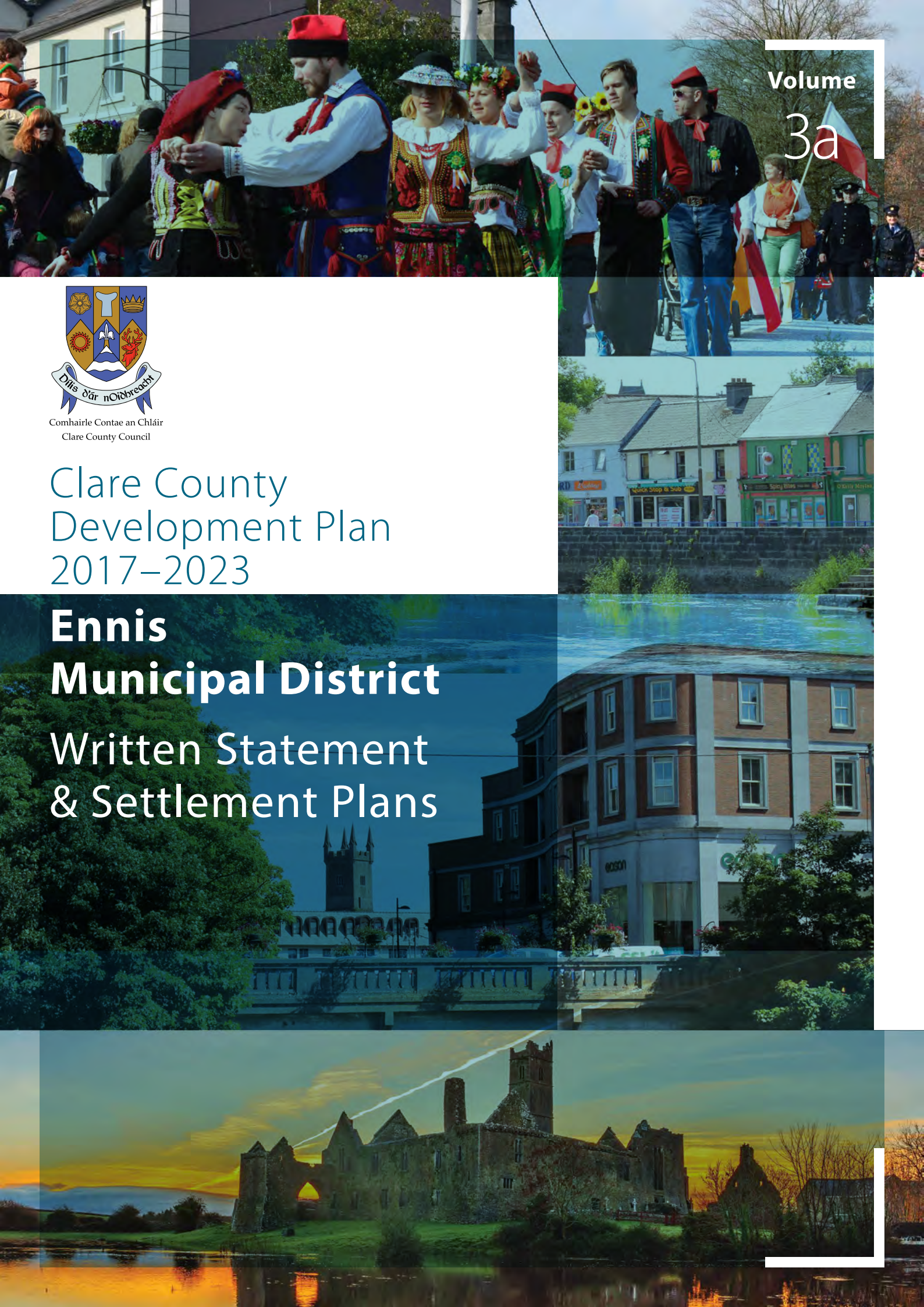




Comhairle Contae an Chláir
Clare County Council

Clare County Development Plan 2017–2023

Ennis Municipal District Written Statement & Settlement Plans





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Introduction and Context

This document includes the written statements and maps for the settlements and clusters (maps only) within the Municipal District of Ennis. This Volume of settlement plans and maps should be read in conjunction with Volume 1 (Written Statement) and Volume 10 (Environmental Appraisal) of the Clare County Development Plan 2017- 2023.

Ennis Municipal District

The Ennis Municipal District, with a population of 33,010 people, encompasses the Hub Town of Ennis, Clarecastle, and the surrounding villages of Barefield, Kilmaley, Quin, Clooney, Kilnamona and Toonagh and a vibrant network of clusters and countryside areas. Ennis Municipal District is located in an identified Working Landscape and is centrally located on the main economic growth corridor in the Mid-West Region.

Ennis, the County Town has a population target of 33,497 by 2023. The town is an administrative and service centre as well as the primary employment and residential centre in the County. It has strong linkages to towns and villages throughout the County and also to the wider region. The town centre supports a range of retail, business and social functions and forms a vibrant core to the surrounding employment areas and residential neighbourhoods. The town itself is made up of a series of neighbourhoods each of which has its own unique identity but also had strong linkages with the town centre and adjoining neighbourhoods.

Wholesale and retail trade, manufacturing and the health sector are the primary employers in the Ennis area. Tourism is also highly important to the local economy, particularly in Ennis, Clarecastle and Quin where the settlements capitalise on their local distinctiveness, qualities as heritage and cultural destinations and their suitability as a base for touring the local area and the wider County.

In the surrounding villages and rural communities, agriculture is an important source of employment. Many residents in these areas also commute to neighbouring urban areas for employment. Settlements in the Ennis Municipal District generally experience strong growth and provide a range of services to their respective communities such as shops, schools, sports and recreational facilities.

The Ennis Municipal District is characterised by positive economic growth, excellent local, regional, national and international connectivity, vibrant communities and attractive, well-maintained settlements. However there are a number of challenges to be addressed in the Municipal District during the lifetime of this Plan including enhancing the sustainability of communities in the Plan area, revitalising Ennis town centre, increasing educational and employment opportunities and expanding the tourism market and the range of activities and services available to visitors to the area. The settlement plans contained in this Volume, combined with the high level policies and objectives set out in Volume 1 of this Development Plan, will work to achieve successful solutions to the challenges faced in the Ennis Municipal District during the lifetime of this Plan.

Zoned Lands within the Settlement of Ennis Municipal District

The following table provides a summary of lands zoned for the main land-uses in each of the settlements in the Municipal District area.

Table 3(a): Main Land-Use Zonings in the Ennis Municipal District

Settlement	Required Residential Lands as per Core Strategy	Residential Ha. Zoned	Low Density Residential Ha. Zoned	Total Area Zoned (given as Residential Equivalent in ha.)	Commercial Land Ha. Zoned	Enterprise Land Ha. Zoned	Light Industry Land Ha. Zoned	Industry Land Ha. Zoned	Mixed Use Land Ha. Zoned
Hub Town									
Ennis (including Clarecastle)	137.20	89.74	89.81	134.65	71.42	34.48	56.11	32.78	54.90
Large Villages									
Barefield	4.50	0.00	9.13	4.57	0.00	0.00	0.00	0.00	0.73
Kilmaley	4.60	0.00	11.24	5.62	1.05	0.00	0.00	0.00	2.49
Quin	11.50	3.68	9.06	8.21	0.26	0.00	0.00	0.00	2.31
Small Villages (all figures are LDR)									
Clooney	4.50	N/A	5.22	5.22	0.20	0.00	0.00	0.00	0.00
Kilnamona	4.30	N/A	4.73	4.73	0.00	0.00	0.00	0.00	0.00
Toonagh	4.60	N/A	3.02	3.02	0.16	0.00	0.00	0.00	0.00
Total in M.D.	171.20			166.02	73.09	34.48	56.11	32.78	60.43

Environmental Appraisal

The appropriate assessment process, Strategic Environmental Assessment and Strategic Flood Risk Assessment which have been undertaken in tandem with the preparation of this Development Plan have informed the formulation of plan objectives and land-use zonings. Where mitigation measures have been recommended these have been incorporated accordingly.

Details of all proposed mitigation measures are included in the respective reports included in Volume 10 of this Plan, and specifically as follows:

Mitigation Measures	References (Volume 10a NIR, 10b(ii) SEA)
Overarching Mitigation Measures	SEA Vol. 10b Chapter 10
Settlement Measures	
SEA Measures	Vol. 10b Chapter 9 Vol. 10b Appendix A
NIR Measures	Vol. 10a Appendix C2 (a –d)

Section 1

Ennis





1.0 Introduction

Ennis is a unique and vibrant town. It has a proud history and an exciting future to look forward to. Ennis, the 'capital' of County Clare, has a strong community focus, a young and well-educated population, a dynamic business and commercial sector and a thriving tourism sector based on national and international renown for heritage and cultural excellence. It is a great place to live, to visit and to do business.

In order to fully capitalise upon these enviable attributes and to ensure that Ennis and its environs continues to prosper, it is vital that this settlement plan is a visionary document and provides clear direction. It is anticipated that the Clare County Development Plan 2017-2023 will act as a platform for positive change in Ennis in areas such as enhancement of the public realm and the environment, encouraging enterprise and economic development and guiding future developments to the most appropriate locations. This settlement plan supports the community and social structures in place in the town and advocates stakeholder engagement and community collaboration. This approach will ensure the proper planning and sustainable development of the Ennis and Environs area during the lifetime of this Plan.

Due to the requirements of the Planning and Development Act, 2000 (as amended) a new Ennis and Environs Local Area Plan will be prepared during the life time of this Plan.

The settlement area is located within the municipal district area of Ennis and comprises the urban areas of Ennis and Clarecastle together with the surrounding rural environs.

1.1 Ennis and Environs – History and Context

The name Ennis is derived from Inis Cluain Rámha Fhada (The Island Meadow of the Long Rowing), as boats had to be rowed, against the current, from the Fergus Estuary to the island. This area and name was later divided into Ennis and Clonroad. The medieval town of Ennis developed around O'Brien's Castle at Clonroad and the nearby Franciscan Friary of Ennis during the mid thirteenth century. The present streets of Abbey Street, O'Connell Street and Parnell Street originally linked the Square or "The Height" with the Friary, the Tower-house (Old Ground Hotel) and the Mill, respectively.

Ennis subsequently developed into the largest town in County Clare. The heritage-rich town centre is renowned for its medieval streets and laneways dating from the 13th century on which can be found a strong retail, civic and commercial mix of uses adding to the vibrancy of the town. It is a historically important market town and this tradition continues today. The growth of the town, from its early origins to its modern form can be traced in detail in the Royal Irish Academy's 'Ennis Atlas' (2012).

Ennis is the administrative capital of County Clare. It is a lively and vibrant town located between Limerick and Galway (Ireland's third and fourth largest cities). The 2011 Census indicated that Ennis had a population of 25,360 making it the largest town in Munster and the sixth largest town in Ireland. Ennis and its environs play a strategic role in the social, economic and cultural development of the County and region. It is one of the principal employment centres in the County. Commerce and trade are the main employment sectors accounting for 25% of the working population of Ennis in 2011. Having regard to its role and designation as a Hub Town, and the population of the settlement area, it will be necessary for a local area plan to be prepared specifically for the Ennis area.

Ennis is a gateway to County Clare and international attractions such as the Cliffs of Moher and the Burren. It is served by an excellent network of motorway, national secondary, regional and local roads. There are bus and rail services to all major cities and towns in Ireland and Ennis' proximity to Shannon International Airport also confers a unique advantage on the town.

The settlement area contains a wealth of natural assets and green infrastructure which function as wildlife habitats and amenity areas. The Plan area also has a thriving arts scene and is a stronghold for traditional Irish music. Ennis is host to a number of annual festivals and events such as the Fleadh Nua, the Book Club Festival and the Ennis Street Festival.

The village of Clarecastle is located 3km south of the town centre of Ennis and even though it is part of the census population of Ennis, it has retained its own unique identity. It is situated on the River Fergus, a significant natural asset which is designated as a Special Area of Conservation, Special Protection Area and proposed Natural Heritage Area. Clarecastle's proximity to the County town of Ennis, as well as to Shannon and Limerick has contributed to its growth over recent years, making it an important residential and employment centre. Clarecastle has a strong village core, extensive sports facilities and important architectural and heritage assets including the historic pier, numerous protected structures and monastic archaeology.

Volume 1 of the Clare County Development Plan 2017-2023 sets out the urban and rural settlement strategy for the County. The aim of the strategy is to ensure that future development is directed in a balanced plan-led manner throughout the County, as appropriate. The position of a settlement in the hierarchy provides an indication of the potential scale of population growth. The settlement strategy recognises the role of all towns, villages, clusters and the countryside as components of a balanced settlement strategy in County Clare.

The Ennis settlement area, with a population of 25,360 is the largest settlement of County Clare and is an important residential, service and commercial centre providing significant levels of employment. It is therefore at the top of the Settlement Hierarchy for the County. The Settlement Strategy in the County Development Plan sets out the following objective for Ennis –

Objective V3(a)1

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To ensure that Ennis, as the County Town and as a designated "Hub" in the NSS, is a driver of county and regional prosperity by harnessing its strategic location and access on the Atlantic Corridor; its strong urban structure, existing retail, service and accommodation base; and other competitive advantages;
- B** To achieve a vibrant and culturally-rich Ennis area with a revitalised town centre and strong economic growth balanced with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all;
- C** To prepare a local area plan for the Ennis Town and Environs area during the lifetime of this Development Plan.



1.2 Overall Strategy and Vision for Ennis and Environs

1.2.1 Overall Strategy

This section sets out in summary the overall strategy for the settlement area and captures, at a high level, the aims and key objectives for the Ennis and Environs area for the plan period. Further specific details of policies and other objectives in line with the broad objectives of the County Development Plan will be set out in the forthcoming Ennis and Environs Local Area Plan.

Ennis is the largest town in Munster and the 6th largest town in Ireland. In recognition of its status as an important economic and residential centre, Ennis was designated as a 'Hub' town in the 'National Spatial Strategy 2002-2020'. As such, the town has an important role to play, complementing the neighbouring Limerick-Shannon Gateway, driving economic growth both locally and in the wider region and providing services and amenities for the surrounding network of rural towns and villages.

To fulfil this role it is essential that the population in the Hub town continues to grow in order to achieve the critical mass required to sustain and increase economic growth and to support the expansion of the social and physical infrastructure in the Ennis area.

The Council will advocate a neighbourhood-based approach to future development in the settlement area. This approach recognises that Ennis and its environs is made up of a series of dynamic communities, each with its own identity, which are inter-dependent, both on each other and on the town centre.

A neighbourhood is a locality or community within a town, a distinctive place surrounding a local institution such as a school, church or other social or community facility. The Local Area Plan will take a neighbourhood-based approach, setting out the settlement strategy for housing development having regard to existing and planned services in each neighbourhood such as social, recreational, retail and educational facilities. The neighbourhood-based approach aims to reinforce the town centre as the key location for living, working, leisure, shopping, and service provision. Moving out from the town centre the strategy is to consolidate certain neighbourhoods within walking distance of the town centre where opportunities exist through the development of infill sites and 'Opportunity Sites'. Beyond these neighbourhoods, the strategy is to permit expansion on suitably zoned lands in new emerging neighbourhoods, concurrent with the development of community and service infrastructure. Outlying neighbourhoods which are on the rural/urban fringe are identified for limited residential growth.

Critical to the achievement of the population targets for the Ennis and Environs area is the promotion of economic growth. The creation of new employment opportunities will retain existing residents, attract new residents to the town and enhance the vibrancy of the area in general. The zoning map identifies numerous sites that are suitable for office, enterprise and industrial development. It is recognised that retail, tourism and cultural developments are also large employers in the local economy and the Council proactively supports these sectors.

From residential development to public realm enhancements, tourism to retail development, all the key elements in the settlement converge in the town centre. A thriving town centre is essential to ensure the future growth of Ennis and its environs. Therefore town centre rejuvenation and expansion are central components of this County Plan and will be elaborated further in the Local Area Plan. It is recognised that, as the County Town, Ennis is the primary retail provider in County Clare and it is necessary to ensure that the town can continue to successfully fulfil that role in the future.

In order to achieve these aims the Council will provide direction for the expansion of the town centre, with the former Boys National School and adjoining lands on the Kilrush Road identified for new retail development. These new developments will be complemented by the proposed enhancements to the public realm and the green infrastructure network and the achievement of an improved pedestrian experience in Ennis town centre.

A series of Opportunity Sites are identified which, when developed, will be drivers of change in the settlement area, opening up new lands for development in key locations, regenerating areas that have been at risk of decline, creating employment opportunities and providing new shops and services for local residents. These Opportunity Sites are listed below.

I.D.	Location	Area (in hectares)
OP1	Former Boys National School and adjoining lands	4.05
OP2	Barrack Street Square and Old Barrack Street	0.11
OP3	Lysaght's Car park and former Moran's premises	0.24
OP4	Analogue Building and adjoining infill site, Bank Place	0.22
OP5	Post Office Field	1.42
OP6	Riverside, Parnell Street Car park	0.21
OP7	West Clare Railway Greenway, Trail Head, Woodquay	0.18
OP8	Waterville House and adjoining site, Mill Road/Cornmarket Street	0.95
OP9	Riverside site, Harmony Row and Bank Place	0.75
OP10	Waterpark House and Áras Uí Chochláin, Drumbiggie	2.15
OP11	Coláiste Muires Grounds, Harmony Row	0.36
OP12	Francis Street and The Causeway	2.03
OP13	Cusack Park	4.38
OP14	Clare Marts, Quin Road	4.76
OP15	Information Age Park	20.82
OP16	Former Western Garages and adjoining Old Cornstore	0.16
OP17	The Fairways, Kelly's Corner	0.03
OP18	Commercial Buildings, Tulla Road	0.74

These sites are considered to be the optimum location for various forms of development and if they are developed / redeveloped they will have a significant beneficial impact on the area and, in some cases, the wider County and region. These sites form the central pillar in achieving the overall vision for Ennis. A total of eighteen Opportunity Sites have been identified. The Opportunity Sites are particularly important in relation to the expansion and rejuvenation of Ennis town centre, achieving economic growth and improvements to the public realm and the provision of improved levels of services and amenities for residents of the settlement area and the surrounding hinterland. Each of the sites is discussed further in Section 2 – Technical Guidance.

The benefits that can be accrued from community use of natural resources in the town and in places such as Ballyallia Lake, the Post Office Field and the River Fergus are recognised. Green infrastructure is defined as the integration of walking, cycling and recreation with biodiversity, creating interconnected networks of land and water that sustain environmental quality and enrich our quality of life. It can include features of different scales from domestic gardens, green roofs and walls to street trees, sports pitches, civic spaces and natural features such as rivers, lakes and woodlands.

Green infrastructure makes a beneficial contribution to all aspects of life in the settlement area, offering opportunities for sports, recreation and education, combating climate change and promoting enhanced social inclusion. The importance of green infrastructure will be signified by its integration into all aspects of the Local Area Plan, with an emphasis on multi-functionality of open space corridors, sites and spaces. It is a key aim to promote the appropriate use of green infrastructure resources and to ensure that they are recognised, not just as valuable environmental assets but also as a resource for the community to enjoy.

Promoting low carbon development and managing the risks of climate change are also central to securing a sustainable future for the Ennis and Environs area. The Council promotes the development of low carbon residential and business properties, with the Claureen neighbourhood and Information Age Park Ennis identified as being particularly suited to developments of this nature (Technical Guidance Section refers). The use of sustainable modes of transport, and the management and mitigation of the effects of climate change are also central themes in plan making. Flood risk management is an issue of particular importance to the settlement area and all future land use proposals contained in this settlement plan have been considered in the Strategic Flood Risk Assessment.

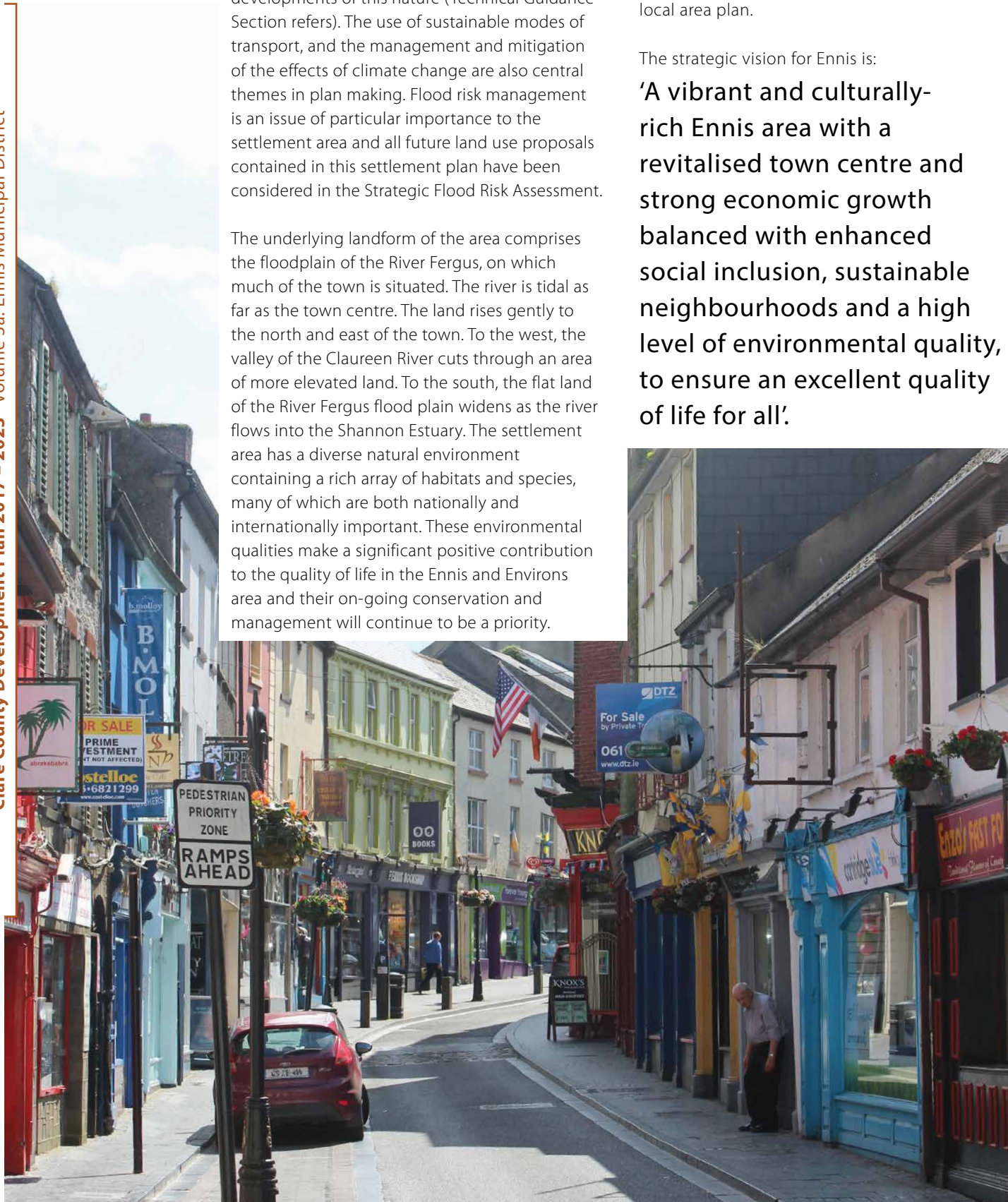
The underlying landform of the area comprises the floodplain of the River Fergus, on which much of the town is situated. The river is tidal as far as the town centre. The land rises gently to the north and east of the town. To the west, the valley of the Claureen River cuts through an area of more elevated land. To the south, the flat land of the River Fergus flood plain widens as the river flows into the Shannon Estuary. The settlement area has a diverse natural environment containing a rich array of habitats and species, many of which are both nationally and internationally important. These environmental qualities make a significant positive contribution to the quality of life in the Ennis and Environs area and their on-going conservation and management will continue to be a priority.

1.2.2 Vision

In order to secure the successful implementation of these settlement plans, it is necessary to have a strong vision for Ennis and Environs encapsulating the desired outcomes for the future development of the area and guiding the content of and priorities for the local area plan.

The strategic vision for Ennis is:

'A vibrant and culturally-rich Ennis area with a revitalised town centre and strong economic growth balanced with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality, to ensure an excellent quality of life for all'.



1.3 Goals

In order to achieve this vision, a number of goals for the future development of Ennis and its environs have been developed. These goals will be implemented through the delivery of a number of objectives in this Development Plan which will be set out in greater detail in the Ennis and Environs Local Area Plan. The achievement of the following goals will enable the overall vision to be realised:

Goal 1

Housing and Sustainable Neighbourhoods

An Ennis which achieves a sustainable and balanced population increase by providing a high quality and mix of housing for all members of the community, whilst achieving sustainable neighbourhoods and improving place making.

Goal 2

Economic Development and Enterprise

An Ennis with a dynamic and resilient local economy with a strong and diverse employment base that capitalises upon the strengths of the town to create sustainable economic growth, foster entrepreneurship and enterprise development.

Goal 3

Ennis Town Centre

An Ennis with a strong and vibrant town centre with a diverse mix of retail, residential and other uses and an attractive public realm, which facilitates, encourages, and makes provisions for sustainable forms of mobility, access and permeability.

Goal 4

Retail Development

An Ennis with a vibrant and viable town centre, that has a retail and market offer of a quality, diversity, scale and function which fulfils all the shopping requirements of consumers from Ennis and the entire County.

Goal 5

The Public Realm and Built Environment

An Ennis with a high quality public realm that is accessible, visually attractive and easy to navigate, in which the rich built heritage of the town is recognised and respected.

Goal 6

Travel and Mobility

An Ennis where the travel and mobility needs of businesses and residents can be met by sustainable means, where non-motorised transport is an attractive option and where a network of 'green' routes link the neighbourhoods and the town centre to the wider rural area.

Goal 7

Community, Education, Social Inclusion and Recreational Development

An Ennis which is an attractive and culturally-rich place to grow up and grow old in, amongst a socially inclusive community with a high quality of life for citizens and visitors, and where there is a commitment to health and accessible life-long educational opportunities.

Goal 8

Tourism

An Ennis with a high quality, diverse, sustainable year-round tourism product that attracts visitors and revenue to the area and ensures that tourism plays a significant role and makes a valuable contribution to the local economy.

Goal 9

Climate Change and Low Carbon Strategy

An Ennis that is resilient to climate change and that facilitates a low carbon future, which supports energy efficiency and conservation, champions renewable energy technologies and enables the decarbonisation of our lifestyles, adapting to climate change and managing flooding.

Goal 10

Green Infrastructure, Biodiversity and Natural Heritage

An Ennis that protects and enhances the unique natural heritage and biodiversity of the Plan area and provides a comprehensive green infrastructure network with high quality sustainable access and recreation opportunities.

Goal 11

Infrastructure

An Ennis that provides and maximises infrastructural resources to achieve sustainable social and economic development for the Plan area whilst protecting the environment.

1.4 Housing and Sustainable Communities

1.4.1 Strategic Aims for Housing and Sustainable Neighbourhoods

A key requirement of proper planning is to establish a framework for the location of new housing in the Municipal District. The aim of the settlement strategy is to ensure that future development takes place in a balanced planned manner throughout the Ennis and Environs area. This settlement strategy will guide where, when and how new residential development in Ennis, Clarecastle and other settlements should take place in a manner, scale and form that is appropriate to the local characteristics of each individual settlement. The strategy will act to consolidate the Hub town. In Ennis, the aim is for each neighbourhood to be a high quality place to live, with essential services provided in close proximity to residential areas. In order to achieve this high quality, urban design (which reflects the prominence of focal points such as schools, community and commercial buildings in the neighbourhood) will be required as part of all future development proposals. Local play and community facilities will be encouraged adjacent to neighbourhood centres to encourage linked trips and to ensure that they are easily accessible to local residents.

In order to meet the overall goal for the future development of housing and sustainable neighbourhoods, the following strategic aims will be pursued in the settlement area:

- To ensure that sufficient lands are zoned for residential use in the settlements of Ennis Municipal District to accommodate the target population growth;
- To encourage a greater number of people to live in the town and village centres and to enable people to remain in their homes as their needs change;
- To promote the creation of strong, vibrant neighbourhoods in the Ennis area, each with a range of services and amenities which are easily accessible to local residents and attractive for growth;
- To ensure delivery of the physical and social infrastructure necessary to facilitate population growth and community development.

1.5 Economic Development and Enterprise

As the principal administrative and commercial centre of County Clare, Ennis has developed a reputation for doing business based on a highly skilled population base, high quality telecommunications infrastructure and excellent connectivity to the national motorway and rail network. Other attributes include an excellent quality of life, affordable housing and high-quality recreational opportunities, all set against the backdrop of a beautiful County.

Ennis is at the heart of the economic and enterprise development of the County. There is strong potential for further employment-generating development in the Ennis and Environs area and this Plan, through its policies and zonings, aims to identify, encourage, facilitate and promote that development.

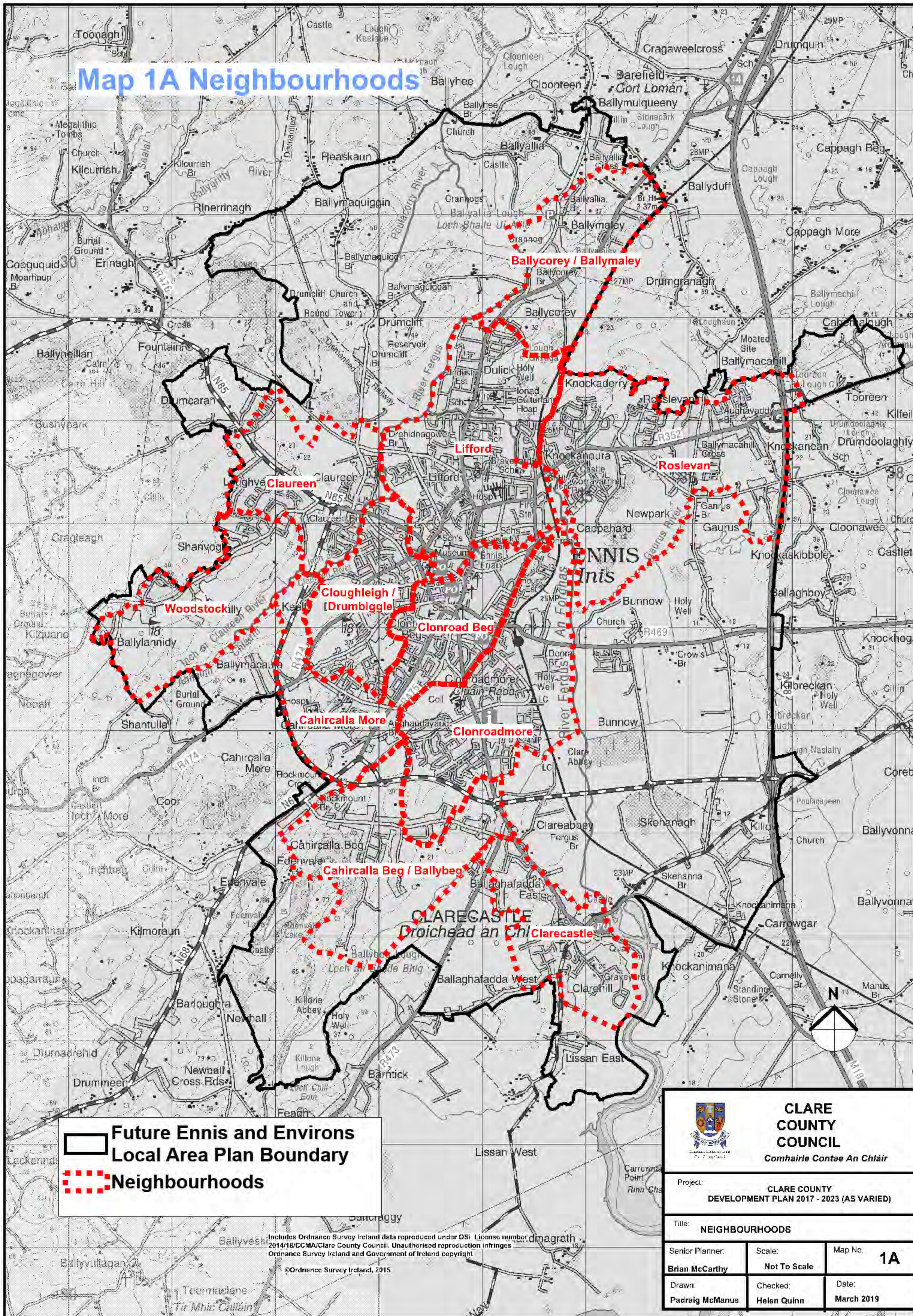
Working in partnership with local stakeholders such as the Ennis Chamber of Commerce and Ennis Development Forum, together with local and semi-state agencies, Clare County Council through its Local Enterprise Office and its Economic Development and Enterprise Strategic Policy Committee, will proactively pursue further economic development opportunities for both Ennis and other settlements in the Municipal District and enhance the conditions that foster enterprise and create and sustain jobs. Recognising the clear beneficial relationship between towns and the surrounding rural areas, Clare County Council will play an active role in fostering economic development through pilot incentives such as the Rural Economic Development Zones (REDZ) identified by the Commission for the Economic Development of Rural Areas (CEDRA).

1.5.1 Strategic Aims for Economic Development and Enterprise

Strategic aims for economic development and enterprise are:

- To ensure that Ennis as a Hub Town continues to develop as a driver of economic growth in County Clare;
- To encourage, support and facilitate enterprise, research, technology development and innovation as well as start-up businesses with high potential;

Map 1A Neighbourhoods



**Future Ennis and Environs
Local Area Plan Boundary**

Neighbourhoods

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**CLARE
COUNTY
COUNCIL**
Comhairle Contae An Chláir

Project:

CLARE COUNTY
DEVELOPMENT PLAN 2017 - 2023 (AS VARIED)

Title:

NEIGHBOURHOODS

Senior Planner:	Scale:	Map No.
Brian McCarthy	Not To Scale	1A
Drawn:	Checked:	Date:
Padraig McManus	Helen Quinn	March 2019

- To collaborate with development agencies and strengthen linkages with Higher Education Institutes in the mid-west and west to position Ennis as a knowledge and innovation-based economy;
- To sustain the existing indigenous SMEs, service, retail, tourism and foreign direct investment employment base and attract new types of employment focused on knowledge-based industries, enterprises and low carbon technologies;
- To enhance the environment of Ennis and develop a 'brand' to further emphasise the unique qualities of the town and its environs as a high quality environment in which to live, work and do business.

1.5.2 Lands for Employment- Generating Development

The aim during the lifetime of the Clare County Development Plan 2017-2023 is to continue to attract and support new business start ups to locate in the Plan area. Ennis and Clarecastle are ideally placed to accommodate a wide range of employment-generating developments. There are a number of key locations in the settlement area where employment-generating development has been focused to date. Roche Ireland Ltd. is located on a large site that has been zoned for industrial use in **Clarecastle (IND2)** and a continued industrial use at this location is strongly supported. Many international businesses in the Plan area are located in the **Gort Road Business Park (LI3)**. This site, which has been zoned for 'Light Industrial' use, is a long-established business location and the maintenance and upgrade of the premises located in the Business Park in the future will be supported by the Council.

The **Ballymaley Business Park** is a landmark development on one of the main approach routes into Ennis. The Park is zoned for a mixture of commercial and light industrial uses (**COM1 and LI2**) and is home to numerous established businesses such as TTM Healthcare and Cupprint Ltd. Additional lands have been zoned to accommodate the construction of further commercial and light industrial facilities in the Business Park, complementing and supporting the businesses already operating in the area.

The **Information Age Park Ennis (IAPE)** is one of the primary business locations in Ennis and offers considerable potential for expansion. The site is zoned for Enterprise and Commercial development and offers potential investors a managed, high-quality business space in a mature landscaped setting. The 12 hectare site has convenient access to both the M18 and Ennis town centre. The IAPE is an excellent facility suitable for small to medium size start ups and significant zoned lands are also available to accommodate expansion and the development of larger scale enterprises on the site. This site is identified as an **Opportunity Site (OP15)** and further details are set out in Section 2.14 of this volume.

In addition to these existing business locations in the settlement area, a number of other locations, comprising both undeveloped lands and brownfield sites, have been zoned for future employment-generating uses. The identified sites are considered to be the optimum locations for enterprise and employment uses taking factors such as availability of infrastructure and sustainable transport patterns into account. These sites can accommodate high quality developments which can capitalise upon their location in a Hub town, adjacent to excellent road infrastructure, with the benefit of the highly-skilled workforce in the area.

A site (approximately 8.5ha) located in the **Toureen area** on the eastern side of Ennis has been zoned for industrial use (**IND1**). The site has excellent connectivity to the national and regional road network and to Ennis town centre. It is desirable that this site be developed for a small number of large industries with smaller industries being accommodated on other suitably zoned sites in the Plan area. Future development will be subject to the provision of services on the site. Lands have also been zoned to accommodate Light Industrial development in close proximity to the M18 interchange on the **Tulla Road (Site LI4)**. Also on the eastern side of Ennis, a brownfield site in the Tulla road area has been identified as an **Opportunity Site (OP18)**. There are a number of existing uses on the site and the land-use zoning of Commercial affords the opportunity for redevelopment to capitalise on its prominent location on the eastern entrance to the town.

South of the town centre, on the Kilrush Road, the **Westgate Business Park** provides a range of services to local residents. The Business Park is zoned for Commercial use and opportunities exist for further employment-generating businesses to locate in this area.

In the Clarecastle area, lands have been identified for employment-generating development on the **Killadysart Road**. This large undeveloped site is located on the R473, approximately 1km from the N85 intersection, providing convenient access to the M18, Ennis town centre and the larger industries located in Clarecastle and Shannon. The northern section of the site is zoned for 'enterprise' uses (**ENT2**), providing opportunities for the development of enterprise units, workshops, craft industries and starter businesses. The adjoining lands to the south have been zoned for light industry activities (**LI1**).

In the **Beechpark area** on the western side of Ennis, an undeveloped site has been zoned for enterprise development (**ENT1**). The site is strategically located to the west of the junction of the N85 with the R474 and has potential to accommodate a low-carbon, campus-style Enterprise Park close to the national road network and Ennis town.

Objective V3(a)2

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To ensure that there is sufficient serviced zoned land in Ennis and its environs to facilitate the creation of new sustainable employment and enterprise developments and stimulate inward investment;
- B** To support the continued operation of existing industrial development and to encourage and facilitate the expansion of existing industrial operations in Ennis and its environs, subject to normal planning considerations;
- C** To work in partnership with landowners of Opportunity Sites to advance, within the lifetime of this Plan, proposals for employment-generating activities;
- D** To work in collaboration with all stakeholders to maximise the opportunities to sustain the existing small and medium enterprises (SMEs) and to encourage and facilitate a diverse development of new micro SMEs, in recognition of their importance in providing employment and stimulating the local economy.

1.5.3 Office Provision

Ennis is ideally suited to the provision of large-scale, high-quality office accommodation. This Plan supports and encourages the provision of new office space in town centre and edge-of-centre areas rather than in outlying areas. The following locations, all or in part, present opportunities to deliver this:

- Waterville House and adjoining lands, Mill Road/Cornmarket Street (OP8);
- New Road (MU1);
- Old Gaol Road (MU5);
- Riverside site, Harmony Row and Bank Place (OP9);
- Waterpark House and Arás Uí Chochláin (OP10);
- Francis Street and the Causeway (OP12).

The sites located on New Road and Old Gaol Road are described below, whilst section 2.14 elaborates on the remainder of the sites.

MU1 New Road

This site is situated to the west of the Clare County Council building on New Road in Ennis and is ideally located to provide for office development or for uses associated with the schools nearby. The provision of pedestrian linkages from New Road to Francis Street via a footbridge across the River Fergus will greatly improve connectivity to the town centre. This site is partially within Flood Zones A, B and C. Less vulnerable uses should be located on the ground floor in Flood Risk A and B areas, with residual risks considered through a site-specific flood risk assessment.

MU5 Old Gaol Road

This vacant site is located in a prominent location on Old Gaol Road. This site (southwest of Madden's Furniture) presents an opportunity to develop high quality office accommodation in a location with excellent connectivity to both the town centre and the national and regional road network. The site is also easily accessed from Ennis Bus and Rail Station and the Friar's Walk Coach Park.

1.6 Ennis Town Centre

Ennis town centre is at the economic, cultural and social heart of Ennis and County Clare. Its historic legacy and streetscapes lend it a very special and unique character. The town centre has evolved over time and is now the focus for retail, business and community activities. There is a vibrant mix of interdependent uses which contribute to the sense of place and unique identity of the town.

Ennis town centre provides a broad range of facilities and services and acts as a focus for the wider region, including rural areas. An investment in the heart of Ennis therefore becomes an investment in the entire town and the wider County. Likewise a thriving Ennis town centre will be a driver for growth in the whole County. It is now more important than ever to invest in infrastructure and public spaces in the town centre.

It is important to ensure that any future plans or proposals for the town centre take a holistic view to ensure that the future development of the town is balanced and sustainable. Issues such as ease of pedestrian and vehicular movement in and around the town and the identification of areas for new development and improvements to the public realm need to be addressed, in order to ensure that Ennis can continue to fulfil its role as the main retail and business centre in the County.

1.6.1 Strategic Aims for Ennis Town Centre

Strategic aims for Ennis town centre are:

- To make the town centre a pedestrian-friendly area and provide additional parking at convenient locations to ease traffic flows in the town centre;
- To support and strengthen the town centre and provide for the future expansion of the town centre by bringing forward anchor developments at the site of the former Ennis Boys National School and adjacent lands on the Kilrush Road;
- To retain residential accommodation in the town centre and support the provision of additional accommodation in this area;
- To make the town centre a more attractive and appealing space, by improving the public realm and green infrastructure network;
- In consultation with key stakeholders, to investigate and implement the most suitable form of operational measures to assist with the implementation of the town centre strategy and the achievement of the overall goal.

1.6.2 Opportunity Sites in the Town Centre

The Opportunity Sites that have been identified in the town centre are central to the achievement of the overall vision for the area. In addition to the primary Opportunity Sites in the town centre such as the **Former Boys National School (OP1)** and the **Post Office Field (OP5)** there are a number of other Opportunity Sites that have been identified as potential locations for development/redevelopment. These sites represent gaps in the fabric of the townscape and their redevelopment and regeneration can make a valuable contribution to both the appearance of the town centre and the range of services and activities that take place there. Full details of all opportunity sites are set out in Technical Guidance – Opportunity Sites in Section 2.14 of this volume.



The Analogue Building and Adjoining Infill Site (OP4) presents an opportunity to create both a physical and visual link between Bank Place and the Post Office Field. The site, which is zoned Mixed Use, can potentially accommodate civic, mixed use, commercial or hospitality-based development which will enliven the area and provide for greater engagement with the River Fergus in the town centre e.g. through the creation of riverside terraces.

Waterville House and adjoining site (OP8) on Cornmarket Street has a prominent location adjoining the River Fergus and alongside the route of the proposed West Clare Railway Greenway. There is potential to redevelop this site for guest accommodation, office or town centre uses whilst simultaneously improving the linkages from Cornmarket Street to the riverside walkway. When combined with the **Former Western Garages and adjoining Cornstore (OP16)** there is a significant opportunity to rejuvenate the Cornmarket Street/Mill Road area of the town centre. **OP16** has the potential to be redeveloped for a range of commercial uses and its dual frontage onto both Cornmarket Street and Considine Terrace provides another excellent opportunity to enhance pedestrian linkages in this area.

The **Riverside site at Harmony Row and Bank Place (OP9)** has a prime location and presents an excellent opportunity to enhance the appreciation of the River Fergus in the town centre. There is potential to facilitate waterfront business activity and a riverside amenity space in the heart of the town and in close proximity to the main shopping streets. The site can accommodate, amongst others, mixed use, civic or commercial uses and the redevelopment of this area also has the potential to strengthen pedestrian linkages in the town centre.

The former **Moran's premises and adjoining Lysaght's Car park (OP3)** also represents an opportunity to enhance the town centre from both a retail and public realm perspective. This site occupies a central town centre location with excellent connectivity to both the town core and the historic street network. This Opportunity Site, which forms an anchor on O'Connell Street, also has the potential to create links with historic areas in the town centre such as Chapel Lane, via a plaza and public spaces.

Barrack Square and Old Barrack Street (OP2) is a compact, intimate and attractive square which has developed into a burgeoning café quarter with a number of niche retailers. This area has a strong 'sense of place' and is an attractive urban space. The aim is to create a higher quality civic space, where people meet, relax and enjoy the ambiance whilst availing of the retail opportunities in the area.

Further details in relation to these Opportunity Sites and other sites in the town centre can be found in Technical Guidance – Opportunity Sites in section 2.14 of this Volume.

1.6.3 Other Sites in the Town Centre

Garraunakilla Market

While not an identified Opportunity Site, the Council recognises the important role of the market in the socio-economic life of Ennis and its hinterland. The physical location of the market plays a key role in attracting pedestrians into the area and influencing footfall patterns through the town. Garraunakilla Market is a key link and fulcrum between the traditional principal shopping streets in the centre of the town and the preferred area for new retail development. The redevelopment of the market has the potential to create strong synergies between the retail activities on main shopping streets of the town and areas in need of renewal.

Objective V3(a)3

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To facilitate improvements to the public realm in the vicinity of Garraunakilla Market during the lifetime of this Development Plan;
- B** To encourage and facilitate the expansion of the Ennis Farmers' Market.



Holy Family School Site, Station Road

This site is zoned for mixed use development. This zoning will facilitate the redevelopment of these lands in the event that both schools wish to relocate during the lifetime of this Plan, but will not in any way inhibit the continued use and/or the upgrade of the schools, subject to normal planning requirements.

The redevelopment of this site would complement the shopping core by providing facilities appropriate to its town centre location. This, in conjunction with the redevelopment of OP12 Francis Street/The Causeway, has the potential to transform the eastern side of the town centre, ensuring its future viability.

The site offers excellent opportunities for the creation of new pedestrian linkages to the market area, O'Connell Street and Station Road and the train/ bus station.

It is not envisaged that this site will be developed for large-scale retail development having regard to the extent of retail development lands already provided on the southern side of the town centre (OP1 Former Boy's National school site, Kilrush Road).

The site lies within the Architectural Conservation Area and future development proposals must complement the built heritage of the area. Furthermore, the site is located in Flood Zones A and B. Consequently proposals for the redevelopment of the site must be supported by a Flood Risk Assessment.

1.6.4 Vacant Sites

There are a number of sites in the Ennis Municipal District that are identified as Areas where the Vacant Sites levy can apply and these are set out under the relevant sections of this Volume:

Ennis

- OP1 Former Boys National School and adjoining Site;
- OP9 Riverside Site, Harmony Row and Bank Place;
- OP10 Waterpark House and Áras Uí Chocláin, Drumbiggle;
- OP16 Former Western Garages and adjoining old Cornstore;
- Dwelling and associated lands, north of McInerneys, Mill Road/Circular Road;
- Casey's Corner, Garraunakilla;
- R28 Centrepont, Orchard Lane;
- MU2 Clon Road;
- MU1 New Road;
- MU3 Kelly's Corner;
- LDR64 Tulla Road;
- R6 Tulla Road;
- R8 Opposite Fahy Hall, Millbank;
- LDR20 Opposite Cuirt na Fhile, Millbank;
- LDR17 North of Cappagh Lawn, Roslevan;
- R7 East of Elm Wood, Roslevan;
- Mixed Use lands east of The Causeway Link, adjacent to glór;
- LDR10 lands west of Drehidnagower Bridge
- MU4 Clarecastle;
- Heather Hill, Limerick Road.

More information on the Vacant Site Levy can also be found in Volume 1, Section 16.2.8.

1.7 Retail Development

The retail sector in Ennis is a key contributor to the local economy and supporting a diverse and vibrant retail sector is one of the central aims of this Plan. Retailing is a dynamic industry constantly subject to innovation, new formats, technologies and trends. The factors that directly impact on the retail sector cannot be viewed in isolation and require a variety of policy and operational responses. This Plan has been prepared in a time of increasing consumer confidence and in the context of a renewed focus on the revival and enhancement of the town centre. Recognising this, the Council's main aim is to seek to preserve and support existing retail businesses and to enhance the retail offer in the town centre via a multi-faceted approach to land-use planning and management. Successfully addressing inter-related land-use issues can create the physical environment for certainty and confidence around retail investment decisions in the town centre and positively impact on the type and amount of retail floor space required.

1.7.1 Strategic Aims for Retail Development

Focus will be on the following strategic aims:

- To maintain and enhance the attractive character, vitality and viability of the independent retailers and other speciality shops in Ennis town centre whilst ensuring a dynamic range and mix in the retail offer;
- To improve the suitability of Ennis town centre retail accommodation for modern retailers, whilst preserving the town's attractive historic character;
- To fully examine mechanisms that will enable the development of town centre sites as well as the redevelopment/rejuvenation of underutilised, vacant or derelict sites for appropriate town centre use;
- To facilitate a limited number of new or refurbished neighbourhood centres to serve new areas for housing development or to meet areas of local deficiency;
- To monitor the vibrancy, vitality and viability of retail in Ennis through the lifetime of the Plan and brand and promote Ennis as a niche retail destination.

1.7.2 Retail Strategy for Ennis

The 'Retail Strategy for the Mid-West Region 2010-2016' sets out the requirements in relation to additional retail floor space up to 2016¹. The Strategy identifies a requirement in Ennis for an additional 10,813m² non-bulky comparison goods floor space and an additional 6,049m² of convenience floor space.

Objective V3(a)4

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- | | |
|----------|---|
| A | To protect and enhance the vitality and mix of Ennis town centre land-use activities; |
| B | To improve the suitability of the Ennis town centre retail accommodation for modern retailers, whilst preserving the town's attractive historic character; |
| C | To accommodate the need for additional non-bulky comparison goods floor space within the town centre or town centre expansion area, ensuring it is integrated into the existing shopping facilities; |
| D | To provide for neighbourhood facilities to serve existing neighbourhoods and those planned for growth; |
| E | To encourage a new focus of high quality out-of-centre bulky comparison retail warehousing provisions in identified areas, limiting the range of goods which can be sold from any new premises to those that will not compete with the town centre. |

In identifying the optimum location for retail development, this Plan has ensured that the locations chosen provide a synergy with the established shopping centre area. The identified locations will redress the imbalance of retail provision and associated car parking, both of which are predominantly located on the eastern side of town at present. New developments in the settlement area will also be required to incorporate a high level of accessibility for pedestrians, cyclists and those travelling by private car.

¹ All floorspace figures are given in **net m²** unless otherwise stated

Table 1 Allocated Quantum of floor space at the preferred sites for retail provision

Location	Site	Quantity Sq.m (net)	Type
Core shopping area and town centre	Floating allocation	4800*	Non bulky comparison
Core shopping area and town centre	Floating allocation	900*	Convenience
Town Centre Expansion Area	OP1, Kilrush Rd*	3000	Convenience
Town Centre Expansion Area	OP1, Kilrush Rd*	6000	Non bulky comparison
Claureen Neighbourhood	Neighbourhood centre	1000 - 1200*2	Convenience
Cahircallamore Neighbourhood	Neighbourhood centre	1000 - 1200*2	Convenience
Clare/Limerick Road	Neighbourhood centre	1000 - 1200*2	Convenience

** The addition of 4,800m² and 900m² allocated to the 'core shopping area and town centre' to the site in the 'Town Centre Expansion Area', will not be permitted. In the event that future developments on the Kilrush Road site do not utilise the full floor space allocation, the remaining floor space will be added to the floating allocation for the town centre.*

**2 This figure refers to the convenience element of the retail offer at the neighbourhood centre.*

Note: Existing neighbourhood centres in Lifford and Roslevan are not allocated further retail floor space.

1.7.3 Retailing in Ennis Town Centre

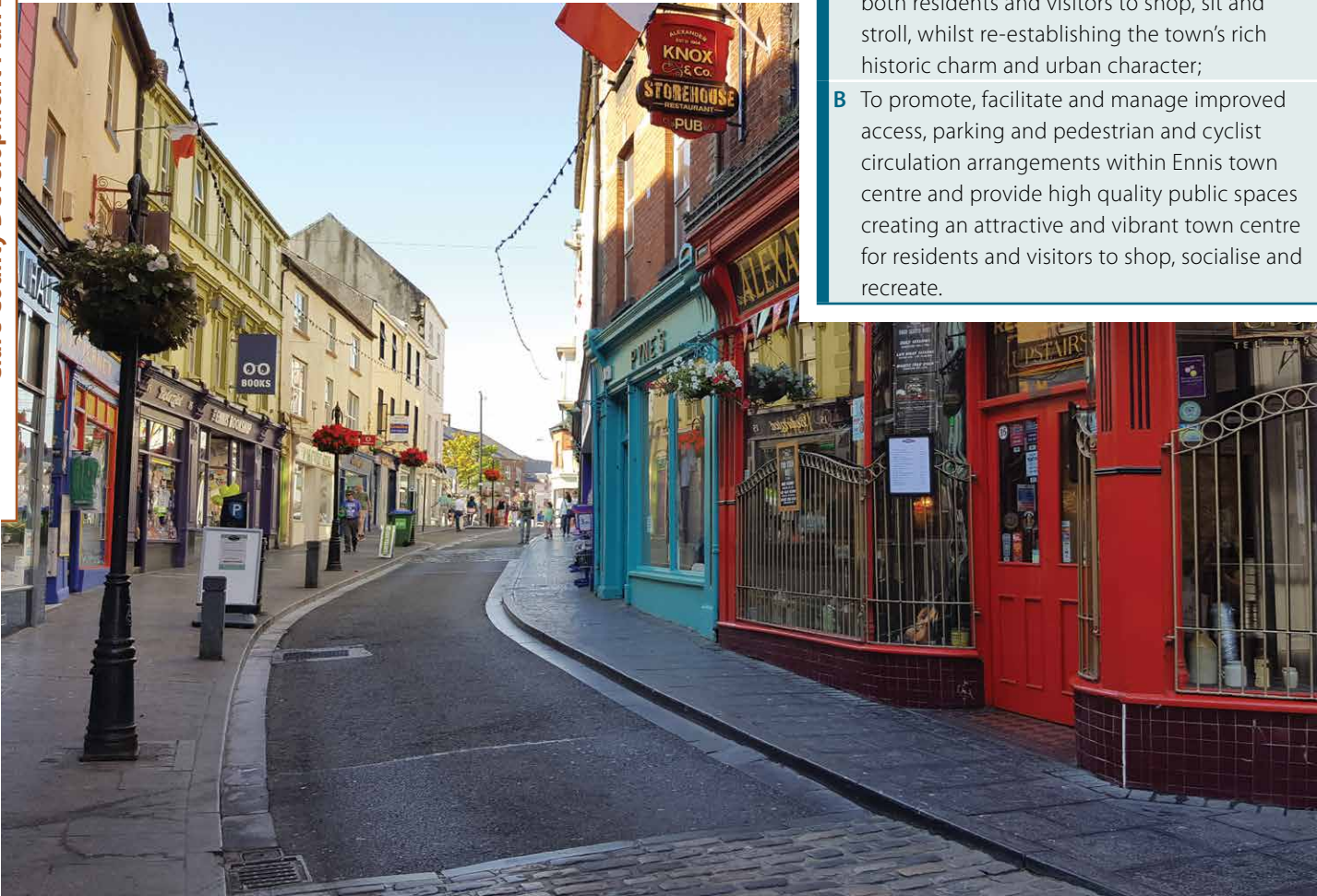
Ennis town centre is the core of the retail industry in the town and the wider Municipal District area. It is a priority to focus on facilitating the potential for further retail growth and development in the town centre, whilst also attempting to harness the benefits of a strong retail sector to achieve other aspects of town centre enhancement and economic growth. The future Ennis and Environs Local Area Plan will seek to preserve existing shops and enhance the retail offer via a multi-faceted approach to the land-use planning of Ennis town centre, including the management and planning of town space in respect of pedestrian priority, universal access, car-parking and mobility, placemaking, and the enhancement and general usability of public spaces.

Objective V3(a)5

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To reinvigorate Ennis as the County's most dynamic retail experience underpinned by a wide range of mainstream, independent and niche retail and service outlets that attract both residents and visitors to shop, sit and stroll, whilst re-establishing the town's rich historic charm and urban character;
- B** To promote, facilitate and manage improved access, parking and pedestrian and cyclist circulation arrangements within Ennis town centre and provide high quality public spaces creating an attractive and vibrant town centre for residents and visitors to shop, socialise and recreate.





1.7.4 Ennis Town Centre Expansion Area

To provide for the additional defined quantum of retail accommodation for modern retailers in Ennis town centre, whilst preserving the town's attractive historic character, the focus for expansion of new retail development will be on the western section of the town centre. In this regard and in accordance with the requirements of the 'Retail Planning – Guidelines for Planning Authorities' (DoECLG, 2012), the key Opportunity Site OP1 has been identified.

Objective V3(a)6

CCDP Volume 3
Settlement Plan Objective

It is an objective of Clare County Council:

To provide for the additional defined quantum of convenience and non-bulky comparison retail accommodation for modern retailers in the Ennis Town Centre Expansion Area.

OP1 Former Boys National School Site and Adjoining Lands, Kilrush Road

This significant brownfield site is in a strategic location, ideally positioned to accommodate the need for the allocated quantum of additional convenience and non-bulky comparison goods floor space directly adjoining the existing town centre. The development of the site will contribute significantly to the enhancement of the retail experience in Ennis and the site has the potential, via the resultant increase in footfall, to transform and revitalise the western side of the town, providing strong pedestrian linkages to the market area and the existing town centre.

Objective V3(a)7

CCDP Volume 3
Settlement Plan Objective

It is an objective of Clare County Council:

To promote Opportunity Site OP1 as the preferred site for the expansion of retail development and to facilitate such development, in accordance with the caps on floor space as identified in Table 1, along with the necessary associated improvements in vehicular and pedestrian linkages to the town centre.

1.7.5 Edge-of-Centre and Out-of-Centre Retail Development

'Edge-of-centre' is defined as a location within easy walking distance (no further than 400m generally) of the primary retail area of the town centre. An out-of-centre location is defined as a location that is clearly separate from the town centre but within the town development boundary, as indicated by this Plan. While it is not the purpose of the planning system to prevent competition or trade diversion, having regard to the plan-led approach to neighbourhood shopping set out below it is not envisaged that edge-of-centre or out-of-centre convenience retail development will be required or permitted during the life time of this Plan.

1.7.6 Neighbourhood Centres

Neighbourhood centres generally serve smaller more localised communities, where many of the inhabitants are able to access their daily needs within easy reach of their homes, preferably within walking distance. The concept of neighbourhood centres in Ennis is fundamental to anchoring communities and meeting daily convenience shopping needs.

At present neighbourhoods such as Roslevan and Lifford are well-served in terms of local retail provision. However, in other neighbourhoods, particularly neighbourhoods identified for expansion, there is currently a deficit in service provision. This Plan aims to address this deficit through the identification of sites for the development of local shops/neighbourhood centres, thereby meeting the needs of the resident communities. The following sites are proposed for the development of new neighbourhood centres during the lifetime of this Plan:

Site COM5 Claureen

The principal development objective is to secure the redevelopment of this site for the provision of a neighbourhood centre to serve the Claureen and Woodstock neighbourhoods. The centre must provide for a mix of uses anchored by a supermarket/ grocery store up to approximately 1200m2 (net floor area). Other services such as hairdressers/barbers, pharmacy, café or restaurant etc.may also be provided in the neighbourhood centre.

Development proposals for this site must be accompanied by a transport and traffic assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/ transport generated by planned development in the area on significant junctions in the vicinity.

Site COM6 Cahircallamore

The principal development objective for this site is to secure the optimum re-use of the existing building on site, by providing a neighbourhood centre that serves the Cahircallamore neighbourhood. The neighbourhood centre shall provide for a mix of uses anchored by a supermarket/grocery store up to 1200m2 (net floor area). Other services in the neighbourhood

centre may include hairdresser/barber shop, café or restaurant. A limited amount of first floor uses such as medical services, office use, fitness centre, storage or children’s indoor play centre will be encouraged. The Planning Authority also encourages the continued use of this site for the ‘Walking Bus’ to the national school nearby.

Sites COM9(a) and COM9(b) Clare Road

A new neighbourhood centre is proposed to serve the existing residential population along Clare Road, Limerick Road and the immediate environs. The neighbourhood centre must provide for a mix of uses, anchored and physically integrated with a retail unit no greater than 1200m2 (net floor area). Other services such as hairdressers/barbers, pharmacy or cafe etc. may also be provided in the neighbourhood centre. A playground and park area shall be provided and maintained by the developer as part of the development of the neighbourhood centre.

For more information see also Section 2.9.

Objective V3(a)8

**CCDP Volume 3
Settlement Plan Objective**

It is an objective of Clare County Council:

A

To retain the vitality and viability of existing neighbourhood centres and local shops, ensuring their sustainable development;

B

To work to ensure that all residential areas have easy access to, and are adequately serviced by, local/neighbourhood facilities and services;

C

To encourage the provision of new neighbourhood centres, in the areas identified, to provide a mix of uses and services suited to the scale of the local neighbourhood. Such developments will be the subject of a retail impact assessment to ensure that there will be no resultant negative impacts on the vitality and viability of the town centre;

D

To ensure that a physical buffer is provided between new neighbourhood centres and adjoining residential areas to avoid disturbance and promote compatibility.

1.7.7 Retail Parks

The 'Retail Strategy for the Mid-West Region 2010-2016' identifies a quantitative over-provision of bulky goods comparison floor area in the region generally. However, crucially it suggests that in Ennis there is a requirement for improvements in the quality, range and accessibility of such floorspace.

In Ennis, existing facilities have grown organically in dispersed locations, both in the town centre and out-of-centre areas. Accordingly, this Plan identifies a requirement to consolidate the existing disparate floorspaces of bulky goods retail warehousing throughout the settlement area to counteract the leakage to larger multinational stores in Limerick. The strategy for bulky goods retail provision is for higher quality out of centre bulky comparison goods floorspace in two designated sites, which can easily be accessed by vehicular traffic, and attract a leading bulky goods anchor. Outside of these two designated areas, construction or changes of use to retail warehousing will be carefully considered by the Planning Authority.

Recognising the existing indigenous base and dispersed provision of retail warehousing in the Quin Road Business Park, this area will play a central role in improvements to the quality of retail warehouse provision. The area will be rebranded as a Business and Retail Park, recognising the importance of the park as a destination for retail warehousing. Clare County Council will encourage and welcome proposals for change of use and redevelopment of existing units into retail warehousing and the enhancement of the public realm.

Site COM4 Quin Road Business and Retail Park

This park was originally developed by Shannon Development and currently contains a mixture of light industrial and retail uses. An anchor retail warehouse tenant in a high quality building will be encouraged within the park. During the lifetime of this Plan the Council will require the preparation of a scheme to implement a series of operational measures to improve the appearance of the area, address the proliferation of signage and improve way-finding, roads, signage, and boundary treatments. Future development proposals on this site must be progressed having regard to Section 12 in Volume 10(c) of this Plan.

Site COM1 Ballymaley Business Park

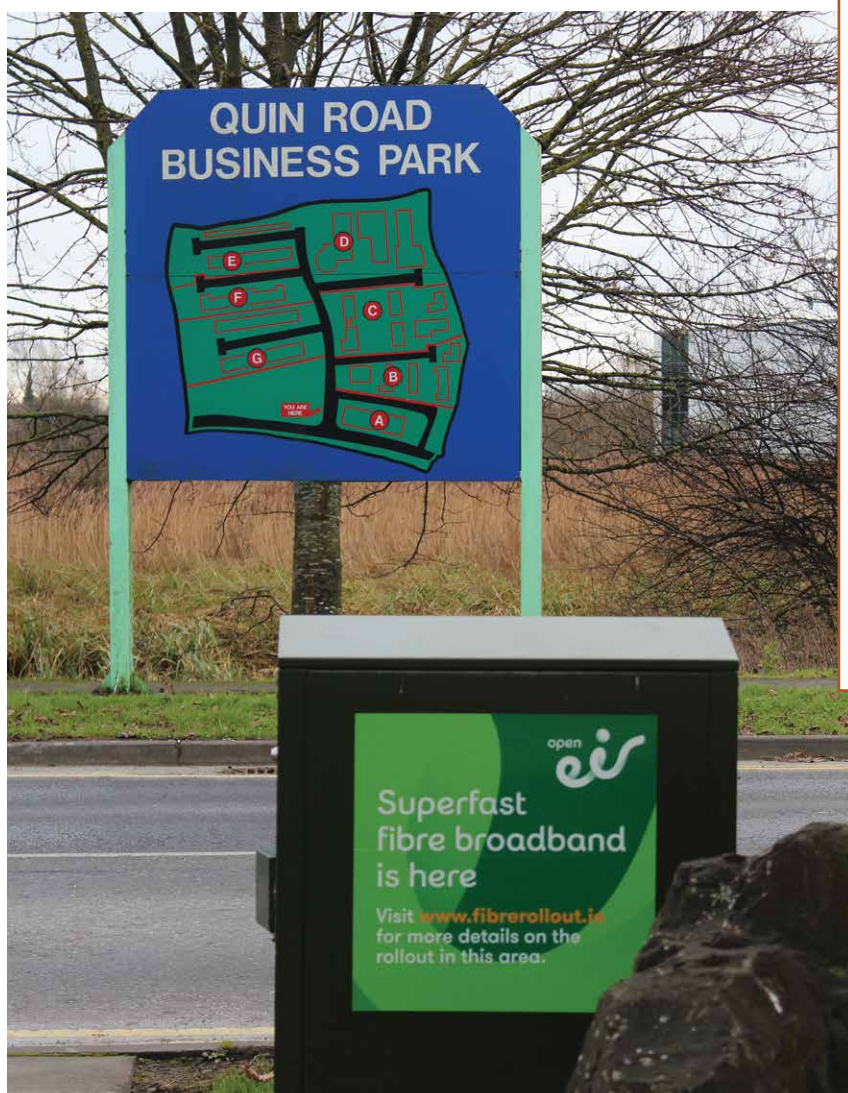
Situated on the northern periphery of the town, Ballymaley Business Park has a mixture of uses including permitted retail warehousing, commercial, light industrial uses, vacant and uncompleted units. The aim is to find suitable uses for existing vacant buildings and to complete the estate in an orderly and visually attractive manner. Some units in the Ballymaley Business Park are suitable for bulky comparison retail shopping and have been zoned accordingly.

Objective V3(a)9

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

To encourage the sustainable development and re-use of sites for high quality retail warehousing and bulky comparison goods provision in the Quin Road Business and Retail Park and the Ballymaley Business Park, having regard to the Retail Planning Guidelines and the Mid-West Retail Strategy 2010-2016 and any updated versions of same.



1.8 The Public Realm and Built Environment

An attractive town image of Ennis can contribute significantly to the town's competitiveness from a retail and economic growth perspective. The benefits of an enhanced public realm include improved accessibility, increased pedestrian footfall, street activity and property value, and a longer stay by shoppers and visitors. It also enhances community pride and sense of place and complements the work of active community groups who strive to make the town a better place for all to enjoy.

In relation to Ennis town centre and surrounding area, public realm improvements will be focused on eight key areas.

The areas that have been identified are:

- O'Connell Square (The Height);
- The River Fergus environs;
- The Post Office Field (Opportunity Site);
- The Peace Park, Friar's Walk;
- The Friary Car park;
- Riverside, Parnell Street Car park (Opportunity Site);
- Parnell Street and High Street;
- The Fairways, Kelly's Corner (Opportunity Site).

In order to ensure a high quality and accessible public realm and the on-going management and conservation of the built heritage in the settlement area, the following strategic aims will be pursued. These will be further developed in the Ennis and Environs Local Area Plan. The sites above which are identified as Opportunity Sites are discussed in greater detail in Section 2.14 of this volume. The remaining sites are discussed in more detail in Section 1.8.1 below.

1.8.1 Strategic Aims for Public Realm and Built Environment

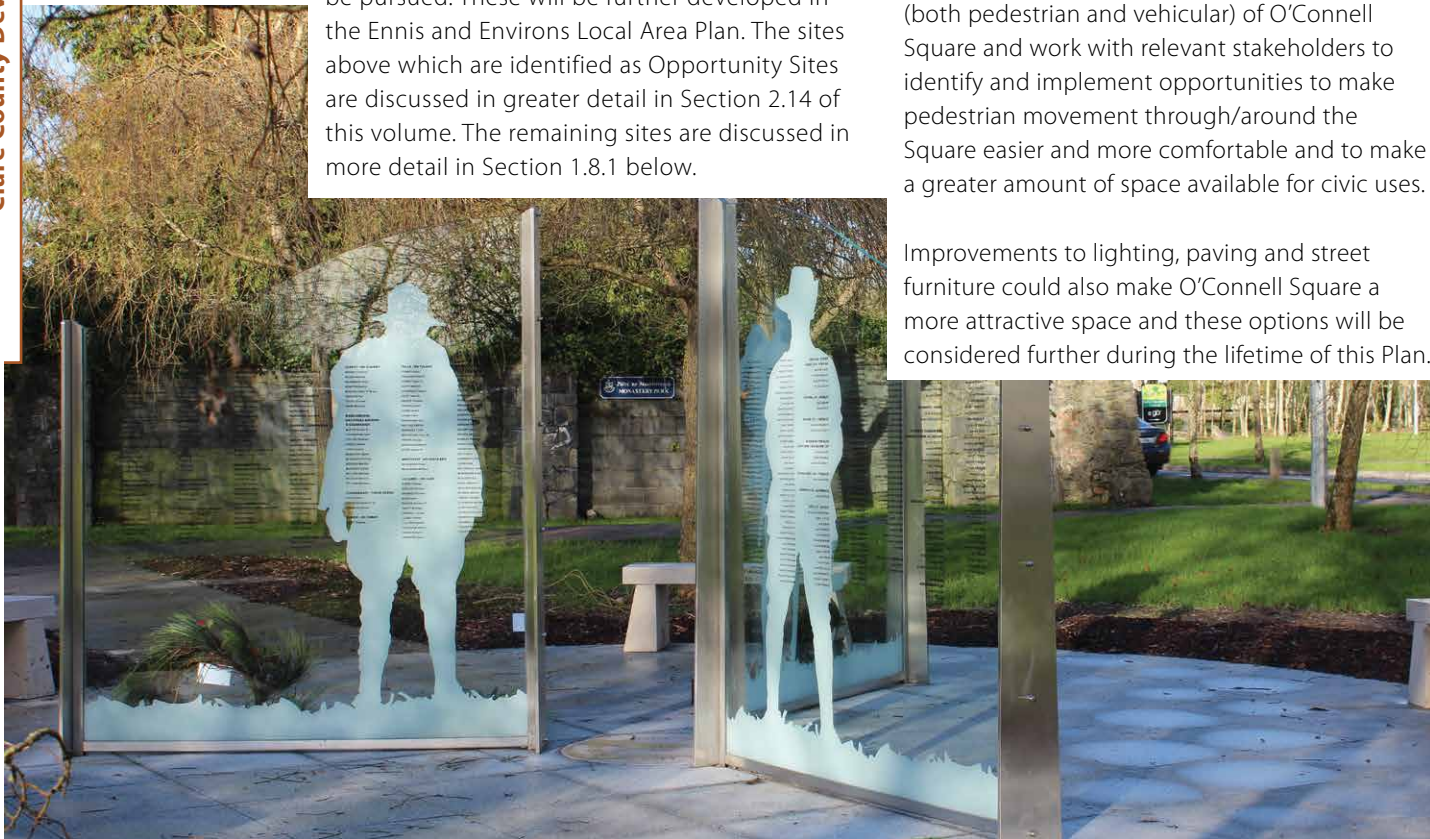
- To pursue all avenues of funding, and work with all relevant stakeholders, to implement proposals for the management, enhancement, renewal and regeneration of the public realm in association with an improvement in pedestrian and cycling accessibility;
- To apply the principles of Universal Design to create spaces that are safe, easy to navigate and which easily facilitate daily life and business;
- To ensure that new developments positively contribute to the public realm and complement the built heritage of the town.

O'Connell Square (The Height)

The Height marks the central point in the town centre of Ennis and its focal point, the O'Connell Monument, is a key landmark in the town. The main shopping streets in the town centre converge at this point and for this reason the pedestrian footfall in the area is extremely high. At present there are also large volumes of traffic passing through the square from multiple directions and it is also common for vehicles to temporarily park in this area. As a result the square can be quite difficult for pedestrians to navigate and there is little opportunity for civic uses in this important public space in the town centre.

During the lifetime of this Plan, Clare County Council will examine the current layout and flow (both pedestrian and vehicular) of O'Connell Square and work with relevant stakeholders to identify and implement opportunities to make pedestrian movement through/around the Square easier and more comfortable and to make a greater amount of space available for civic uses.

Improvements to lighting, paving and street furniture could also make O'Connell Square a more attractive space and these options will be considered further during the lifetime of this Plan.





The River Fergus Environs

The River Fergus and its various tributaries form Ennis' most important natural asset, offering a distinctive character-enhancing feature to the town. The river and its environs has been the subject of flood protection measures at various locations within the plan area. The riverine areas are designated as SAC, pNHA and SPA in parts, and are rich in biodiversity. During the lifetime of the Plan, Clare County Council will examine how the town interacts with the river and its environs, looking at public accessibility, enhancement of the natural biodiversity and the physical and visual relationship it has with the built environment. There is potential for significant recreational and amenity value to be maximised. There are also opportunities to improve pedestrian movements through the town facilitated by the development of pedestrian bridges across the river at key locations. These issues will be considered further as part of the Ennis and Environs Local Area Plan which will be prepared during the lifetime of this Plan.

The Peace Park, Friars Walk (Site C2)

This highly visible public park provides a much welcome open space in the heart of the town, bringing relief and contrast from the adjacent built up area and performing the important function of linking the town centre to glór. It is important therefore that its special character, punctuated by Weeping Willow, is maintained. Any proposal for installation of civic art or other works should be subject to an overall design concept for the space, so as to avoid adhoc and unplanned development. Future development proposals must have regard to the location of the site in Flood Zone A and must be accompanied by a Food Risk Assessment.

The Friary Car park

The Friary Car park, by virtue of its intimate scale and strong sense of enclosure, offers significant potential to enhance the quality of the public realm in this area linking Francis Street, Abbey Street, the County Museum and Place de Fenouillet. The aim is to create a high quality civic space based on the principles of universal design which balances the needs of the traders and the public. Traffic flow, car parking, bin storage, landscaping, surface treatment, signage, delivery bays and a possible link to Temple Gate Car park will all be subject to a detailed design brief and appropriate consent processes.

Parnell Street and High Street

These two historic streets, some 300 metres in length, form a spine connecting O'Connell Square to Mill Road. Together with their network of 17 lanes, they connect the river frontage to the market area. There is significant potential for the enhancement of this area to raise its profile and increase footfall and activity in the area.

Parnell Street would benefit from an anchor user along with the formation of a number of focal points at either end of the street and along the street itself. Many of the lanes which connect Parnell Street to adjoining streets to the north and south would benefit from cleaning, painting and better lighting levels. The removal of bins and kegs would also make the lanes more welcoming, as would the removal/relocation of air conditioning units.

The options need to be further examined during the lifetime of this Plan and will be addressed in greater detail in the Ennis and Environs Local Area Plan.



1.9

Travel and Mobility

Ennis and its environs has many positive attributes in relation to travel and mobility. It benefits from having a relatively compact urban form which offers opportunities for greater sustainability and the use of different modes of transport. The settlement area also has excellent connectivity with the wider County and with neighbouring cities and towns. However, despite these positive attributes, there is a recognised need for improved access and ease of movement, particularly in Ennis town centre. To this end the Ennis and Environs Local Area Plan will set out a strategy and objectives for walking, cycling, bus, delivery facilities, taxi ranks, signage, safe routes to school and car parking.

1.9.1 Strategic Aims for Travel and Mobility

In order to successfully achieve the overall goals in relation to travel and mobility in the Ennis and Environs area, the following strategic aims will be proactively pursued:

- To maintain and improve pedestrian permeability in order to prioritise walking as the preferred mode of transport in the settlement area, particularly in Ennis town centre;
- To enhance and promote high amenity walking routes in the settlement area;
- To provide additional parking facilities on the northern and western side of Ennis town centre;
- To support and facilitate improvements to public transport services and infrastructure in the settlement area;
- To work with relevant stakeholders to address the transportation needs of businesses operating in the town centre area.



1.10

Community, Culture, Education and Recreation

In 2017 Ennis will again host the Fleadh Cheoil na hÉireann. This is the most important event in the traditional music calendar and hosting the event in Ennis reflects Clare's rich musical heritage. Community, social and recreational developments are central to the achievement of a high quality of life and the creation of an inclusive society. Ennis Municipal District has a range of facilities which promote social and cultural development such as community centres, places of worship, sports centres, a museum, theatres and library, all of which positively influence people's view of the area as a place to live, work and recreate. In addition to cultural facilities, Ennis and its environs are also well served with both active and passive recreational facilities such as Active Ennis sports and leisure facilities, walkways, sports clubs and playgrounds.

1.10.1 Strategic Aims for Community, Culture, Education and Recreation

In order to achieve the overall goals in relation to community, culture, educational and recreational development, the Council will work to achieve the following strategic aims:

- To support, enhance and promote the range of educational and community facilities within the Municipal District;
- To promote and support improved social, community and cultural facilities and services including new County Library facilities within the Municipal District;
- To support, enhance and promote the broad range of existing recreational facilities available within the Municipal District;
- To build on the tradition of the Fleadh Cheoil to foster further cultural activity;
- To encourage, promote and facilitate active and inclusive participation in physical, social, cultural and community activities in Ennis and Clarecastle and the surrounding areas;
- To support the work of the Local Community Development Committee (LCDC), particularly in relation to the implementation of the community elements of the Local Economic and Community Plan, 2016-2021.

1.10.2 Educational Services

Education has one of the most important social and community functions in any town and is a critical driver of economic success and social progression. The Department of Education and Skills is primarily responsible for the delivery of educational facilities and services. In accordance with 'Provisions for Schools and the Planning System – Code of Practice, July 2008', it is the Council's role to ensure, through this Development Plan, that adequate serviced lands are available in appropriate locations, to facilitate the development and expansion of primary and secondary school sites.

In line with the socially inclusive actions to achieve equality of access to services and the principles of sustainable development, Clare County Council will, in collaboration with the Department of Education and Skills, ensure that educational facilities and services can be easily accessed by all members of the community. Clare County Council has made suitable provision for educational services in this Plan by zoning appropriate lands both for new schools in the Roslevan and Claureen neighbourhoods and to facilitate the development and potential future expansion of existing schools in the Plan area.

Objective V3(a)10

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

To continue to work with the Department of Education and Skills, the Limerick Clare Education and Training Board and other agencies in meeting future educational requirements of the Ennis and Environs area on land zoned for Community and identified for schools.

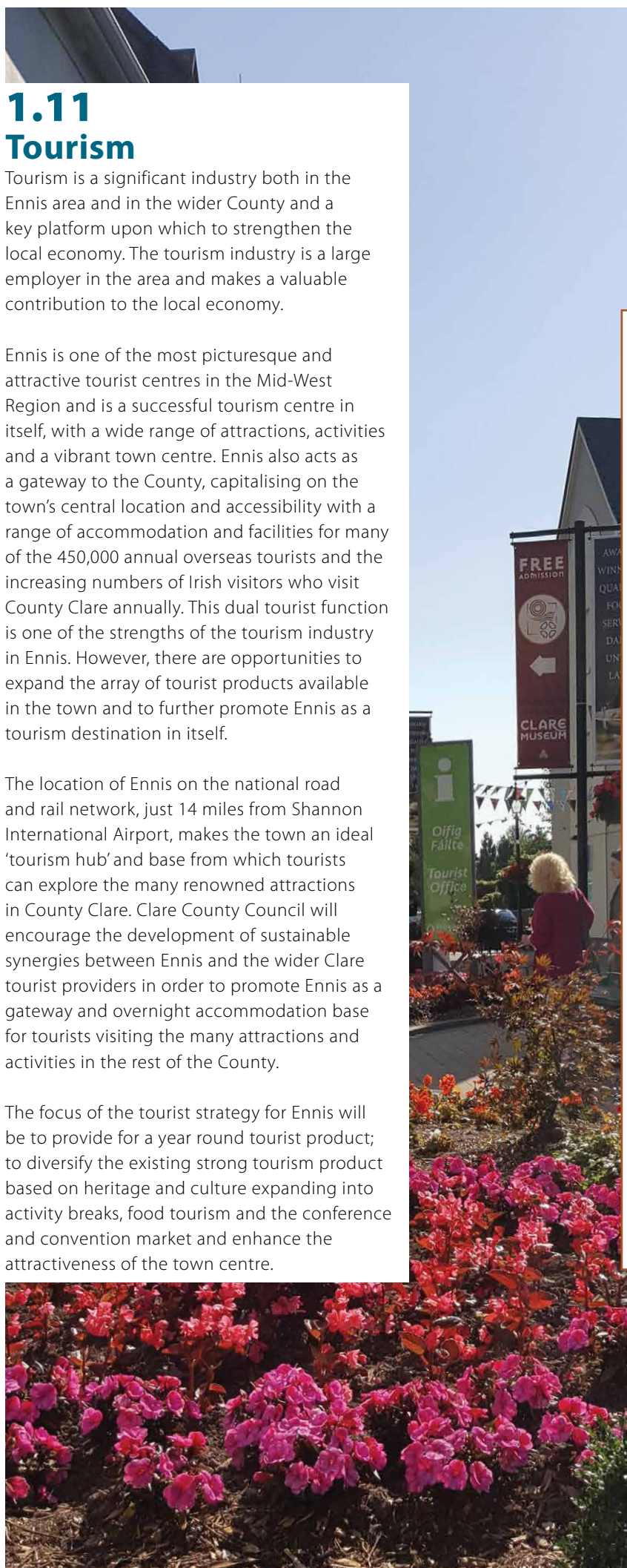
1.11 Tourism

Tourism is a significant industry both in the Ennis area and in the wider County and a key platform upon which to strengthen the local economy. The tourism industry is a large employer in the area and makes a valuable contribution to the local economy.

Ennis is one of the most picturesque and attractive tourist centres in the Mid-West Region and is a successful tourism centre in itself, with a wide range of attractions, activities and a vibrant town centre. Ennis also acts as a gateway to the County, capitalising on the town's central location and accessibility with a range of accommodation and facilities for many of the 450,000 annual overseas tourists and the increasing numbers of Irish visitors who visit County Clare annually. This dual tourist function is one of the strengths of the tourism industry in Ennis. However, there are opportunities to expand the array of tourist products available in the town and to further promote Ennis as a tourism destination in itself.

The location of Ennis on the national road and rail network, just 14 miles from Shannon International Airport, makes the town an ideal 'tourism hub' and base from which tourists can explore the many renowned attractions in County Clare. Clare County Council will encourage the development of sustainable synergies between Ennis and the wider Clare tourist providers in order to promote Ennis as a gateway and overnight accommodation base for tourists visiting the many attractions and activities in the rest of the County.

The focus of the tourist strategy for Ennis will be to provide for a year round tourist product; to diversify the existing strong tourism product based on heritage and culture expanding into activity breaks, food tourism and the conference and convention market and enhance the attractiveness of the town centre.



1.11.1 Strategic Aims for Tourism

In order to support the achievement of a successful, diverse and year-round tourism industry in the settlement area, the following strategic aims will be pursued:

- To protect, enhance and expand the established tourist economy in Ennis in a sustainable manner;
- To promote Ennis as a destination and integral part of the wider tourist product in County Clare;
- To encourage, facilitate and promote the development of an international brand hotel and convention facility in Ennis;
- To pursue Ennis as a hub for cycleways, greenways and eco-tourism.

Objective V3(a)11

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To develop Ennis as a 'tourism hub' offering a unique access point and base to explore the County and the wider region;
- B** To attract and provide for a year round tourist product, by diversifying the existing strong tourism product based on heritage and culture into activity breaks, food tourism and the conference and convention market;
- C** To enhance the attractiveness of the town centre with greater pedestrian priority and environmental enhancements presenting an accessible family friendly town with a high quality of life;
- D** To develop a comprehensive 'brand' and marketing strategy and to actively promote Ennis as a tourist destination;
- E** To support the development of Clarecastle as a centre for tourism activity.

1.11.2 Tourism Accommodation

A key element of the strategy for tourism in Ennis is to expand and diversify the existing high quality hotel offer in Ennis. Business tourism is one of the fastest growing segments in the tourist industry. A broadening of the accommodation base to cater for the business tourist is worth exploring. For example, long term serviced apartments, whether for corporate lets or holiday lets, and a boutique hotel would be a welcome addition to the accommodation base.

This settlement plan supports and promotes the development in Ennis of an internationally-branded hotel chain, with large meeting and convention facilities, to benefit from their world-wide marketing databases. In addition to achieving economic development goals, an internationally-branded hotel would be a significant boost to the tourist product in Ennis and the wider County.

Objective V3(a)12

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To encourage and facilitate the development of a diverse, high quality tourism accommodation base in Ennis;
- B** To encourage a new internationally-branded hotel and convention facility in Ennis to enhance the tourist product.



1.11.3 Tourism Products

Ennis currently boasts an enviable array of tourism products which attract visitors to the town. These range from sites of historical interest such as the Old Ennis Friary, Clare Abbey and the Clare County Museum to outdoor activities such as golfing, cycling, equestrian sports and walking tours. There are also many accessible family-friendly amenities such as parks, playgrounds and the Active Ennis Leisure Centre. Information about these products has been made more accessible through initiatives such as the Visit Ennis website and publications (www.visitennis.com) and the Ennis Walking Trails app.

Site TOU2 Beechpark

The site is strategically located to the east of the junction of the N85 with the R474. The site has an attractive setting with mature woodland and views of the Claureen River. This site has the potential to be developed for tourism uses such as an activity park with nature trails, looped walks, education and leisure uses etc. This site is readily accessible from the N85 and is characterised by dense and extensive mature trees. Further details and a site brief are contained in Section 2 Technical Guidance in this Volume.

Objective V3(a)13

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

To support the continued operation and future enhancement of existing tourism products and services in the Plan area.

West Clare Railway Greenway

The West Clare Railway Greenway is a proposal to develop an off-road, low-gradient path for walking and cycling along the former route of the famous 'West Clare Railway'. When complete, the greenway will form part of the National Cycle Network and will link Ennis, Shannon and Limerick to the 'Wild Atlantic Way' at Lahinch. Currently the route commences in the town centre and the cycleway follows an existing riverside trail along Cloughleigh Road, Lahinch Road and Drumcliff Road to the Active Ennis Lee's Road Sports and Amenity Park. The diverse route will then follow a forest trail before following the line of the West Clare Railway through the stunning local landscape.

In order to facilitate the use of the greenway and provide services and amenities to those using the route, a site in Woodquay is identified for the development of a trail head for the West Clare Railway Greenway (OP7). This site is conveniently located in close proximity to the town centre, accommodation providers and shops and will ensure the integration of this tourist and recreation amenity into the town centre.

The development of the West Clare Railway Greenway is a priority for Clare County Council and will be a significant addition to the range and diversity of tourism products in the area.

Objective V3(a)14

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To prioritise the development of a walking and cycling path along the full line of the West Clare Railway within the Municipal District area, in collaboration with landowners and subject to the requirements of the Habitats Directive;
- B** To safeguard, where feasible, the route of the old West Clare Railway which has not been affected by existing development and to encourage its use for recreational purposes and/or as part of an operational railway tourist attraction. Exceptions to this shall include short sections within the curtilage of residential or commercial property.



1.11.4 Potential for Heritage-based Tourism

Ennis has an extremely rich heritage and an enviable array of buildings and structures remain from the past in the settlement area. There is potential for this rich heritage to be further developed and opportunities to enhance the reputation of Ennis as a late-mediaeval town will be explored, centred around Chapel Lane, The Club Bridge area and the Old Ground Hotel.

1.11.5 Biodiversity and Tourism

The varied natural environment and rich biodiversity that are found in the Ennis and Environs area present an opportunity to enhance the local tourism product. The settlement area contains an extensive range of flora, fauna and natural elements, such as lakes, turloughs and karst features, many of which are unique to the area. The biodiversity and natural features in the area have the potential to greatly contribute to the tourism product, attracting visitors for both academic/educational purposes and independent visitors, attracted by the opportunity to see so many rare and protected species within a small geographic area.

1.11.6 Tourism in Clarecastle

The tourism industry in the Clarecastle area is underdeveloped and significant opportunities exist for developments that will attract greater numbers of visitors to the area. The village is well situated in relation to transport links and local amenities and has the potential to become an important local tourist centre, building on accessibility to water and the landscape in the vicinity. The rich heritage and historical importance of Clarecastle as a military base, commercial port and fishing village provide plentiful opportunities to raise its tourism profile. The objective in relation to tourism development in Clarecastle is:

- To facilitate the expansion of tourism infrastructure, facilities, entertainment and accommodation in Clarecastle.

The Ennis and Environs Local Area Plan will set out in greater detail a tourism strategy for Clarecastle.

1.12 Climate Change and Low Carbon Strategy

With the effects of climate change becoming increasingly understood, it is now more important than ever to ensure appropriate actions are taken to minimise the impacts of these changes on the environment. Resilience to climate change will therefore be a central consideration in the preparation of the Ennis and Environs Local Area Plan. In Ennis there are opportunities to establish low energy residential communities in a number of the neighbourhoods, and low energy business communities.

1.12.1 Strategic Aims for Climate Change Adaptation and Low Carbon Strategy

In order to develop Ennis as a low carbon town and to ensure adaptation and resilience to the effects of climate change, the Council will work to achieve the following strategic aims:

- To work in coordination with relevant stakeholders to secure the development of low carbon residential and business properties in the settlement area;
- To promote a more compact and less energy-intensive form of urban development;
- To assist local communities in identifying local sources of energy and to encourage community/neighbourhood-based renewable energy development;
- To ensure that the potential effects of climate change are a key consideration in the location and design of new developments;
- To ensure that the potential risk of flooding is a key consideration in the future development of lands in the settlement area.

1.12.2 Climate Change Adaptation and Flood Risk

Climate change refers to any significant changes in the measures of climate, lasting for an extended period of time. It can include, amongst others, major changes in temperature, precipitation or wind patterns that occur over several decades or longer. However, for the foreseeable future, it will be necessary to

manage and mitigate the impacts of climate change on the daily lives of the residents and businesses located in the settlement area. Climate change adaptation refers to any adjustment in natural or human systems in response to actual or expected climatic stimuli. Within the settlement plan area a combination of hard measures e.g. flood defence works and soft measures e.g. enhancing the green infrastructure network are set out to ensure management of, and adaptation to, the current and future effects of climate change. Clare County Council supports and will facilitate the achievement of the 'National Climate Change Adaptation Framework' (DECLG, 2012).

1.12.3 Capital Works and Flood Alleviation/Defence Works Programme

Owing to an extensive and frequent history of flooding there are a number of flood relief schemes in Ennis and along the River Fergus. The Office of Public Works (OPW) is the lead agency for flood risk management in Ireland. The Council is charged with implementing and complying with 'The Planning System and Flood Risk Management (and Technical Appendices) Guidelines for Planning Authorities' (DoEHLG/OPW 2009). The Council, in liaison with the OPW, is responsible for implementing the Water Services Flood Alleviation Capital Programme. Two schemes were identified for Ennis under this programme:

- The River Fergus Ennis Upper Certified Drainage Scheme (covering the area from Victoria Bridge to Bank Place Bridge);
- River Fergus Ennis Lower Certified Drainage Scheme (covering the area from Bank Place Bridge to Doora Bridge). This scheme was completed in 2014.

The various phases of works include the construction of defence walls, embankments, demountable defences, storm water sewers and pumping stations and will provide Ennis with flood relief up to the 1 in 100 year flood level (1% AEP).

Those works which have been completed to date include:

- Tidal barrage at Clarecastle – constructed 1954;
- Upper Fergus Certified Drainage Scheme (OPW) Fergus Upper Flood Scheme – completed 2009;
- Gort Road Scheme- Lough Girroga Culvert (CCC/ OPW) completed 2011, provided an over flow pipe from Lough Girroga to the River Fergus via Gort Road Business Park;
- Aughanteeroe Scheme- completed 2010 (CCC/ OPW);
- Watery Road /Elm Park – completed 2013.

Those under construction at the time of preparing this Plan include:

- Extension of Aughanteeroe Flood Scheme and Fíor Uisce Flood Scheme (CCC/ OPW);
- Lower Fergus Certified Drainage Scheme (OPW) – (substantially completed).

Those at approval stage include:

- Ennis South Flood Scheme – Proposal includes works at Ballybeg and St Flannan's swallow holes and the right bank (west side) of the River Fergus between Doora Bridge and the tidal barrage at Clarecastle. This scheme has received approval with conditions from An Bord Pleanála and will proceed subject to funding approval.





1.12.4 Catchment Flood Risk Assessment and Management Studies (CFRAMS)

The Plan area falls within the Shannon CFRAMS area. A preliminary flood risk assessment was completed for Ennis and Environs as part of the CFRAMS project, a national strategy for flood risk management, in compliance with the requirements of the EU Floods Directive. Ennis is identified as an area for further assessment (AFA). A flood risk management plan will be prepared for each identified AFA, including Ennis, which will drive a capital programme for flood risk management and alleviation in the future.

Objective V3(a)15

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To facilitate the maintenance and improvement of the existing embankments and other flood defence works in the Plan area as necessary, whilst ensuring that such works are appropriately assessed in accordance with the EU Habitats Directive requirements prior to them taking place;
- B** To facilitate the implementation of the CFRAMs for Ennis and Environs when complete.

1.12.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) was prepared as part of this Plan and is contained in Volume 10(c). Site specific assessments were carried out on lands that are proposed for development and the outcomes of the SFRA have informed the land use zoning maps and policy objectives contained in this settlement plan.

This Plan also actively manages flood risk by undertaking a Stage 2 Flood Risk Assessment in the determination of the nature and extent of zoned land in the Ennis settlement.

1.12.6 Flood Risk and Future Development in the Settlement Area

The potential for increased incidences of flooding due to climate change is acknowledged and flood risk will be a key consideration in the assessment of planning applications in the settlement area. Ennis and its environs are located on the flood plain of the River Fergus, an area that is particularly at risk from flooding in circumstances when high river flows coincide with high tides. This settlement plan has adopted a precautionary approach and lands which have been identified as potentially at risk from flooding have generally been zoned for uses which are not considered vulnerable. Planning applications must be accompanied by a site-specific Flood Risk Assessment (FRA) if the site is in an area at risk of flooding; on lands adjoining same; where cumulative impacts may result in a flood risk elsewhere; in low lying areas or in areas adjacent to streams/rivers. Further guidance in this regard can be found in the Strategic Flood Risk Assessment in Volume 10(c) of this Plan.

1.13 Green Infrastructure, Biodiversity and Natural Heritage

The natural heritage and biodiversity of the Ennis and Clarecastle area is a rich, varied and valuable resource which has shaped the development of both and has enriched the quality of life and well-being of residents. It is also a vulnerable resource. The plan area contains Ballyallia Lake, the River Fergus and important woodland and wetland ecosystems together with designated habitats and species that are protected under national and EU legislation.

1.13.1 Strategic Aims for Green Infrastructure, Biodiversity and Natural Heritage

In order to protect and enhance the natural heritage of the settlement area and enhance the local green infrastructure network, the Council will work to achieve the following strategic aims:

- To protect and enhance natural heritage in Ennis while promoting and developing its well-being as well as its cultural and educational potential in a sustainable manner;
- To raise awareness and appreciation of biodiversity in Ennis and Clarecastle;
- To conserve and protect sites, which have been designated for their ecological and environmental sensitivity, from inappropriate development;
- To ensure compliance with the requirements of the Habitats Directive;
- To promote accessibility to, and enjoyment of, biodiversity through the delivery of an integrated and coherent green infrastructure network.



1.14 Infrastructure

Ennis has proven that it is an economic, social and culturally successful Hub town as envisaged in the National Spatial Strategy. In order to continue to maximise the economic, social and environmental benefits, it is important that available resources are focused in areas that represent a solid return on investment. With this in mind, continued investment in infrastructure projects aimed at increasing the attractiveness of Ennis as a place to live, work and do business, is key to the future success of the area. Whilst the provision of these facilities are not all within the remit of the local authority, this Development Plan will act as a strategic policy framework to advocate, prioritise and influence their provision by other agencies.

1.14.1 Strategic Aims for Infrastructure

In order to maximise the infrastructural resources in the Municipal District area, the Council will proactively pursue the following strategic aims:

- To provide a safe and efficient multi-modal network of transport to serve the needs of people, goods and services travelling to and within Ennis;
- To safeguard routes for proposed roads and junction improvement projects within the settlement area;
- To ensure the sustainable and adequate provision of necessary water supply, wastewater and storm water infrastructure;
- To promote, encourage and facilitate the use of sustainable modes and patterns of transport;
- To ensure security of energy supply in the settlement area;
- To provide for high quality broadband and an efficient high capacity ICT infrastructure.

1.14.2 Roads Infrastructure

The hierarchy of road network in the Municipal District comprises the M18 motorway, two national secondary routes (N68 and N85), eight regional roads and numerous local roads. It is an objective of the Council to ensure that the existing road network serving the

Municipal District is maintained and upgraded as necessary, and to facilitate new road infrastructure to provide greater accessibility to, and connectivity between, a number of neighbourhoods and Opportunity Sites. It is the policy of the Council to work in collaboration with all relevant stakeholders to preserve the infrastructure safeguards set out in Table 2 below and implement the road improvement and road construction objectives set out in Objective V3(a)16 below.

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

See Section 2.15 Technical Guidance for further information regarding:

- Infrastructure Safeguard – Gort Road (R458) to Tulla Road (R352);
- Infrastructure Safeguard – Lahinch Road (N85) to Drumcliff Road (L4182);
- Infrastructure Safeguard – Drumcliff Road (L4182) to Gort Road (R458);
- Infrastructure Safeguard – Clon Road to Quin Road (R469).

Clareabbey Roundabout is the principal gateway to both Ennis and Clarecastle. In consultation with Transport Infrastructure Ireland and other relevant stakeholders, the Plan supports the re-design of both Clareabbey Roundabout and the approach roads to the roundabout, in accordance with the principles of 'Design Manual for Urban Roads and Streets'. The upgrade works should reflect the fact that Clareabbey Roundabout is a junction in an

urban area and must successfully balance the needs of all road users including pedestrians and cyclists. Such redesign will require a holistic approach incorporating traffic calming on the approach roads, screening, landscaping and creating a sense of enclosure and place, thus creating an attractive and memorable gateway to both Ennis and Clarecastle.

Objective V3(a)16

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To safeguard the routes of the proposed projects identified in Table 2 below for future development;
- B** To provide and/or facilitate the projects identified in Table 2 and to ensure such road infrastructure is designed and constructed with the capacity to cater for cyclists;
- C** To implement the principles of 'Design Manual for Urban Roads and Streets' in the construction of new roads and streets and the upgrading of existing roads, roundabouts, junctions and streets in the Plan area.

Table 2 Proposed Projects identified for Future Development

Number	Road Type	Project Area
1	Local Road	Gort Road (R458) to Tulla Road (R351)
2	Link Road	Lahinch Road (N85) to Drumcliff Road (L4182)
3	Link Road	Drumcliff Road (L4182) to Gort Road (R458)
4	Link Road	Clon Road (R871) to Quin Road (R469)
5	Local Road	Kilrush Road (R475) to Drumbiggle Road (L4526)
6	Local Road	Phoenix Court (L4518) to Radharc na hInse (L4544)
7	Link Road	Friary Car park (L8609) to Friar's Walk (L4635 – Temple Gate Car park)
8	Arterial Road	Skehanagh Roundabout (N85) to Quin Road (R469)
9	Interchange	M18 to Quin Road (R469)
10	Cycle path/footpath	West Clare Railway Greenway

1.14.3 Water and Wastewater Infrastructure

Ennis is identified as a Hub town in the National Spatial Strategy and the Core Strategy of this Plan sets a population target of 33,497 for Ennis and Environs by 2023. An increase in population and the associated growth in the local economy will increase demand for water and wastewater services. The capacity of Ennis to accommodate future development is heavily dependent on the provision of adequate water and wastewater infrastructure.

The planned level of growth therefore highlights the need for continued investment by Irish Water - the utility provider responsible for the provision of water and wastewater infrastructure in the Plan area.

A high quality, effective and reliable water services infrastructure is essential to accommodate future economic development and population growth in Ennis. The Plan area is currently served by two wastewater treatment plants, a public water supply and storm water network (combined). The expansion and maintenance of this service infrastructure is critical in order for Ennis to fulfil its role as a Hub town and provide for projected growth in population.

1.14.4 Water Supply and Conservation

The Ennis water supply is derived from the natural resource of groundwater at Drumcliff Springs, located on the north side of Ennis town. At present, the Drumcliff water treatment plant supplies Ennis and surrounding settlements (Clarecastle, Crusheen, Barefield and Clooney) with approximately 15,500 cubic metres of water a day. The current population served by this scheme is circa 30,000 and the population target for Ennis and these surrounding settlements is circa 40,000 in 2023.

In order to meet demand for water from the target population it is imperative that water storage is enhanced, water is conserved and pipe network repairs are implemented. Augmentation of supply may also be required in the future to ensure security of supply.

There is approximately 14km of water mains networks in the Ennis area and approximately 48% of treated water produced at the water treatment plant is currently “unaccounted for” being lost through leaking pipes, faulty appliances or unaccounted for usage. As part of Irish Water’s mains renewal programme the Ennis Mains Rehabilitation Scheme has been undertaken. With the implementation of the above and additional demand management measures, Irish Water considers that there will be sufficient treatment capacity available to serve the population targets in Ennis. Network reinforcement may be required in some areas to cater for specific developments and can be provided subject to the requirements of Irish Water’s connection policy.

To ensure future security of supply Irish Water is investigating augmenting the Ennis water supply by bringing water from Clareville Water Treatment Plant in Limerick city.

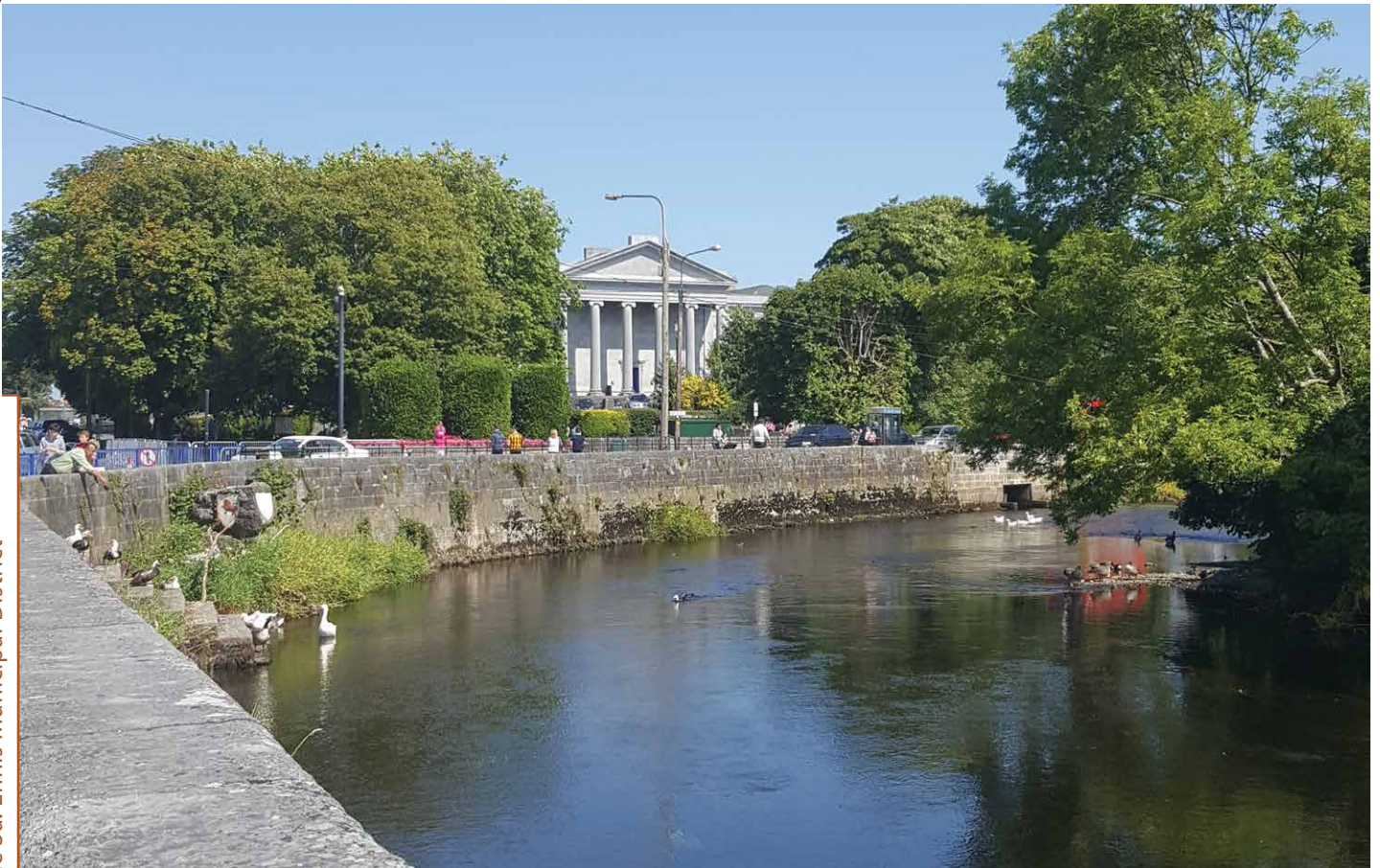
Alternatively Pouladower Spring is located approximately 3km to the north of Ennis, rising at the northwest corner of Ballyallia Lake. The Council will advocate for this source to be investigated over the lifetime of this Plan as a potential backup supply/future supply to reduce dependency on Drumcliff.

Objective V3(a)17

CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To improve efficiency in the operation and demand management of the water supply infrastructure, promote water conservation and reduce the overall level of water loss in the public water supply in the Plan area;
- B** To safeguard Pouladower Spring and investigate its use as a potential future supply of water for the Ennis area. Any such proposals shall demonstrate that they will not have an impact on European sites;
- C** To protect Drumcliff Springs water source;
- D** To advocate the provision by Irish Water of adequate water supply to accommodate the target population and the employment potential of the plan area in accordance with statutory obligations as set out by EU and National policy.



1.14.5 Wastewater Treatment

In terms of wastewater treatment, the Ennis area is served by treatment plants at Clonroadmore and Clareabbey. The estimated capacity requirement to service the target population along with associated commercial and institutional demand and current industrial requirements are circa 40,000 population equivalents.

Irish Water is progressing works to ensure that wastewater services are available to meet this requirement. The existing wastewater treatment plant at Clonroadmore has recently been upgraded from 17,000PE to 31,500PE, together with upgrades of its main feeder pumping stations on the Tulla Road and Francis Street.

The Wastewater Treatment Plant (WWTP) at Clareabbey provides treatment for the southern part of Ennis and part of the Clarecastle area. The existing Clareabbey WWTP has sufficient capacity to cater for the current load from the area it is serving and for some limited additional loading. A study is being progressed by Irish Water to determine requirements to upgrade Clareabbey. The upgrading of sub-standard parts of the existing sewer network to eliminate or reduce, insofar as possible, the inflow of surface water and infiltration of groundwater into the sewer network is also being considered.

Future development of neighbourhoods in the Ennis area is dependent on the availability of supporting infrastructure. The upgrade of the wastewater treatment plants in the Plan area is critical in this regard. The provision of appropriate services is vital to ensure environmental protection, quality of life for local residents and to create opportunities for residential and business development.

Objective V3(a)18

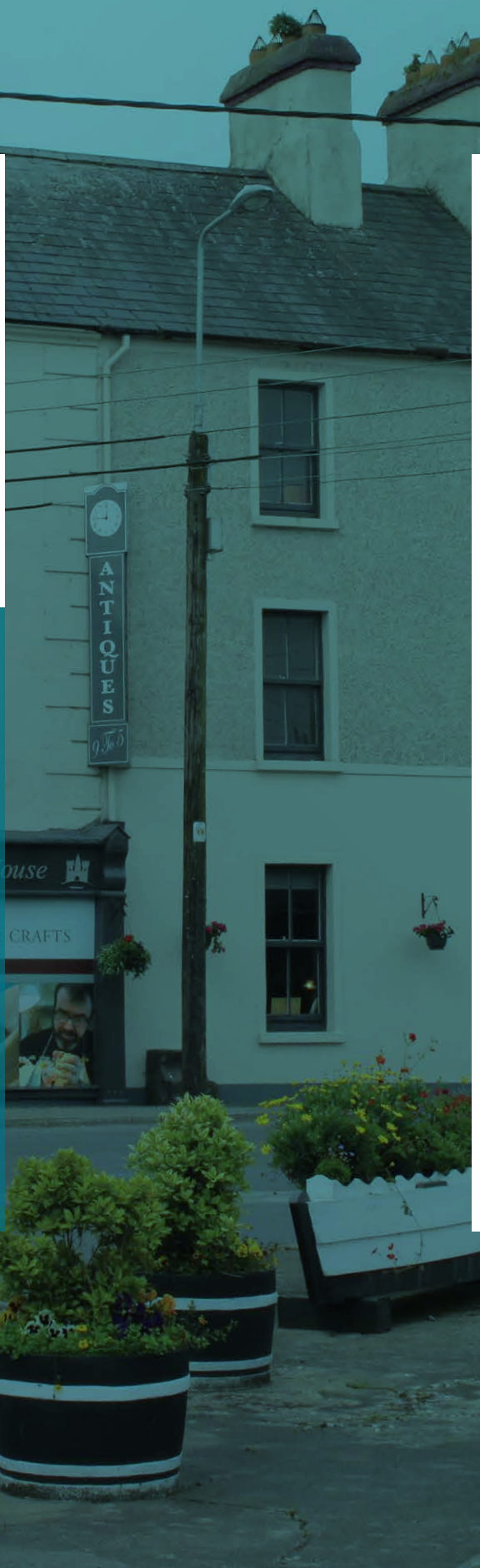
CCDP Volume 3 Settlement Plan Objective

It is an objective of Clare County Council:

- A** To advocate the provision by Irish Water of adequate wastewater facilities to accommodate the target population and the employment potential of the Plan area in accordance with statutory obligations as set out by EU and National policy;
- B** To facilitate the development of new, or upgrade of existing, wastewater treatment facilities to serve Ennis and Clarecastle and their environs subject to protection of the environment, and in compliance with the Habitats Directive and other environmental considerations.

Section 2

Ennis and Environs Technical Guidance



2.1 Technical Guidance – Zoning

Technical guidance on zoning, zoning objectives, and the indicative land use zoning matrix is set out in Volume 1 of this Plan. Development proposals which comply in principle with the relevant land use zoning, will not automatically be guaranteed or granted planning permission. The Council shall consider each proposal for development on its own individual merits having regard to Section 34 of the Planning and Development Act, 2000 (as amended). All Technical Guidance in relation to Flood Risk Management is set out in the Strategic Flood Risk Assessment in Volume 10(c) of this Plan.

Note: Ennis land use zoning map is enclosed in the pocket sleeve at the end of this volume.

2.2 Technical Guidance – Neighbourhoods

New residential development proposals must be prepared in accordance with best practice as set out in Section 28 guidance documents and must be accompanied by a design statement. Information in relation to individual sites should be read in conjunction with the Strategic Flood Risk Assessment in Volume 10(c) of this Plan.

2.3 Roslevan Neighbourhood

2.3.1 New Housing in the Roslevan Neighbourhood

Recognising the existing availability of neighbourhood services, existing and planned road infrastructure and the potential of Roslevan, lands have been zoned to accommodate the expansion of this neighbourhood in the future. A number of areas of land have been zoned in the Roslevan neighbourhood to accommodate residential growth. The proposed residential development lands are in close proximity to existing housing, shopping facilities, church and community centre which will assist in the consolidation and appropriate expansion of the neighbourhood.

Site R2 North of Oakleigh Wood

This site is suitable for the provision of residential development of high quality design and layout which should be graded in density, starting with medium density closest to the existing residential development, reducing to lower density as the slope of the site falls towards the rich fen and flush habitat to the north. The focal point of the site is the national monument which shall be protected and its setting enhanced by the set back and orientation of new housing. The forthcoming Ennis and Environs Local Area Plan will contain a schematic masterplan for the area that will give more guidance in this regard. Although rich fen and flush habitat to the northeast of this site is outside the settlement boundary, the groundwater or flowing surface waters which feed the habitat should be protected during the course of construction and development. Proposals for this site shall demonstrate how the natural water supply to the rich fen and flush will be protected.



The treeline and hedgerows are valuable habitats offering potential foraging and for use as a wildlife commuting corridor. These features should be retained and integrated into a landscape management plan as part of any future development proposals.

Connectivity with adjacent neighbourhood services via vehicular, pedestrian and cycle access must also be integrated into any future development proposals for this site.

Sites R3 and LDR3 Roslevan

Development proposals for these two sites must protect the character and setting of Roslevan House and Walled Garden. Views to and from the historic Roslevan House should also be a key consideration in the overall layout of future development proposals. It is the preferred option that access to the lands shall be a continuation of the existing distributor road. Development of a high quality design and layout shall be provided on this site. Additionally a surface water management plan should be submitted as part of any future planning application on these lands.

Site R6 Anstand Gaurus/Ballymacahill

This site will accommodate residential development of high quality design and layout. No development shall occur unless a surface water management plan, including actions for its implementation, is submitted and approved as part of the planning application. The management plan shall protect the adjoining open space area which contains an Alkaline Fen and potential turlough habitat.

LDR5 Knockanean Road

The site is zoned for low density residential development, the design and layout of which must reflect the predominantly rural character of the area. Future development proposals must be connected to public wastewater treatment infrastructure. On-site treatment will not be acceptable to the Planning Authority.

A Construction Environmental Management Plan (CEMP) must be prepared as part of any planning application on this site detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction. Surface water run-off from development on this site must be treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features including the Gaurus River.

Lands that are identified as being in Flood Zone B in the Strategic Flood Risk Assessment in Volume 10(c) of this Plan shall only be used for water-compatible uses such as Open Space.

Any development proposals for this site must be accompanied by a Flood Risk Assessment to consider surface water management and discharge, whether this is to the Gaurus River directly or into a surface water system, particularly during (but not limited to) flood events.

LDR12 The Lane, Cappahard

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

LDR18 Tulla Road, Roslevan

This site is suitable for a low density residential scheme of high quality design and layout. Any development application shall provide for the Open Space area to be located to the south-east of the site adjacent to the Fen to provide an attractive amenity and additional protection of the natural habitat. A Flood Risk Assessment and Hydrological Assessment shall accompany any development proposal for this site.

Site LDR64 Anstand Gaurus/Ballymacahill

This site will accommodate residential development of high quality design and layout. No development shall occur unless a surface water management plan, including actions for its implementation, is submitted and approved as part of the planning application. The management plan shall protect the adjoining open space area which contains an Alkaline Fen and potential turlough habitat.

This site is largely within Flood Zone C but there is some minor encroachment onto Flood Zone B as flood water backs up from the southwest (see maps contained in Strategic Flood Risk Assessment in Volume 10(c) of this Plan). Residential development can take place in Flood Zone C provided finished floor levels are above 5mOD. CFRAM must also be consulted for climate change levels. The area of the site which lies within Flood Zone B should be excluded from development and utilised as Open Space within any proposed development.

LDR73 Millbank, Roslevan

The site is suitable for a low density residential housing scheme of a high quality design and layout. Any development application shall be accompanied by proposals to provide a river walk from the site towards the river to the east, within the Open Space area. No residential development shall take place on the zoned Open Space areas. Additionally, development proposals shall be accompanied by a surface water management plan to ensure that the

run-off flow rates from the development are managed and to reduce the impact of development on flooding. This will also serve to protect and enhance water quality. All development proposals for this site must ensure the sensitive incorporation of mature trees and hedgerows located on the lands and provide a buffer to protect these features.

Future development on this site must be connected to a wastewater treatment plant with adequate capacity to accommodate the proposed development.

2.3.2 Community Lands in Roslevan

Site C1 Community Zoning, Roslevan

This site is identified for educational uses, particularly a primary school and associated activities, such as playground and school pitches. The site is accessible from the Tulla Road cycle lane and presents an excellent opportunity to progress the 'safe routes to school' concept which includes improved footpaths, cycle ways, traffic calming, pedestrian crossing, 'park & stride' and 'walking school bus' programmes. Any new school at this location must develop a 'safe route to school' plan. Boundary vegetation along the north and east of the site must be retained where possible providing a buffer to protect residential amenity as well as providing a linear corridor for commuting wildlife.



2.4 Claureen Neighbourhood

2.4.1

New Housing in the Claureen Neighbourhood

There is a requirement to focus on the provision of neighbourhood services for the community in Claureen. Therefore the strategy is to provide new residential lands predominantly in one consolidated area to the north of the main transport corridor in the area (N85).

Sites R20 and R21 Claureen

15.91 hectares of residentially zoned land has been provided on sites R20 and R21. Development of these residential sites shall adopt and promote a holistic approach to the development of an eco-neighbourhood. Options include building standards and materials which support low-carbon living and the use of renewable fuel sources for heating.

Development proposals for the lands that have been identified for residential and neighbourhood uses should be designed and laid out to achieve smarter travel, sustainable connectivity to the town centre and surrounding green infrastructure facilities such as Active Ennis Lee's Road Sports and Amenity Park. In order to form a unique physical environment within the proposed new housing areas, housing layout must integrate the correct building orientation for eco housing.

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

R41 Lands North of Acha Bhile

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

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

Any development proposals must also be accompanied by a hydrogeological assessment definitively indicating whether the proposed development will interfere with water quality or hydrology.

LDR6 Lands at Loughville

These lands are located to the rear of an existing line of roadside houses and have been zoned to accommodate the development of serviced sites. Future development proposals must be designed to avoid any negative impacts on the residential amenity of the adjoining houses to the southwest and development directly adjoining these existing houses may be restricted to single storey development only.

Development proposals must be accompanied by a Traffic Management Plan setting out how safe access and egress will be achieved in addition to including proposals for junction upgrade/improvement where necessary.

The Strategic Flood Risk Assessment contained in Volume 10(c) of this Plan indicates that the site is at risk of flooding from groundwater. Additionally, any development proposals must be accompanied by a hydrogeological assessment definitively indicating whether or not the proposed development will interfere with water quality or hydrology of the Lower River Shannon cSAC and River Shannon and River Fergus Estuaries pSPA.



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

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

2.4.2 Commercial Lands in Claureen

COM5 South of the N85

This site is identified for the development of commercial/retail services for the benefit of the surrounding residential areas. Please refer to Section 1.7.6 Neighbourhood Centres for further details.

2.5 Cahircalla More Neighbourhood

2.5.1 Shopping in Cahircalla More

At present, neighbourhoods such as Roslevan and Lifford are well-served in terms of local retail provision. However, in Cahircalla More neighbourhood, which is identified for expansion, there is currently a deficit in service provision. This Plan aims to address this deficit through the identification of a site for the development of local shops/neighbourhood centres.

The principal development objective for the site zoned commercial at the Westpoint Business Park (former Curley's premises) is to secure the optimum re-use of the existing building on site, by providing a neighbourhood centre that serves the Cahircalla More neighbourhood.

Site COM6 Commercial Lands at Cahircalla More

Development proposals for these sites must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity. See also section 1.7.6 Neighbourhood Centres.

2.5.2 New Housing in Cahircalla More

Recognising the need to consolidate lands closer to the town centre, a number of areas of residentially zoned lands have been identified close to the new national school and existing retail/service providers in the neighbourhood.

Development proposals on the residential sites in the Cahircalla More neighbourhood listed below must be informed by bat surveys and must ensure that there is no loss of habitat for the Lesser Horseshoe Bat. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape. All development proposals, including lighting proposals, must be informed by the results of the bat survey. A landscape management plan must also be prepared to protect and enhance the existing hedgerows and wildlife features. This landscape management plan shall be informed by an ecological assessment.

Site R5 Circular Road

This site has been zoned for residential development and can accommodate high quality dwelling units with associated green areas and amenities. The buffer area between the N85 and the Residential zoning must be maintained and will not be considered as part of usable open space in the development. Development proposals must have regard to the Clare Noise Action Plan 2013 and associated Strategic Noise Maps and appropriate noise mitigation must be incorporated into any proposals.

Development proposals on the site shall be accompanied by a flood risk assessment to ensure that floor levels are set to an appropriate height (1 in 100 year flood event plus climate change allowance and freeboard). A drainage impact assessment will also be required. Development proposals for this site shall also be accompanied by an ecological assessment.

Site R30 Ashline

Residential development on this site will be required to incorporate a buffer of sufficient width between the proposed development and the N85 to protect residential amenity.

Access to this site shall be considered within the context of the overall circulation of all modes of transport throughout and between all the zoned lands in and around the school, as indicated on the Ennis Settlement Plan map.

Site R32 Ashline

Development proposals for this site must maintain the healthy, mature specimen trees currently located on the lands.

Access to this site shall be considered within the context of the overall circulation of all modes of transport throughout and between all the zoned lands in and around the school, as indicated on the Ennis Settlement Plan map.

Site LDR50 Ashline

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

Access to this site shall be considered within the context of the overall circulation of all modes of transport throughout and between all the zoned lands in and around the school, as indicated on the Ennis Settlement Plan map.

Sites LDR51 Ashline

These sites are identified for the provision of low density housing and serviced sites. Any development shall be of a high quality design and provide a buffer to the N85 to protect residential amenity.

Access to this site shall be considered in the context of the overall circulation of all modes of transport throughout and between all the zoned lands in and around the school, as indicated on the Ennis Settlement Plan map.

Site LDR19 Ashline

This site is identified for the provision of low density housing and serviced sites. Any development shall be of a high quality design and sensitively incorporate mature trees on the site in addition to providing a buffer to the N85 in order to protect residential amenity.

Site LDR66 Circular Road

Residential development on this site will be required to incorporate a buffer of sufficient width between the proposed development and the N85 to protect residential amenity. Development proposals on the site shall be accompanied by a flood risk assessment to ensure that floor levels are set to an appropriate height (1-in-100 year flood event plus climate change allowance and freeboard). A drainage impact assessment will also be required.



2.6 Lifford Neighbourhood

2.6.1 New Housing in the Lifford Neighbourhood

Residential lands have been zoned in the Lifford neighbourhood on infill sites adjacent to existing housing and neighbourhood facilities which, by virtue of their location, will assist in appropriate consolidation of the neighbourhood. New housing schemes opening onto main routes should incorporate street trees into their design to enhance character and sense of place on principal routes.

Site R1 North of Ashfield Park, Gort Road

This is an elevated and sloping site with excellent views towards the River Fergus. The site is highly visible on one of the main approach roads to the town and, as such, a high quality design will be required in relation to any future development proposals.

This site is located approximately 100m from Ballyallia Lake (cSAC) and the River Fergus (part of Lower River Shannon cSAC). Any development proposals on this site shall include details of how surface water will be controlled during construction and operation to allow the local authority to screen the proposals under Article 6(3) of the EU Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the cSAC will be permitted.

Future development proposals must integrate existing hedgerow and natural boundary features through the preparation of a landscape management plan. Safe pedestrian and cycle connections to local services and amenities must also be addressed as part of future development proposals.

Site R4 North of Drehidnagower Road

This site is identified for residential development of high quality design and layout, incorporating an area zoned Open Space. Any development at this site will be required to make provision for junction improvements adjacent to the site, including a roundabout to access the site, and provide a cycle and pedestrian pathway along Drehidnagower Road fronting the site. An area of open space shall be provided in the western

section of the site to serve the development, with housing arranged to overlook the public road and the open space. No development can take place on the lands which are zoned open space and the natural woodland in this area of the site shall be retained.

In order to ensure a high quality living environment for future residents, the overall design, scale, density and layout of future development on this site must provide for a variety of house types and must create a proper street form and sense of enclosure, as recommended in the Design Manual for Urban Roads and Streets.

A Flood Risk Assessment in accordance with 'The Planning System and Flood Risk Management-Guidelines for Planning Authorities' (DoEHLG/OPW 2009) shall be submitted as part of any planning application made in relation to this site. The Flood Risk Assessment shall clearly show that the finished floor levels of the proposed dwellings are set above the 1 in 100 level (of 6.3m OD) plus freeboard of at least 600mm. No residential development shall take place within the open space area and the Flood Risk Assessment shall have regard to the design and provision of high quality open space to be provided for the enjoyment of the residents.

Should the site be developed, the Flood Risk Assessment must also consider surface water management and discharge, whether this is to the River Fergus directly or into the surface water system, particularly during (but not limited to) flood events.

Development proposals for this site must include details of how surface water will be managed during construction to allow the local authority to screen the proposals under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the cSAC will be permitted. An ecological assessment of the site must be undertaken, including woodland and scrub habitats, which must inform the preparation of a landscape management plan.



Site R15 Gort Road/Hazel Lane

This site is considered to be suitable for high-quality residential development which will complement and enhance the character of the adjoining Hazel Lane. An innovative layout will be required to ensure that dwellings address both Hazel Lane and the open space/ wetland area to the south. Vehicular access to the site shall be from Hazel Lane. It is important that development taking place on this site does not impact on the drainage of the site or the operation of the drainage system in the area. In this regard a hydrology assessment must be undertaken as part of the preparation of development proposals. Surface water run-off from development on these lands must be managed to minimise the speed and quantity of run-off to the open space area to the south of the subject site. This site is mostly located in Flood Zone C within some encroachment onto Flood Zone B. Therefore a Flood Risk Assessment must be carried out in relation to future development proposals. The Flood Risk Assessment must be prepared having regard to the information set out in Volume 10(c) of this Plan.

The development of this site presents opportunities to provide innovative building design which demonstrates a high level of energy efficiency, energy conservation and use of renewable energy sources.

The design of any future developments on this site must retain the existing stone boundary wall and perimeter boundary of trees, except where their removal is necessary to provide safe vehicular access to the site.

Site LDR2 Northwest of Westbourne House

This site can accommodate low density residential development with an attractive woodland backdrop. Future development must ensure that there are no negative impacts on adjoining Westbourne House which is a Protected Structure, and that the residential amenities of existing properties in the area are protected.

The northern end of this site adjoins the River Fergus. Residential development and associated open space must address this important amenity. Houses backing onto the river will not be acceptable to the Planning Authority.

As part of the planning application a simple flood risk assessment should be undertaken which will clarify the 1-in-100 year level, plus climate change, to ensure finished floor levels for vulnerable uses are set above this level, with an allowance for freeboard.

Site LDR4 Watery Road

This site adjoins an existing terrace of houses and a community crèche serving the area. The site is identified for low density residential development with a view to expanding the housing provision in the area, possibly in conjunction with the redevelopment of the adjoining terrace of houses. Development proposals on this site must be accompanied by a site-specific Flood Risk Assessment.

Site LDR10 West of Drehidnagower Bridge

Development of this site shall be in compliance with Section 12.3.7 of the Strategic Flood Risk Assessment in Volume 10(c) of this Plan.

Site LDR67 East of Drehidnagower Bridge

The subject site is suitable for limited-scale, low density, high quality residential development. Any development proposals must be accompanied by a Flood Risk Assessment to consider surface water management and discharge, whether this is to the River Fergus directly or into the surface water system, particularly during (but not limited to) flood events. A small area on the eastern side of the site is within Flood Zone A. No vulnerable uses shall be allowed on this area and any hard surfaces must be permeable in nature. The finished floor level of any proposed development must be set above the 1-in-100 level (of 6.3mOD) plus freeboard of 600mm with an additional allowance for the potential impacts of climate change.

Site MU3 Kelly's Corner

This site is located at a highly visible 'gateway' to the town centre and is particularly suitable for a mix of uses, including residential development, as it is located within easy reach of all services, recreational and shopping facilities in the locality. Development of this site will require a design solution to ensure the creation of a quality streetscape whilst protecting the amenity of adjoining properties.



2.6.2 Industrial Lands in the Lifford Neighbourhood

Site LI3 Gort Road Business Park

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

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

2.6.3 Community Lands in Lifford

Site C3 Ennis CBS Primary School, New Road

This site is zoned community to facilitate the development of the school. Any future expansion or upgrade of the site shall incorporate a mobility plan setting out parking and drop-off arrangements and measures to promote sustainable travel, incorporating a contribution towards the provision of a new pedestrian linkage between New Road and Francis Street, as set out in OP13.

2.7 Cloughleigh/Drumbiggle Neighbourhood

2.7.1 New Housing in the Cloughleigh/Drumbiggle Neighbourhood

A number of sites have been identified for future residential development in the Cloughleigh/Drumbiggle neighbourhood.

Site R27 Drumbiggle Road

This site is located in close proximity to the town centre making it ideal for high density residential development. Development proposals must present a design solution to address the high perimeter on the northern and western boundaries of the site. Development proposals should harness the opportunities presented by the south facing aspect of the site, such as the incorporation of solar panels, into the design of the building(s). The trees currently located on the perimeter of the site must be retained and incorporated into future development proposals for this site.

Site R29 Adjacent to Pairc na Coile Nursing Home

This site has been identified for residential development. The area of the site to the west of Park na Coille includes an attractive natural habitat which should be retained, at least in part, as open space between new development and the nursing home, providing an open space buffer between the two developments.

This site is located less than 1km from a known bat roost. Proposals for development on this site must be informed by appropriate bat surveys and ensure that there is no loss of habitats used by Lesser Horseshoe Bats. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape. All design proposals, including lighting, must be informed by the results of the bat survey. A landscape management plan must also accompany any development proposals.



LDR1 Lands to the North of Cusack Road

This site is located to the rear of a row of existing houses on the Cusack Road. Development proposal for this site must clearly demonstrate that safe access to/from the site can be achieved and that there will be no negative impact on the adjoining houses as a result of the proposed development.

Future development on this site must be connected to public wastewater treatment services with adequate capacity for foul water during operation.

Any future development proposals must be accompanied by a site-specific Flood Risk Assessment. The route of the access road to the lands, if sited between the existing housing and the River Fergus, will be adjacent to Flood Zone A and must be elevated above the 1 in 100 year flood level to allow for access/egress in a flood event. It must be clearly demonstrated that the access road will not have a negative impact on the residential amenities of adjoining properties.

Due to the proximity of the site to the River Fergus, a Construction Environmental Management Plan (CEMP) must be prepared as part of any planning application on this site, detailing how surface water run-off, especially in relation to release of silt and other pollutants, will be controlled during construction. Surface water run-off during operation shall be treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.

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

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

2.8 Clonroad Beg Neighbourhood

2.8.1 New Housing in Clonroad Beg Neighbourhood

No significant area of land has been zoned for new residential development in this neighbourhood, but potential exists to increase the number of households in the neighbourhood by addressing the high level of vacancy in the area. The reasons for this vacancy will be examined and sustainable solutions sought on a site-by-site basis. There are also a number of Opportunity Sites located in this neighbourhood such as OP10 (Waterpark House and Áras Uí Cochláin), OP12 (Francis Street and the Causeway) and OP13 (Cusack Park), the redevelopment of which may provide new residential accommodation in the area.

A small area of land has been zoned for low density residential development at site LDR71. New development taking place on this site must be accessed from the existing residential development to the west (Cottage Gardens).

2.9 Clonroad More Neighbourhood

2.9.1 New Housing in Clonroad More

Opportunities for consolidation occur mostly in the southern half of this neighbourhood. The strategy therefore, is to provide residentially zoned land at a number of locations in Clonroad closer to existing housing which will assist in the consolidation of the neighbourhood.

Site R35 East of Limerick Road

This site is situated on the Limerick Road and is suitable for housing. This site was assessed in the Strategic Flood Risk Assessment and further details are contained in Volume 10(c) of this Plan. CFRAMS maps indicate a flood risk to the east of the site. The western road frontage of the site is within Flood Zone C and is suitable for all types of development. The eastern portion of the site is shown to be at risk of flooding and should be utilised for water compatible land uses only.

The site directly adjoins the R458 (Limerick Road) and roadside portions of the site are identified as being subject to high noise levels in the Clare County Council Noise Action Plan 2013. The design and layout of houses in close proximity to the R458 must incorporate appropriate noise mitigation measures.



Site R36 West of Limerick Road

This site is located to the south of The Hawthorns housing development and is identified for future residential use. Indicative access points to the site are shown on the settlement map of this Plan. Houses on site R36 shall be accessed via an internal distributor road and units on the eastern side of the site shall face the Limerick Road. The hedgerows and scrub area on this site provide a potential foraging area for Lesser Horseshoe Bats. Future development proposals must be informed by a series of bat surveys to record the known use of the scrub and fields by Lesser Horseshoe Bats and ensure that there is no loss of habitat. The surveys must include light-level surveys. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape. All design proposals, including lighting, must be informed by the results of the bat survey. Proposals to mitigate any negative impacts that the proposed development may have on the bat population, prepared by a qualified ecologist, will be required. Proposals for the on-going monitoring of the bat population, and contingency measures if unforeseen impacts arise, must also be submitted.

Site LDR15 St. Flannan's Drive

Due to the historical evidence of flooding on the site coupled with the output from the CFRAMS mapping, any planning application must be accompanied by a Stage 3 detailed Flood Risk Assessment. No highly vulnerable or less vulnerable development will be accommodated on the area of the site within Flood Zone A/B.

A Construction Environmental Management Plan (CEMP) must be prepared as part of any planning application on this site detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction. Surface water run-off from the site must be treated via a combination of appropriate SUDS (i.e. green roofs, permeable paving, petrol interceptor, silt trap) prior to discharge to any surface water features.

Site LDR8 North of N85

A vehicular access across the zoned Buffer Space on the perimeter of the site shall be permitted in order to allow access to future development on these lands.

Site LDR33 Knox's Bridge

The density of the proposed development will inform the most suitable location for vehicular access. Low density development may be accommodated through the existing access way subject to a satisfactory Traffic Impact Assessment being submitted.

Any development shall be of a high quality design which sensitively incorporates the orchard/walled garden area, protects the mature trees on site, provides a buffer to the railway line and reflects the riverside setting, providing a green infrastructure buffer along the river bank. Partial removal of the stone wall dividing the site may be permitted for vehicular and pedestrian access (in an east-west direction). Any planning application relating to this site shall include an archaeological assessment having regard to the proximity of an Archaeology Zone and a number of Recorded Monuments.

The northern section of this site is located in an area that has been identified as being at risk from flooding. A Flood Risk Assessment in accordance with 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (DoEHLG/OPW 2009) shall also be submitted as part of any planning application made in relation to this site. Any development proposals shall include details of how surface water will be controlled during construction to allow the local authority to screen the proposals under Article 6(3) of the EU Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect on the cSAC will be permitted.

The trees located on the perimeter of the site shall be retained and incorporated into future development proposals and lighting shall be designed to ensure that there will be no increase in ambient light levels beyond the perimeter of the development footprint (through a light spill model study). A landscape management plan will also be required.

Site LDR72 Limerick Road

Any development on this site must respect the existing pattern and density of development and shall provide for appropriate noise mitigation measures in the design of any proposal.

2.9.2 Mixed Use Lands in Clonroad More

Site MU2 Clon Road

This site is situated to the north of Meadow Court, at the junction of Clon Road and French Court. The site is slightly elevated above the public road to the west. The site includes existing residences, which may be retained or redeveloped as part of the comprehensive redevelopment of the overall site. A well-designed redevelopment of this site provides the opportunity to punctuate the streetscape, create a focal point and improve wayfinding. Direct access to the site from Clonroad is not permissible at this location.

2.9.3 Commercial Lands in Clonroad More

Sites COM9(a) and COM9(b) Tobartescain

This site has the potential to accommodate a neighbourhood centre to serve local residents in the Clonroad More area. The neighbourhood centre must comprise a landmark building of a scale, height, materials and finish appropriate to its landmark location on the entrance to the town. Development proposals shall incorporate a high quality of design which respects the set back/existing building line as established along the Limerick Road. A single access to the overall COM9(a) and COM9(b) site shall be provided. The neighbourhood centre must provide for a mix of uses anchored and physically integrated with a retail unit no greater than 1200m² (net floor area). Other services such as hairdressers/barbers, pharmacy, café etc. may also be provided in the neighbourhood centre.

Development proposals for a neighbourhood centre on this site must be accompanied by proposals for complementary community uses including a neighbourhood playground and park area to be provided and maintained by the developer as part of the development of the neighbourhood centre. The community playground shall be constructed and available to the public as part of the provision of the neighbourhood centre. The proposed playground must be of a high quality design, catering for a variety of age groups and it must

be easily accessible to pedestrians and cyclists. The development of the site shall be subject to a detailed masterplan to facilitate the phased development of appropriately defined land uses for the entire site. These uses shall be informed by the Strategic Flood Risk Assessment undertaken as part of the Development Plan process. The masterplan shall also be informed by a specific Flood Risk Assessment carried out in accordance with the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (DoEHLG/OPW 2009).

Future development on this site must have regard to the findings of the Strategic Flood Risk Assessment in Volume 10(c) of this Plan. Commercial and community uses shall be located on Site COM9(a) with water-compatible uses such as car parking located on Site COM9(b). The eastern area of the site is not suitable for high or less vulnerable development and should remain undeveloped. It is zoned for water-compatible uses (Open Space) as a high risk of flooding will remain, even after the completion of the flood relief scheme. As the site is at groundwater risk and is known to operate as a storage basin for this water, any development could be directly at risk, or through blockage of the natural infiltration route, could increase flood risk elsewhere. A site specific Flood Risk Assessment should address this issue.

Although a scheme is proposed to address flooding that has arisen for the swallow hole in the vicinity of St. Flannan's college (Ennis South Scheme), the scheme is not designed to provide protection to the subject site. The central area of the site is at a slightly lower elevation and in the event of failure of the scheme, the natural flow route down the road and over the subject site will be resumed. It is therefore essential that a flow route from the road to the southern central area of the site is maintained through landscaping and positioning of buildings. Development of the road frontage at the north of the site may be possible subject to a site specific flood risk assessment being carried out. The finished floor levels of buildings on this site must be a minimum of 300mm above ground level to prevent egress of water. Floor levels should also be raised above the level of the overflow spill between the Southern Central Area and the Eastern Area (SFRA Volume 10(c)).



2.10 Ballycorey/Ballymaley Neighbourhood

2.10.1 New Housing in the Ballycorey/Ballymaley Neighbourhood

Residential land has been zoned in the Ballycorey/Ballymaley neighbourhood on an infill site adjacent to existing residential development.

LDR65 Gort Road, Ballymaley

This site is situated to the southeast of Ballyallia Lake and would be suitable for a low density housing scheme of detached dwellings. Any development application shall be accompanied by a full bat survey, particularly in relation to the presence of Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development proposals must not propose removal of woody vegetation and must address how linkages across the landscape can be maintained. Any development proposals shall provide for connection to a wastewater treatment plant with adequate capacity for foul water during operation. A Construction Environmental Management Plan (CEMP) shall be provided as part of any planning application for development, detailing how surface water run-off, especially in relation to the release of silt and other pollutants, will be controlled during construction.

Development proposals must be accompanied by an Ecological Impact Assessment and/or a Natura Impact Statement, should the Council determine that an appropriate assessment is required given its proximity to Ballyallia Lake SAC and the Lower River Shannon SAC.

2.10.2 Commercial Lands in Ballycorey/Ballymaley

Site COM2 Ballymaley West

This site is situated to the southwest of the existing Ballymaley Business Park. A large portion of the site has recently been developed and future development proposals for the remainder of the site must continue the high quality design and lay-out to reflect the prominent location of the site on the main approach road to the town from the north (R458). The western boundary of the site lies within Flood Zone A and, as such, a Flood Risk Assessment must accompany any planning application in respect of this site.

Having regard to the nature of the surrounding area and the existing uses on the site, it is important that a comprehensive approach to the development of the remainder of the site is taken, so as to avoid incremental/incompatible uses within the site.

This site is located less than 1km from a known bat roost. For this reason the vegetation around the perimeter of the site shall be retained and a buffer zone identified to protect this vegetation. Any future planning application shall be accompanied by a light spill modelling study to demonstrate that lighting design does not create any increase in ambient light levels beyond the perimeter of the development footprint.

All development proposals must include details of how surface water will be controlled during both construction and operation to allow the local authority to screen the proposals under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the cSAC (Ballyallia Lake) will be permitted.

2.11 Woodstock Neighbourhood

2.11.1 New Housing in Woodstock Neighbourhood

A number of areas have been identified for residential development in the Woodstock area. Any future residential development in this neighbourhood that would significantly increase the number of vehicle movements in the area must be accompanied by an assessment of the capacity of the Shanaway Road/Lahinch Road junction to accommodate additional traffic.

Site R24 Ashling

This site is zoned for residential development to enable the completion of the Ashling estate, and to support site resolution, proper planning and orderly development. Any development on this site shall be of a high quality design and layout incorporating a green area to serve future residents.

This site is located less than 1km from a known bat roost. Vegetation on the perimeter of the site shall be retained and a buffer zone identified to ensure its protection. Development proposals must demonstrate, via a light spill modelling study, that lighting design will not increase ambient light levels beyond the perimeter of the development footprint.

LDR11 South of the Shanaway Road

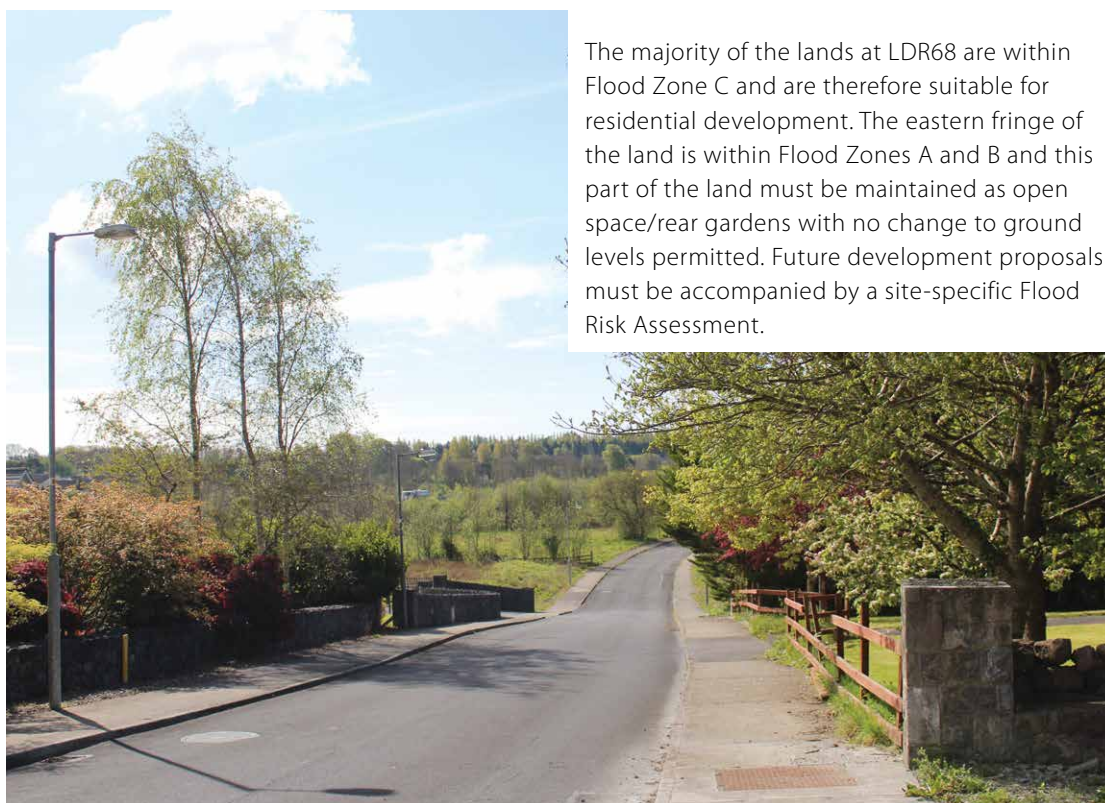
This is a large site that has been zoned to accommodate the provision of high quality, low density residential development. Future development proposals must clearly demonstrate the capacity of the Shanaway Road/Lahinch Road junction to accommodate the increase in traffic volumes that will be generated by the proposed development.

Design and layout of any future development must protect the amenities of existing residences located along the northwest site boundary. There are mature trees and hedgerow at various locations throughout this site which contribute to the amenity of the overall area. Existing mature trees and hedgerow must be integrated into the layout of future development proposals, including the provision of additional space to allow for future growth of these features. Trees and hedgerow for retention must also be protected from damage during the construction phase of any future development.

LDR68 Gleann na Coille

This site is located on the east side of an existing cul-de-sac. The lands are highly visible from the N85 (Ennis Relief Road) and, as such, the rear boundary of any future development must be appropriately planted to both reduce traffic noise and to screen the private open space associated with future residential development. Footpaths and lighting must be provided along the front boundary of the site to connect to the existing footpath network in the area.

The majority of the lands at LDR68 are within Flood Zone C and are therefore suitable for residential development. The eastern fringe of the land is within Flood Zones A and B and this part of the land must be maintained as open space/rear gardens with no change to ground levels permitted. Future development proposals must be accompanied by a site-specific Flood Risk Assessment.



2.12 Clarecastle Village

Clarecastle village, due to its location in close proximity to Ennis, has become an important residential and employment centre in the Plan area. Clarecastle has a strong village core and it offers a wide range of services and amenities to local residents including a church, credit union, school, retail outlets, petrol stations, licensed premises, a day care centre and childcare facilities. There are also extensive sports facilities in the village and heritage assets such as an historic pier and a number of protected structures. The monastic archaeology sites at Killone and Clareabbey are also within easy reach. A key priority will be to retain and expand these facilities in the village to ensure a high level of service for local residents and to attract more visitors to the area.

Key to underpinning Clarecastle's future growth will be the provision of water services infrastructure. It is acknowledged that the current infrastructural constraints at Clareabbey wastewater treatment plant may inhibit short to medium term development in Clarecastle.

2.12.1 Priorities for Clarecastle

The Council will be guided by the following strategic aims:

- To encourage the use of vacant and under-utilised brownfield properties in the village core for appropriate uses;
- To promote the development of sustainable tourism products in the area, in particular the quay and associated river estuary amenity;
- To enhance connectivity between residential areas and community areas;
- To harness recreational opportunities presented by the development of green infrastructure, especially along the River Fergus linking Clarecastle to Ennis;
- To support and encourage the enhancement of the physical environment including cycle ways, cycle trail head facilities, walkways and the quayside area;
- To seek to facilitate the redevelopment/ continued use of Roche (Ireland) site;
- To welcome any assessment of the barrage during the lifetime of the Plan.

Further details in relation to the future development of Clarecastle village will be set out in the forthcoming Ennis and Environs Local Area Plan. Site briefs for lands that have been identified for future development are set out below.



2.12.2 New Housing in Clarecastle

The settlement strategy is generally to encourage development to take place in the core of the village by opening up access to previously undeveloped lands and permitting redevelopment of brownfield sites. Residential and low density residential lands are provided adjacent to existing houses and employment activity. There will also be a focus on providing access to the river to enhance the role of the waterway in the village.

Sites R37 Abbey View

This site is located opposite the national school in Clarecastle. A Flood Risk Assessment in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' (DoEHLG/OPW 2009) must be submitted as part of any planning application made in relation to this site. The Flood Risk Assessment must be prepared having regard to the information set out in Volume 10(c) Strategic Flood Risk Assessment of this Plan.

The existing trees and hedgerows on the perimeter of the site must be retained and a buffer zone identified to protect this vegetation. Development proposals must demonstrate, via a light spill modelling study, that there will be no increase in ambient light levels beyond the perimeter of the development footprint.

Development proposals must also include details of how surface water will be controlled during construction and operation to allow the local authority to screen the proposals under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the Lower River Shannon SAC will be permitted.

Sites R39, R40, LDR60 and LDR61

These sites collectively comprise the majority of the residentially zoned lands in Clarecastle. Pedestrian and cycle connectivity between all of these sites and to the village core is essential. The layout of site R39 shall incorporate a pedestrian /cycle link between this site and the park to the north.

The existing trees and hedgerow on these sites shall be retained, in particular the woody vegetation on the site perimeter. A buffer zone, to protect this vegetation, shall be incorporated



into the design of any future development proposals on these sites. Development proposals must also demonstrate, through a light spill modelling study, that lighting within the development will not increase the ambient light levels beyond the perimeter of the development footprint.

Development proposals on these sites must include details of how surface water will be controlled during construction and operation, to allow the local authority to screen the proposals under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the Lower River Shannon SAC will be permitted.

In relation to site LDR61, the scrub area on this site is a potential foraging area for Lesser Horseshoe Bats. Future development proposals must be informed by a series of bat surveys to record the known use of the scrub and fields by Lesser Horseshoe Bats. The surveys must include light-level surveys. Proposals to mitigate any negative impacts that the proposed development may have on the bat population, prepared by a qualified ecologist, will be required. Proposals for the on-going monitoring of the bat population, and contingency measures if unforeseen impacts arise, must also be submitted.

Site LDR58 Killadysert Road

This site is identified for a low density residential development. Access shall be via the existing residential area, Abbeylawn, to the south. The layout shall incorporate a pedestrian/cycle link between this site and the existing residential development to the north (St. Joseph's Terrace).

The existing trees and hedgerow surrounding the site shall be retained. A buffer zone to protect this vegetation shall be incorporated into any future development proposals for this site. Development proposals must also demonstrate, through a light spill modelling study, that lighting within the development will not increase the ambient light levels beyond the perimeter of the development footprint.

2.12.3

Town Centre Lands in Clarecastle

Site MU4 Cois Fearghas, Clarecastle

This site is zoned Mixed Use to allow for a broad range of potential uses. The partially constructed development on the right bank, immediately upstream of the R456 bridge, is located within Flood Zone A within the tidal and fluvial flood zone and is behind earthen embankments. It shall be a requirement of any future development on this site that less vulnerable uses be located on basement/lower ground floors, and more vulnerable uses such as apartments on higher levels. If the existing partially constructed development is demolished then only water compatible uses will be permitted. The redevelopment of this site will be appraised in line with the recommendations set out in the Strategic Flood Risk Assessment in Volume 10(c) of this Plan.

The portion of this site that has already been developed is visually prominent from the River Fergus itself, from lands across the river and from the southern approach road to the village. Sensitive and careful design in relation to the design and landscaping of the Open Space and Buffer Space areas will be required to ensure the integration of new development into the riverside setting.

Any new development proposals on this site must include details of how surface water will be controlled during construction and operation to allow the local authority to screen the proposals under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the Lower River Shannon SAC will be permitted. A site survey to check the integrity of the existing flood protection berm on site must be carried out to verify any drainage paths to the river.

2.12.4

Industrial Lands in Clarecastle

Site IND2 Industrial Plant and Lands at Clarecastle

This site is located to the southeast of the village centre and is a designated SEVESO site and operates with an IPC licence. Building on a strong pharmaceutical tradition since 1974 and a highly skilled workforce, this site offers a state of the art research and manufacturing facility conveniently located close to the motorway network. Clare County Council supports the reuse and redevelopment/continued use of this site to ensure it remains a key employment site in the Plan area and continues to play a strong role in the social and economic life of the area.

2.12.5

Clarecastle Quayside

Clare County Council acknowledges the historic, recreational and amenity value of Clarecastle Quay. The maintenance and enhancement of the quay is important to the local cultural identity and has potential tourism, recreational and economic benefit. The potential for the redevelopment of this 200 year old quay presents opportunities to enhance the marine, leisure, economic and tourism development of the area and has been recognised in the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary.

It is also envisaged that Clarecastle Quay will play a key role in green infrastructure development in the Plan area through the provision of a trail head for riverside walking and cycling facilities. Any proposals for the quayside shall demonstrate that there will be no negative impact on European Sites, architectural heritage and the status of designated bathing waters.



2.13 Other Locations

2.13.1 Beechpark Area

LDR16 Beechpark

In the absence of connection to the public wastewater treatment system, the EPA Code of Practice for Wastewater Treatment Systems or any amended/updated versions of this document, must be strictly adhered to regarding proposals for development on this site, in order to ensure that there are no significant long term effects on the receiving waters of the Claureen River and the nutrient sensitive groundwater in the surrounding area.

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

Site ENT1 Beechpark, Ennis

This site is designated for enterprise development. The site is strategically located to the east of the junction of the N85 with the R474. Subject to the site being serviced, there is potential to accommodate a low-carbon, campus-style enterprise park in a unique mature sylvan setting. Proposals for this site should adopt sustainable practices in terms of design, construction, materials and operation. The application of renewable energy methods, such as solar panels, bio-mass heating systems etc will be encouraged. Such proposals must be sensitively integrated into the overall development.

This site is quite elevated and a landscape impact assessment and ecological assessment must be carried out to inform a detailed landscape management plan submitted as part of any planning application, which utilises, as far as possible, existing landscaping features such as hedgerows and trees and includes

proposals for the protection of the national monument on the site (CL0033-114001 & CL0033-114002). The trees to the north of the site shall be retained and managed to ensure their longevity wherever possible. The woody vegetation on the perimeter of the site must also be retained. Future development proposals must also demonstrate, through a light spill modelling study, that there will be no increase in ambient light levels beyond the perimeter of the development footprint.

This site slopes steeply towards the Claureen River which is located to the north of the site. Development proposals must include details of how surface water will be controlled during construction and operation to allow the local authority to screen the proposals under Article 6(3) of the Habitats Directive. Only proposals that clearly demonstrate that they will not adversely affect the cSAC will be permitted.

Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

Site TOU2 Beechpark

This site has the potential to be developed for tourism uses such as an activity park with zip wire/lining, nature trails, looped walks, paint balling, education and leisure uses etc. This site is readily accessible from the N85 and is characterised by dense and extensive planting of mature specimen trees. These trees, along with the woody vegetation on the site perimeter, must be retained as part of future development proposals.

All future planning applications for this site must be accompanied by a full bat survey and a detailed tree survey. Only unsafe trees can be removed and, should this occur, these shall be replaced with understorey planting to enhance bat habitats. All development of existing buildings on the site and tree conservations works will require a bat, red squirrels and barn owl survey in advance, to ensure that they do not contain important sites for bats, other mammals or birds.

The Local Authority will screen all future development proposals under Article 6(3) of the Habitats Directive. Only proposals that clearly demonstrate that they will not adversely affect the cSAC (Lower River Shannon) or the habitats or commuting routes of Lesser Horseshoe Bats will be permitted.

Development proposals must also demonstrate, through a light spill modelling study, that there will be no increase in ambient light levels beyond the perimeter of the development footprint.

Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

2.13.2 Ballaghafadda Area (Killadysert Road), Clarecastle Site ENT2 Killadysert Road, Clarecastle

This site is zoned for Enterprise development. The subject site is located along the R473, approximately 1km from the N85 intersection with convenient access to both the M18 and Ennis town centre, as well as the larger industries located in Clarecastle and Shannon.

The surrounding area comprises primarily low density residential dwellings in a rural setting and, as such, the development of enterprise units at this site must have regard to the amenities of existing dwellings.

The focus of development on this site should be on small workshops, craft industries and starter businesses. Having regard to the residential nature of the surrounding environment, live-work units, with the residential use being

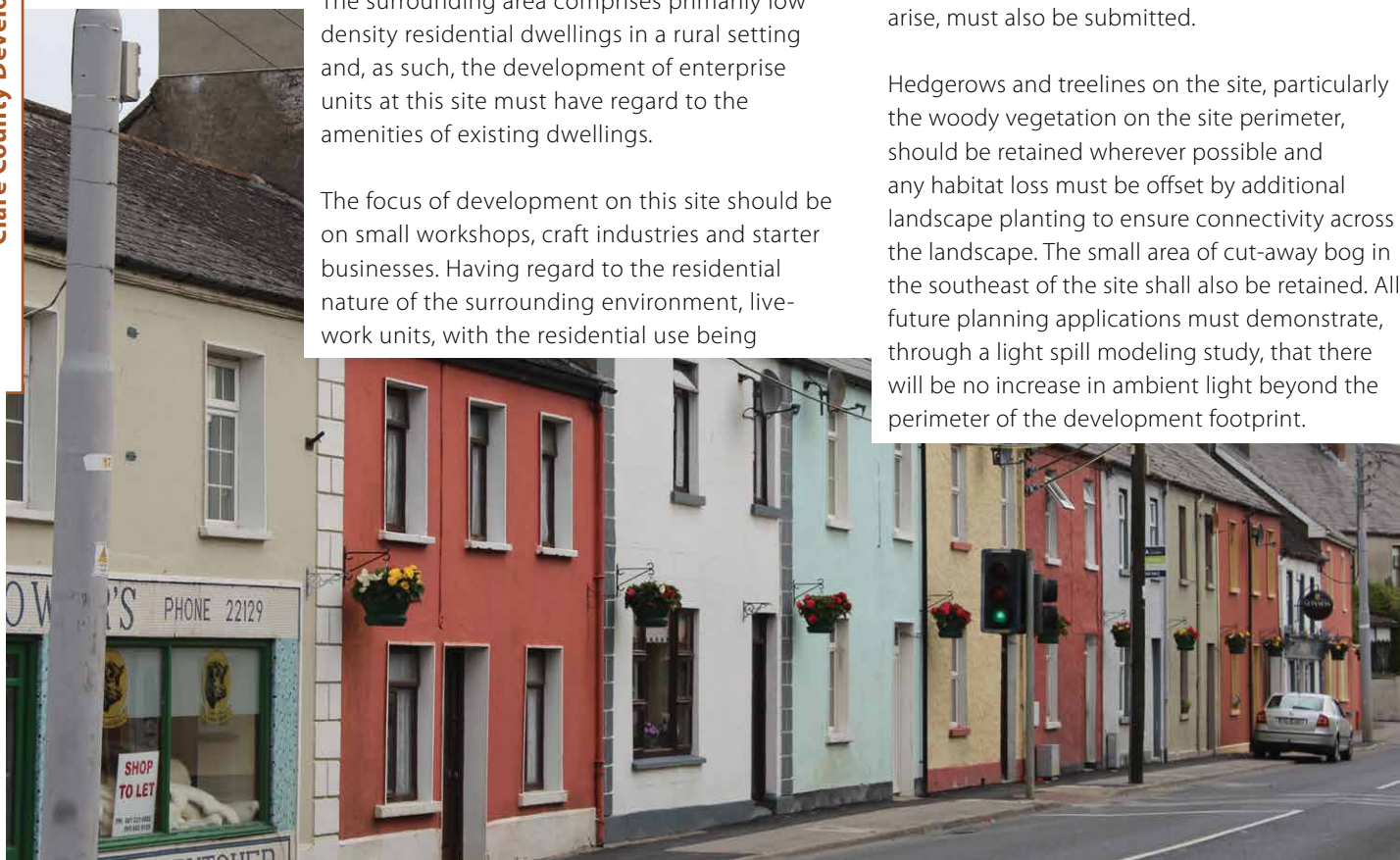
ancillary to their primary use as enterprise units, will also be considered. Other ancillary facilities such as child care facilities will be considered on this site, particularly having regard to the location of the site immediately adjacent to lands that have been zoned for light industry development. Heavy industry uses will not be permitted on this site.

Any requirements associated with the existing agricultural use can be accommodated on these lands, subject to planning consent if required, until such time as it is proposed to develop the land in line with the Enterprise zoning.

Proposals for development must include the provision of a footpath, cycle lane (and associated road widening if required) and public lighting to connect with the existing network in the adjoining Clarecastle village.

Future development proposals may be required to conduct an archaeological survey due to the location of a number of Recorded Monuments in the vicinity of the site. Any proposals for development on this site will have to be informed by a series of bat surveys to assess the use of the woodlands, fields and structures by Lesser Horseshoe Bats. All bat surveys must include light level surveys. Proposals to mitigate any negative impacts that the proposed development may have on the bat population, prepared by a qualified ecologist, will be required. Proposals for the on-going monitoring of the bat population, and contingency measures if unforeseen impacts arise, must also be submitted.

Hedgerows and treelines on the site, particularly the woody vegetation on the site perimeter, should be retained wherever possible and any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape. The small area of cut-away bog in the southeast of the site shall also be retained. All future planning applications must demonstrate, through a light spill modeling study, that there will be no increase in ambient light beyond the perimeter of the development footprint.



All development proposals must include details of how surface water will be controlled during construction and operation to allow the local authority to screen the proposal under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the cSAC/SPA will be permitted.

Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

Site LI1 Killadysert Road, Clarecastle

This site is zoned for light industrial uses. It is located along the R473 approximately 1km from the N85 intersection with convenient access to both the M18 and Ennis town centre, as well as the larger industries located in Clarecastle and Shannon.

The surrounding area comprises primarily of a low density residential dwellings in a rural setting, thus any future development of the site for light industrial uses shall have regard to the amenities of these existing dwellings. While trade and/or retail showrooms which are ancillary to manufacturing, fitting and trade-type industries may be considered, retailing and retail warehousing will not be acceptable on this site. In addition, heavy industrial developments are not considered appropriate.

Proposals for development must include the provision of footpath, cycle lane (and associated road widening if required) and public lighting to connect with the existing network in the adjoining Clarecastle village.

Having regard to the nature of the area in which the site is located, it is important that a comprehensive approach to the development of the site is adopted, so as to avoid incremental/incompatible uses within the site. Therefore the Planning Authority shall require a masterplan for the entire site to be prepared (by the owners/applicants) and submitted with or in advance of a planning application. The masterplan shall address the phasing of development to ensure that the scheme is realised in a sustainable manner. Development of lands identified for

Phase 1 will be required in advance of, or in conjunction with, lands identified for Phase 2. The masterplan shall also incorporate the following elements:

- Design and site layout rationale;
- A detailed landscaping plan utilising, as far as possible, existing landscaping features;
- Consideration of the future/existing development of adjacent areas;
- Measures to prevent significant negative effects on adjacent land use zonings;
- Detailed traffic management plan;
- An infrastructural services plan;
- A drainage impact assessment;
- Archaeological assessment;
- Light spill modelling;
- Flood risk assessment.

Due to the location of a number of Recorded Monuments on the site, an archaeological assessment of the site shall be required as part of any development proposals. All development proposals must include details of how surface water will be controlled during construction and operation to allow the local authority to screen the proposal under Article 6(3) of the Habitats Directive. Only proposals that can clearly demonstrate that they will not adversely affect the cSAC/SPA will be permitted.

Hedgerows and treelines, including woody vegetation on the perimeter of the site, shall be retained on the site wherever possible and a suitable buffer zone put in place to ensure their protection. Future development proposals shall demonstrate, through a light spill modelling study, that there will be no increase in ambient light levels beyond the perimeter of the development footprint.

Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.



Site C4 Ballaghafadda West, Clarecastle

This site directly adjoins the Killadysert Road (R473) to the east and has excellent connections to the surrounding area and the wider region via the local, regional and national road network. Suitable uses on this site could include tourism uses, compatible with the adjoining tourism zoning or crematorium with possible co-located burial ground, or other community-based developments.

The site is located along a proposed cycle route as identified on Map 10 (Volume 2 of this Plan). Proposals for development must include the provision of a footpath, cycle lane (and associated road widening if required, depending on the scale of the development proposed) and public lighting to connect with the existing network in the adjoining Clarecastle village. Future development on this site must be connected to a public wastewater treatment facility with adequate capacity to accommodate the proposed development.

Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/TII Traffic and Transport Assessment Guidelines (2014). This must demonstrate that safe access to the site can be achieved and also include an assessment of the cumulative impact of traffic/transport generated by planned development in the area on significant junctions in the vicinity.

The site is located adjacent to Ballybeg Lough which flows into Clareabbey Stream and ultimately joins the River Fergus, which is part of the Lower River Shannon SAC. A buffer will be required to protect the lough from any impacts from future development and on-going operation of the development on the site. The extent of the buffer required must be informed by an ecological assessment of the site. Development proposals must also be accompanied by a Surface Water Management

Plan which incorporates Sustainable Urban Drainage Systems. A hydrogeological assessment may be necessary and, if required, it must be clearly demonstrated that the development will not interfere with water quality or hydrology of the Lower River Shannon cSAC, River Shannon and River Fergus pSPA, Ballyallia Lake SAC and Ballyallia Lough SPA.

Development proposals will be assessed in terms of the potential use of Ballybeg Lough by Special Conservation Interest bird species. This assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.

This site is also located within 1km of a known Lesser Horseshoe Bat roost (Edenvale/Newhall complex). Therefore the ecological assessment must also inform a landscape management plan, making provision for the retention of important features such as hedgerows and trees on the perimeter of the site. Development proposals must be accompanied by a full bat survey, particularly in relation to the presence of Lesser Horseshoe Bats on the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose the removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.

There are several archaeological monuments in the vicinity of this site and an Archaeological Assessment may be required as part of future development proposals.

A small corner of the site is located in Flood Zones A and B where any proposals must be for water-compatible uses and must be accompanied by a Flood Risk Assessment.

TOU1 Ballaghafadda West, Clarecastle

This site is zoned for tourism and presents an opportunity for development which complements its location directly adjacent to Ballybeg Lough. Given its location and that the north and north western portions of the site are prone to flooding, any proposals must be for water-compatible uses and be accompanied by a Flood Risk Assessment.

The site directly adjoins the Killadysert Road (R473) to the east and has excellent connections to the surrounding area and the wider region via the local, regional and national road network. The site is located along a proposed cycle route as identified on Map 10 (Volume 2 of this Plan). Proposals for development must include the provision of footpath, cycle lane (and associated road widening if required, depending on the scale of the development proposed) and public lighting to connect with the existing network in adjoining Clarecastle village. A Traffic Impact Assessment and Traffic Management Plan will be required to ensure the safe access to the site can be achieved.

Development proposals for this site must be accompanied by a Transport and Traffic Assessment undertaken in accordance with NRA/ TII Traffic and Transport Assessment Guidelines (2014). This must demonstrate that safe access to the site can be achieved and also include an assessment of the cumulative impact of traffic/ transport generated by planned development in area on significant junctions in the vicinity.

The site is located adjacent to Ballybeg Lough which flows into Clareabbey Stream and ultimately joins the River Fergus, which is part of the Lower River Shannon SAC. Therefore a buffer will be required to protect the lough from any impacts from future development and on-going operation of the development, on

the site. The extent of the buffer required must be informed by an ecological assessment of the site. Development proposals must also be accompanied by a Surface Water Management Plan which incorporates Sustainable Urban Drainage Systems. A hydrogeological assessment may be necessary and if required, it must be clearly demonstrated that the development will not interfere with water quality or hydrology of Lower River Shannon cSAC, River Shannon and River Fergus pSPA, Ballyallia Lake SAC and Ballyallia Lough SPA.

Development proposals will be assessed in terms of the potential use of Ballybeg Lough by Special Conservation Interest bird species. This assessment must demonstrate that no potential indirect disturbance will occur as a consequence of the proposed development.

This site is also located within 1km of a known Lesser Horseshoe Bat roost (Edenvale/Newhall complex). Therefore the ecological assessment must also inform a landscape management plan, making provision for the retention of important features such as hedgerows and trees on the perimeter of the site. Development proposals must be accompanied by a full bat survey, particularly in relation to Lesser Horseshoe bats usage of the site, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose removal of woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.

There are several archaeological monuments in the vicinity of this site and an Archaeological Assessment may be required as part of future development proposals.





2.13.3 Cahircalla Beg/Ballybeg

All Low Density Residential (LDR) Sites in Ballybeg

It is noted that the sites potentially contain important tree species or habitat on which Qualifying Interest Species of European Sites may rely. For this reason any development proposals on these sites must be accompanied by a full bat survey, particularly in relation to the presence of Lesser Horseshoe bats on the sites, and a full light spill modelling study to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must not propose the removal of woody vegetation around the perimeter of the sites and must address how linkages across the landscape can be maintained.

LDR7 Ballybeg

In addition to the requirements of the above, no development shall take place on these lands until such time as the area is served by a group/public sewage treatment scheme which shall be extended to the sites.

LDR13 Ballybeg

In addition to the requirements of the above, no development shall take place on these lands until such time as the area is served by a group/public sewage treatment scheme which shall be extended to the sites.

LDR14 Ballybeg

In addition to the requirements of the above, no development shall take place on these lands until such time as the area is served by a group/public sewage treatment scheme which shall be extended to the sites.

2.13.4 Kilbreckin (Doora) Area

Site COM7 Kilbreckin (Doora) at Junction 12 of the M18

This site is identified for the provision of an 'off line' service station and associated uses including restaurant/ café, drive 'thru', restrooms, parking, and other facilities to serve those using the M18 Motorway network. No uses that would conflict with the intended primary role of the national route catering for strategic inter-urban and inter-regional traffic will be permitted on the site. Access to the site shall be from the Doora Road to the south. COM7 is not currently served by the public sewer network, therefore satisfactory proposals for the collection and treatment of waste/effluent arising from the activities on the site must be included in any proposals for development. Landscaping proposals will be required to enhance the setting of future developments.

There are a number of known Lesser Horseshoe Bat roosts in close proximity to this site, therefore trees and hedgerows on the perimeter of the site must be retained and enhanced as part of future development proposals. Future development proposals should be accompanied and informed by results of bat surveys and light spill modelling studies to demonstrate that lighting design will not increase ambient light levels beyond the perimeter of the development footprint and therefore will not affect bat species.

2.13.5 Toureen Area

Site IND1 Toureen

This site is located on the eastern side of Ennis on one of the main approach roads to the town (R352). It is envisaged that these lands will be developed for a small number of large industries and that development will progress in a planned and coherent manner. The lands have been zoned for industrial development, subject to the availability of suitable water and wastewater services. Future development proposals for industrial development on this site must be accompanied by a masterplan for the entire site area and the piecemeal progress of smaller industrial development will not be acceptable to the Planning Authority.

This site occupies a strategic location. It is in close proximity to the national motorway network, providing linkages to all the major cities and to Shannon International Airport. There is also convenient access from the site to Ennis town centre and to other industries located in the Plan area. Due to the potential for large volumes of traffic to be generated by future developments on this site, a Traffic Management Plan must accompany any planning application for this site.

In terms of water management and flood risk, there is a mesotrophic lake located on the southeast boundary of the site. The area surrounding this lake is defined as Flood Zone A. Development proposals on site IND1 must therefore be accompanied by a Flood Risk Assessment and the management of surface water during construction and operation will require the preparation of a Surface Water Management Plan including the implementation of Sustainable Urban Drainage Systems. A buffer area must be retained to protect both the lake and the surrounding cluster of trees. These features must be integrated into an overall Landscape Management Plan for the site. This Landscape Management Plan shall be informed by an ecological assessment which will assess both the lake and surrounding trees and the protection of the ecological value of the wider site, including boundary hedgerows and other valuable linear vegetation corridors.

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

2.13.6 Recreation Areas

Ballybeg Woods and Active Ennis

Lee's Road Sports and Amenity Park

The hedgerow and scrub areas together with the many mature trees on these sites provide potential foraging areas for the Lesser Horseshoe Bat given the proximity to designated bat roosts and European Sites for the species. Future development proposals must be informed by a series of bat surveys to record the known use of these habitats and features by Lesser Horseshoe Bats and ensure that there is no loss of potential foraging/breeding or resting areas used by Lesser Horseshoe Bats. The surveys must include light-level surveys. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape. All design proposals, including lighting, must be informed by the results of the bat survey. Proposals to mitigate any negative impacts that the proposed development may have on the bat population, prepared by a qualified ecologist, will be required. Proposals for the on-going monitoring of the bat population, and contingency measures if unforeseen impacts arise, must also be submitted.

2.14 Technical Guidance – Opportunity Sites

A detailed Flood Risk Assessment has been carried out for the Ennis and Clarecastle areas, and is contained within the Strategic Flood Risk Assessment in Volume 10(c) of this Plan. Information in relation to individual sites that fall within the Ennis settlement area should be read in conjunction with the relevant section of the Strategic Flood Risk Assessment.

OP1 Former Boys National School and Adjoining Site, Kilrush Road

This significant brownfield site is in a strategic location directly adjoining the town centre, ideally positioned to accommodate the need for additional convenience and non-bulky comparison goods floor space. The site, the majority of which is zoned Mixed Use, has the potential to transform and revitalise the western side of the town and to provide strong pedestrian linkages to the market area and the existing town centre. The development of the site would contribute significantly to the enhancement of the retail experience in Ennis.

The primary use of this site shall be for convenience and non-bulky comparison retail development. Secondary town-centre type uses may supplement the primary retail use. Development proposals on the site must incorporate a modern retail format with a high standard of design, layout and landscaping.

Ease of movement between the Opportunity Site and the town centre is critical to its successful visual and functional integration into the urban pattern of development. Upgrade of the public realm and key junctions to prioritise pedestrian and cycle access will provide safe and convenient connection between the historic town core and new development sites. It is essential that a Traffic and Transport Impact Assessment accompanies development proposals for this site. Pedestrian crossing points must be provided on the Kilrush Road, Drumbiggle Road and at any other locations recommended in the Traffic and Transport Impact Assessment. Pedestrian access to the site from Carmody Street and Carmody Street Business Park must also be provided. A key element of the future development of this site shall be the provision of a link road from the Kilrush Road to Drumbiggle Road to improve permeability and accessibility in the area.

Parking on this site can serve both the town centre and the new development. Any public parking spaces removed from Carmody Street, the Kilrush Road or Drumbiggle Road to accommodate the redevelopment of OP1 shall be replaced through provision on this site.

Development proposals on this site shall be subject to screening for appropriate assessment by the Council and a Natura Impact Statement submitted should the Council determine that an appropriate assessment is required. A full bat survey of any buildings proposed for demolition will be required, particularly in relation to Lesser Horseshoe bats. Any existing tree lines along the boundary of the site must be surveyed and integrated into a landscape plan for the overall site.

The northern part of this site lies within an Archaeology Zone, therefore site investigations will be required prior to development. A contaminated land assessment may also be required.

The site is predominantly within Flood Zone C, but is shown partially within the CFRAM Study modelled extents of Flood Zone A and B. The flooding across the site appears to be related to overland flows arising from the open channel section of the Cloghleigh Stream. Depths are shallow and the flow paths will be readily influenced by water movement around buildings. Any development masterplan should include a site specific flood risk assessment, which is likely to reduce the extent of the mapped flooding as this is based on an undefended scenario. It will be possible to manage any remaining flood risk through site layout (both horizontal and vertical use of space) and finished floor levels. See Volume 10(c) of this Plan for further details.

OP2 Barrack Square and Old Barrack Street

This area has a strong 'sense of place' and has already developed into an attractive urban space, influenced by the human scale, the ambiance of the external seating areas associated with surrounding businesses complemented by a south-facing orientation and street trees which soften and define the space. As a result of the compact, intimate and attractive nature of the square, it has begun to develop into a 'café quarter' in the heart of the town centre. The redevelopment of the adjoining Garraunakilla Market area will increase footfall in Barrack Square and Old Barrack Street, presenting an opportunity for this area to flourish further in the future.



The outdoor seating areas associated with existing cafés in the OP2 area are currently restricted by the layout and extent of car parking and the number of vehicles passing through the square. The aim is to create a high quality civic space, based on the principles of universal design, where people meet, relax and enjoy the ambiance. The proposal seeks to build on the existing strengths by extending the paved areas in order to rebalance the area in favour of the pedestrian. Traffic flows and parking in the area must be assessed in detail and reoriented as necessary as part of these proposals.

Future development proposals for this area must ensure that access to Westby Lane and private properties in the vicinity is retained. This area forms part of an Architectural Conservation Area and there are a number of Protected Structures in the surrounding area. Future development proposals must complement the rich built heritage of the area.

OP3 Lysaght's Car park and former Moran's Premises

Significant potential exists to enhance the public realm in the Lysaght's Car park area, making the space more attractive and increasing the vitality of the area.

The buildings around the car park area have excellent development potential. Given the central location of the site and the connectivity to the surrounding street/lane network, opportunities exist for a range of commercial or civic uses in this space. Vehicular access to the site is currently problematic, with access limited to a single lane on which there is restricted visibility. The management of vehicular access to the area must be addressed in future development proposals for this site. A reduction in the number of cars accessing the area would enhance the appearance of the space, make it more accessible to pedestrians, support regeneration of units around the perimeter of the car park and provide an opportunity for civic uses.

The recent redevelopment of the former Moran's premises into a modern retail premises presents opportunities to create an anchor use in the heart of O'Connell Street which will generate significant footfall in this locality and reinforce the retail function of the core of the town. In the future, a rear extension into Lysaght's Car park may be accommodated which would enhance

that space and present an opportunity to create additional linkages between O'Connell Street, Lysaght's Car park and the network of historic lanes in the area.

There is potential to redevelop this opportunity site for tourism purposes. Lysaght's Car park and the former Moran's building are in close proximity to one of the most historic areas in Ennis. There is potential to create an 'artists' quarter' running from McParland's on Parnell Street, along Chapel Lane (possible link to Lysaght's Car park via the community centre). This 'artists' quarter' could capitalise upon Clare's rich tradition in artisan food production, painting, sculpture and craft and music.

The built heritage of the surrounding area must be a key consideration in the preparation of development proposals for OP3. The entire area is located in an Architectural Conservation Area and there are a number of protected structures in the immediate vicinity, including the Moran's premises itself (RPS774). This Opportunity Site is also located in an Archaeology Zone and site investigations will be required prior to any sub-surface works.

Future development proposals in this area must be accompanied by a Flood Risk Assessment, which has regard to the information set out in Volume 10(c) of this Plan.

OP4 Analogue Building and adjoining Infill Site, Bank Place

This site comprises the existing Analogue Building, adjoining yard and outbuilding and is located adjacent to the Post Office on Bank Place. The site is zoned Mixed Use. It benefits from significant footfall generated by the daily business of the Post Office, banks and other offices in the surrounding area.

The site can accommodate a range of commercial, mixed use or civic uses and it is essential that future developments on OP4 incorporate high quality, dual-frontage design that creates a lively frontage to the Post Office Field (OP5), the River Fergus and Bank Place. Ideally development proposals should create riverside terraces and a boardwalk fronting onto the open space and the River Fergus. It is important to ensure that a physical and visual link is maintained between Bank Place and the Post Office Field.



OP4 is located within an Architectural Conservation Area and there are also a number of Protected Structures in the immediate vicinity. The built heritage of the surrounding area and the existing streetscapes on Bank Place and Bindon Street must be important considerations in the preparation of development proposals for this site.

The adjacent Post Office Field has high biodiversity value, providing a valuable habitat for a variety of birds, insects, bats and otters. Future development proposals must be accompanied by an ecological assessment. The infill site (OP4) is in close proximity to the River Fergus which is a Special Area of Conservation, therefore development proposals on this site shall be subject to screening for appropriate assessment by the Council and a Natura Impact Statement submitted, should the Council determine that an appropriate assessment is required. A full bat survey of any buildings proposed for demolition will be required, particularly in relation to Lesser Horseshoe bats. Due to the location of the site and the nearby river corridor, future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on bat habitats or commuting corridors.

This site is located in Flood Zone A and therefore a Flood Risk Assessment, prepared having regard to the information set out in Volume 10(c) of this Plan, will be required to accompany and support any future development proposals. A Construction Method Statement will be required detailing how surface water run-off, especially in relation to the release of silt to the River Fergus, will be controlled during construction. Furthermore, drainage plans for surface water run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap, grease trap etc.) prior to discharge to any surface water features.

Development proposals for this site must ensure that the biodiversity value of the adjacent Post Office Field and its potential development, as outlined in OP5 below, is not compromised and is, where possible, enhanced.

OP5 The Post Office Field

The Post Office field is a significant natural open space asset located adjacent to the historic town centre in a broad meander of the River Fergus. The low-lying ground, extending to around 1.6ha, is a natural floodplain for the River Fergus, helping to naturally ease the effects of seasonal flooding in the town. Whilst strategically located in the town, access to the field is limited and the height of the river wall, constructed as part of flood relief works, has partially restricted visual and functional links to it from the surrounding town centre. As part of a green infrastructure plan, the Council will, subject to available funds, seek to sensitively enhance the Post Office field and improve pedestrian/cycle access to it, through the provision of a continuous elevated boardwalk from Bank Place, around the north edge of the site to Springfield, with viewing platforms for pedestrians and cyclists. The boardwalk would allow excellent uninterrupted views to the river, the floodplain and its ecology in all seasons. Other forms of built development will not be permitted on this site. A new pedestrian footbridge linking the boardwalk to the Parnell Street Car park area would also increase accessibility in the area. Proposals must be informed by a comprehensive ecological survey and landscape management plan.

Protecting and managing the natural qualities of the Post Office field and safeguarding its flood relief function will be the paramount consideration in the future development of this site. The flood plain may be enhanced from an ecological perspective by the creation of shallow ponds to encourage both wetland plant diversity and wading bird habitats. Retention

of existing riverside trees and the addition of small areas of alder on the higher ground would further reinforce habitat diversity. Development proposals must retain an undisturbed 10m otter habitat buffer zone on the riverbank. The site directly adjoins the Lower River Shannon SAC and future development proposals must be progressed in full compliance with the requirements of the Habitats Directive.

The redevelopment of the adjoining site on Bank Place (Analogue Building and adjoining infill site OP4) will also enliven this area, whilst providing maximum opportunities for both physical and visual connectivity to the Post Office Field.

OP6 Riverside, Parnell Street Car park

This site is zoned Mixed Use and is a key location in the centre of Ennis. Recent flood defence works, while essential to withstanding and accommodating the impacts of climate change, have reduced the visual connection between this space and the River Fergus and the Post Office Field. The width of the footpath, the height of the river wall and the extent of the area occupied by the taxi rank currently combine to detract from the enjoyment of the space, particularly for children.

The aim for this opportunity site is to harness the potential offered by the river setting to provide a unique amenity space in the heart of the town centre which is easily accessible through the myriad of laneways leading to the river and is also accessible from Bank Place and the river walk. This will encourage greater use of the area by people enjoying the river views, bird watching or cycling to the nearby trail head of the West Clare Greenway (OP7). A new pedestrian bridge across the River Fergus linked to the proposed elevated boardwalk in the Post Office Field and onwards to Bank Place will also greatly contribute to the accessibility and amenities of the area.

It is necessary to improve universal access to OP6 and also to liaise with relevant stakeholders in terms of identifying suitable alternative locations for the taxi ranks in the town in order to progress this proposal.

The site adjoins the Lower River Shannon SAC and any future developments in this area must be in full compliance with the requirements of the Habitats Directive. A Flood Risk Assessment



shall also be submitted as part of any planning application made in relation to this site, having regard to the location of the site on Flood Zones A and B. Due to the proximity of the site to the river corridor, future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on bat habitats or commuting corridors.

OP7 West Clare Railway Greenway Trail Head, Woodquay

This site is zoned Mixed Use and is identified for the development of a high quality trail head for the West Clare Railway Greenway. It is conveniently located in close proximity to the town centre, accommodation providers and parking facilities. Trail head facilities can include bike hire, repair and accessories shops, information centre, locker room/shower/changing facilities, restaurant/café facilities etc.

OP7 is located within an Architectural Conservation Area and development proposals must complement the built heritage of the area. Due to the location of the area, directly adjoining the River Fergus and in Flood Zones A and B, a Flood Risk Assessment shall be required as part of any planning application made in relation to this site. A Construction Method Statement will also be required detailing how surface water run-off, especially in relation to the release of silt to the River Fergus, will be controlled during construction. Drainage plans for surface water run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap, grease trap etc.) prior to discharge to any surface water features.

This site is located adjacent to the River Fergus which forms part of the Lower River Shannon SAC. Therefore future development proposals on this site shall be subject to screening for appropriate assessment by the Council and a Natura Impact Statement will be required, should the Council determine that an appropriate assessment is required. Due to the proximity of the site to the river corridor, future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on bat habitats or commuting corridors.

OP8 Waterville House and adjoining site, Mill Road/Cornmarket Street

This opportunity site is zoned Mixed Use and offers the unique potential for the redevelopment of the Ennis Lawn Tennis and Badminton Club grounds, subject to the club wishing to relocate to another suitable location. This Opportunity Site also relates to adjoining lands to the south which include Waterville House (RPS 812) and the adjacent premises. There is an opportunity for new developments to capitalise on the location of the site directly adjacent to the River Fergus and the route of the West Clare Railway Greenway. The site has the potential to accommodate a range of uses including offices, hotel/guest accommodation and other uses normally associated with the town centre.

The redevelopment of this site offers opportunities to create new pedestrian linkages between Cornmarket Street and the Riverside Walk, thereby increasing footfall and bringing vitality to the area. New developments on the site will be required to provide dual frontage to both the River Fergus and Mill Road/Cornmarket Street. Waterville House (RPS 812), which is located on the site, is a Protected Structure and development proposals must incorporate the sympathetic reuse of this important building. The site is also located in an Architectural Conservation Area and development proposals must generally complement the built heritage of the surrounding area. Existing treelines on the perimeter of the site shall be retained and a tree survey will be required to demonstrate that only unsafe trees are removed, particularly in the grounds surrounding the protected structure. Existing trees must be integrated into a landscaping plan for the site.

Having regard to the location of OP8 in close proximity to the River Fergus and within Flood Zone A and B, a Flood Risk Assessment will be required as part of any planning application made in relation to this site. A Construction Method Statement will also be required detailing how surface water run-off, especially in relation to release of silt to the River Fergus, will be controlled during construction. Furthermore, drainage plans for surface water run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap, grease trap etc.) prior to discharge to any surface water features.

This site is located in close proximity to the Lower River Shannon SAC. Future development proposals on this site shall be subject to screening for appropriate assessment and a Natura Impact Statement will be required, should the Council determine that an appropriate assessment is required. A full bat survey of any buildings proposed for demolition will be required, particularly in relation to Lesser Horseshoe bats. Furthermore, due to the proximity of the site to the river corridor, future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on bat habitats or commuting corridors.

OP9 Riverside Site, Harmony Row and Bank Place

This site presents a major opportunity to provide a flagship waterfront development of outstanding design and quality to diversify and strengthen the mix of activities in the town centre. The site is located in the heart of the town with excellent links to the prime shopping streets. It is zoned for mixed use and open space uses. The site extends from Harmony Row southwards along the River Fergus to Bank Place and incorporates the site currently occupied by the library. OP9 provides an opportunity to create pedestrian links from Harmony Row to Bank Place and also presents an opportunity to create a riverside amenity space in the town centre. Due to the visually prominent location of the site, a design statement in accordance with Chapter 17 of Volume 1 of this Plan shall be required as part of any future planning application.

This site can accommodate mixed use, civic, commercial and business/office developments in addition to riverside amenity space and flood defence uses. The former Presbyterian Church (library) (RPS 728) is a protected structure and the site is located in an Architectural Conservation Area. The Protected Structure must be carefully integrated into future development proposals and any new development taking place on the site must complement the built heritage of the area.

There is potential to provide additional car parking to serve traffic accessing the town from the north and west on this site. Car parking provision on OP9 must be accessible from Harmony Row.

The site is located adjacent to the Lower River Shannon SAC and future developments must be in compliance with the requirements of the Habitats Directive. An otter survey will be required to confirm the presence/absence of otter holts in the riparian vegetation along the river bank and a 10m habitat buffer zone must be retained along the riverbank as part of any future development proposals. Development proposals must be accompanied by a landscaping plan that ensures the retention of riparian vegetation and riparian trees. A detailed tree survey will be required to demonstrate that only unsafe trees are removed.

A full bat survey of any buildings proposed for demolition will also be required, particularly in relation to Lesser Horseshoe Bats. Due to the proximity of the site to the river corridor, future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on bat habitats or commuting corridors.

Having regard to the location of the site adjacent to the River Fergus and in Flood Zones A and B, a Flood Risk Assessment will be required as part of any planning application made on OP9. A Construction Method Statement will also be required detailing how surface water run-off, especially in relation to the release of silt to the River Fergus, will be controlled during construction. Furthermore, drainage plans for surface water run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap, grease trap etc.) prior to discharge to any surface water features.

OP10 Waterpark House and Áras Uí Chocláin, Drumbiggie

This opportunity site comprises Waterpark House (former Ennis Town Council offices), the Buttermarket, associated grounds and Áras Uí Chocláin. Simms Lane separates Waterpark and the Buttermarket from Áras Uí Chocláin. This Opportunity Site is zoned Mixed Use and there is excellent potential to develop strong pedestrian links from Waterpark, via Buttermarket Street to Summerhill and the town centre. The redevelopment of this site in conjunction with the former Boys National School and adjoining lands (OP1) presents an opportunity to regenerate the west side of Ennis, with OP1 providing new retail uses and this site accommodating complementary office and commercial uses.

The Buttermarket building (RPS 837) on the site is a protected structure and there are also a number of specimen trees located in the grounds of Waterpark House. These features must be retained and incorporated into future development proposals on the site. The specimen trees must be integrated into an overall Landscape Management Plan for the site. OP10 is located in an Architectural Conservation Area and future development proposals must complement the built heritage of the area.

There is an identified requirement for additional car parking on the western side of town. Áras Uí Chocláin is well positioned for this purpose. This site will also assist in realising the potential of Barrack Street Square (OP2) and Garraunakilla by providing additional car parking to replace any spaces which may be lost through the redevelopment of these areas.

Áras Uí Chocláin also has strong links with OP1 and may, in the longer term, be suitable for commercial development, with alternative car parking provided on the OP1 site. In the event that this site is developed for commercial or mixed use activity, frontage to Simm's Lane, Buttermarket Street and Drumbiggie Road will be required.

OP10 is located in Flood Zones A, B and C, therefore a Flood Risk Assessment shall be submitted as part of any planning application made in relation to this site. Drainage plans for surface water run-off during operation must be submitted, ensuring that run-off is treated via appropriate Sustainable Urban Drainage Systems.

Development proposals on these sites must be in full compliance with the requirements of the Habitats Directive and a bat survey of the site, including inspections of buildings and protected structures, will be required, particularly in relation to Lesser Horseshoe Bats.

OP11 Coláiste Muire Grounds, Harmony Row

This site is positioned at a principal gateway to the town. An analysis of traffic movement at the Club Bridge shows that significant volumes of traffic enter the town at Club Bridge from Newbridge Road and Harmony Row and circulate the town centre streets in search of car parking. This site is considered suitable for the provision of parking which is convenient to the town centre with excellent pedestrian linkage to Abbey Street and O'Connell Square via Club Bridge and the pedestrian bridge at the Rowan Tree Hostel. There is existing parking on part of this site which is currently used by staff at the school. However, potential exists for the development of shared/ additional parking facilities which could be made available for public use, subject to the agreement of the school. The zoning of this site as Mixed Use, which may accommodate car parking, does not restrict the future use of the lands for educational purposes.

The site is located in Flood Zones A and B and a Flood Risk Assessment shall be required as part of any planning application made on this site. A Construction Method Statement will be required detailing how surface water run-off will be controlled during construction and drainage plans for long-term surface water disposal shall also be submitted.

Development on this site must be carried out in full compliance with the requirements of the Habitats Directive. Due to the proximity of the site to the River Fergus, which forms part of the Lower River Shannon SAC, it will be necessary for future development proposals

to demonstrate that any on-site development will not lead to an increase in the ambient light levels beyond the perimeter of the development footprint (demonstrated via a light spill modelling study). Existing tree-lines on the perimeter of the site must be retained as part of a landscape management plan.

OP12 Francis Street and The Causeway

This site occupies a visually prominent location at the junction of Francis Street with the Causeway and includes two office buildings and the Ennis Shopping Centre complex and associated car park. It marks the start of the Inner Relief Road from Francis Street to Clare Road. The site is zoned Mixed Use and can accommodate a range of uses including commercial, office, residential, hospitality or cultural uses.

The redevelopment of this site must build on the strong design precedent set by the adjacent glór theatre. The development of this site will unlock the full potential of Francis Street, acting as a catalyst for the reinvention and reimagining of nearby sites. Given the prominence of the site, high quality architectural design is essential and development proposals must be accompanied by a design statement in accordance with Chapter 17, Volume 1 of this Plan. New development on this site must provide a pedestrian link to glór and create active frontage to both the Causeway and Francis Street and must be designed to prevent overlooking of the Poor Clare's Convent.

Historical use on the site requires that a contamination survey be undertaken as part of any future development proposals and a waste management plan prepared as appropriate.

The site is located in Flood Zone A and therefore a Flood Risk Assessment must be carried out in relation to future development proposals on this site.





All future developments taking place on this site must be carried out in full compliance with the requirements of the Habitats Directive. Drainage plans for surface water run-off during operation must be submitted, ensuring that run-off is treated via appropriate Sustainable Urban Drainage Systems.

OP13 Cusack Park, Francis Street

It is recognised that significant redevelopment and/or expansion of Cusack Park cannot take place at the current location due to the physical limitations of the site. In this regard a new stadium site, equally convenient to the town centre, may be sought during the lifetime of this Plan, in which case the development of the Francis Street site may be a possibility. This site is zoned for mixed use development and open space uses. This zoning will facilitate the redevelopment of these lands in the event that the GAA stadium relocates during the lifetime of this Plan, but will not in any way inhibit the continued use and/or the upgrade of the current stadium, subject to normal planning requirements.

The redevelopment of this site would strengthen and complement the shopping core by providing facilities such as a hotel with state-of-the-art conference facilities or high quality office space, complemented by a riverside amenity space and the necessary car parking facilities to serve the new development. This, in conjunction with the redevelopment of OP12 Francis Street/The Causeway, has the potential to transform the eastern side of the town centre, ensuring its future viability.

The site offers excellent opportunities for the creation of new pedestrian linkages to the north across the River Fergus, and towards other areas in the town centre. Possible linkages include:

- Footbridge and pedestrian linkages between Francis Street and Community-zoned lands on New Road, subject to the outcome of a feasibility study;
- To Club Bridge via the Friary/The Cloister;
- To Francis Street via the grounds of the Queen's Hotel and/or via Stammer Park (protected structure);
- To the retail site to the east.

It is not envisaged that this site will be developed for large-scale retail development having regard to the extent of retail development lands already provided on the southern side of the town centre.

The site adjoins the Lower River Shannon SAC and, as such, future developments must be carried out in compliance with the requirements of the Habitats Directive. A landscaping plan that ensures the retention of the existing riparian area and riparian vegetation along the river bank, and the retention of the woodland on the western side of the site, must be submitted as part of any development proposals on this site. An otter survey confirming the presence/absence of otter holts along the river bank will also be required and a 10m habitat buffer zone must be retained along the riverbank. It will be necessary for future development proposals to demonstrate that the lighting design in the development will not lead to an increase in the ambient light levels beyond the perimeter of the development footprint (demonstrated via a light spill modelling study).

The site is adjacent to an Architectural Conservation Area and future development proposals must complement the built heritage of the area. The site is located in Flood Zones A and B and proposals for the redevelopment of the site must be supported by a Flood Risk Assessment. A Construction Method Statement detailing how surface water run-off will be controlled during construction will be required. The statement must particularly address the issue of release of silt to the River Fergus and drainage plans for surface water run-off during operation must also be submitted, ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap etc.) prior to discharge to any surface water features.

Due to historical use on a neighbouring site, a site contamination survey must be undertaken as part of future development proposals.

OP14 Clare Marts, Quin Road

This opportunity site on the edge of the town centre has been zoned for mixed use development and, given its location, it is particularly suited to facilitate the relocation of Cusack Park should the need for a new stadium arise during the lifetime of this Plan. Adequate lands have been zoned to also accommodate the necessary car, coach and bicycle parking on the site, the development of which will require the use of permeable surface given its location within an area of flood risk.

This site boasts excellent links to the train and bus station which will reduce reliance on private car usage. The redevelopment of this site will bring about further improvements in linkages to the town centre by the provision of the link road from Quin Road to Clonroad More, with further onward linkage at Friar's Walk to the town centre. For further information on this link road see Section 2.15 Technical Guidance – Infrastructural Development.

The future development of this site will be dependent upon the relocation of the existing Mart and the Council will support the appropriate relocation of the mart facility. The site is located in Flood Zone A, B and C and a Flood Risk Assessment will be required to support any future development proposals at this location. The Flood Risk Assessment must be prepared having regard to the information set out in Volume 10(c) of this Plan. A Construction Method Statement will be required as part of any planning application detailing how surface water run-off, especially in relation to release of silt to the River Fergus, will be controlled during construction on the site. Furthermore, drainage plans for surface run-off during operation must also be submitted ensuring run-off is treated via appropriate SuDS (petrol interceptor, silt trap) prior to discharge to any surface water features.

Any new developments taking place on this site must be in full compliance with the requirements of the Habitats Directive. Future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on habitats of protected species. A landscaping plan must also be submitted with any future development proposals, ensuring the retention of existing treelines on the perimeter of the site and focusing on the establishment of linear vegetation features.

OP15 Information Age Park Ennis (IAPE)

This Opportunity Site has been zoned for Enterprise and Commercial development and is considered to be particularly suitable for businesses engaging in green technology/ renewable technology. The use of part of the site for medical/hospital uses is also supported. The appropriate uses listed in the indicative land-use matrix in Volume 1 of this Plan, do not exclude the provision of a hotel and private hospital on this site, permission for which has been granted on the western side of the lands. The provision of 'walk to' support facilities such as canteen, restaurant, crèche, which are integrated with employment units, will be encouraged on the site. These support facilities should be of a nature and scale to serve the needs of employees on the campus.

Future phases of development must be accessed via Phase 1 of the Northern Inner Relief Road. Depending on the level of traffic that will be generated by future developments at the IAPE, a junction upgrade may be required on the Gort Road to facilitate traffic using the new Inner Relief Road to the east and the Gort Road Business Park to the west. The future completion of the Northern Inner Relief Road, linking the Gort Road to the Tulla Road via Oakleigh Wood will greatly enhance the accessibility of this Opportunity Site. Pedestrian and cycle connectivity with neighbouring areas and the town centre must be integrated into a traffic management plan to accompany any development proposals.

All developments taking place on this site in the future must be carried out in full compliance with the requirements of the Habitats Directive. The site has an attractive setting with many mature trees. Any development proposals for the site will be required to undertake a full bat survey of buildings and surrounding mature trees, particularly in relation to Lesser Horseshoe Bats. Landscaping plans must also be submitted that ensure the retention of the existing riparian area and riparian vegetation along the river bank, retention of existing treelines on the perimeter of the site, retention of the woodland on the southern and north eastern section of the site and focus on the establishment of linear vegetation features.

The Fergus Minor River adjoins the southern boundary of the site. An otter survey confirming the presence/absence of otter holts in the riparian vegetation along the river bank will be required as part of any future development proposals and a 10m habitat buffer zone shall be preserved along the riverbank. Future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on habitats of protected species.

The southern boundary of the site is located in Flood Zones A and B and development proposals for this site must be accompanied by a Flood Risk Assessment which will ensure that only water-compatible uses are developed in these areas. Finished floor levels of new buildings must be set above the 1 in 100 level plus freeboard of 300mm plus an additional allowance for the potential impacts of climate change. A Construction Method Statement will also be required to accompany any development proposals detailing how surface water run-off will be controlled during construction, particularly in relation to the release of silt/contaminants to nearby cSACs. Drainage plans for surface water run-off during operation must also be submitted. Plans must include the treatment of run-off via appropriate SuDS (petrol interceptor, silt trap etc.) prior to discharge to any surface water feature.

The site is partially located within an Architectural Conservation Area and future development proposals must complement the built heritage of the area.

The site is located adjacent to the Limerick/Galway railway line. The Council will require that adequate site area is retained in proximity to the railway line for the future provision of a rail stop should such a project become viable beyond the Plan period.

OP16 Former Western Garages and adjoining Old Cornstore

Opportunity exists to redevelop this site for a mix of uses such as commercial or retail activity, offices, crèche, cookery school etc. This site is zoned Mixed Use and such uses would capitalise on the location of the site in close proximity to the town centre.

The site is situated between Cornmarket Street and Considine Terrace. This dual aspect presents an opportunity to incorporate pedestrian linkages from Considine Terrace to Cornmarket Street through the site into future development proposals. This pedestrian link will then connect onwards to the riverside walk at the River Fergus via Opportunity Site OS8 (Waterville House and adjoining site).

The redevelopment of this site must include the sensitive restoration, reuse and adaptation of the Corn Store building, which is a protected structure.

Development proposals on this site must be progressed in full compliance with the requirements of the Habitats Directive. A full bat survey of the site, including the protected structures, must be carried out, particularly in relation to Lesser Horseshoe Bats.

Proposals for the redevelopment of this site must incorporate Sustainable Urban Drainage Systems and plans for surface water run-off must be submitted, ensuring that run-off is treated via appropriate SuDS (petrol interceptor, silt trap etc.) prior to discharge to any surface water features. Future development proposals must also be accompanied by a Flood Risk Assessment, prepared having regard to the information set out in Volume 10(c) of this Plan.





OP17 The Fairways, Kelly's Corner

This building is at a visually prominent gateway junction to the town. The site is zoned for mixed use development and the development of an attractive landmark building on this edge-of-centre site is highly desirable. The site has the capacity to accommodate a landmark 2–3 storey building which takes into account its location at Kelly's corner roundabout, its rear frontage to Marion Avenue Lane and the requirement to visually bookend Steele's Terrace, which is an Architectural Conservation Area.

The site is not considered suitable for retail development having regard to the proximity of the neighbourhood centre at Lifford and existing shops in the vicinity. However, the site represents a significant opportunity for the development of a landmark building in a visually prominent location.

OP18 Commercial Buildings, Tulla Road

This opportunity site is located on the Tulla Road (R352) in the Roslevan neighbourhood and is zoned for commercial use. There are a number of existing uses on the site including a petrol station and forecourt with ancillary shop and car wash, as well as a number of smaller retail/commercial units. The existing retail and commercial developments on the site have been developed in a piecemeal manner and as such, issues relating to traffic management and points of entry/exit to the site have not been developed in a co-ordinated manner. Future development proposals must be accompanied by a masterplan for the overall redevelopment of the site.

This site has the capacity to be redeveloped for high quality, mixed/commercial development of a limited scale, providing a landmark building on the site. As the site is partially located within an area identified as being at risk of flooding, the site is not considered appropriate for more vulnerable uses. A Traffic Management Plan will be required to accompany any future planning application and must address issues such as management of site access and egress for pedestrians, vehicles and cyclists. Adequate analysis for fuel delivery vehicles should be incorporated into the Plan.

The Fergus Minor River marks the western boundary of the site and, as such, there is an opportunity to provide pedestrian access from the Tulla Road to the River Fergus to accommodate access to possible future riverside walkways. All development proposals must be progressed in full compliance with the requirements of the Habitats Directive. Future development proposals must demonstrate, through a light spill modelling study, that there will be no negative impacts on the habitats of protected species.

A Flood Risk Assessment must also accompany any development proposals for the site, having regard to the location of the site on Flood Zones A and B. The Flood Risk Assessment must be prepared having regard to the Strategic Flood Risk Assessment in Volume 10(c) of this Plan. Due to the proximity of the site to the Fergus Minor River, a Construction Method Statement will be required detailing how surface water run-off will be controlled during construction, especially in relation to the release of silt to the adjoining river, which is connected to the Lower River Shannon SAC. Drainage plans must also be submitted in relation to surface water run-off during operation, ensuring that run-off is treated via appropriate SuDS (petrol interceptor, silt traps etc.) prior to discharge to any surface water features.

A contaminated land study/assessment will also be required to ensure that future development proposals will not have a negative impact on the amenities of the surrounding area.

2.15 Technical Guidance – Infrastructure Development

Infrastructure Safeguard – Gort Road (R458) to Tulla Road (R352)

A section of this infrastructure safeguard bounding the Information Age Park Ennis is already in place. The section proposed as far as the railway line is bounded to the north by Flood Zone B (Lough Girroga) which is part of the Ballyallia Lough SAC, a proposed NHA and wetland. A Surface Water Management Plan must be prepared to ensure that there is no negative impact on the adjacent SAC during construction of the road along this section.

A Traffic Management Plan will be required to ensure safe connectivity within the existing residential area and to the Roslevan neighbourhood centre and potential new school. The completion of the link road must also include cycle lanes, pedestrian footpaths and crossings.

Infrastructure Safeguard – Lahinch Road (N85) to Drumcliff Road (L4182)

Proposals for the development of this new link road must have regard to the fact that the lands are located within the Drumcliff Inner Protection Zone. A Surface Water Management Plan will be required for the construction of a road at this location.

Infrastructure Safeguard – Drumcliff Road (L4182) to Gort Road (R458)

An indicative infrastructure safeguard has been identified for the future development of a link road connecting Drumcliff Road to the Gort Road. The indicative route will cross the Lower River Shannon cSAC, a wetland area which includes wet grassland equivalent Annex I habitat and lies within Flood Zone A. In order to rule out any significant adverse effects on the cSAC, the detailed design will have to ensure that it avoids any loss of qualifying interest habitat and maintain a 10m buffer zone on each bank to protect otter habitat.

There is an area of oak/ash/hazel woodland located east of the Drumcliff Road, where the indicative infrastructure safeguard starts. Appropriate habitat and ecological surveys will be required to determine the optimum design and crossing point for the proposed route. The design of any public lighting will also have to ensure that light spill is controlled in the river corridor.

A Construction Method Statement will also be required to demonstrate how surface water will be managed during construction and operation in relation to the Lower River Shannon cSAC.

Infrastructure Safeguard – Clon Road (R871) to Quin Road (R469)

This infrastructure safeguard passes from the Quin Road through the current Mart Site (OP14), over the railway line, then connecting through to Clon Road. The section of the safeguard east of the railway line lies within Flood Zone A and a Flood Risk Assessment will be required as part of proposals to develop this link road. The proposed link must ensure the integration of pedestrian and cycle facilities, thereby promoting pedestrian permeability and allowing for ease of access to the services and facilities on the Quin Road and to the town centre.

Infrastructure Safeguard – Skehanagh Roundabout (N85) to Quin Road (R469)

This safeguard would provide an alternative access to the businesses located on the Quin Road for heavy goods traffic, the current Mart Site (OP14) and to the town centre. It would potentially reduce the volume of traffic currently travelling from the M18 (junction 12) along the N85 and then through the town along the Limerick Road and in towards the town centre.

This safeguard runs its entire length through a flood plain (Flood Zone A) which provides a critical flood storage function to the area and future development proposals must be the subject of a Flood Risk Assessment.

There are extensive and varied habitats located along the proposed route with the potential for indirect impacts on the Lower River Shannon cSAC if construction affects drainage of the flood plain. Consequently all future development proposals must be accompanied by an ecological assessment which will be used to inform screening for appropriate assessment by the Council and a Natura Impact Statement should the Council determine that an appropriate assessment is required.

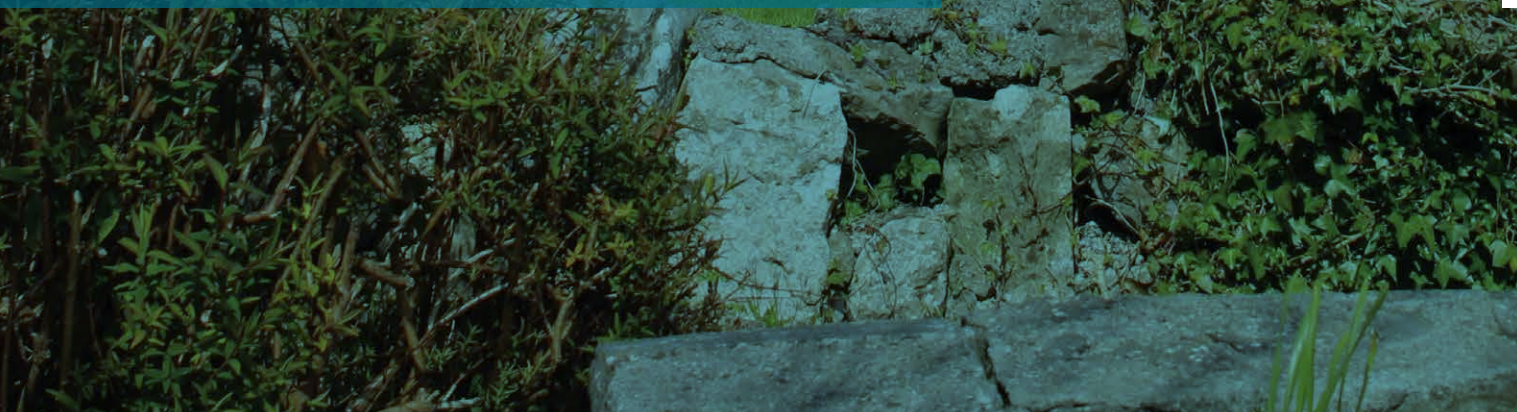
Note: Ennis land use zoning map is enclosed in the pocket sleeve at the end of this volume.



Section 3

Large Villages

Barefield
Kilmaley
Quin



Barefield

Introduction and Context

Barefield is situated on the R458, which was formerly known as the N18, 8km north of Ennis. Nearby, Ballyallia Lake teems with bird life in the winter and in the summer is a popular recreation spot for picnics, walks, pedal boating and canoeing. Dromore Wood lies to the north of the village. The village has a church, a recently extended primary school, a community centre, pre-school facilities, pitch, two public houses and a social services centre which accommodates the Clare Crusaders children's clinic. Its proximity to Ennis, the M18 motorway, and the surrounding countryside makes it an attractive place to live. To date, development has mainly occurred in a linear fashion along the R458 with ribbon development along the local road to the west of the settlement.

The goal of the settlement plan for Barefield is to consolidate the village core, retain and, where possible, increase the range of services and provide an increased level of public amenity, building on the opportunity that the M18 bypass provides.

The strategy for Barefield, subject to adequate services infrastructure being available/ provided, is to provide for small scale well designed residential, mixed use and community development which will have regard to the character of the settlement. A key priority is to retain community and social facilities within the village and to encourage further service provision.

Water is supplied to Barefield from the Ennis Public Water Supply and it is expected that there will be sufficient water supply to serve the population target for Barefield.

Wastewater is pumped from the village into Ennis for treatment. This wastewater infrastructure serves the school and a limited number of properties in the village. Other properties are served by individual septic tanks.

General Objectives

- To make provision for the sustainable growth of the village. This will allow for its expansion in line with available water and wastewater treatment facilities, which in turn will support existing services and encourage further expansion of the service base within Barefield;
- To support and facilitate the consolidation of the village by encouraging infill development where the opportunity exists.



Economic Development

The proximity of the M18 motorway and the location of Barefield within a short commuting distance of Ennis and Shannon together with a school and local services make this an attractive place to live. In order to promote economic development, land for Mixed Use zoning has been identified in the village centre which allows for a range of commercial and employment uses to be accommodated.

Housing and Sustainable Communities

A number of sites are identified for low density housing development. It is important that new houses are sympathetic in their design to the village setting. There is an opportunity in Barefield for the provision of sites for independent development, affording an opportunity to design and develop individual homes that are tailored to specific needs. (Refer to Section 4.3.7. 'Sites for Independent Development' in Volume 1 of this Plan.) The broadleaved trees and hedgerows associated with residential sites should be retained as part of any future development to provide foraging and commuting routes for all bat species given the location of the settlement within an important area for bats and also its proximity to the Dromore Woods SAC. Any future residential development must ensure that the wastewater pump at Barefield National School has the capacity to accommodate the associated additional loading until such time as the provision of a sustainable system is secured from Irish Water.

It is noted that there is a current planning permission (P07/1071 and P14/702) on lands located outside the settlement boundary to the north of the village where development has commenced. Every effort will be made to encourage the completion of the development.

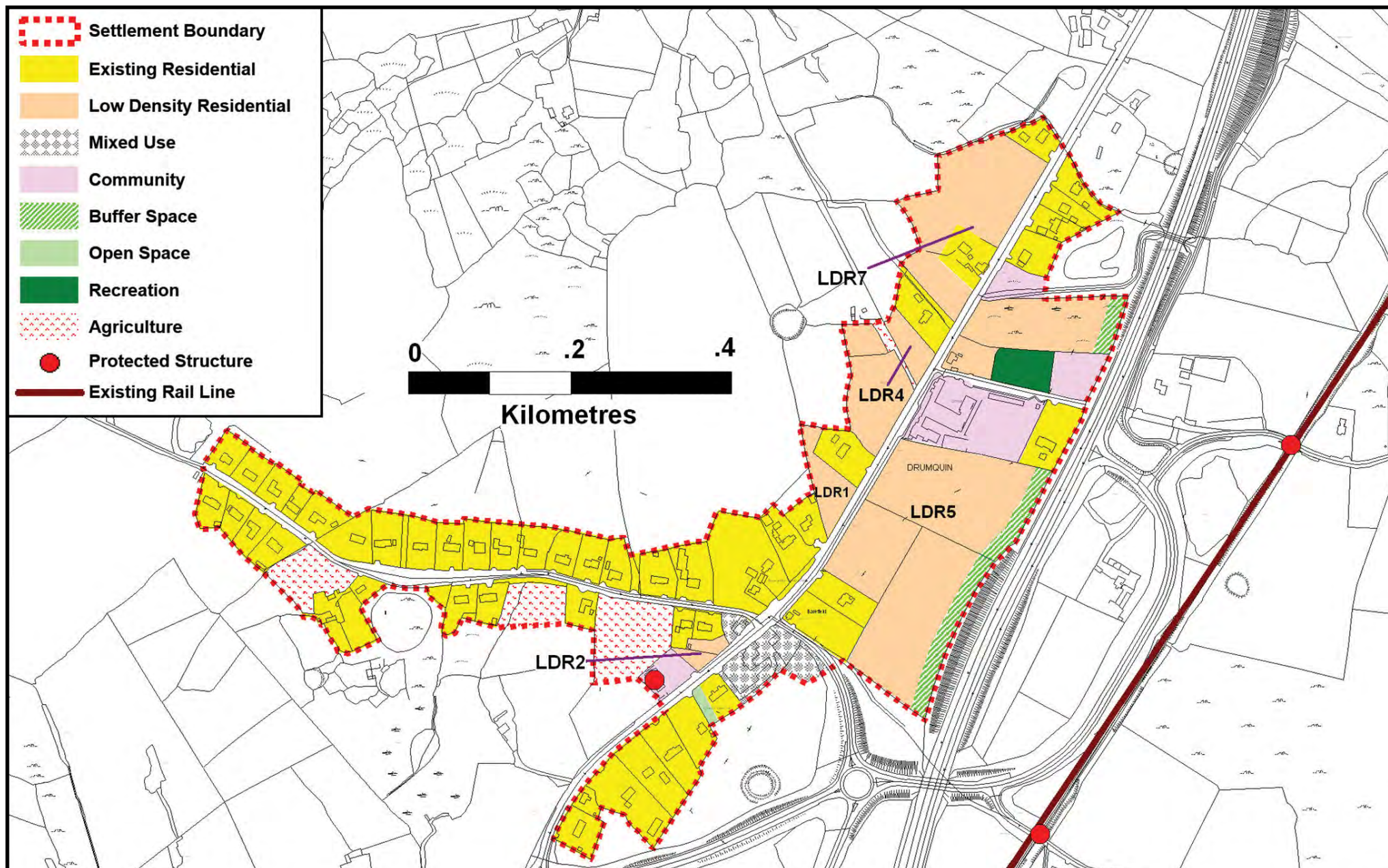
LDR5 Site to the South of the Primary School

This elevated site in a central location in the village, situated adjacent to the school, is ideal for an in-depth development of low density housing with a high standard of layout and design. A buffer running along the M18 to protect residential amenity is required. The buffer shall be designed having regard to the Clare Noise Action Plan 2013 and associated Strategic Noise Maps.

Place Making and Amenity

This settlement extends along the R458, the former national route to Galway. It intersects with the Ruan road and the slip road giving access to the motorway at a staggered junction. As each branch of the settlement has a different character, it lacks unity. In view of the changed function of the R458 it may now need to be reconfigured to slow traffic. The possibility of narrowing the carriageway could be examined and this may permit excess space to be allocated to footpaths and or cycle ways to serve safe access to the school. This could be combined with a number of points of enclosure formed by planting two opposing rows of suitable trees. Around the school these areas could be combined with crossing areas.

The staggered junction needs a scheme design to better manage the conflicting circulation patterns around vehicles crossing the road and visiting the facilities in the area. Any such design scheme should consider incorporating a suitably sized focal point to identify the Clare Crusaders clinic and reflect the importance of that organisation to the wider community. Such a landmark would also serve as a fulcrum point for the settlement and improve village identity.



Clare County Council:
Clare County Development Plan 2017–2023

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Title:
Barefield Settlement Plan

Drawn By:
Padraig McManus

Checked By:
Helen Quinn

Scale:
Refer to Scalebar

Date:
January 2017



Kilmaley



Introduction and Context

Kilmaley is situated on and between the R474 road to Miltown Malbay and Kilmaley Bridge, approximately 11 km from Ennis. The village has a church, school, retirement home and community housing, GAA pitches and all weather pitches, community centre, pub, shop, post office and a playground.

Its proximity to Ennis makes Kilmaley an attractive place to live. The main services and facilities in Kilmaley are located in two distinctive areas at either end of the link road between the Post Office at Kilmaley Bridge and the crossroads of the R474. Development has mostly occurred between these two centres.

The development strategy centres around the two identified core areas. Development should be concentrated in these areas in order to support the viability and vitality of the existing services. These centres focus around the school, church and post office to the south of the village and around the community centre, shop, pub and new housing development to the north of the village.

The R474, which runs to the north of the village, experiences significant through-traffic and as such, concentrating development on the southern side of the R474 and minimising access off and across the main road has been a significant consideration in informing zoning for future growth.

The strategy for Kilmaley is to provide for small scale, well-designed residential, commercial and community developments which have regard to the character of the village itself.

Water supply is sourced through the Inagh-Kilmaley Group Water Scheme and has capacity to accommodate growth.

The village does not have a wastewater treatment plant and as such growth of the village has been constrained. There is an identified need for the provision of a sewerage scheme as part of a Mid-Clare Group Sewerage Scheme. The provision of a sewerage system by Irish Water would be subject to the constraints of Irish Water's capital investment programme and new connections policy.

General Objectives

- To make provision for the sustainable growth of the village, ensuring that future growth is aligned with the availability of water supply and wastewater services;
- To support and facilitate the development of recreational and community facilities to serve the local population;
- To make provision for the development and maintenance of physical infrastructure that will effectively accommodate the resident population and allow for the future growth of the village.

Economic Development

In order to promote economic development in Kilmaley, land for Mixed Use zoning has been identified at the junction of the village with the R474. This zoning will facilitate the expansion of existing services in the village (see also Place Making and Amenity below). Commercial zoning is also provided at the shop and petrol station to the south.

Housing and Sustainable Communities

The broad range of social, sporting, educational and community facilities in Kilmaley singles out this settlement out as a very attractive place to live for those seeking good community networks in a rural setting, all within a short distance from Ennis. Kilmaley Voluntary Housing Association has set an example of community health and residential provision.

LDR1 Lands North of the School

This site has the potential to accommodate low density housing development situated directly adjacent to the school. Development on this site will reinforce the southern centre of the village, supporting the services to ensure their viability and vitality. The topography of the site is undulating and any future residential development proposals shall be required to provide high quality design of dwellings and layout, paying particular attention to the levels and contours of the site. Access to the site will be from the local road running along the eastern boundary of the site.

LDR2 Land South of the School

This is a site adjacent to the school and opposite the church and is suitable for low density housing. Development of this site will reinforce the southern centre of the village and support existing services. The site is elevated from the public road. Any future residential development proposals shall be required to provide high quality design of dwellings and layout paying particular attention to the levels and contours of the site. Access to the site shall be from the local road running along the eastern boundary of the site.

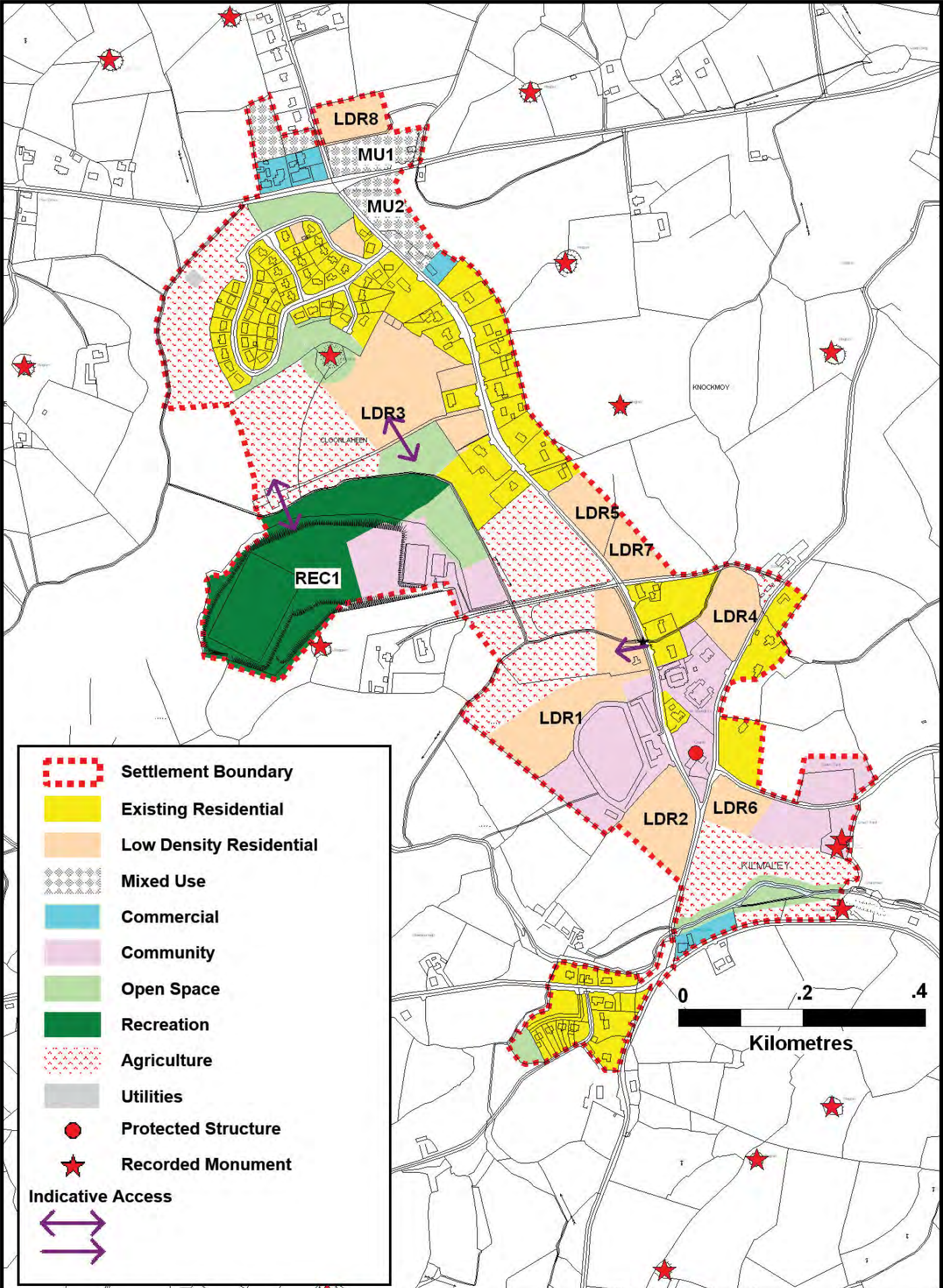
Place Making and Amenity

This village is characterised by its extended form, stretching between the R474 to the north and Kilmaley Bridge to the south. The commercial facilities are concentrated at each end of the settlement with a road, but no footpath, linkage between them. The majority of the development of the village has focused around these two commercial centres and along the link road between them, including the school, church, GAA pitches, a housing development and individual houses. The inconsistent treatment of the margins and set-backs in terms of both depth and surface treatment needs to be addressed. The Council will support community efforts to improve the public realm of Kilmaley to bring about the required enhancement. An effort has been made at the R474 end of the village to define edges and reduce an over-wide junction and thus improve pedestrian comfort and safety.

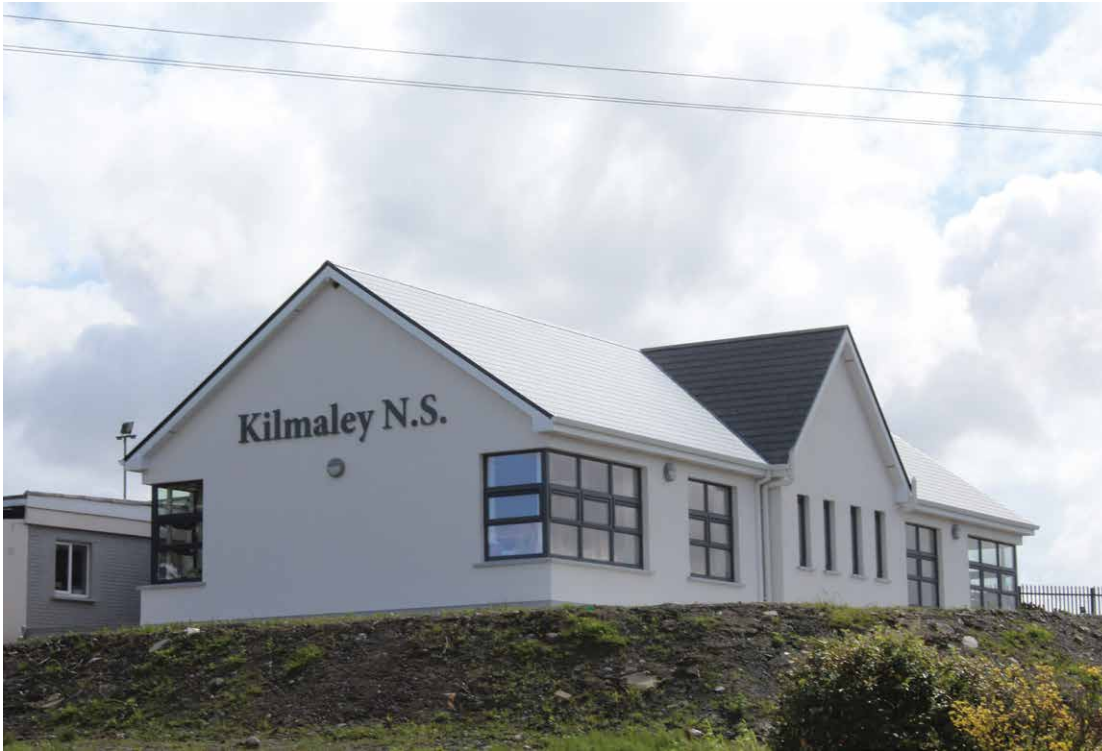
It is important that development of the Mixed Use lands around the R474 junction forms clear edges to the public road to assist with both place making and traffic calming, as required by the Design Manual for Urban Roads and Streets (DMURS).

Flooding and Flood Risk

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan advises that there is fluvial risk to Kilmaley with some areas at risk of pluvial flooding. Flooding is also shown backing up from the main river and along its tributaries. However, risk is mainly limited to agricultural land and open space, with small encroachment in community and existing residential lands. Open space and agricultural uses are appropriate and should be maintained. Further development within the Community zoned land within Flood Zone A or B should be for less vulnerable or water compatible uses, and future residential development should be located within Flood Zone C.



Clare County Council: Clare County Development Plan 2017–2023		Title: Kilmaley Settlement Plan		
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				Date: January 2017



Quin

Introduction and Context

Quin is an 18th century village located on the River Rine, dominated by the large and picturesque ruin of the 14th century Franciscan Abbey. The village sits within an area characterised by scattered woodlands, drumlins and fields bounded by mature shelterbelts and stonewalls.

Quin functions as both a rural village and commuter village for the surrounding towns, namely Ennis, Shannon and Limerick. Quin also has an important tourism function. The village has an attractive main street consisting of pubs, shops and residences, which have been included within the designated Architectural Conservation Area. The entrance to the village from the northwest (Ennis Road) is important to the character and visual impact of the whole settlement and, in particular, the Abbey. Views from along this route need to be protected.

The village is rich in heritage and tourism is a growth industry centred around the Abbey and surrounding natural, archaeological and architectural heritage, including St. Finneen's Church and nearby Knappogue Castle, Craggaunowen Historical Park, Dromoland Castle Hotel, riding stables and fine examples of period country houses.

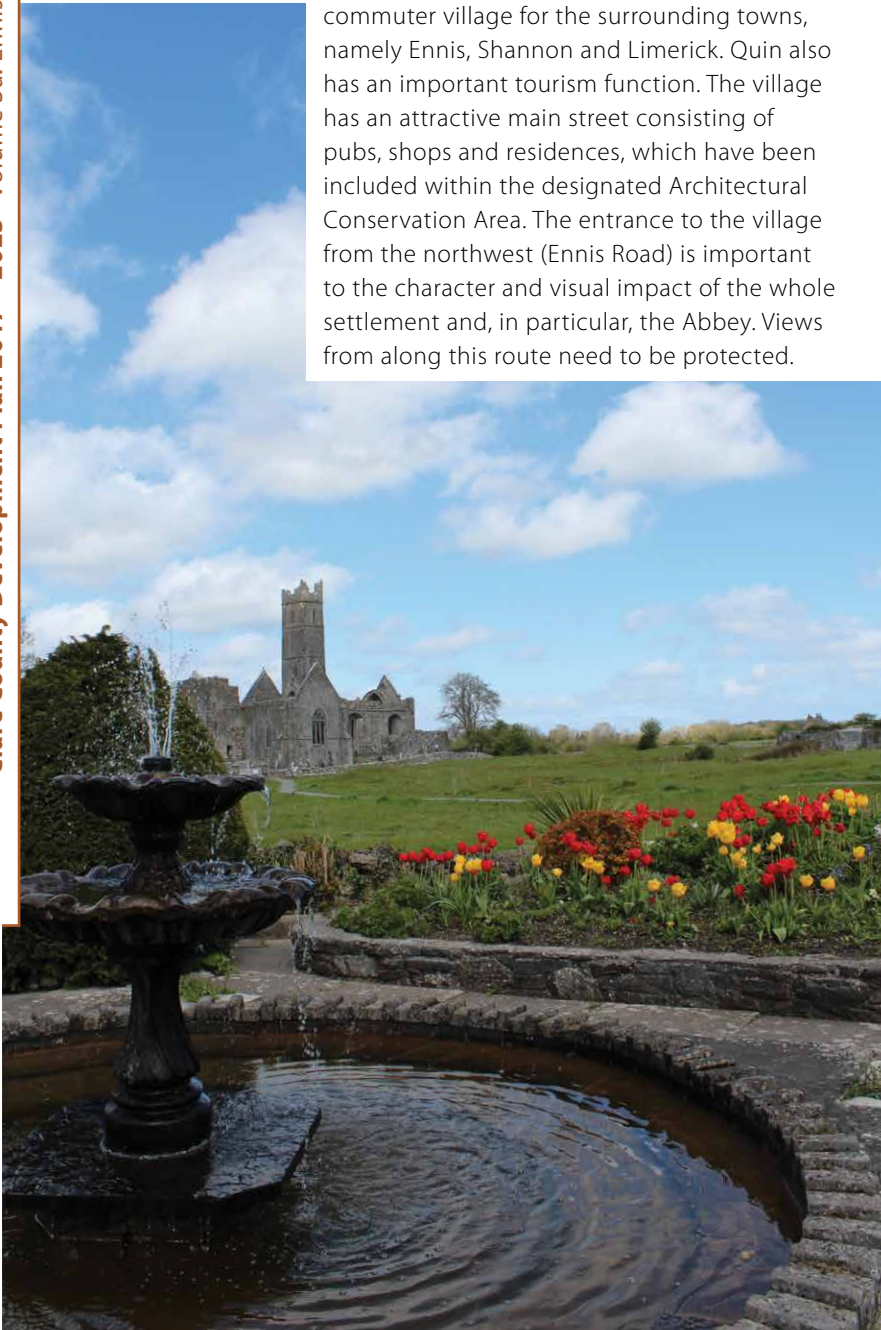
The village has a number of services and facilities including shops, public houses, community hall, national school, church, playground and HSE consulting rooms.

The bridge (RPS 218) in the centre of the village is a protected structure. Upgrade works in the vicinity of the bridge, including road marking, signage and provision of a footpath have formalised the 'give way' system allowing for better flow of traffic. The provision of off-street parking would further enhance the village core and reduce congestion.

Quin is connected to the Shannon/Sixmilebridge Public Water Supply and as such is subject to any constraint on this scheme. The existing wastewater treatment plant is operating at capacity and funding for works to upgrade the plant has been secured. These works will primarily ensure that effluent discharges are in accordance with the required standards but will also provide capacity to cater for the target population.

General Objectives

- To protect the existing quality and character of the village, including the designated Architectural Conservation Area;
- To consolidate new development on infill and backland sites to the west and south of the village, ensuring that such development is of a quality and standard that assists in maintaining and enhancing the existing village amenity and character;



- To encourage the provision of further off-street parking provision in the village and to undertake a review of current on-street parking and cycle provisions within the area and, where necessary, introduce parking control measures;
- To provide traffic calming measures on approach roads to the village, providing clear boundary / gateway definition with the use of highly visible road markings, materials and associated signage. All traffic management and signage measures within the village shall be sensitive to its existing character;
- To support a local based public transport bus service linking the village with Ennis and the surrounding villages.

Economic Development

Quin is well positioned to harness the commercial potential afforded to it by its proximity to many nearby tourist attractions referred to above and the attractions of the village itself. There is potential for Quin to offer high quality visitor accommodation for those wishing to explore the area. In order to promote economic development, the centre of the village is zoned Mixed Use to allow for a broad range of commercial, social and employment uses.

- It is an objective to continue to promote tourism within the village whilst being sensitive to its existing character and environment.

Commercial Zoning North of OS4

The site is zoned to facilitate existing or future commercial development. It is not envisaged that development will be permitted on the car park of this site having regard to environmental sensitivities associated with Poulmagordon Cave SAC and NHA.

Housing and Sustainable Communities

Over recent years, while Quin has accommodated residential growth, the village has managed to retain its original layout and character. Future residential growth must be of a scale appropriate to the status of the settlement as a large village. In addition, it shall also consolidate the existing built form, be of appropriate density, high quality and sensitive to the existing village character. Future challenges

centre on infrastructural limitations, access problems, traffic congestion along Main Street, road safety and ensuring that the traditional character of the village continues to be retained.

All future residential development within Quin will be strictly dependent upon the upgrade and provision of a suitable wastewater treatment facility in terms of effluent discharge and the capacity of Castle Lake in relation to drinking water provision.

The future development of housing in Quin shall be closely aligned with the adequate provision of local facilities and services, including school capacity/future expansion plans, other community facilities and recreational/amenity areas. Development proposals for housing shall also ensure that provision is made for a footpath connection to the village centre.

Given the presence of four Lesser Horseshoe bat Roosts surrounding the village of Quin, coupled with Poulmagordon Cave SAC (a Lesser Horseshoe Bat SAC), all residential developments within and surrounding Quin village should adhere to 'Bats in Buildings-Guidance Notes for: Planners, Engineers, Architects and Developers' (Bat Conservation Ireland, 2010) in relation to bats and lighting. The existing tree line, hedgerow and mature trees located within the vicinity of the Residential and Low Density Residential areas to the north and west of the village should be retained as suitable foraging and commuting routes for bats.

New road infrastructure will be required to provide access to some of the lands zoned for residential development in Quin. A new road shall be provided connecting LDR1, R4 and LDR5 in Quin to the public road. The road shall be progressed as part of the development of the lands and shall be designed in accordance with the Design Manual for Urban Roads and Streets.

R1 Quingardens

This large site is located within easy walking distance of the village core and open space area OS3. It is bounded by mature hedgerows with existing houses to the west and east. A small stream traverses the site and any development proposals which involve crossing this stream shall ensure that it is adequately piped to ensure that no backup of waters occurs to the north of the subject site.

Due to evidence of pluvial flooding on the site, any planning application must be accompanied by a Stage 3 detailed Flood Risk Assessment. A hydrogeological assessment may also be necessary to ensure that any proposed development will not interfere with water quality or hydrology of the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA. It must be ensured that future development on this site is connected to a wastewater treatment plant with adequate capacity to accommodate the development.

Access to the lands shall be from the east. Layout and design of the units on this site shall ensure that the residential amenities of existing adjacent houses at the northwest boundary are protected.

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

R4 West of Maigh Dara

This is a backland site to the west of the existing Maigh Dara housing estate. Development of this site shall be strictly contingent on achieving safe vehicular access to the satisfaction of the Council. Existing residential amenities to the east and south of the site shall be protected. R4 shall be accessed via LDR1 to the southwest.

LDR1 Western Edge of the Village

This is a visually sensitive gateway site, located at the southwest entrance to the village and, as such, the design and layout of future residential development on these lands must create an attractive approach to the village and reflect the rural character of the area. Development of this site is strictly conditional on achieving a safe road access, as the road has poor horizontal and vertical alignment in the vicinity of the site. Layout and design shall ensure that the residential amenities of existing adjacent houses are protected.

Any proposed housing development shall incorporate the lands zoned as Open Space into the scheme as public open space. The layout of

future development on these lands shall provide for access to R4 to the north. It is important that any such access does not have a negative impact on the amenities of the private open space associated with existing houses in the area.

LDR2 Ennis Road

This is an important gateway site on the northern approach to the village. It is considered suitable to accommodate a row of houses facing onto the Ennis road, which will provide additional definition for this entry point into the settlement. The site shall be served by a single access only.

LDR3 Kilmurry Road

This site has the capacity to accommodate low density residential development. The site is in a visually prominent area and the existing stone boundary wall plays an important role in creating definition along the road edge in this area. For this reason, access to the site must be achieved from Arbutus Grove and the existing stone boundary along the Kilmurry Road (R469) shall be retained and refurbished.

The existing trees and plants on the site are particularly important. This site is located approximately 117m from a known Lesser Horseshoe Bat roosting site and therefore any proposed development application must be accompanied by a full bat survey, particularly in relation to the presence of Lesser Horseshoe Bats usage of the site. A full light spill modelling study must also be carried out to demonstrate that the chosen lighting design would not create any increase in ambient light levels beyond the perimeter of the development footprint. Development applications must retain the woody vegetation around the perimeter of the site and must address how linkages across the landscape can be maintained.

LDR4 Northwest of Maigh Dara

This site is located behind Maigh Dara housing development and is considered appropriate for a low density residential scheme, accessed via the existing Maigh Dara estate. Proposals for development shall ensure that the residential amenities of existing dwellings at the eastern boundary are protected. Proposals for development on this site shall include a detailed assessment of the capacity of the existing entrance to the Maigh Dara estate to accommodate additional traffic movements and proposals for upgrade to the entrance, if deemed necessary.

Place Making and Amenity

Quin has a very distinctive and appealing sense of place. The Abbey is the dominant landmark and focal point. Its tranquil setting is protected by the open space which surrounds it and which is critical to maintain the visual power of the Quin Abbey ruins. The core of the village also combines an open feel with sufficient buildings to define the central areas. Owing to the volume of visitors to Quin Abbey (RPS 249) there is a traffic calming issue to be tackled around the Abbey Tavern and the church entrance. This needs to be handled sensitively, as with the bridge crossing, using sympathetic materials. In the areas of new housing, care needs to be taken to maintain definition at road edges for safety and to keep an appropriate sense of scale.

In addition to the foregoing it is an objective:

- To retain open and unobstructed views of Quin Abbey on the main road approaches from Ennis in the northwest and the school road to the east.

3.3.5.1 Architectural Conservation Area

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

3.3.5.2 Open Space

OS1 Quin Abbey and Surrounds

The grounds and setting of Quin Abbey are of national importance as a historical and archaeological site. Quin Abbey is a Protected Structure and Recorded Monument. Developments within this area will be strictly limited to the heritage management and maintenance of the site. The lands immediately adjoining the southern boundary are reserved for road safety improvements in the form of a drop off point for the school.

OS2 Quinville South

The fields east of the Ennis Road are essential to the appreciation of the setting of Quin Abbey. Permission has previously been refused for residential development on these lands by reason of interference with views of Quin Abbey. The Council will support a public parkland use for the subject lands, however it will need to be clearly demonstrated that the character, views and prospects afforded of the Abbey will not be altered.

West of the Ennis Road, the lands are elevated and unsuitable for residential development. However, a public parkland use here would also be supported.

OS3 West of Rine River

This is an attractive area of open space located adjacent to the Rine River which links with the established open space areas in the Dun Na Manach development. The Council will support the 'opening up' of pedestrian links between the Open Space at Dún na Manach and the village centre. The river presents a quality amenity here that would be harnessed by the creation of a riverside walkway.

OS4 Feaghquin

This site has been zoned as Open Space taking account of its proximity to Poulmagordon Cave SAC. This cave is of international importance and is designated for the Annex II species, Lesser Horseshoe Bat and the Annex I habitat - Caves not open to the public (natural limestone cave – phreatic rift maze formation). The cave is used by hibernating Lesser Horseshoe bats. There was a peak count of 133 bats in 2015 which constitutes internationally important numbers of this species.

3.3.5.3 Community Facilities

C1 Quin National School and Grounds

This site will be retained for educational use. Development works to provide a safe turning area and drop-off point will be strongly encouraged. A pedestrian crossing point to the school and associated traffic calming measures shall also be provided as part of any future development/expansion on the site.

C2 Area South East of School

These elevated lands adjoin the southeast boundary of Quin National School. This site provides an opportunity for the school to relocate its outdoor facilities while the physical expansion of the school itself will be encouraged within the existing school grounds (C1).

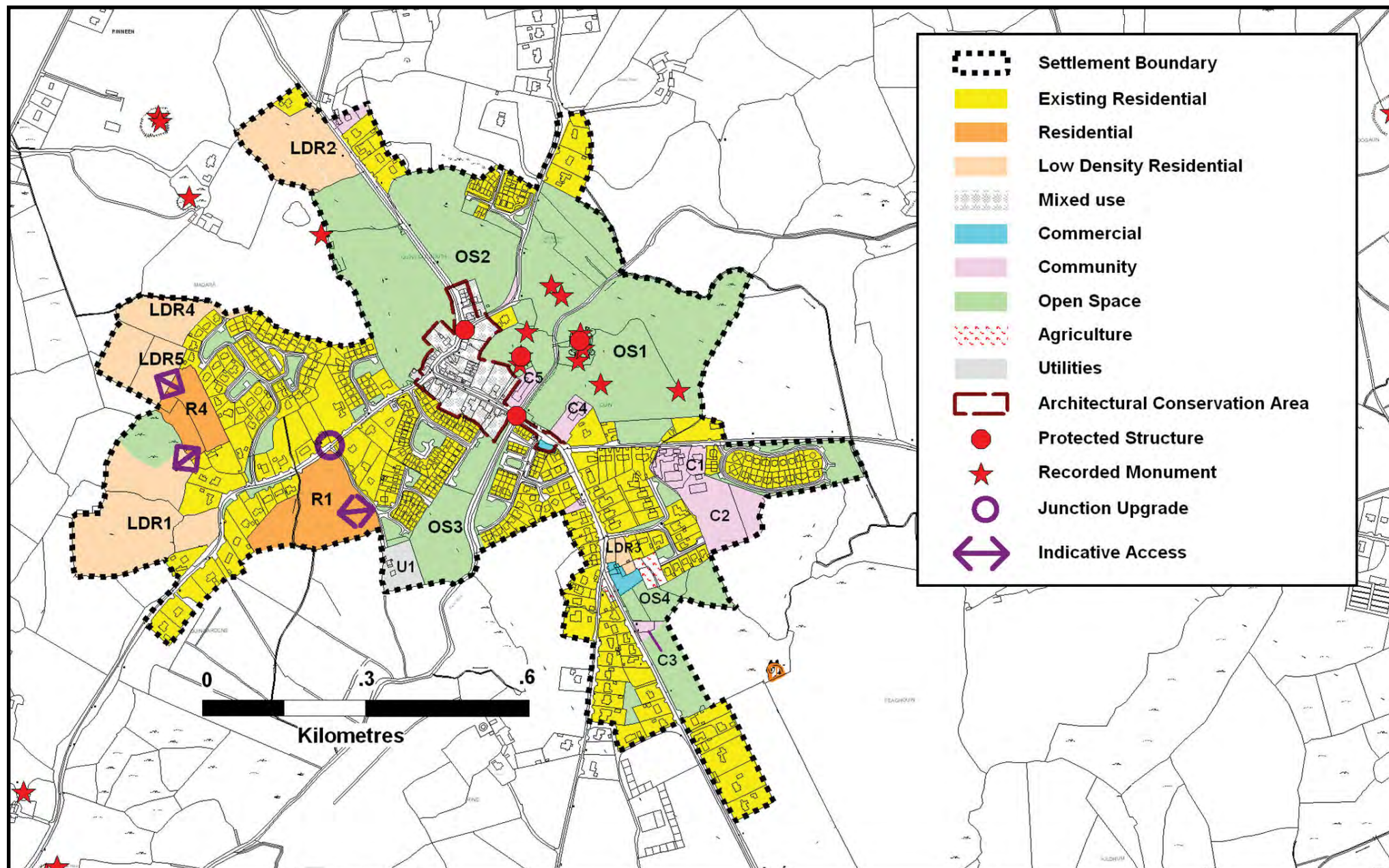
3.3.5.4 Utilities

U1 Quin Wastewater Treatment Plant

This land is reserved for upgrade works detailed under 'Introduction and Context' section above.

Flooding and Flood Risk

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan advises that there is a fluvial flood risk upstream and downstream of this settlement, but the risk is limited through the town. A drainage impact assessment will be required to manage surface water associated with future developments.



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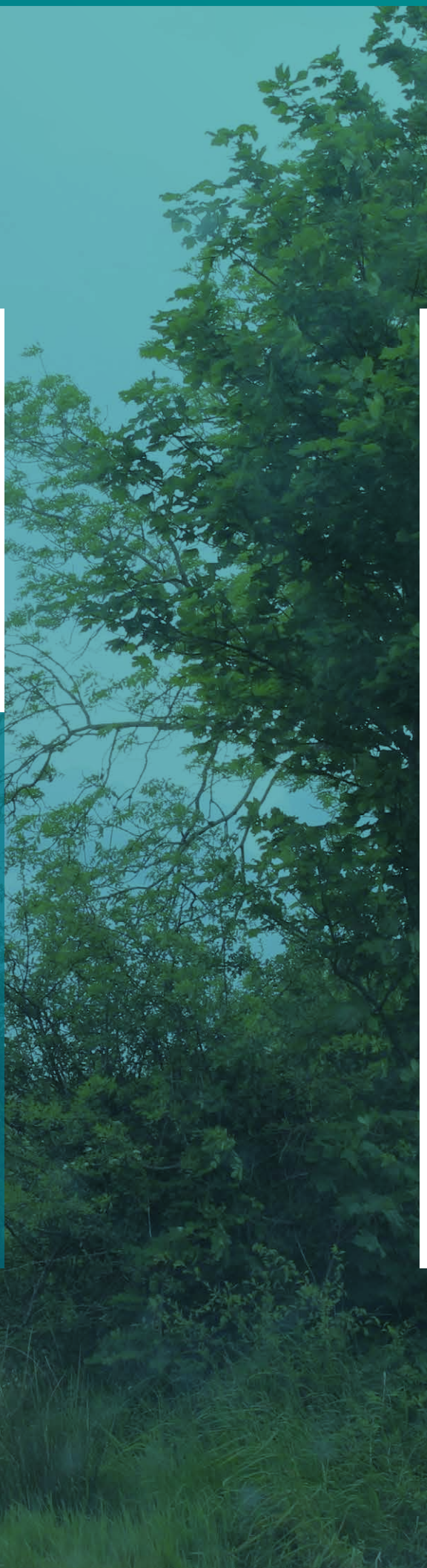
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Section 4

Small Villages

Clooney
Kilnamona
Toonagh



Clooney

Introduction and Context

Clooney comprises a small linear group of houses based around a church, petrol station and shop. The Clare Bus provides a convenient and valuable transport service with a drop off /collection point at the church in the village. There is also a primary school located in close proximity to the village. The settlement is located in a rural area and stretches out along the R352 Ennis to Scarriff road.

There is limited scope for further development in the village along the regional road itself. However, there are a number of sites, accessed via minor roads, which have the potential to accommodate small-scale in-depth development.

Clooney is served by a public water supply but there is no public wastewater treatment facility in the area. Therefore, all future development will be dependent on the suitability of the land to accommodate on-site treatment plants.

General Objectives

- To promote further small-scale, low-density development in Clooney in order to create a vibrant community and a clustered settlement form;
- To ensure that existing population levels and services are maintained;
- To ensure that future growth in Clooney is incremental and small scale in nature, relative and appropriate to the scale, size and character of the population and services in the village;
- To allow for in-depth development to meet the permanent housing needs of the local rural community, support existing services and manage development in order to maintain the rural character of the village;
- To ensure that future development does not detract from the natural amenities of the area.



Economic Development

Agriculture remains an important part of the local economy in the smaller settlements near Ennis. In order to support economic development the Council will facilitate home-based economic activity and encourage farm enterprise and agri-tourism in Clooney.

Housing and Sustainable Communities

Residential zonings in Clooney are highly dependent on the suitability of the land to accommodate on-site treatment plants. The focus is to seek to accommodate low density residential development in a cluster with access from the third class road network rather than the regional route.

LDR1 and LDR3 Lands South of the R352

This site is located on the southern side of the village, to the rear of the church, where the land is gently undulating. This site is suitable for the provision of serviced sites or infill development, reflective of the rural character of the area and proportionate to the size and scale of the existing village and its current population. The lands on the southern side of the site are slightly elevated and, dependent on layout and design, single storey dwellings may be required in this area.

The above does not preclude the division of LDR1 and LDR3 into individual sites, allowing individuals to design and construct their own dwelling. However, access shall only be from the third class road to the west and the site layout shall provide for in-depth development.

The stone boundary along the northeast boundary of the site (along the R352) shall be retained and incorporated into any future development on the land.

Any development associated with LDR1 and LDR3 should ensure the protection of the Hell River with the inclusion of a buffer zone of 10m along the riparian zone of the tributary that flows through the site and all necessary measures taken to ensure its current Water Framework Directive status of "good" is maintained. Proposals for development on these lands must be accompanied by a Flood Risk Assessment of the site.

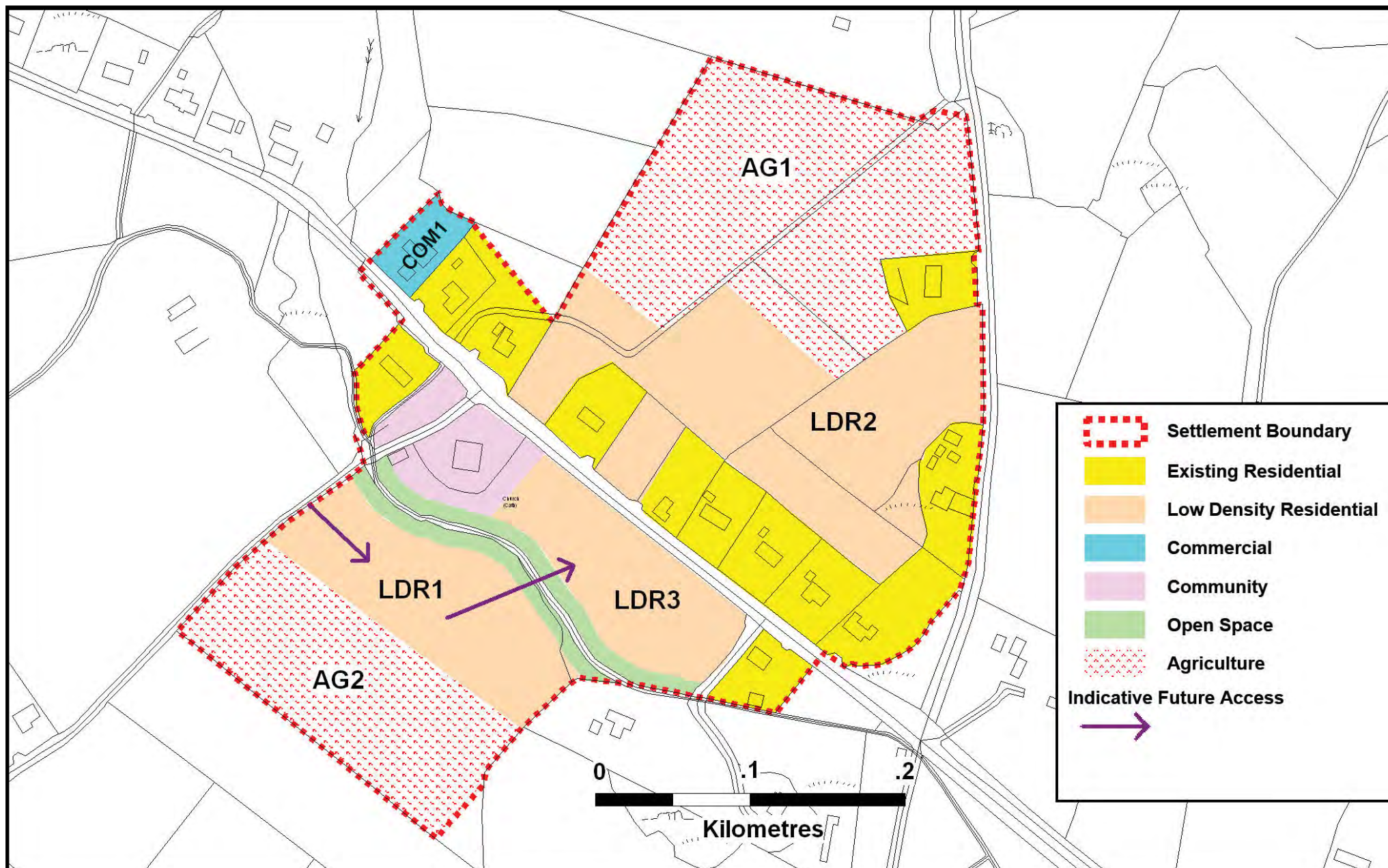
LDR2 Lands north of the R352

Of particular importance on these lands is the thicket of woodland and scrub lining the minor road. This small area of woodland contributes greatly to the rural character of the area and is a highly attractive addition to the village. The trees shall be preserved and this woodland area shall be integrated into the future development of LDR2, regardless of whether the lands are developed as serviced sites or as a series of individual sites.

Access to the site shall be from the minor road only. Upgrade of the junction of the minor road and the R352 may be required in order to achieve the required sight distance to ensure traffic safety at the junction.

Flooding and Flood Risk

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan advises that any residential development should be located within Flood Zone C and it should be ensured finished floor levels are at least 0.5m above the top of the bank.



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Kilnamona

Introduction and Context

Kilnamona is a small village which has seen only small-scale incremental growth over recent years in the form of single houses, extensions and agricultural developments. Future growth should be focused in the village where the main community services are located.

Kilnamona is situated to the west of Ennis, midway between Ennis and Inagh, approximately 1km north of the N85. The village consists of a school, church, community centre and post office and has a pleasant rural character. There is a designated car parking area adjacent to the school. The local GAA pitch is located just outside the village.

Kilnamona is situated in a landscape identified as 'Ennis drumlin farmlands' in the County Clare Landscape Character Assessment. The area is characterised by a drumlin farmland landscape punctuated by small loughs.

The strategy for the development of Kilnamona is to ensure that the settlement maintains existing population levels and services and that future growth is incremental and small scale in nature, relative and appropriate to the scale, size and character of the village.

Kilnamona is served by a group water scheme. There is no public sewerage scheme serving the village so development is limited to small scale growth until such a time as a sewerage scheme is provided. In the absence of a wastewater treatment system for the village the EPA Code of Practice for Wastewater Treatment Systems in all residential development must be strictly adhered to in order to ensure that there are no significant long term effects on the receiving environment.

General Objective

- To make provision for the sustainable growth of the village which will support existing services and encourage further expansion of the service base, whilst retaining its distinctive character.

Economic Development

Agriculture remains an important part of the local economy in the smaller settlements near Ennis. In order to support economic development the Council will facilitate and encourage farm enterprise and agri-tourism in Kilnamona. The Council will also support home-based economic activity where feasible.

Housing and Sustainable Communities

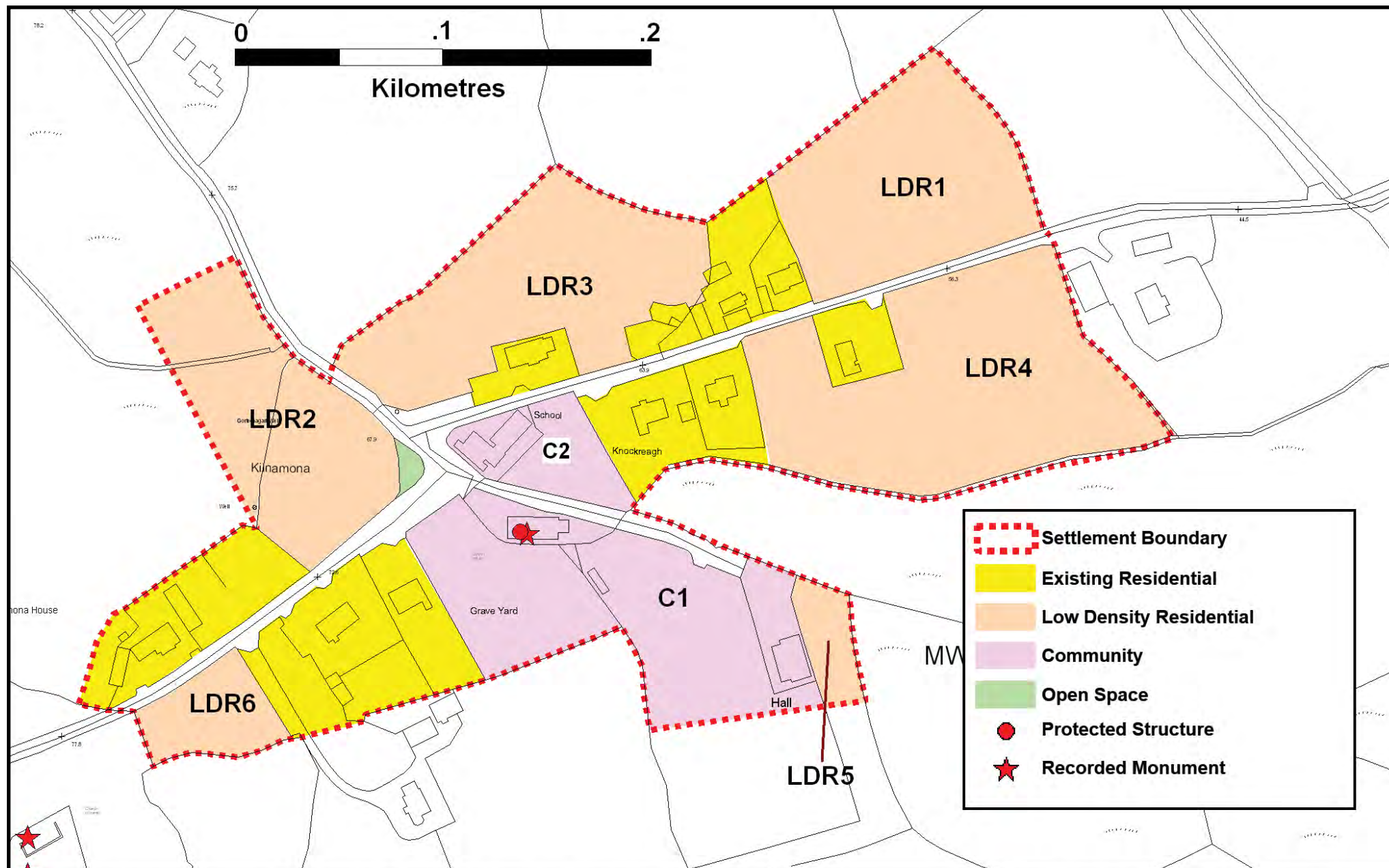
Kilnamona offers a rural retreat set in drumlin farmland, a short distance from the busier urban centres of Ennis and Ennistymon. Its location elevated above the N85 is a good choice for those wishing to live in a high quality rural environment.

Low Density Residential Lands in the Village

Land has been zoned for low density residential development that is easily accessible and well located in relation to the school and other community facilities. Low density development could be accommodated on these sites which would reinforce the village core. Any proposals must be sympathetic to the character of the existing village built form.

Flooding and Flood Risk

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan advises that any further development within the Community zoned land and within Flood Zones A or B should be less vulnerable or water compatible. Residential development should be located within Flood Zone C.



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Toonagh

Introduction and Context

Toonagh is a small village which comprises a school, crèche, shop, a small housing scheme and, more recently, a linear development of housing on the eastern side of the R476. Its proximity to Ennis makes it an attractive place to live.

Growth in the village will be carefully monitored and managed. It is not intended to 'complete' the development of all lands zoned in the village within a short time frame, but rather a long term time frame for its completion is considered more appropriate. The goal is to ensure that Toonagh maintains existing population levels and services and that future growth is incremental and small scale in nature, relative and appropriate to its scale, size and character.

In terms of infrastructure, water is supplied by Toonagh-Dysart Group Water Supply, a private group scheme with a water source in Ballycullinan Lake. One housing estate in the village has a small on-site secondary treatment plant. Any future residential development, commercial or employment generating development will require private treatment subject to suitable site specific conditions. The EPA Code of Practice for Wastewater Treatment Systems will be strictly adhered to in order to ensure protection of and achievement of at least good status in the Shallee River as per the requirements of the Water Framework Directive.

Given the presence of Toonagh SAC, which is designated for the protection of the Lesser Horseshoe Bat, all future developments within and surrounding Toonagh village should adhere to 'Bats and Appropriate Assessment Guidelines' (Bat Conservation Ireland, 2012). The existing tree line, hedgerow and mature trees located within the vicinity of the settlement should be retained as suitable foraging and commuting routes for bats.





General Objectives

- To promote small-scale development in the village in order to maintain and increase the population in the local community and to support the existing services available to the community in the village and the surrounding area;
- To ensure that existing population levels and services are maintained and to encourage new residents to the village;
- To ensure that future growth in Toonagh is incremental and small scale in nature, relative and appropriate to the scale, size and character of the existing village;
- To facilitate the provision of infrastructure to allow for future growth in the village.

Economic Development

Agriculture remains an important part of the local economy in the smaller settlements near Ennis. In order to support economic development the Council will facilitate and encourage farm enterprise and agri-tourism in Toonagh. The Council will also support home based economic activity where feasible. Suitably-scaled and appropriate commercial or employment-generating development will be encouraged.

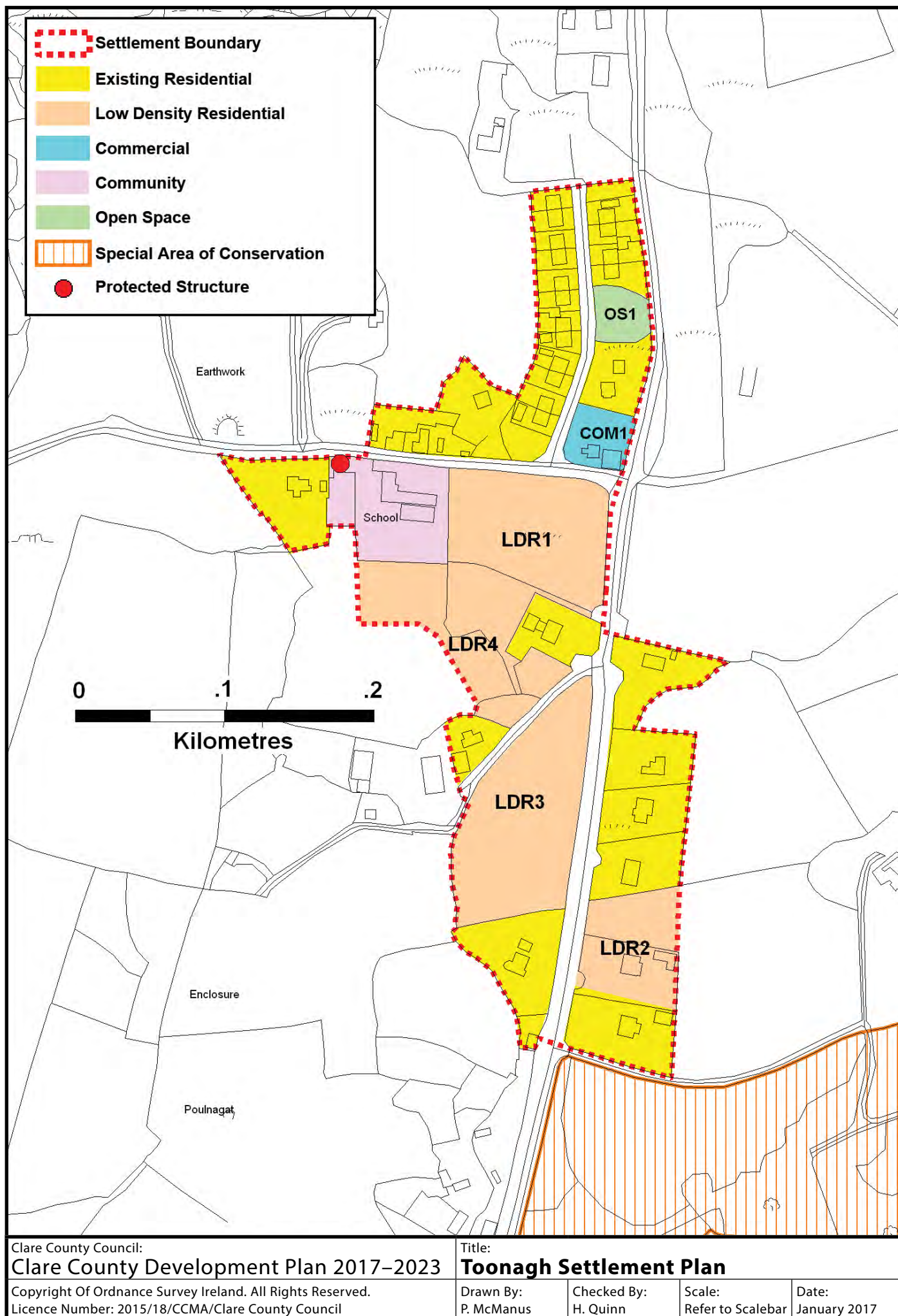
Housing and Sustainable Communities

The beauty of the surrounding countryside and proximity of Toonagh to Ennis makes it an attractive place to live. The strategy for Toonagh is to generally permit small scale incremental residential growth which reflects the rural nature of the settlement.

In order to ensure that Toonagh maintains existing population levels and services, a number of sites are identified for low density residential development.

Flooding and Flood Risk

The Strategic Flood Risk Assessment in Volume 10(c) of this Plan advises that drainage impact assessment will be required to manage surface water in the village. Risk of groundwater flooding will also need to be appraised, although this will be limited to within the settlement boundary.

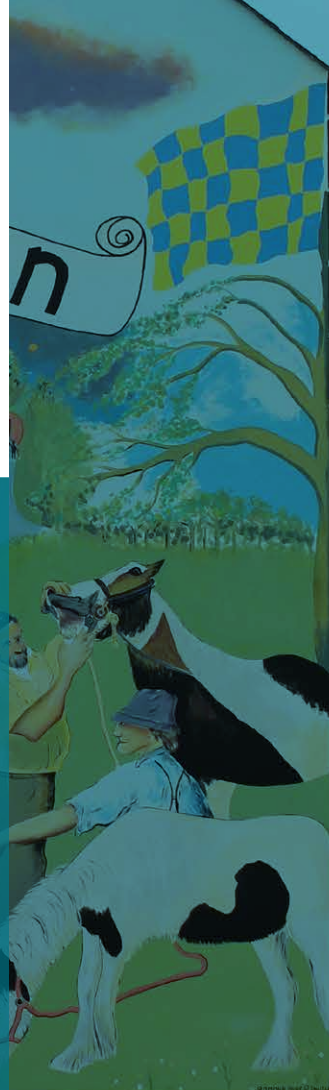


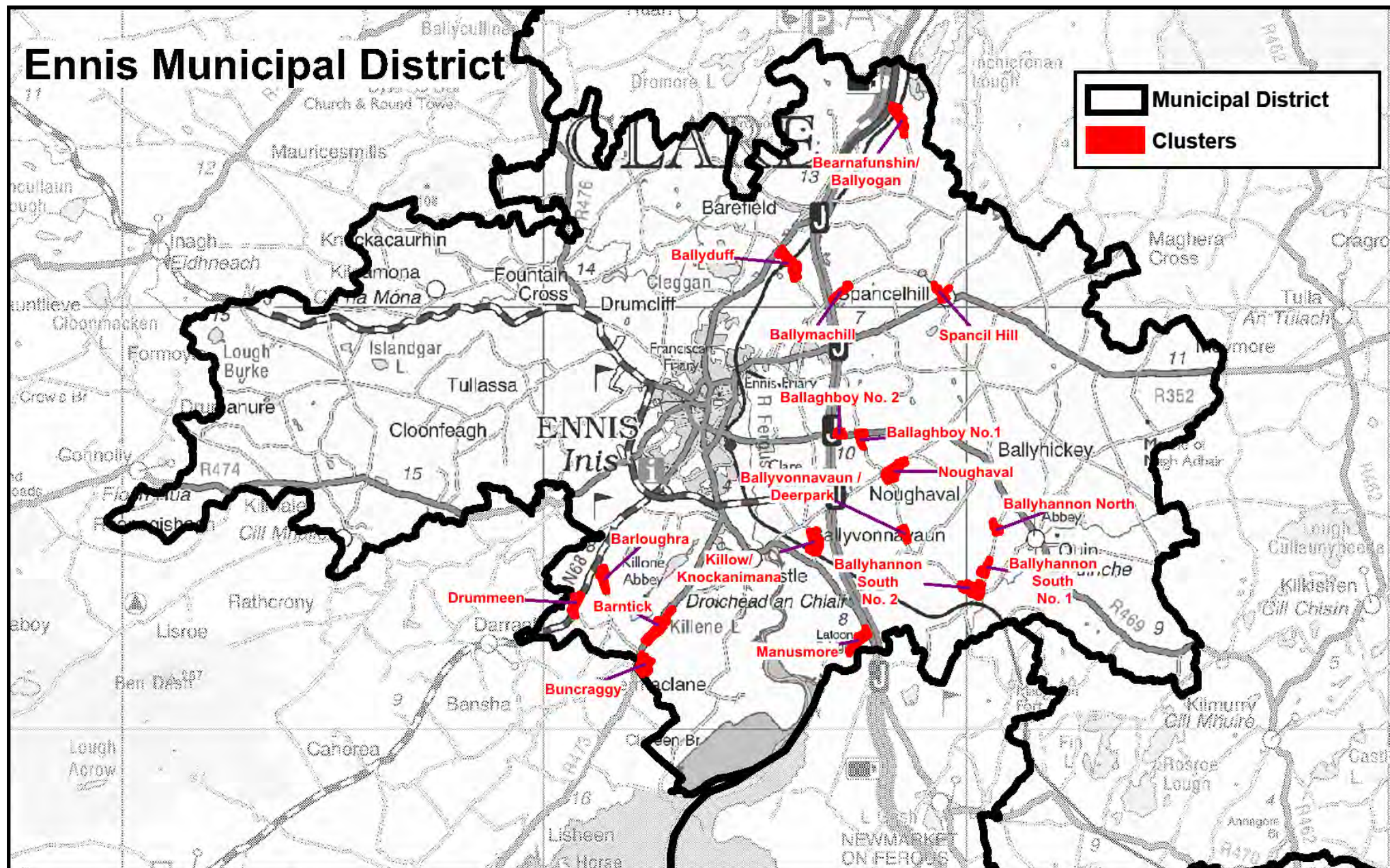


Section 5

Clusters

Ballaghboy No 1	Bearnafunshin/ Ballyogan
Ballaghboy No. 2	Buncraggy
Ballyduff	Drumeen
Ballyhannon North	Killow/Knockanimana
Ballyhannon South No.1	Manusmore
Ballyhannon South No. 2	Noughaval
Ballymacahill	Spancil Hill
Ballyvonnavaun/ Deerpark	
Barloughra	
Barntick	





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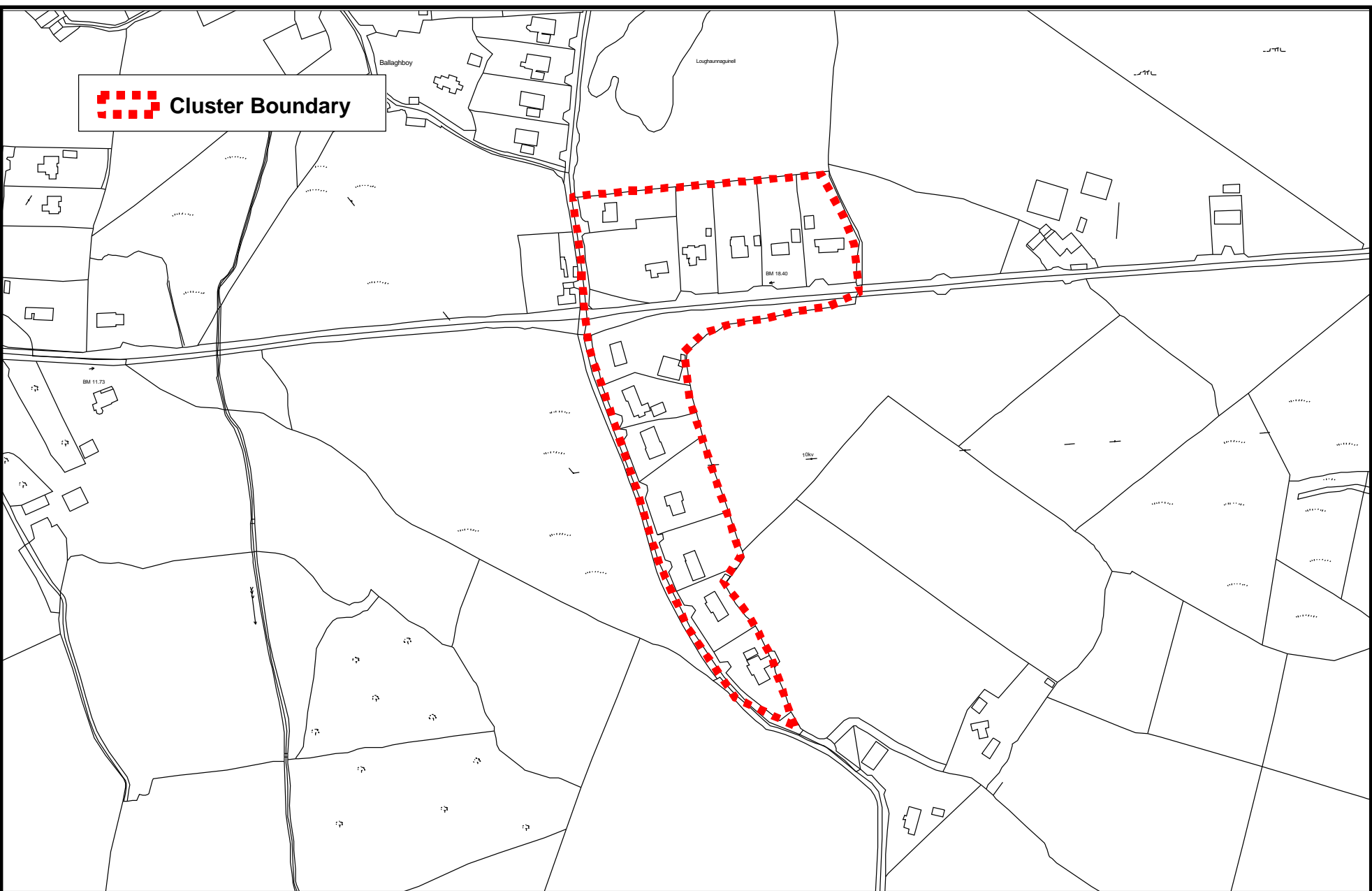
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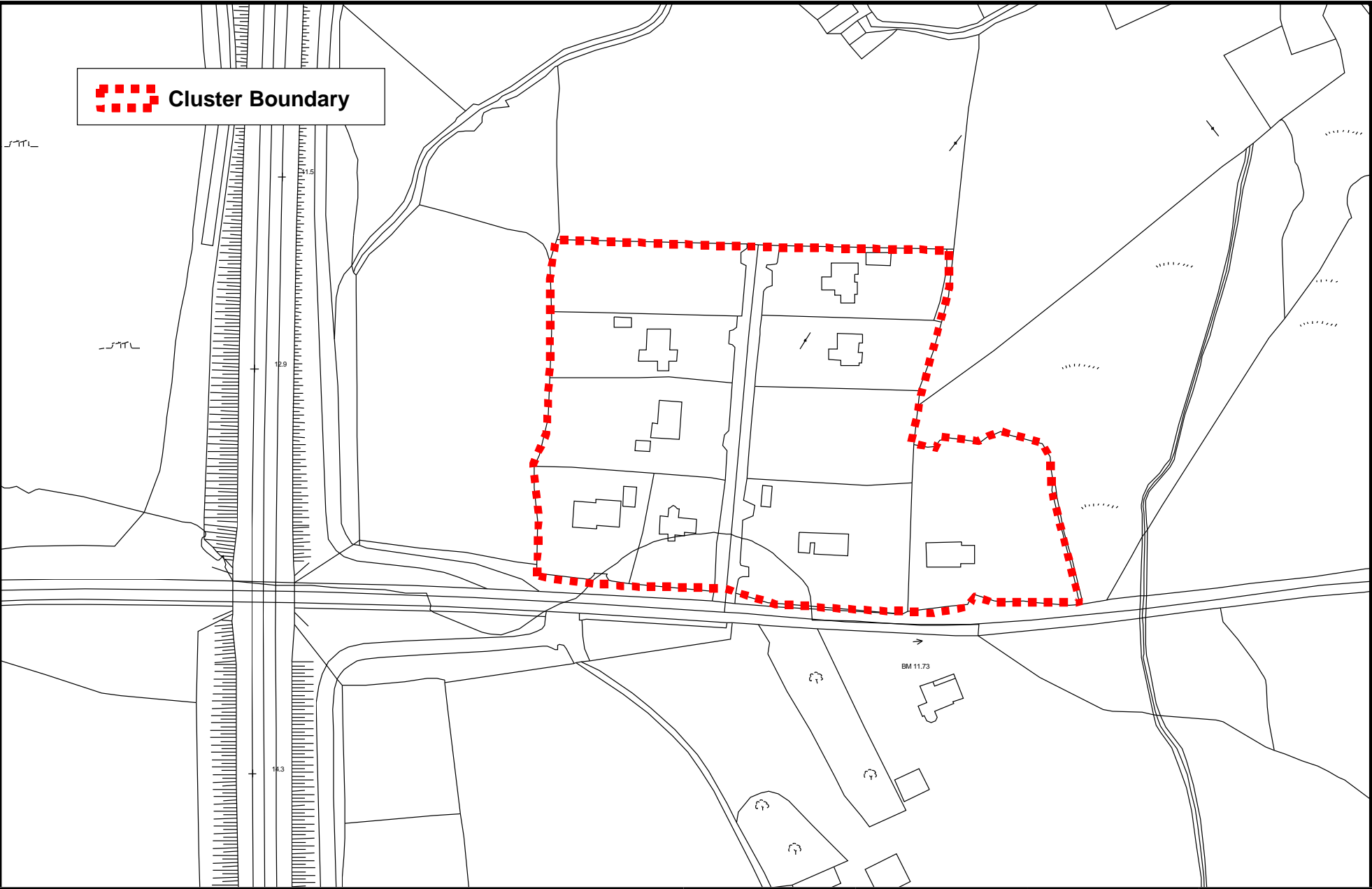
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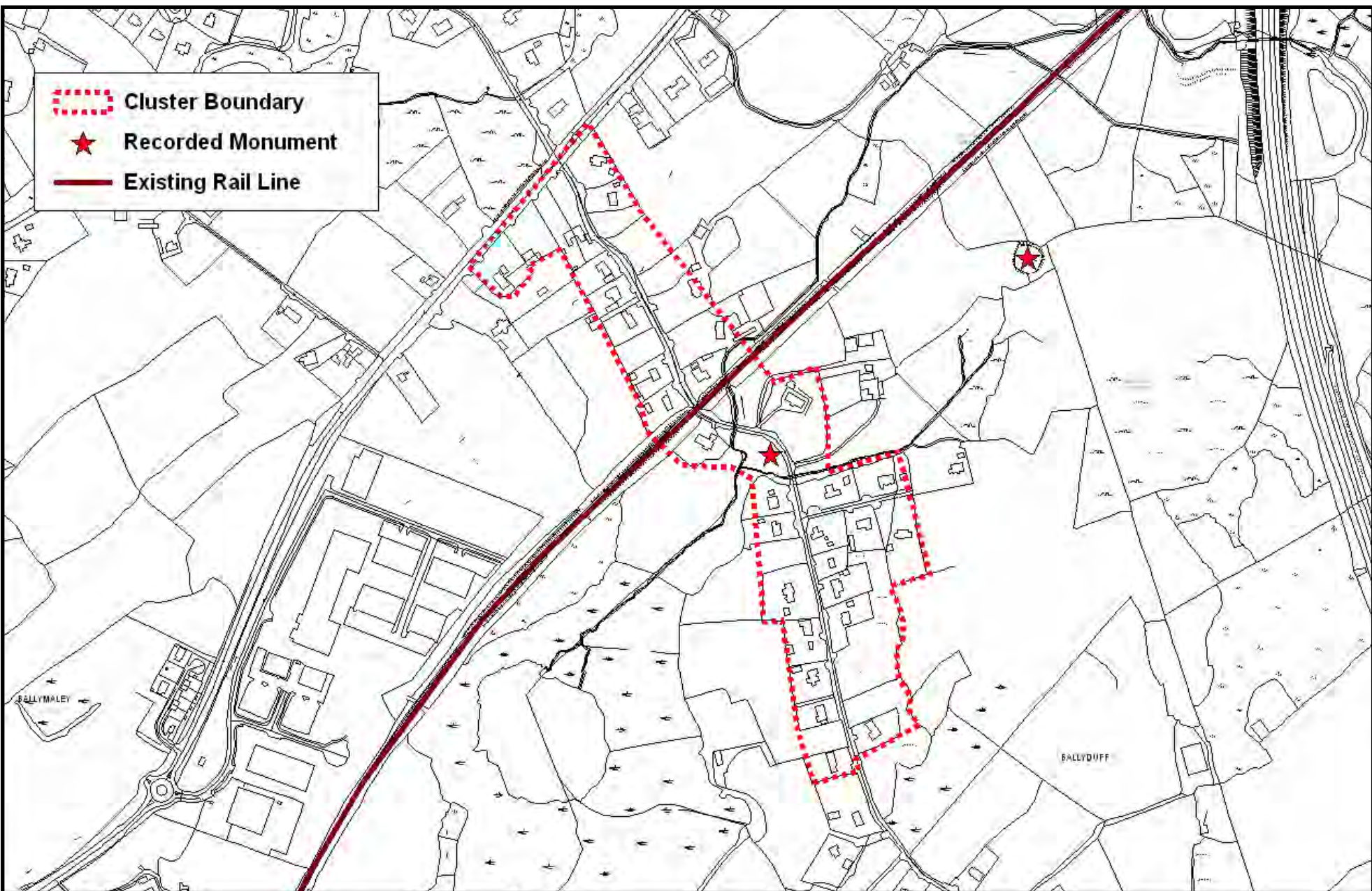


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Ballaghboy No. 2

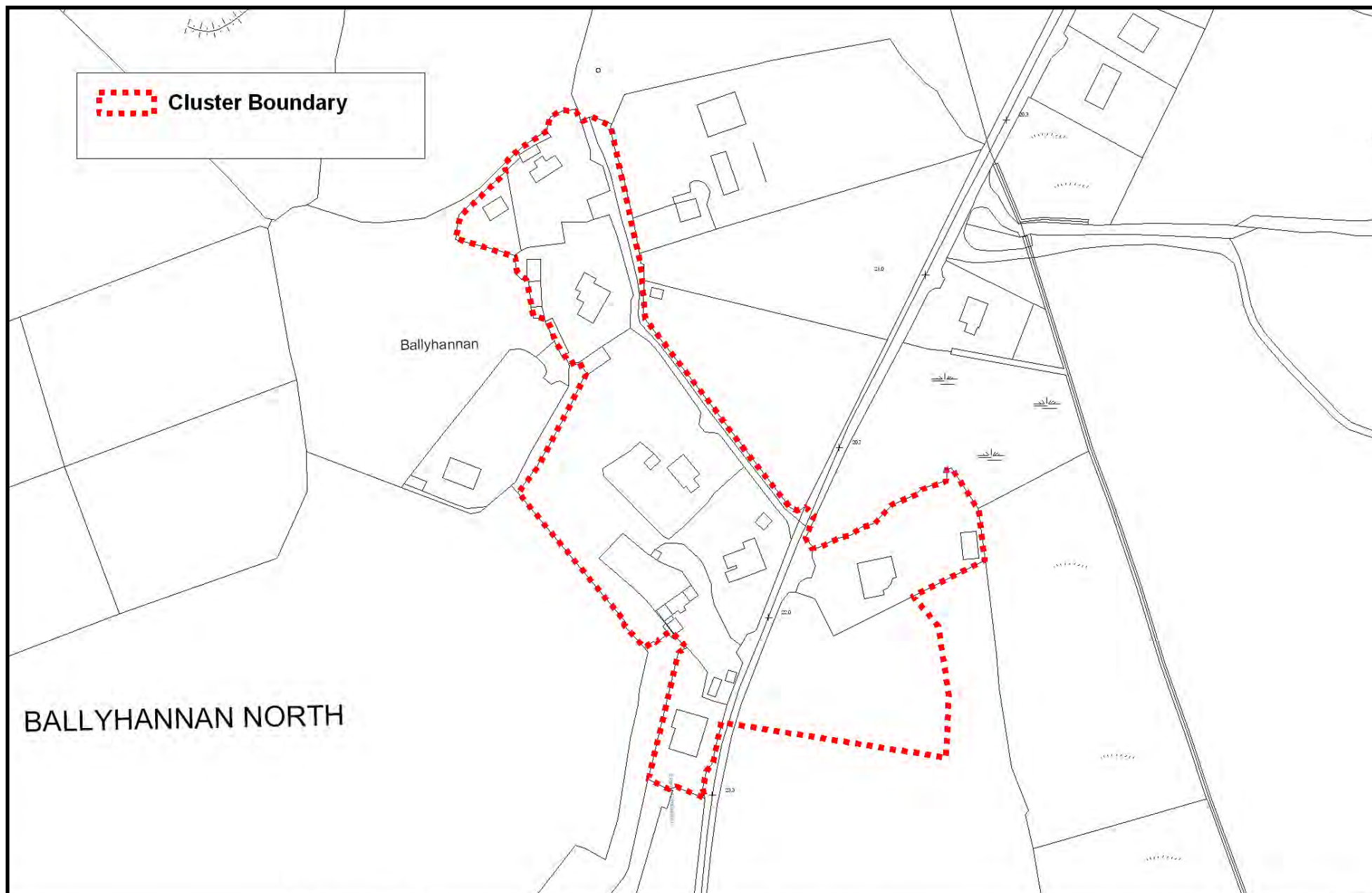


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Ballyhannon North



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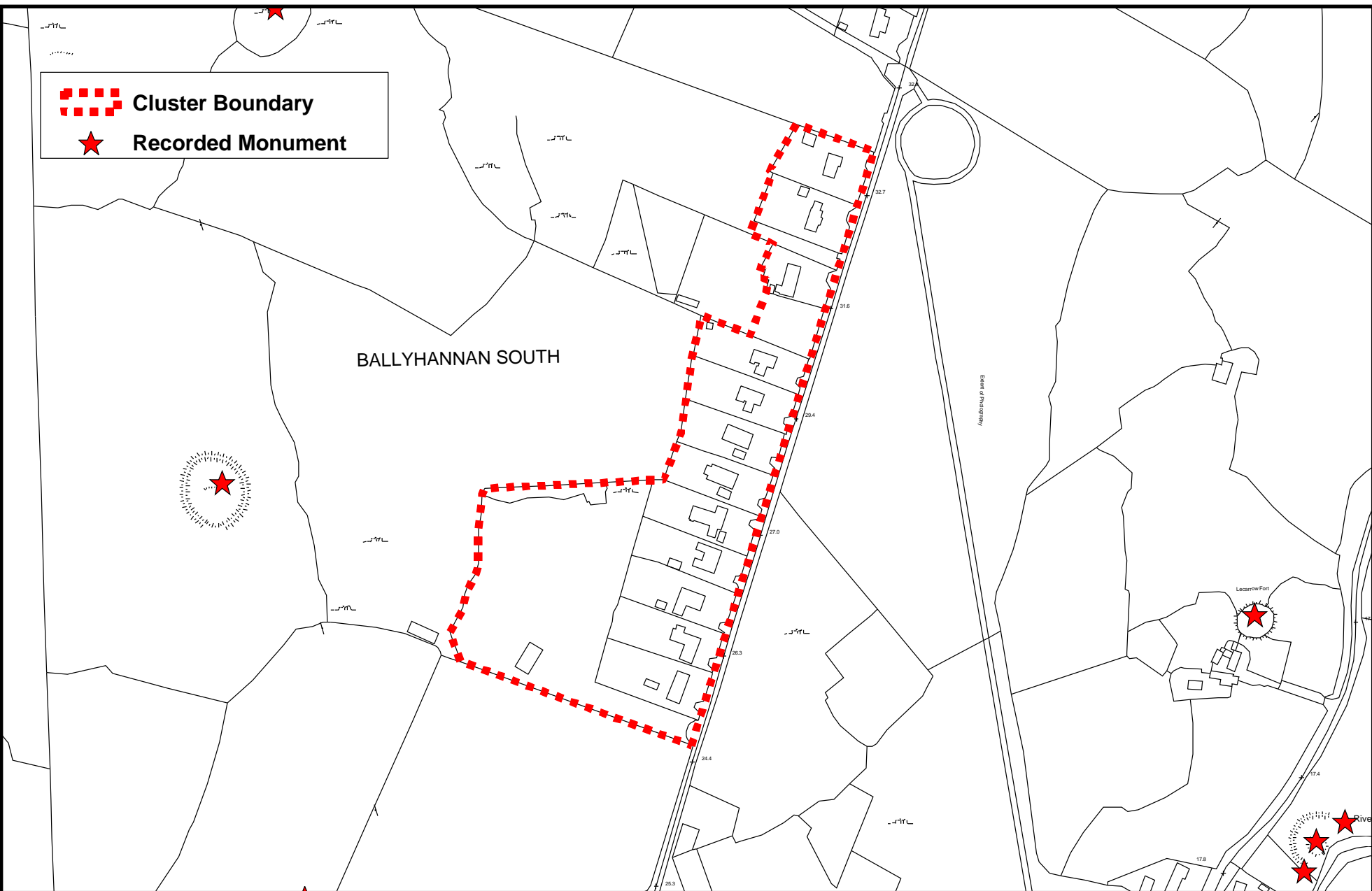
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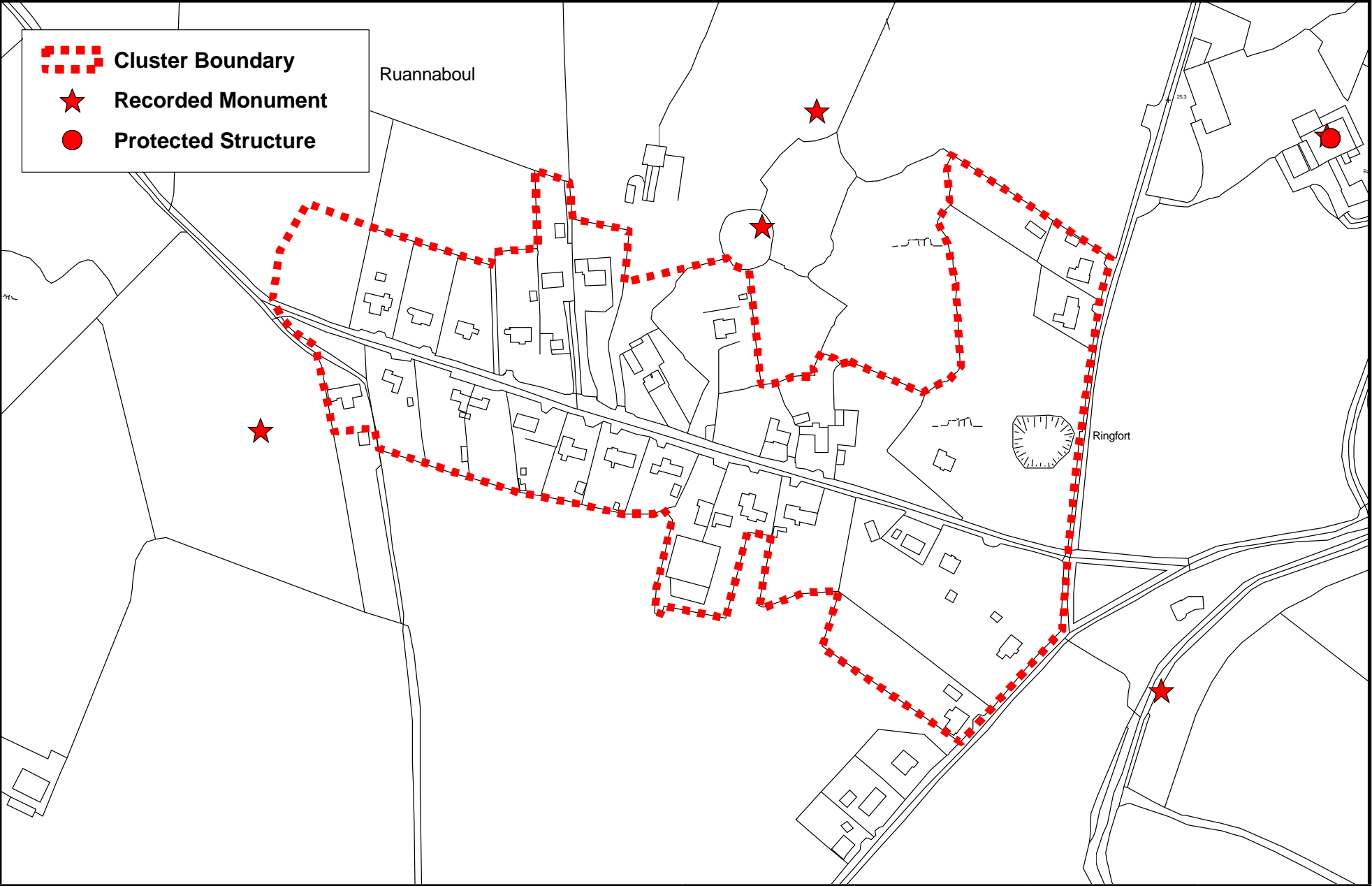
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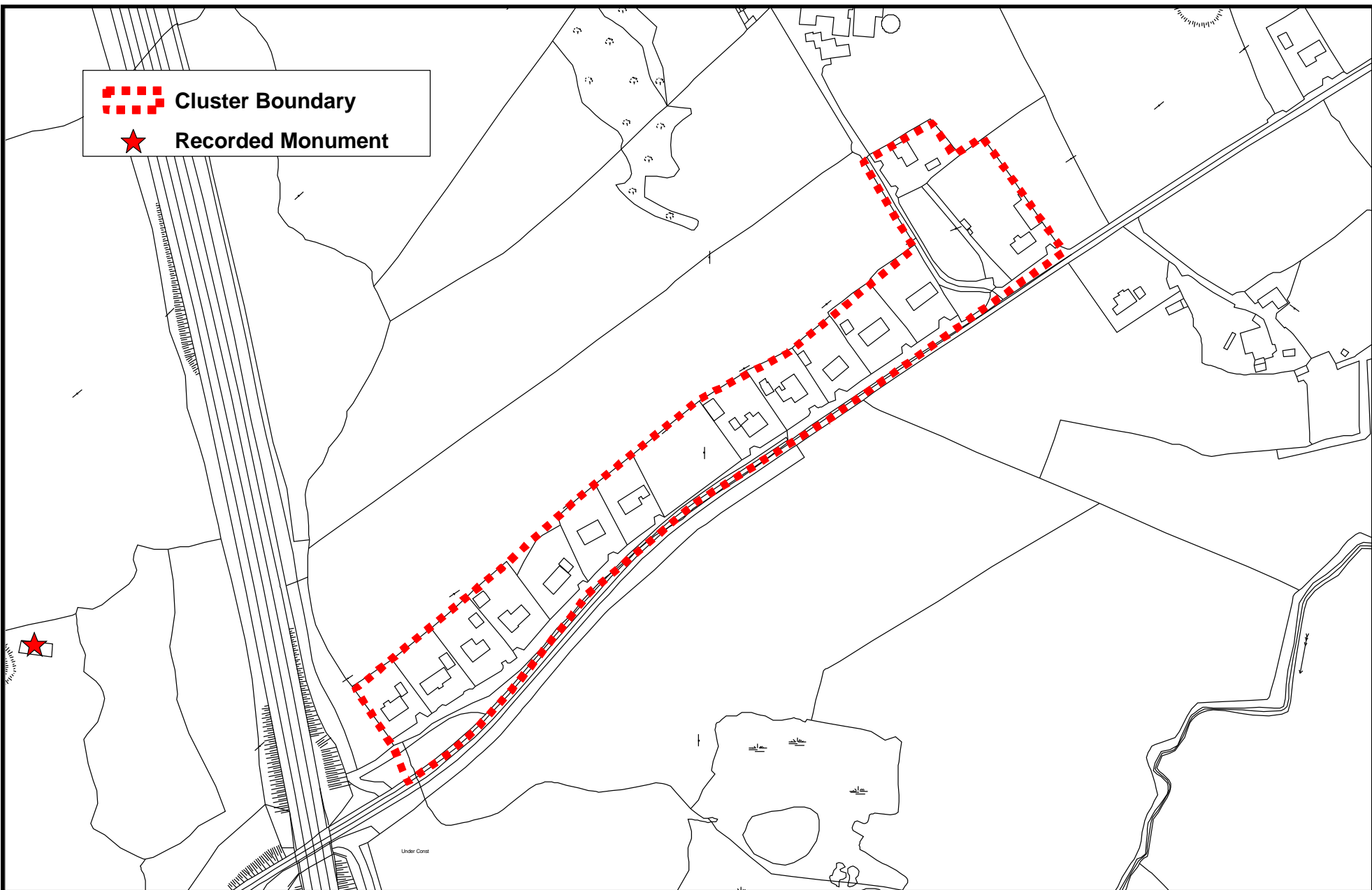


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Ballyhannon South No. 2

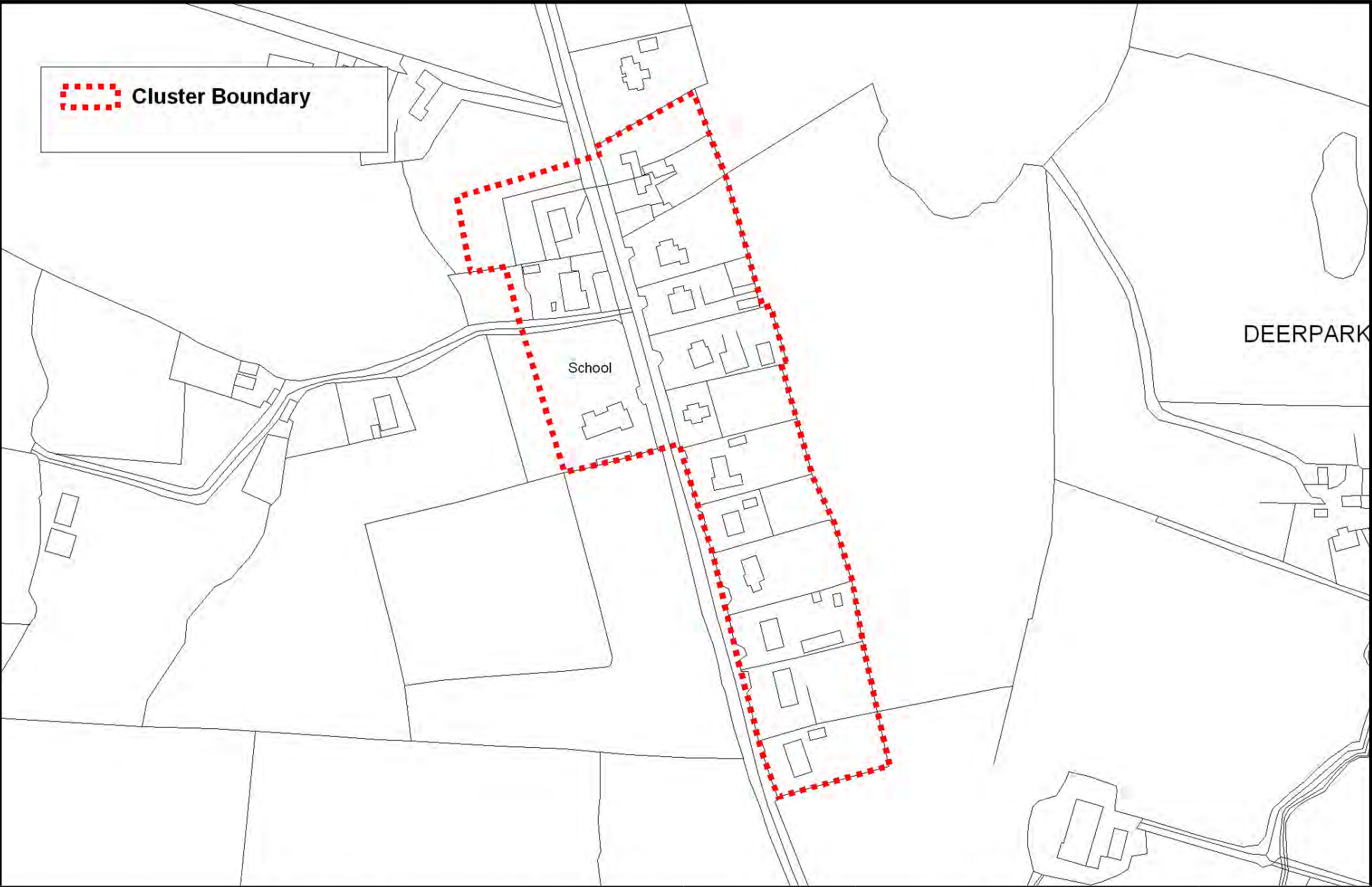


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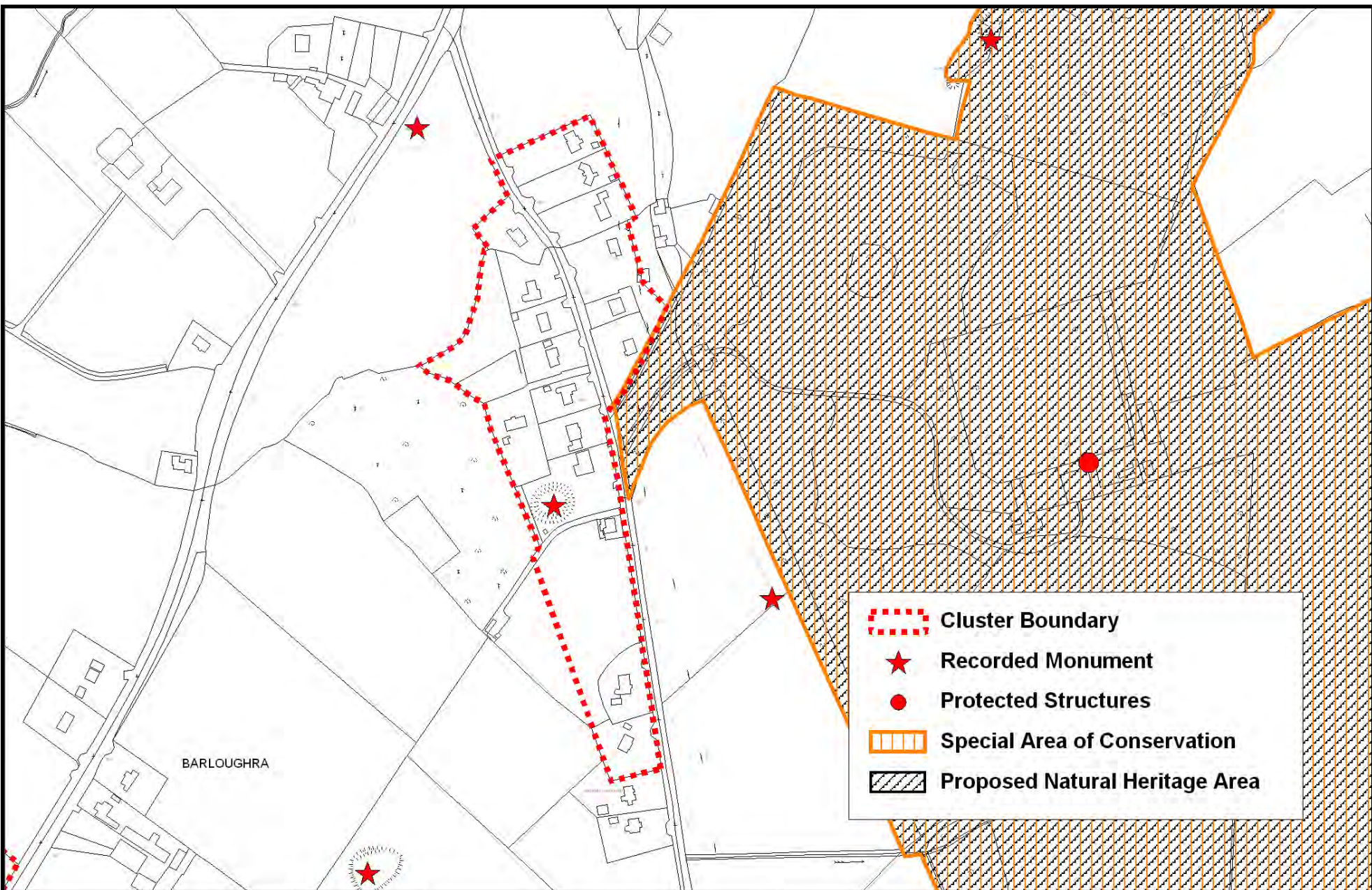


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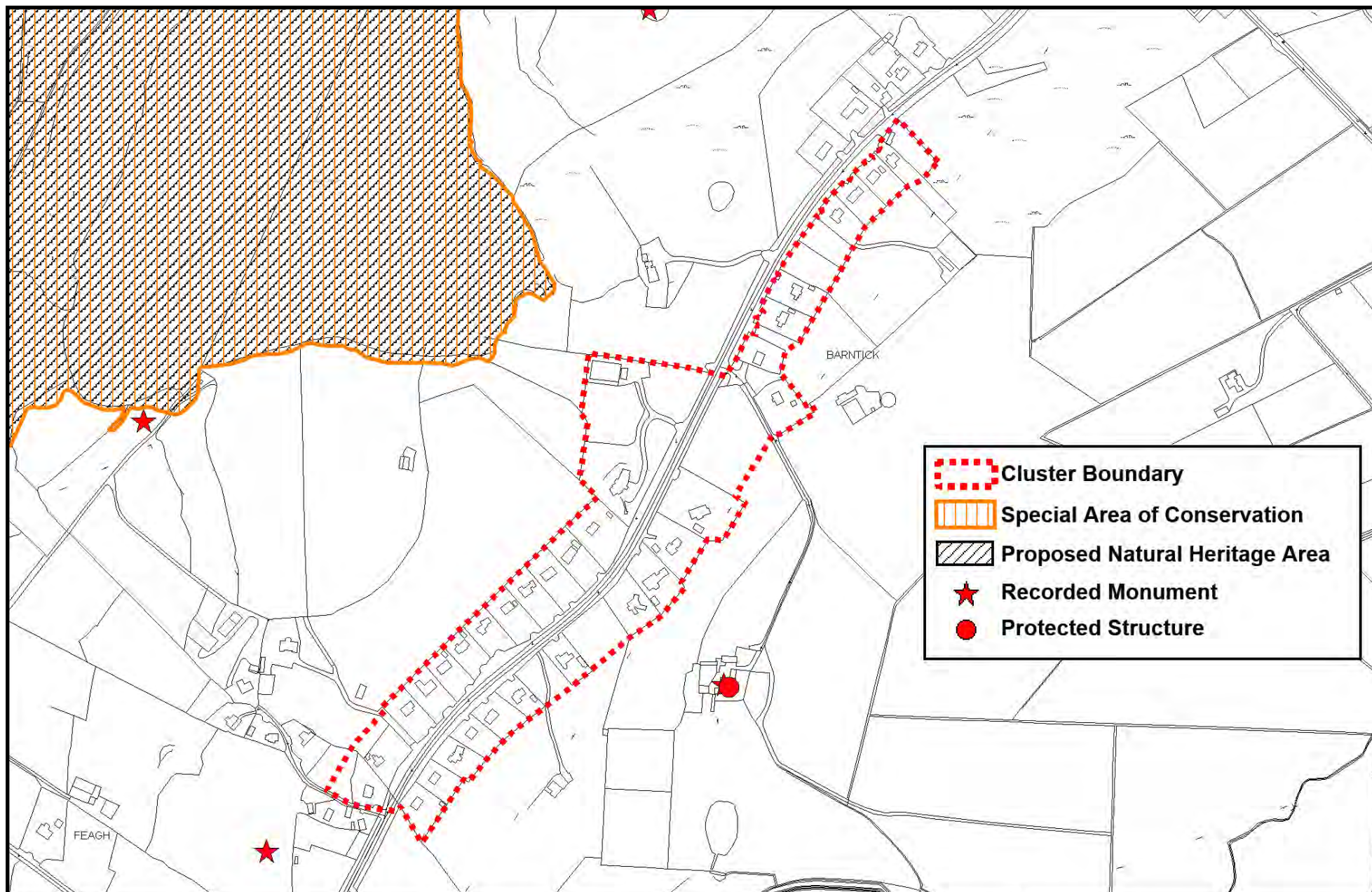
Ballyvonnavaun/Deerpark



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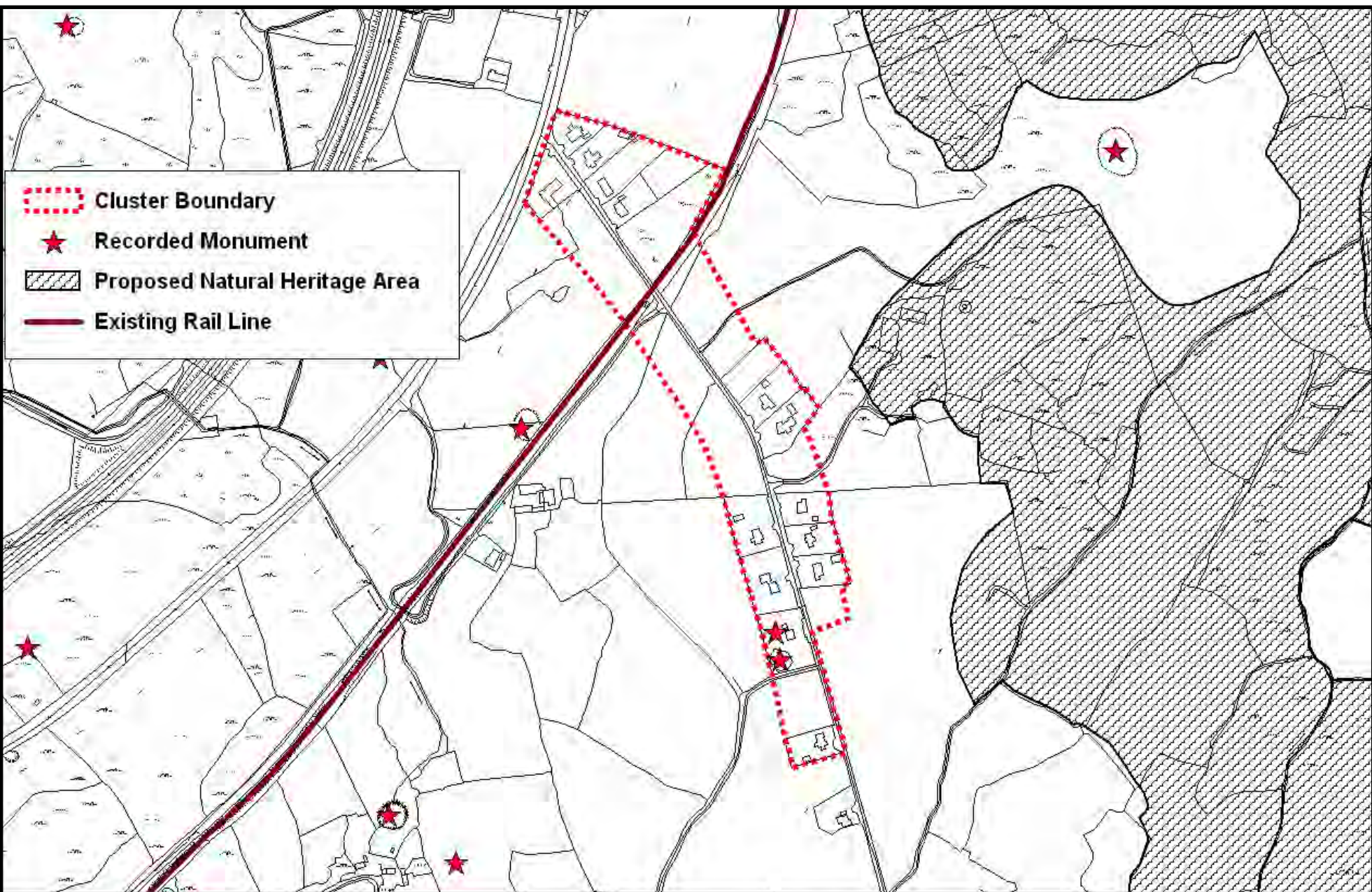
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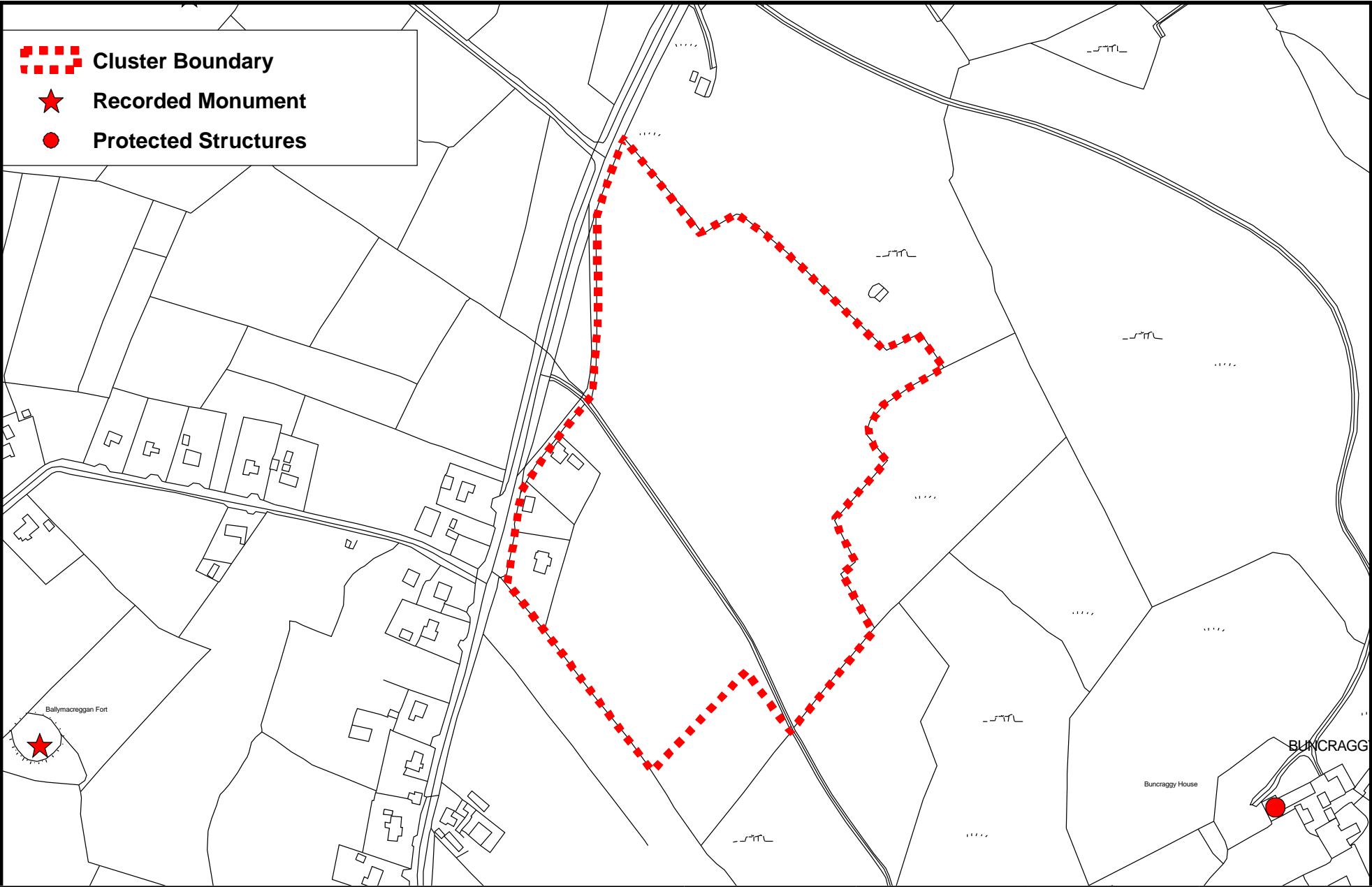
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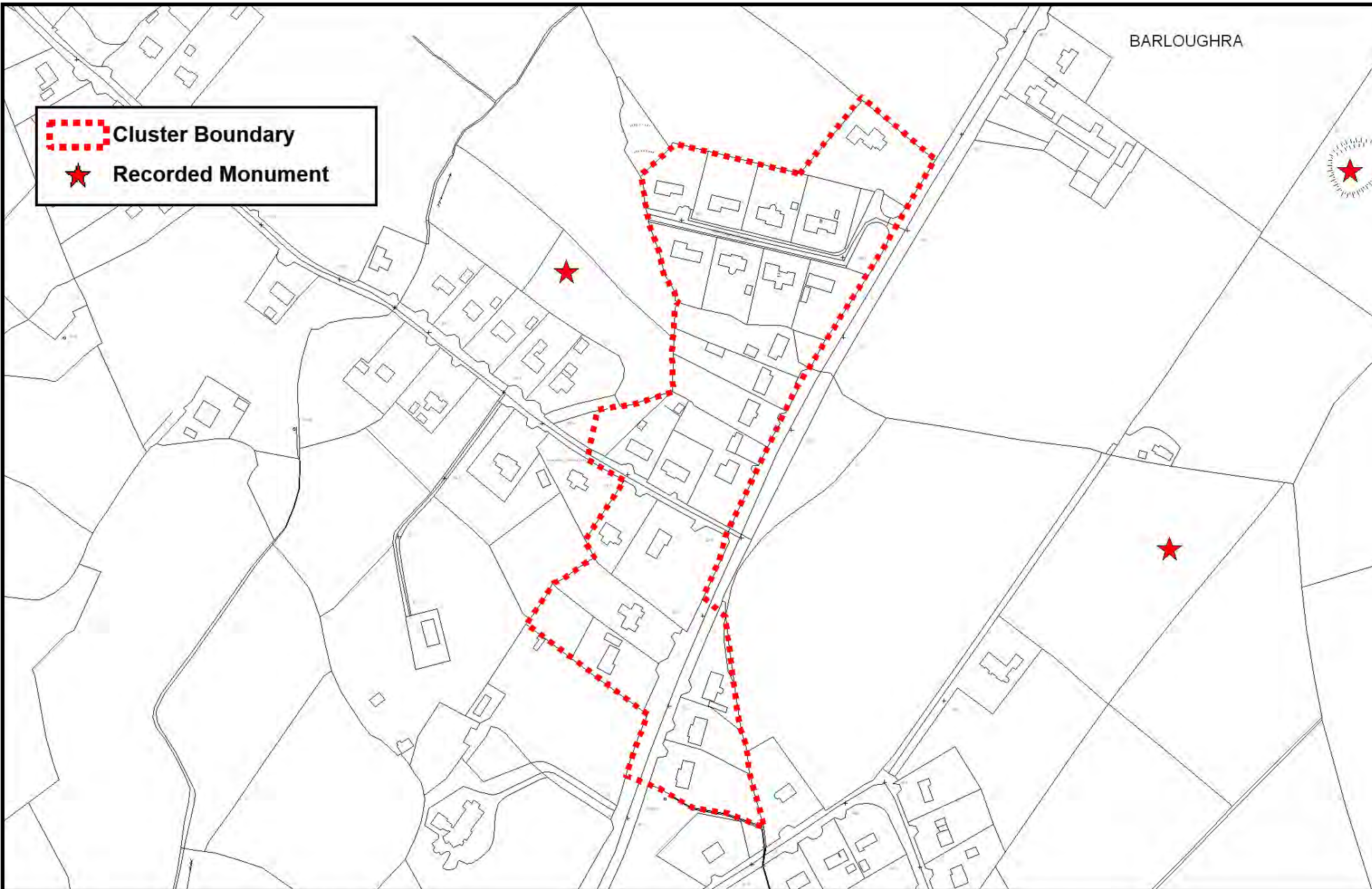


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Buncraggy

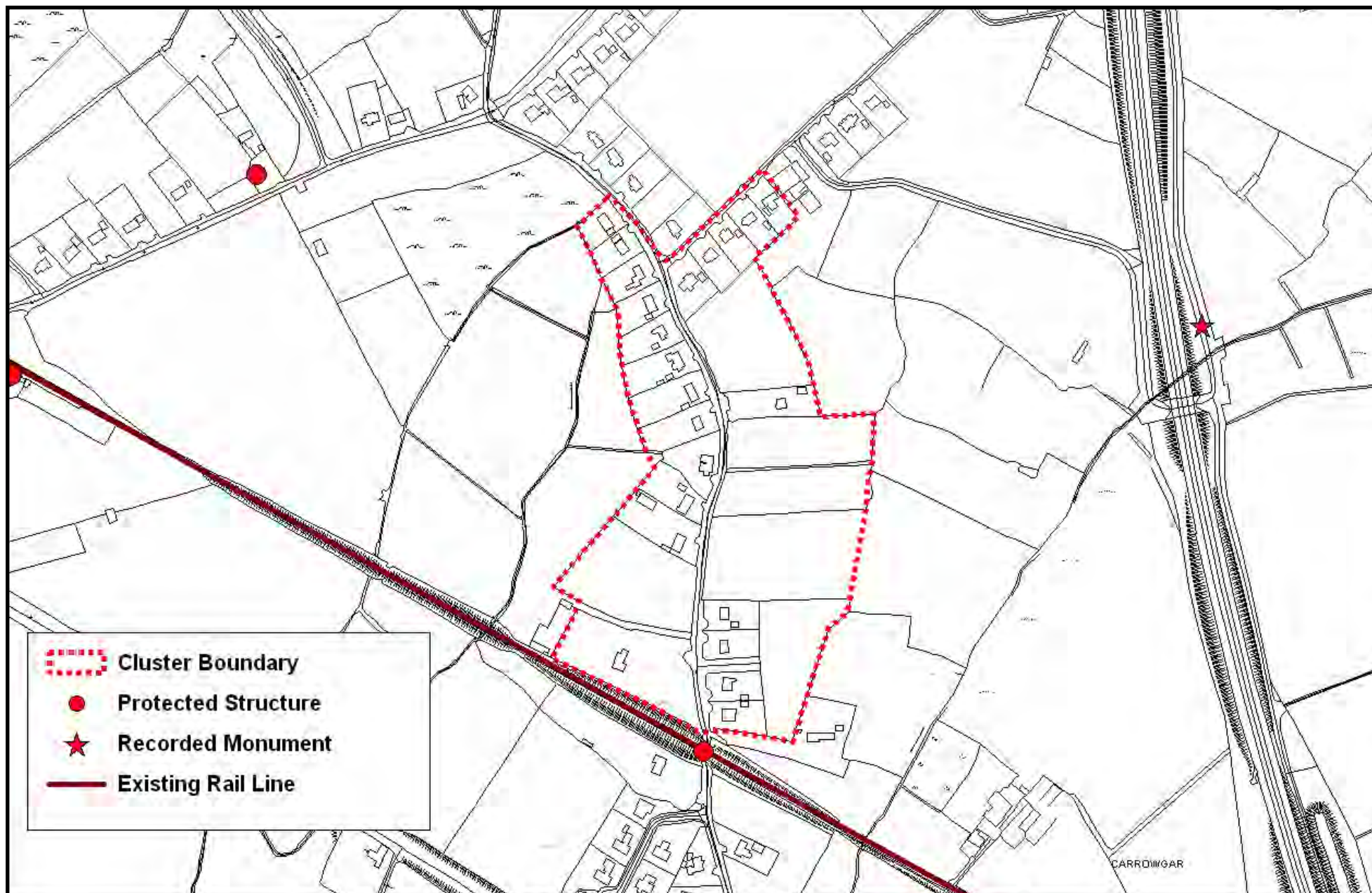


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Killow/Knockanimana



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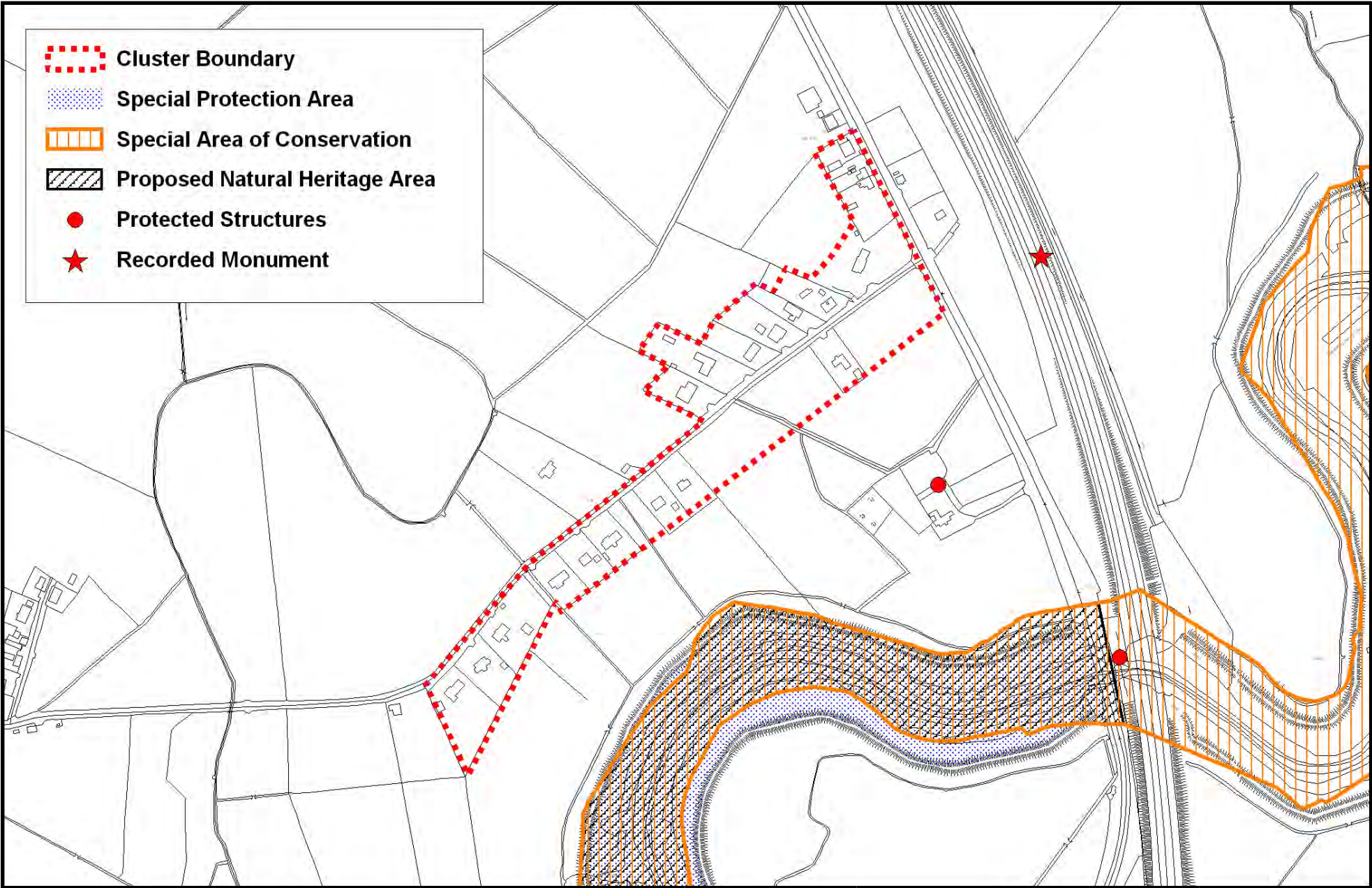
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Killow/Knockanimana

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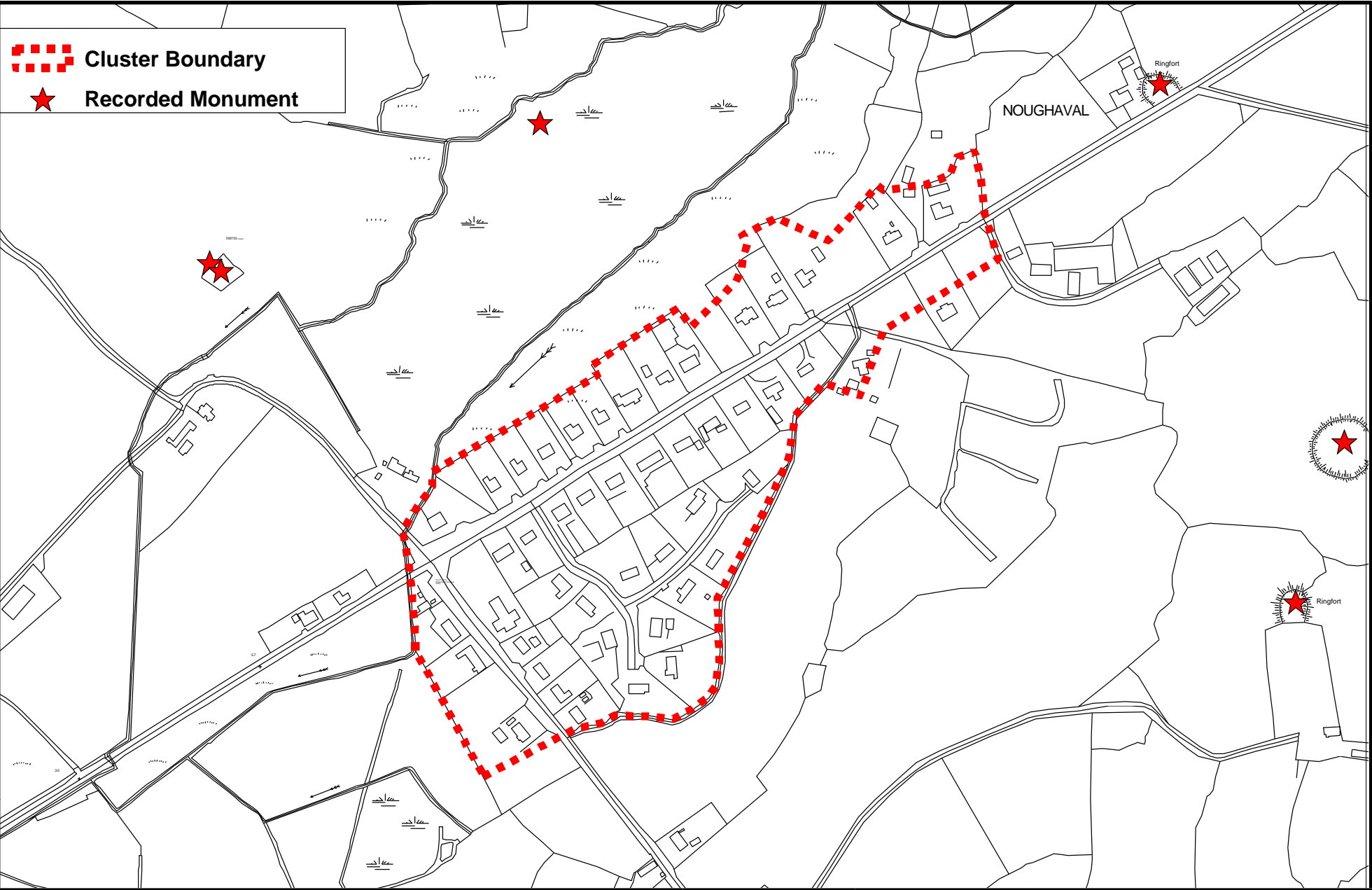
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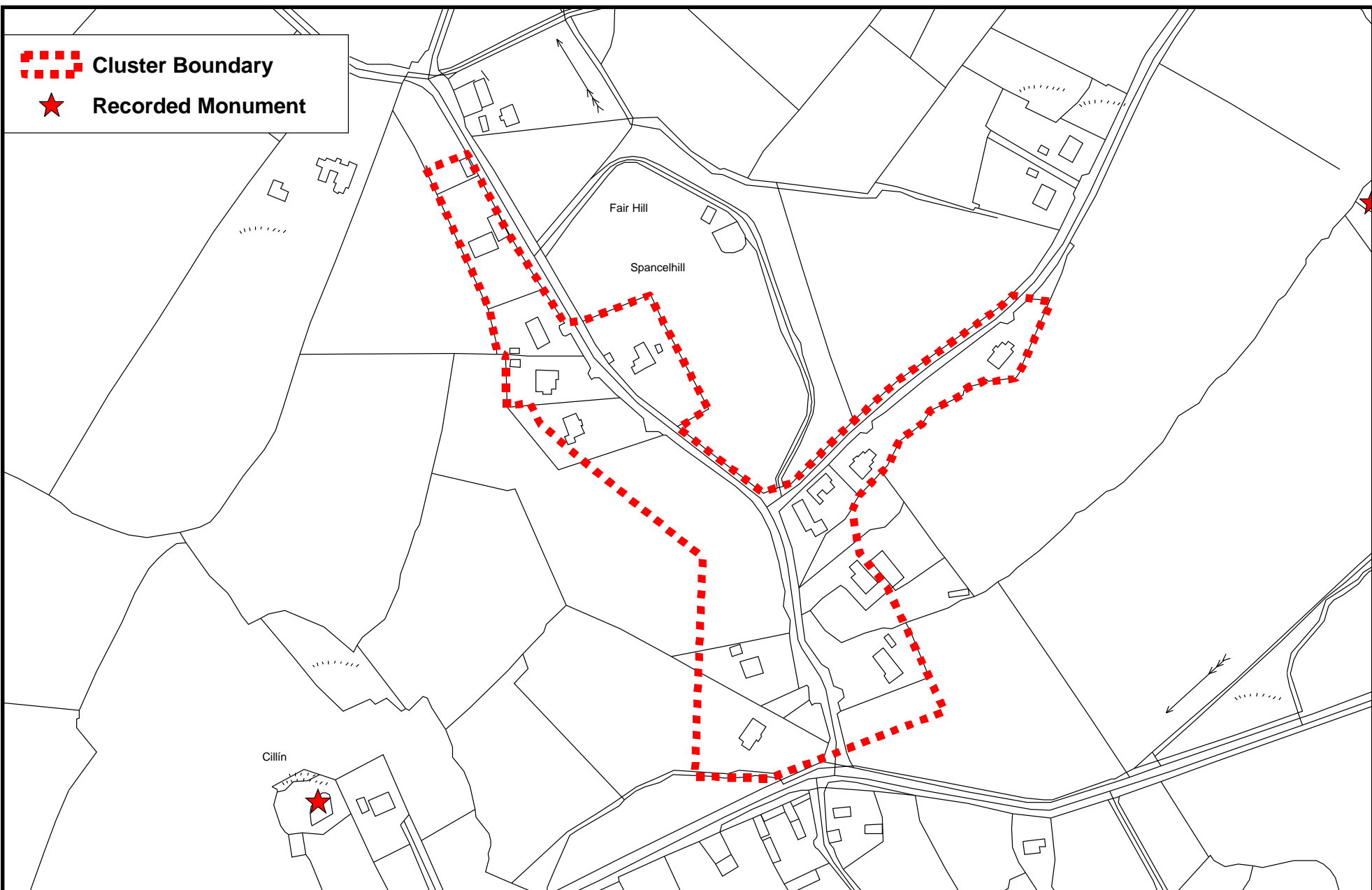


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Noughaval

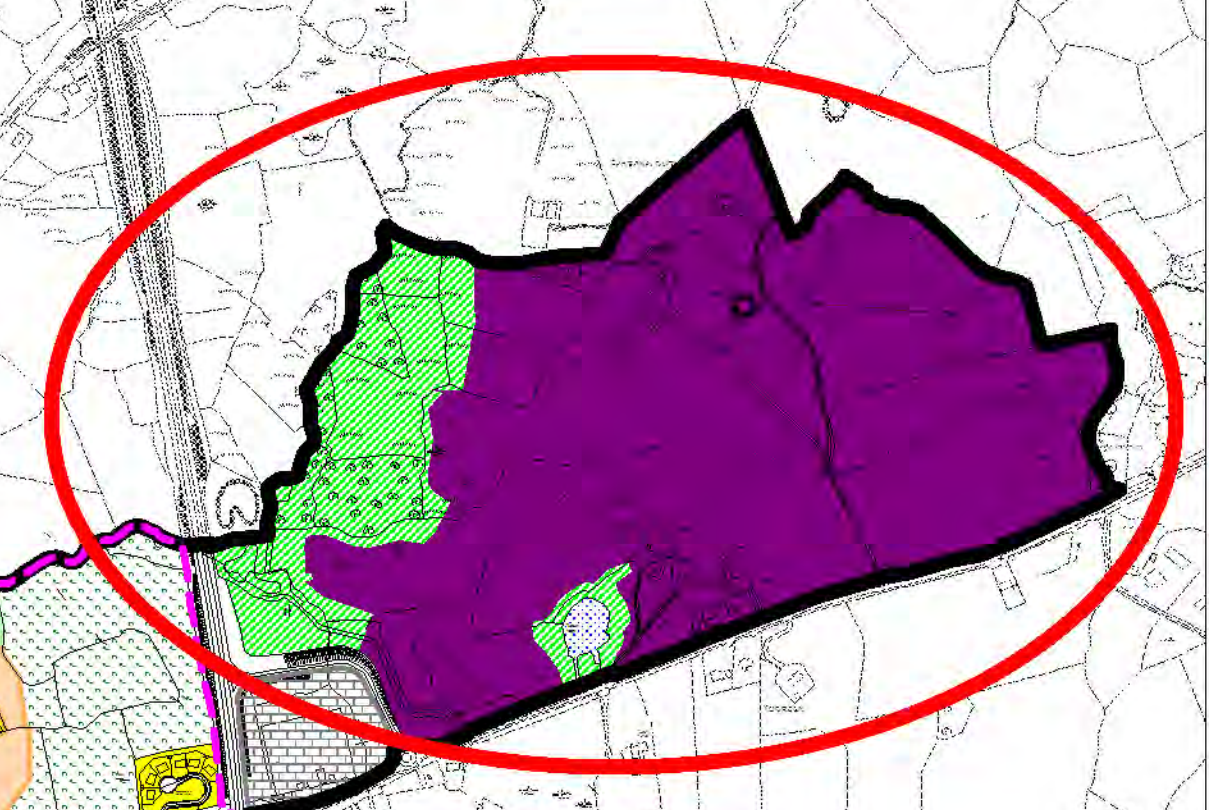
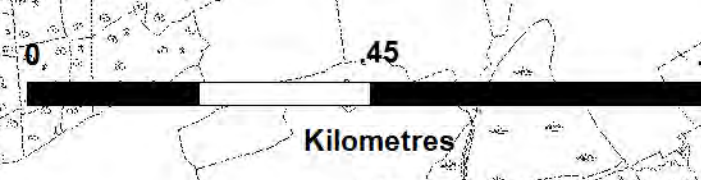


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Large Maps



Future Ennis And Environs LAP Boundary	Ennis Settlement Boundary	Clarecastle Settlement Boundary
Ennis Town Centre Boundary	Core Shopping Area Centre	Existing Residential
Residential	Low Density Residential	Mixed Use
Commercial	Enterprise	Industry
Light Industrial	Community	Open Space
Buffer Space	Recreation	Tourism
Agriculture	Utilities	Transport Utilities
Carparks	Opportunity Sites	Area on which the Vacant Site Levy can apply
Architectural Conservation Area	Infrastructure Safeguard	Indicative Access
Indicative Pedestrian Access	Proposed Pedestrian Routes	West Clare Railway Greenway
Water Bodies	Public Right of Way	Area Of Variation

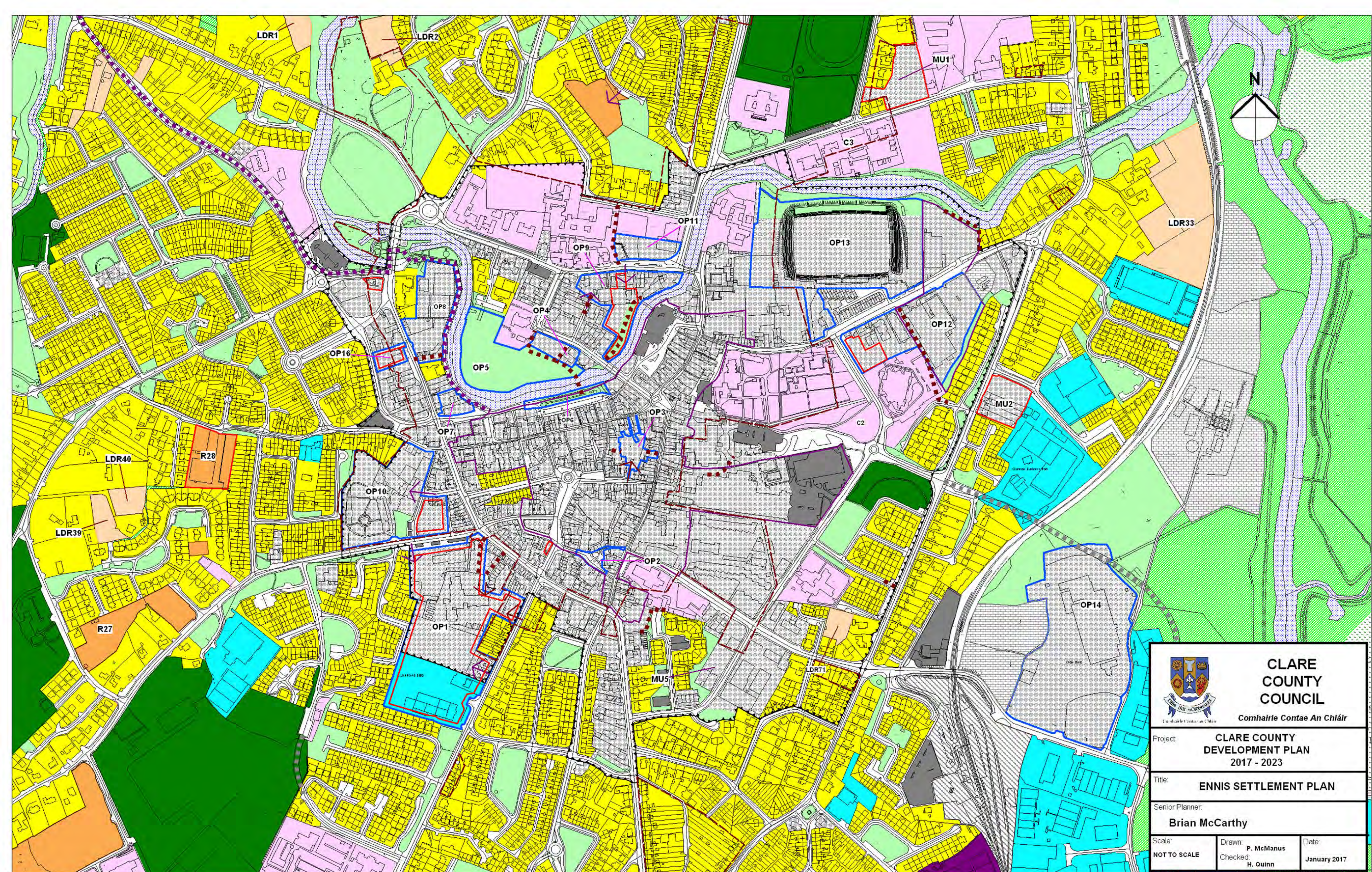
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Project: **Clare County
Development Plan 2017 - 2023
(As Varied)**

Title: **ENNIS SETTLEMENT PLAN**

Senior Planner: Brian McCarthy	Scale: Refer To Scalebar	Map No. PLP-18-0001-24
Drawn: Padraig McManus	Checked: Helen Quinn	Date: March 2019





CLARE COUNTY COUNCIL
Comhairle Contae An Chláir

Project:

**CLARE COUNTY DEVELOPMENT PLAN
2017 - 2023**

Title:

ENNIS SETTLEMENT PLAN

Senior Planner:

Brian McCarthy

Scale:

NOT TO SCALE

Drawn:

P. McManus

Checked:

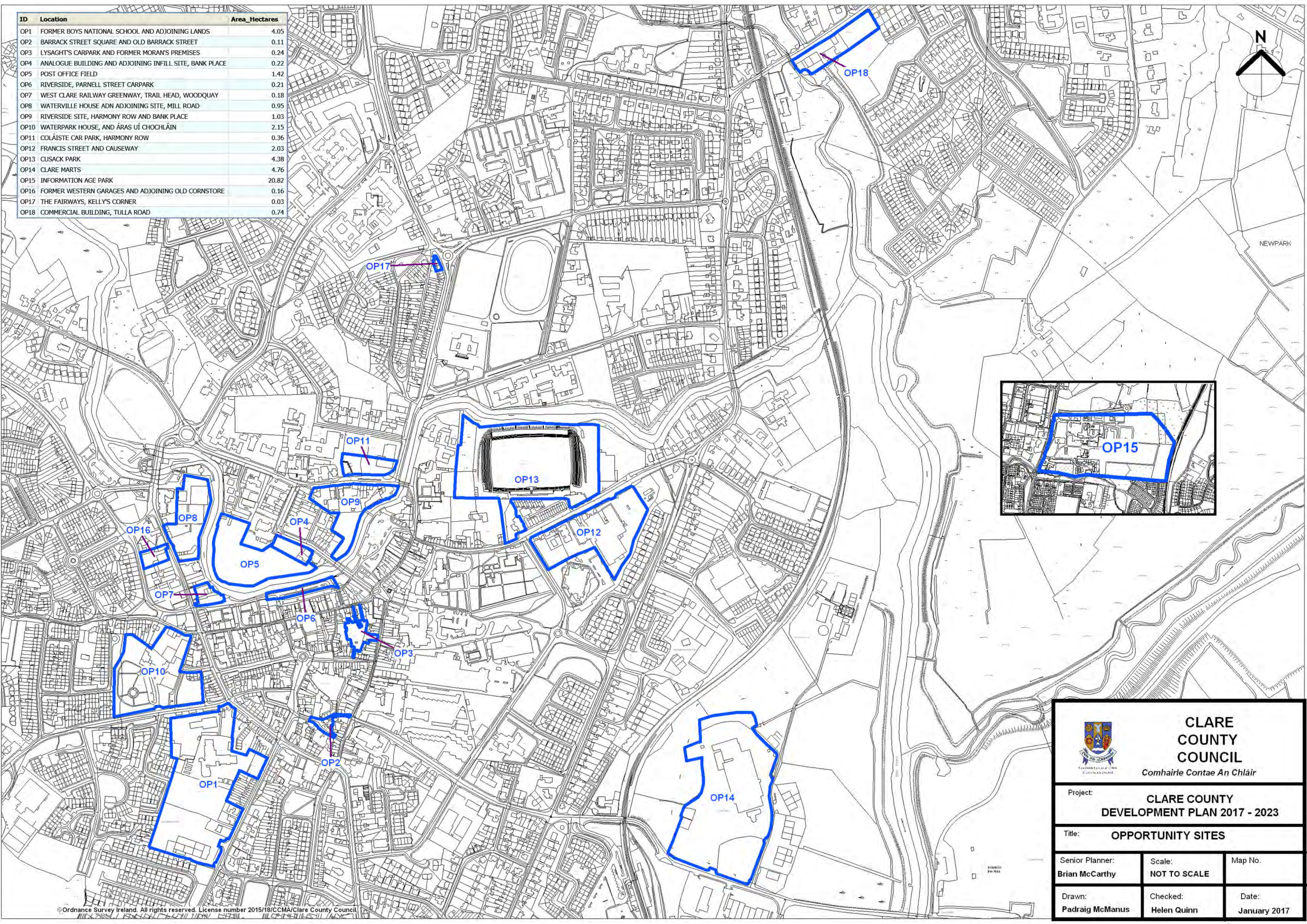
H. Quinn

Date:

January 2017

Ennis Town Centre Boundary	Existing Residential	Low Density Residential	Commercial	Industry	Community	Buffer Space	Tourism	Utilities	Carports	Area on which the Vacant Site Levy can apply	Infrastructure Safeguard	Indicative Pedestrian Access	West Clare Railway Greenway
Core Shopping Area Centre	Residential	Mixed Use	Enterprise	Light Industrial	Open Space	Recreation	Agriculture	Transport Utilities	Opportunity Sites	Architectural Conservation Area	Indicative Access	Proposed Pedestrian Routes	Water Bodies

ID	Location	Area_Hectares
OP1	FORMER BOYS NATIONAL SCHOOL AND ADJOINING LANDS	4.05
OP2	BARRACK STREET SQUARE AND OLD BARRACK STREET	0.11
OP3	LYSAGHT'S CARPARK AND FORMER MORAN'S PREMISES	0.24
OP4	ANALOGUE BUILDING AND ADJOINING INFILL SITE, BANK PLACE	0.22
OP5	POST OFFICE FIELD	1.42
OP6	RIVERSIDE, PARNELL STREET CARPARK	0.21
OP7	WEST CLARE RAILWAY GREENWAY, TRAIL HEAD, WOODQUAY	0.18
OP8	WATERVILLE HOUSE ADN ADJOINING SITE, MILL ROAD	0.95
OP9	RIVERSIDE SITE, HARMONY ROW AND BANK PLACE	1.03
OP10	WATERPARK HOUSE, AND ÁRAS UÍ CHOCHLAÍN	2.15
OP11	COLAISTE CAR PARK, HARMONY ROW	0.36
OP12	FRANCIS STREET AND CAUSEWAY	2.03
OP13	CUSACK PARK	4.38
OP14	CLARE MARTS	4.76
OP15	INFORMATION AGE PARK	20.82
OP16	FORMER WESTERN GARAGES AND ADJOINING OLD CORNSTORE	0.16
OP17	THE FAIRWAYS, KELLY'S CORNER	0.03
OP18	COMMERCIAL BUILDING, TULLA ROAD	0.74



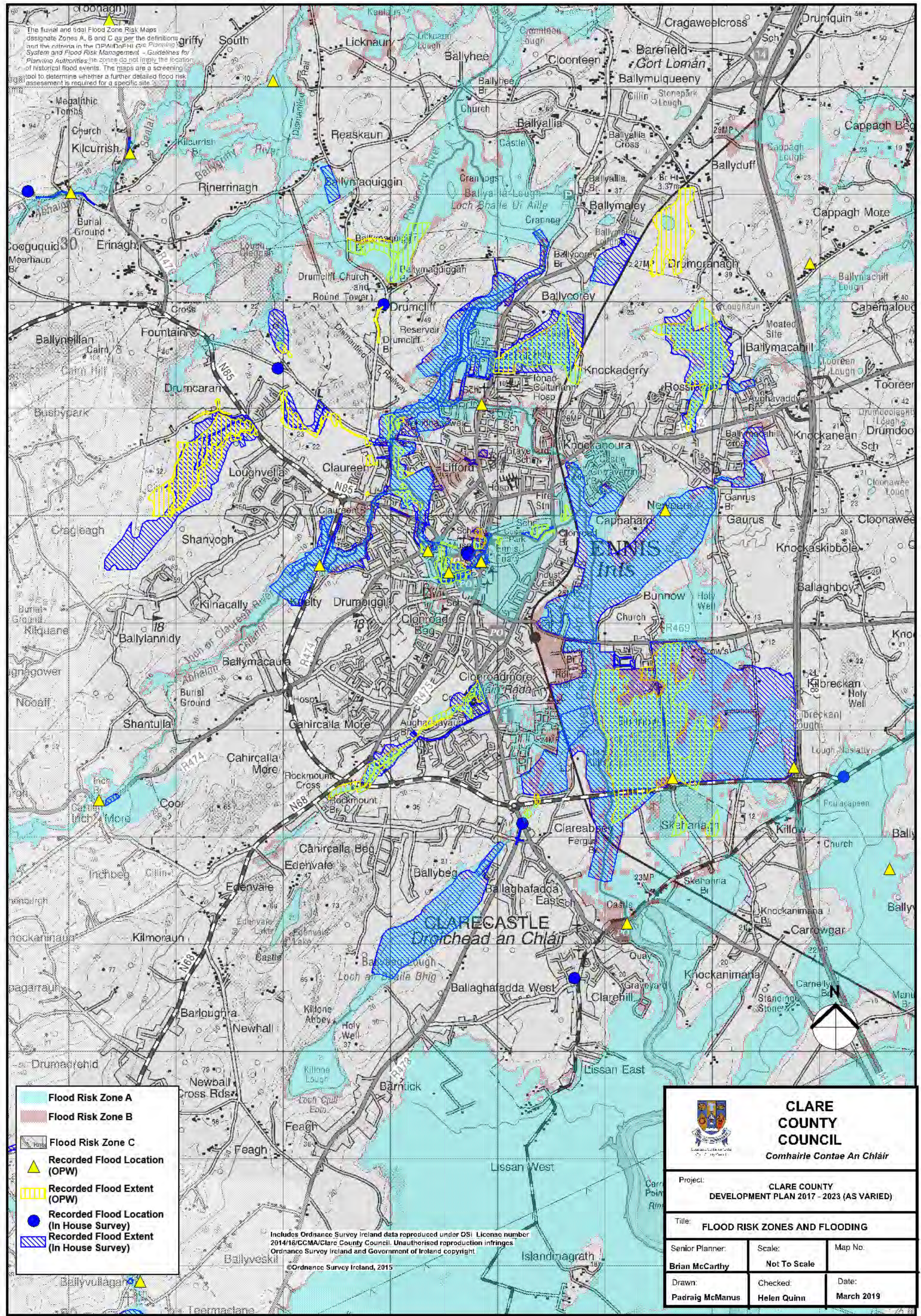
**CLARE
COUNTY
COUNCIL**
Comhairle Contae An Chláir

Project: **CLARE COUNTY
DEVELOPMENT PLAN 2017 - 2023**

Title: **OPPORTUNITY SITES**

Senior Planner: Brian McCarthy	Scale: NOT TO SCALE	Map No.
Drawn: Padraig McManus	Checked: Helen Quinn	Date: January 2017

The fluvial and tidal Flood Zone Risk Maps designate Zones A, B and C as per the definitions and criteria in the OPW/DAFHL Planning and Flood Risk Management - Guidelines for Planning Authorities. The zones do not imply the location of historical flood events. The maps are a screening tool to determine whether a further detailed flood risk assessment is required for a specific site.



Flood Risk Zone A

Flood Risk Zone B

Flood Risk Zone C


Recorded Flood Location (OPW)

Recorded Flood Extent (OPW)

Recorded Flood Location (In House Survey)

Recorded Flood Extent (In House Survey)

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CLARE COUNTY COUNCIL

Comhairle Contae An Chláir

Project:

CLARE COUNTY DEVELOPMENT PLAN 2017 - 2023 (AS VARIED)

Title:

FLOOD RISK ZONES AND FLOODING

Senior Planner:

Scale:

Map No.

Brian McCarthy

Not To Scale

Drawn:

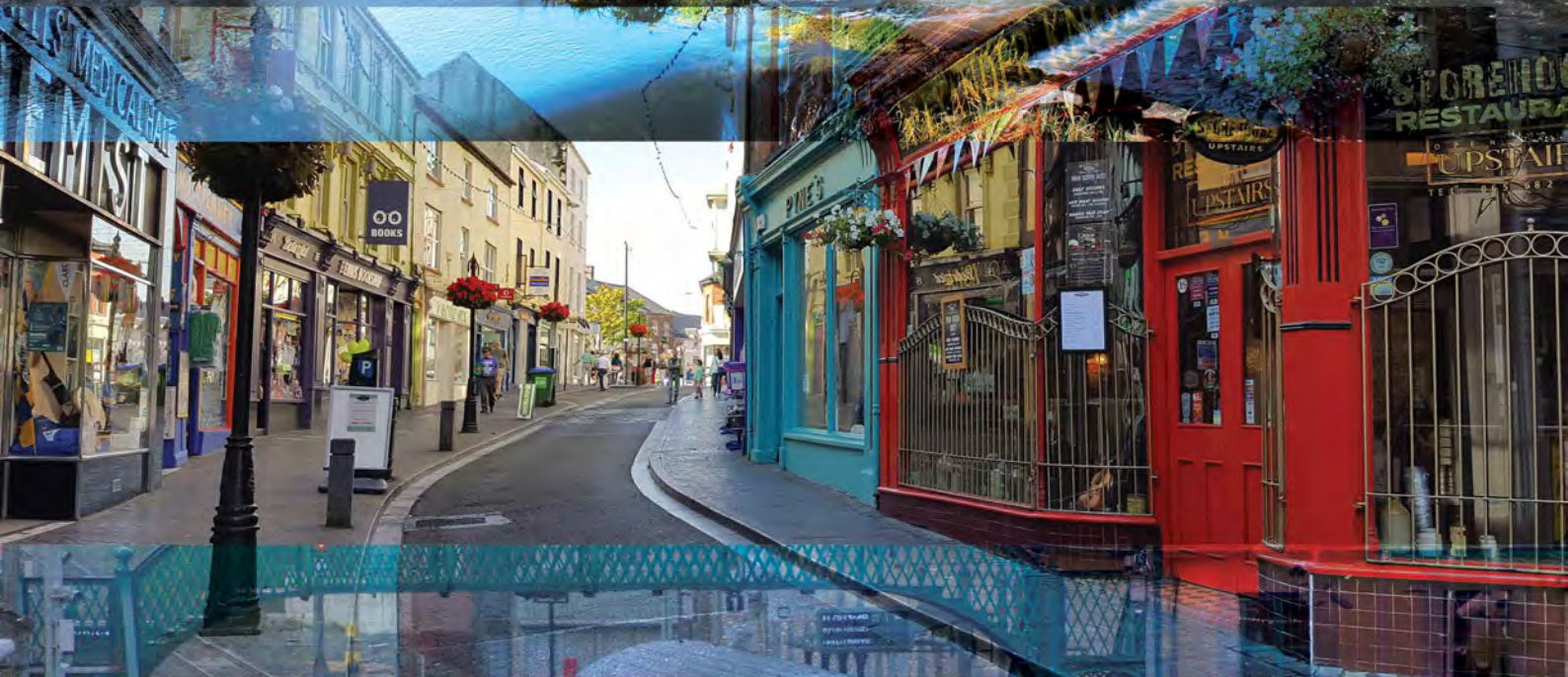
Checked:

Date:

Padraig McManus

Helen Quinn

March 2019



CLARE COUNTY
DEVELOPMENT PLAN

2017
2023



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Clare County Development Plan 2017-2023
Ennis Municipal District
Written Statement & Settlement Plans

