted during the lifetime of the Plan resulting in the loss or partial loss of protected structures or sites of archaeological status.</li> </ul>		

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	settings; archaeological (recorded and unrecorded monuments), architectural (Protected Structures, Architectural Conservation Areas, vernacular buildings, materials and urban fabric) and manmade landscape features (e.g. field walls, footpaths, gate piers etc.).	<ul style="list-style-type: none"> <li>- Ensure that all planning applications that might have an impact on heritage are referred to the DoAHG for comment and that their recommendations are adhered to.</li> <li>- Use of National Heritage Plan (2002) and any subsequent plan in setting archaeological policies and principles</li> <li>- Number of cultural heritage sites developed for amenity purposes.</li> <li>- No developments on/at protected sites &amp; complexes.</li> <li>- No developments occurring which result in full or partial loss to entries listed in the RMPs or protected by the Council including Zones of Archaeological Potential &amp; the context of the above within the surrounding landscape where relevant</li> <li>- Make additions to the Record of Protected Structures and additional ACAs where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>- Development of cultural heritage areas for amenity resources</li> <li>- No. of developments on/at-protected sites &amp; complexes</li> <li>- No. of developments occurring which result in full or partial loss to entries listed in the RMPs or protected by the Council including Zones of Archaeological Potential &amp; the context of the above within the surrounding landscape where relevant</li> <li>- Number of additions to the Record of Protected Structures and the number of additional ACAs</li> </ul>		
Urban Settlements	<b>CH2</b> – Conserve historic fabric of urban and rural settlements.	<ul style="list-style-type: none"> <li>- No permitted developments (in towns) that will impact significantly on the location landscape character.</li> <li>- Developments to take account of Recorded Monuments and Protected structures within an urban setting</li> </ul>	<ul style="list-style-type: none"> <li>- Number of permitted developments that impact significantly on the existing character.</li> <li>- Number of areas with a distinct character and quality urban environments and public realms</li> <li>- A masterplan for Shannon to enhance townscape, place-making and green infrastructure</li> </ul>		
Restoration	<b>CH3</b> – To ensure the restoration and re-use of existing uninhabited and derelict structures where possible opposed to demolition and new build (to promote sustainability and reduce landfill).	<ul style="list-style-type: none"> <li>- No developments during the lifetime of the Plan which could result in damage to archaeological features</li> <li>- Review of the annual Excavations Bulletin for archaeological potential in study area.</li> <li>- Use of “Framework and Principles for the Protection of Archaeological Heritage” DoEHLG and the National Monuments Act amended (1930-2004)</li> </ul>	<ul style="list-style-type: none"> <li>- Number of developments which result in the loss or damage to archaeological features</li> </ul>		

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Landscape					
Natural Landscapes and Features	<b>L1</b> – Conserve, protect and enhance valued natural landscapes and features including those of geological and aesthetic value.	- Ensure no significant disruption of historic/cultural landscape & features through objectives of Clare County Development Plan - Conduct an audit of designated geological sites of importance in plan area & take cognisance of proposed designated sites of geological importance	- No of developments permitted and their impacts on cultural/historic landscapes. - Audit of geological sites of importance in plan area	CCC. Heritage Council Failte Ireland GSI NPWS	
Designated Landscapes	<b>L2</b> – Protect designated landscapes and scenic views, routes and landscape features of local value	- No development to be conspicuously located within sensitive landscapes, designated scenic landscapes, features or routes - No significant disruption of designated views from Scenic Route - No degradation of areas designated as Heritage Landscapes	- No/type of dev. - No. of developments located within Scenic Route - No degradation of areas designated as Heritage Landscape		
Cultural Landscapes	<b>L3</b> – Conserve and protect cultural landscapes including archaeological and architectural.	- Ensure no significant disruption of historic/cultural landscape & features including archaeological and architectural through objectives of Clare County Development Plan	- No of developments permitted and their impacts on cultural/historic landscapes		
Visual Impacts	<b>L4</b> - Minimise visual impacts through appropriate design, assessment and siting	- No significant visual impact - Ensure no significant disruption of designated scenic views and scenic routes and high landscape areas through objectives of County Development Plan	- No. of developments located within a designated scenic view or route or high landscape area that disrupt views (based on the LCA) - Loss of vista/views - Loss of TPO Trees - Loss of amenity woodland		
	<b>L5</b> – Maintain and Enhance landscape quality within the plan area				

This monitoring table is designed to be flexible to take account of various stages of the Plan and developed to accommodate for specific environmental issues as they arise. In this regard, the schedule may change due to unforeseen circumstances. Cumulative/In-combination effects will be considered as part of the review process in the Clare County Development Plan 2011-2017.

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## Appendix A - EPA Checklist

Note: This section provides an overview of the compliance of the ER with the requirements of the SEA Directive and the SEA Regulations. Compliance has been highlighted has been outlined in the 'Comment' section.

### Section 1 - Screening

#### Minimum Requirements

	Question	Yes, No, Comment	Statutory Basis
1.1	In reaching a determination of the requirement for SEA, have the criteria set out in Annex 1 of the SEA Directive and Schedule 2A of S.I. 436 or Schedule 1 of S.I. 435 been taken into account?	Yes, the ST&E LAP 2012-2018 automatically required SEA as it has a population > 5,000 and an area > 50 square kilometers.	SEA Directive Article 3(6)/6(3)  S.I. Nos 435 & 436 of 2004
1.2	Has a determination been made, in consultation with the DoEHLG, regarding the requirement for an appropriate assessment in accordance with the Habitats Directive?	??	Habitats Directive Article 6(3)
1.3	Has the relevant competent authority consulted the prescribed environmental authorities as required and notified them of its determination?		SEA Directive Article 3(6)/6(3)  S.I. Nos 435 & 436 of 2004
1.4	Has the relevant statutory authority made available for public inspection a copy of its determination on the requirement for SEA?	A screening reports was not necessary, See 1.1 above	S.I. Nos 435 & 436 of 2004

#### Additional Recommended Task

	Question	Yes, No, Comment	

1.5	Does the screening determination clearly state whether SEA is required or not, who has made the decision and when?	N/A	
1.6	If the P/P has been screened out of SEA, does it clearly demonstrate that it does not meet all/most of the criteria of Annex 1 and Schedule 2A of S.I. 436 and Schedule 1 of S.I. 435?	N/A	
1.7	Has a description been provided in the ER of the screening process and subsequent determination?	N/A and yes	

## Section 2- Scoping

### Minimum Requirements

	Question	Yes, No, Comment	Statutory basis
2.1	Were the designated environmental authorities consulted when deciding on the scope of the information to be included in the Environmental Report?	Yes, the designated environmental authorities are currently being consulted.	SEA Directive Article 5 (4)  S.I. Nos 435 & 436 of 2004

### Additional Recommended Tasks

	Question	Yes, No, Comment	
2.2	Does the proposed scope of the report cover all the relevant information in accordance with Annex 1 of the SEA Directive and all of the points in Schedule 2 and Schedule 2B of S.I. 435 and S.I. 436?  If not, have reasons for eliminating issues from further consideration been documented?	All relevant information was covered in accordance with Legislation and Schedules.	
2.3	Has informal preliminary scoping taken place with the designated authorities prior to the	Yes, scoping meetings were organised with the designated	DoEHLG Guidelines

	commencement of the P/P making process?	authorities.	S.3.14
2.4	Have scoping meetings/workshops been held with (a) any of the designated environmental authorities, (b) relevant internal departments within the organisation and (c) other relevant statutory and non-statutory organisations?	Scoping meetings/workshops with any of the designated environmental authorities were organised  Internal consultation was carried out within & between the Planning and Enterprise Development & other Council Departments.	
2.5	Where appropriate, if the zone of influence extends beyond the plan boundary, has transboundary notification and consultation been undertaken with other Member States & adjoining authorities on the scope of the SEA?	Yes, transboundary notification and consultation is being undertaken.	
2.6	As part of the scoping exercise, have the designated authorities been given an outline of:  a) the geographical area involved (including a referenced and scaled map of the area) b) the nature of the plan and its intended lifespan c) the likely scale, nature and location of development within the area during the life of the plan (in broad terms) d) the predicted significant effects of this development		DoEHLG Guidelines  S.3.17
2.7	Has a Scoping Report been prepared which clearly highlights key environmental resources, zone of influence of the P/P, alternatives, key existing environmental issues/problems and likely significant environmental effects of the P/P?		DoEHLG Guidelines  S.3.16
2.8	Does the scoping report reflect the size/level of detail in the P/P?		
2.9	Does the scoping report provide the designated authorities with sufficient information to form a view on the likely significant effects of implementation of the P/P?		

2.10	Has a Scoping Issues Paper (for land use plans) been prepared to facilitate consultation?  Have the environmental issues raised in the Issues paper been appropriately addressed in the scoping report?		DoEHLG Guidelines S.3.14
2.11	Have the public and other interested bodies been identified and consulted at the scoping stage?	Yes (consultation was carried at all stages)	
2.12	Have the teams responsible for the preparation of the P/P and the ER been involved in the scoping exercise?	Yes	EPA Guidelines- Stage 2
2.13	Have the responses to the scoping exercises been included in the Scoping Report?		
2.14	Has the Scoping Report been made public?		
2.15	Where an appropriate assessment is required and will be undertaken in conjunction with the SEA, have any environmental problems, indicators or other issues relevant to the assessment been identified, that need to be considered during the SEA process?	Yes	Habitats Directive Article 6

### Section 3 – Consultation

Consultation with Designated Authorities, Public, and, where applicable, International and National Transboundary Consultations

#### Minimum Requirements

	Question	Yes, No, Comment	Statutory Basis
3.1	Have the Draft P/P and accompanying ER been made available to the designated authorities and the public?	Yes, the Draft Plan, ER and HDA have been made available to all	SEA Directive Article 6(1)/6(3) S.I. Nos 435 & 436

			of 2004
3.2	Have the designated environmental authorities and the public been given an early and effective opportunity to express their opinion on the draft P/P and the accompanying ER?	Yes, see the ER and ES & the Manager's Reports for details	SEA Directive Article 6(2)/6(4)  S.I. Nos 435 & 436 of 2004
3.3	Have the ER and the opinions expressed by the designated authorities and the public during consultation been taken into account during the preparation of the P/P?	Yes, see ER and ES for details.	SEA Directive Article 8  S.I. Nos 435 & 436 of 2004
3.4	Where relevant, has a copy of the Draft P/P and the ER been forwarded to other Member States before its adoption?	N/A	SEA Directive Article 7  S.I. Nos 435 & 436 of 2004
3.5	Where relevant, have the Member States been given a reasonable time frame to respond to the draft P/P and ER?	N/A	
3.6	Have the opinions expressed by other Member States during transboundary consultation been taken into account?	Transboundary consultation took place. See Manager's Reports and Environmental Statement for consultation details	SEA Directive Article 7  S.I. Nos 435 & 436 of 2004

**Additional Recommended Tasks**

	Question	Yes, No, Comment	

3.8	Has a description of the outcome of all consultations (including transboundary) been documented in the ER?	The ER, Manager's Reports & Environmental Statement describe the consultation process	
3.9	Where a consultation recommendation has not been taken on board, has an explanation been provided of why?	Yes, see the Manager's Reports & Environmental Statement	
3.10	Have P/Ps and ERs for counties contiguous to the border with Northern Ireland been subject to transboundary consultation with the relevant Northern Ireland Environmental Authorities?	N/A	DoEHLG Guidelines S. 5.9
3.11	If the zone of influence of the P/P extends beyond the P/P boundary, have relevant statutory Bodies/Authorities and adjoining Local Authorities been informed and consulted?	Yes, see 2.5 & 3.6 above	DoEHLG Guidelines S. 5.9

## Section 4 – Plan Description

### Minimum Requirements

	<i>Question</i>	<i>Yes, No, Comment</i>	<i>Statutory Basis</i>
4.1	Has an outline of the contents and the main objectives of the P/P been provided in the ER?	Yes, see Chapter 1 of the ER.	SEA Directive Article 5 Annex I (a)
4.2	Has information been provided on the relationship of the P/P with other relevant P/Ps?	Yes, see Chapter 3 of the ER.	SEA Directive Article 5 Annex I (a)

**Additional Recommended Tasks**

	Question	Yes, No, Comment	
4.3	Has a referenced and scaled map illustrating the geographical extend of the P/P area been included in the ER?	Yes, all maps are references. However, due to the size of the study area scaled maps are not included in the ER but are included in the Plan.	
4.4	Have any relevant conflicts and/or synergies between the P/P objectives and the objectives of other P/Ps in the hierarchy (including transboundary) been identified and described?	Yes, see Chapter 7,8 & 9 of the ER	
4.5	<i>Has the zone of influence of the P/P been described appropriately?</i>	Yes, see Chapter 4 of the ER	
4.6	Has the potential for transboundary effects of the plan been identified?	Yes, through the assessment and transboundary consultation	

**Section 5 – Existing Environment**

**Minimum Requirements**

	Question	Statutory Basis
5.1	a) Are the relevant aspects of the current state of the environment described? b) Are any existing environmental problems described (in particular those relating to areas designated pursuant to the Birds and Habitats Directives)? c) Are the environmental characteristics of areas that are likely to be significantly affected by the P/P identified? d) Is the likely evolution of the existing environment without the implementation of the P/P described? e) Have any significant gaps in the baseline data been identified? f) Have alternative/proxy data sources been identified where existing baseline data is unavailable?	SEA Directive  Article 5  Annex I (b), (c), (d)
Environmental Receptor	(a) (b) (c) (d) (e) (f)	Comment

Biodiversity, flora and fauna	Y	Y	Y	Y	Y	n/a	See chapter 4 of the ER for details
Water (surface, ground, estuarine & coastal)	Y	Y	Y	Y	Y	n/a	
Soil	Y	Y	Y	Y	Y	n/a	
Landscape	Y	Y	Y	Y	Y	n/a	
Cultural Heritage	Y	Y	Y	Y	Y	n/a	
Population	Y	Y	Y	Y	Y	n/a	
Human Health	Y	Y	Y	Y	Y	n/a	
Air	Y	Y	Y	Y	Y	n/a	
Climatic Factors	Y	Y	Y	Y	Y	n/a	
Material Assets	Y	Y	Y	Y	Y	n/a	
Interrelationships	Y	Y	Y	Y	Y	n/a	
Other	n/a	n/a	n/a	n/a	n/a	n/a	

Yes: Y No: N

	<i>Question</i>	<i>Yes, No, Comment</i>	<i>Statutory Basis</i>
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5.2	Has a description been included of any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information?	Yes, see Chapter 4	SEA Directive Article 5 Annex 1 (h) S.I. Nos 435 & 436 of 2004
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**Additional Recommended Tasks**

	Question	<i>Yes, No, Comment</i>	
5.3	Does the relevant current state of the environment (baseline), as described, reflect:  a) the availability of data?  b) The size and level of detail of the P/P?	Yes, see chapter 4	
5.4	Have trends for key environmental receptors been presented and described using appropriate environmental data?	Yes, see chapter 4	
5.5	What sources of environmental data and/or environmental information systems (e.g. GIS) have been used?	All environment parameters were included and all available data incorporated in the ST&E LAP 2012-2018 GIS database	
5.6	Have existing environmental problems relevant to the P/P been identified and put into the context of relevant environmental objectives, standards, thresholds etc.?	Yes, see ER for details	

**Section 6 – Objectives, Targets and Indicators**

Note: See Appendix IV – Objectives, Targets and Indicators explanation

**Minimum Requirements**

	Question	Yes, No, Comment	Statutory Basis
6.1	Have any environmental protection objectives, established at International, European Community or Member State level which are relevant to the P/P been identified?	Yes, see Chapter 5 for the SEOs, targets and indicators development.	SEA Directive Article 5 Annex 1(e)
6.2	Have these objectives and any environmental considerations been taken into account (placed in context/linked into the P/P) during the preparation of the P/P?	Yes, all International, EU and National legislation, policy, etc. were taken into account.	SEA Directive Article 5 Annex 1(e)

**Additional Recommended Tasks**

	Question	Yes, No, Comment	
6.4	Are the proposed environmental objectives linked to appropriate targets and indicators?	Yes, see Tables 9.1 in the ER	
6.5	In relation to environmental targets;  (a) have limits or thresholds been established where appropriate?  (b) have timescales been set where appropriate?	Yes, thresholds have been established where possible & timescales relates to Plan lifetime but tbc	

6.6	<p>Are the environmental indicators capable of the following:</p> <ul style="list-style-type: none"> <li>● describing trends in the baseline environment?</li> <li>● demonstrating the likely significant environmental impact(s) of the implementation of the P/P?</li> <li>● being used in a monitoring programme?</li> <li>● providing an early warning of significant unforeseen adverse effects?</li> <li>● prioritising key environmental impact(s)?</li> </ul> <p>is the number of environmental indicators manageable, in terms of time and resources?</p>	<p>Yes, to all points</p> <p>The monitoring programme will establish these questions &amp; where unforeseen questions arise they will be deal with in the programme</p>	<p>DoEHLG Guidelines</p> <p>S.4.13</p> <p>S. 7.11</p> <p>S.7.12</p>
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6.7 *Have the environmental objectives been linked to targets and indicators for those environmental receptors identified as being significantly affected?*

Environmental Receptor	O	T	I	<i>Comment*</i>
Biodiversity, flora and fauna	Y	Y	Y	<p>Yes, each environmental parameter objective is linked directly to targets and indicators. See Tables 9.1 in the Environmental Report.</p>
Water (surface, ground, estuarine & coastal)	Y	Y	Y	
Soil	Y	Y	Y	
Landscape	Y	Y	Y	
Cultural Heritage (architectural and archaeological heritage)	Y	Y	Y	
Population	Y	Y	Y	
Human health	Y	Y	Y	

Air	Y	Y	Y	
Climatic factors	Y	Y	Y	
Material assets	Y	Y	Y	
Other	Y	Y	y	

Yes: Y No: N

Environmental objective (O): In SEA, objectives are broad, overarching principles which should specify a desired direction of change, for example, 'reduce air pollution' or 'improve human health'.

Environmental target (T): A target usually underpins an objective often having a time deadline that should be met and should be accompanied by limits or thresholds

Environmental indicator (I): Indicators are used to track the achievements of objectives and targets, describe the baseline situation, monitor the impact of the proposed plan or programme on the environment and monitor impacts

Proxy indicators: A measure of activity resulting from a P/P which provides information on environmental impact without the need for a direct measure of an environmental receptor

## Section 7 – Consideration of Alternatives

### Minimum Requirements

	Question	Yes, No, Comment	Statutory Basis
7.1	Have 'reasonable alternatives' been identified and described?	Yes, see Chapter 6	SEA Directive Article 5 Annex 1 (h) S.I. Nos 435 & 436 of 2004
7.2	Have the reasons for selecting (a) the alternatives and (b) the preferred alternative been provided?	Yes, see Chapter 6	SEA Directive Article 5/ Article 9(1)b

			Annex 1 (h) S.I. Nos 435 & 436 of 2004
7.3	Has a description of how the assessment of alternatives was undertaken been provided?	Yes, see Chapter 6	SEA Directive Article 5 Annex 1 (h) S.I. Nos 435 & 436 of 2004

**Additional Recommended Tasks**

	<i>Question</i>	<i>Yes, No, Comment</i>	
7.4	Are the potential alternatives proposed assessed against the relevant environmental objectives and against each other?	Yes, Table 6.2 in the ER	(Modified IEMA)
7.5	Has a clear explanation been given of the likely significant environmental effects of each alternative?	Yes	
7.6	Has clear written justification been given for the choice of the preferred alternative?	Yes	
7.7	Do the alternatives considered reflect the objectives and hierarchy of the P/P?	Yes	

**Section 8 – Likely Significant Effects of The Plan or Programme**

**Minimum Requirements**

	Question	<i>Statutory Basis</i>
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8.1	Are the likely significant effects on the environment described?										SEA Directive Article 5 Annex I (f)  S.I. Nos 435 & 436 of 2004
Environmental Receptor	S	M	L	P	T	Se <sub>c</sub>	Cm	Sy	+	-	Comment
Biodiversity, f & f	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Water	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Soil	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Landscape	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Cultural Heritage	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Population	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Human Health	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Air	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Climatic factors	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Material Assets	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Interrelationships	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Other	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

Note:

S	Short -term effects	Sec	Secondary effects
M	Medium-term effects	Cm	Cumulative effects
L	Long-term effects	Sy	Synergistic effects
P	Permanent effects	+:	Positive effects
T	Temporary effects	-:	Negative effects

**Additional Recommended Tasks**

	<i>Question</i>	<i>Yes, No, Comment</i>	
8.2	Are significant effects described in relation to: - current environmental conditions - relevant environmental standards and thresholds	Yes.	
8.3	Are appropriate impact prediction methods used, and, are impacts quantified where relevant?	Yes, GIS, the matrix method and professional expertise	
8.4	Have the methods used for impact prediction been described?	Yes	

**Section 9 – Mitigation Measures**

**Minimum Requirements**

	<i>Question</i>	<i>Yes, No, Comment</i>	<i>Statutory Basis</i>
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9.1	Have mitigation measures been proposed for all significant adverse effects on the environment of implementing the P/P?	Yes, see Chapter 8	SEA Directive Article 5 Annex I (g)
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**Additional Recommended Tasks**

	<i>Question</i>	<i>Yes, No, Comment</i>	
9.2	Have the proposed mitigation measures been incorporated into the P/P?	Yes, through objectives	
9.3	Have the proposed mitigation measures been linked, where appropriate, to specific relevant significant environmental effects?	Yes, as they were developed from the significant environmental effects	
9.4	Has an explanation been provided where mitigation of significant adverse effects is not proposed?	N/A	
9.5	Are the mitigation measures proposed within the remit of the statutory authority? If not, is there reasonable certainty that they will be implemented?	Yes	
9.6	Do the proposed mitigation measures have potential to fully avoid or mitigate the relevant impact(s)? If not, have additional measures been considered?	Yes, once implemented	
9.7	Is a description provided of any likely post-mitigation residual impacts included?	This is not possible due to the nature of the Plan. However, the monitoring programme will deal with these issues	
9.8	If the appropriate assessment shows that the P/P would have a significant impact on the integrity of a Natura 2000 site, has the statutory authority considered further alternatives to try to avoid these impacts?	The NIR has identified and mitigated potential impacts	

## Section 10 – Monitoring Programme

### Minimum Requirements

	Question	Yes, No, Comment	Statutory Basis
10.1	Has a monitoring programme of significant environmental effects of implementing the P/P been described?	Yes, see Chapter 9	SEA Directive Article 10 Annex 1 (i) S.I. Nos 435 & 436 of 2004
10.2	Does the monitoring programme allow unforeseen adverse effects to be identified, for instance, where assumptions underpinning the ER's impact predictions may not come true in practice?	Yes, this is noted in the ER & will be addressed at the monitoring stage	SEA Directive Article 10(1) Annex 1 (i) S.I. Nos 435 & 436 of 2004
10.3	Have thresholds / trigger levels been assigned which will determine the need for appropriate remedial action?	Yes	SEA Directive Article 10(1) Annex 1 (i) S.I. Nos 435 & 436 of 2004

### Additional Recommended Tasks

	Question	Yes, No, Comment	
10.4	Are responsibilities for carrying out the monitoring programme clearly defined?	Yes	DoEHLG Guidelines S. 7.7
10.5	Are responsibilities for responding to any significant negative environmental effects of implementation of the P/P clearly defined?	Yes	

10.6	Are responsibilities for identifying and responding to unforeseen adverse effects of implementation of the P/P clearly defined?	Yes	
10.7	Has the frequency of monitoring been specified in the monitoring programme?	Yes	
10.8	Has the frequency of reporting on the results of the monitoring programme been specified?	Yes	
10.9	Does the monitoring programme address significant gaps identified in the baseline data?	Yes, the monitoring programme will address this	DoEHLG Guidelines S. 7.4
10.10	Does the monitoring programme utilise existing monitoring arrangements where appropriate?	Yes, coordinated through a ST&E LAP GIS database & will be updated as data becomes available	
10.11	Does the monitoring programme include provision for the ongoing review of environmental targets and indicators?	Yes, this will be coordinated through the ST&E LAP GIS database & will be updated as data becomes available	
10.12	Has provision been made to produce regular monitoring reports during the time period of the P/P?	Yes, a report (date TBC) will be made available during the life time of the plan	
10.13	Does the monitoring programme address transboundary effects, if any?	Yes, & the ER recommends that the monitoring report is issued to all transboundary authorities.	
10.14	What provisions are there to make the results and interpretation of the monitoring programme available to the designated environmental authorities and the public?	Yes, & the ER recommends that the monitoring report is issued to the designated Environmental Authorities, & made available on the County Council website.	

SECTION 11 – ENVIRONMENTAL REPORT AND NON-TECHNICAL SUMMARY

Minimum Requirements Question	Yes, Comment	No,	Statutory Basis
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11.1	Does the ER contain all of the aspects listed in Annex 1 of the SEA Directive and Schedule 2 and 2B of S.I. 435 and 436 of 2004?	<b>Yes</b>	SEA Directive Article 5 Annex 1 S.I. No's 435 & 436 of 2004
11.2	Does the ER include a non-technical summary?	<b>Yes</b>	SEA Directive Article 5 Annex I (j) S.I. No's 435 & 436 of 2004
11.3	Does the non-technical summary clearly summarise the following:		SEA Directive Article 5 Annex I (j) S.I. No's 435 & 436 of 2004
		<b>Y/N</b>	<b>Comment</b>
	a) Contents and main objectives of the draft P/P	<b>Y</b>	
	b) Current state of the environment and evolution	<b>Y</b>	
	c) Environmental characteristics of area significantly affected	<b>Y</b>	
	d) Existing environmental problems	<b>Y</b>	
	e) Environmental protection objectives	<b>Y</b>	
	f) Significant effects on the environment	<b>Y</b>	
	g) Mitigation measures	<b>Y</b>	
	h) Alternatives	<b>Y</b>	
	i) Monitoring	<b>Y</b>	

Additional Recommended Tasks

	<b>Question</b>	<b>Yes, No. Comment</b>	<b>Statutory Basis</b>
11.4	Has a description been provided in the ER of the screening process and subsequent determination?	Yes	

11.5	Have the responses to the scoping exercises been included in the ER? Has an explanation been given as to how these responses were considered?	Yes Yes	
11.6	Is the Non-Technical summary concise and easy to understand?	Yes	DoEHLG Guidelines S.4.41
11.7	Has a description of the outcome of all consultations (including transboundary) been documented in the ER?	The outcome of all consultations has been considered and referenced as appropriate in the ER. A comprehensive review of all consultation will be detailed in full in the Environmental Statement	
11.8	Have relevant references, glossary of terms and scaled maps (with source identified) been included?	Yes	

### Post P/P Adoption

INFORMATION ON THE DECISION (SEA STATEMENT)

#### Minimum Requirements

	Question	Yes, No, Comment	Statutory basis
12.1	Has an SEA Statement, providing information on the decision, been made available, alongside the adopted P/P, to the designated authorities and the public?	Yes	SEA Directive Article 9 (1)
12.2	Where transboundary consultations took place, has the SEA statement been sent to the relevant statutory environmental authorities and the relevant Member States?	Yes	SEA Directive Article 9 (1)

12.3	<p>Does the SEA Statement summarise:</p> <p>A) how environmental considerations (including environmental objectives) have been integrated into the P/P?</p> <p>B) how the ER &amp; outcome of consultations have been taken into account in the P/P?</p> <p>the reason for choosing the P/P as adopted in the light of other reasonable alternatives considered?</p> <p>the measures put in place to monitor (and mitigate) the significant environmental impacts of implementing the P/P?</p>	Yes, to all	<p>SEA Directive</p> <p>Article 9 (1)(b)</p> <p>DoEHLG</p> <p>Guidelines S. 6.5</p>
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**Post P/P Adoption**

QUALITY AND INTEGRATION WITH THE P/P

**Minimum Requirements**

	Question	<i>Yes, No, Comment</i>	Statutory basis
13.1	Have environmental considerations been integrated in the P/P preparation and adoption?	Yes	SEA Directive Article 1
13.2	Is the Environmental Report of sufficient quality to meet the requirements of the SEA Directive?	Yes	SEA Directive Article 12 (2)

**Additional Recommended Task**

	Question	<i>Yes, No, Comment</i>	Statutory Basis
13.3	Is the ER well presented and laid out in a logical sequence?	Yes	
13.4	Does the ER make effective use of maps,	Yes	

	tables, figures, etc.		
13.5	Has the integration of the P/P making process and the SEA process been documented, including key stages and decisions?	Yes	
13.6	Has a description been provided in the ER of the screening process and subsequent determination?	Yes	
13.7	Have the key decision-makers been informed of:  the requirement for and purpose of environmental assessment?  the responsibilities of the plan making authority in the context of SEA?  the intended outputs of the SEA process?	Yes to all	
13.8	Has a summary of the key outcomes of the environmental assessment been provided?	Yes, in the Environmental Statement	
13.9	Does the non-technical summary summarise the main findings of the environmental assessment and how they influence the plan?	Yes	DoEHLG Guidelines S. 4.41



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2 (iii)

Shannon Town and Environs LAP 2012-2018  
Strategic Environmental Assessment  
Part III: Environmental Statement

