

Volume

3



Comhairle Contae an Chláir
Clare County Council

Shannon Town and Environs Local Area Plan 2012–2018

Habitats Directive Assessment

Habitats Directive Assessment for the Shannon Town & Environs Local Area Plan 2012-2018

(Natura Impact Statement)

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Note to Reader

This document contains three separate reports carried out as part of the Habitats Directive Assessment for the Shannon Town & Environs Local Area Plan 2012 – 2018 at each stage of the Plan-making process as outlined below:

Part 1: Habitats Directive Assessment for the Draft Shannon Town & Environs Local Area Plan 2012-2018 (December 2011)

Part 2: Habitats Directive Assessment for Proposed Material Alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018 (June 2012)

Part 3: Habitats Directive Assessment for the adopted Shannon Town & Environs Local Area Plan 2012-2018 (September 2012)

**Part 1: Habitats Directive Assessment for the Draft
Shannon Town & Environs Local Area Plan 2012-
2018 (December 2011)**

1.0 Introduction

1.1 Introduction to the Habitats Directive

This report is a Habitats Directive Assessment (also referred to as a Natura Impact Report) of the Draft Shannon Town and Environs Local Area Plan 2012 – 2018. A Habitats Directive Assessment is required for any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

A Natura 2000 site refers to those areas designated as Special Areas of Conservation (SAC's) under the Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora), and areas designated as Special Protection Areas (SPA's) under the Birds Directive (Council Directive 79/409/EEC on the Conservation of Wild Birds). In general terms, Natura 2000 sites are considered to be of exceptional importance in terms of rare, endangered or vulnerable habitats and species within the European Community.

This Habitats Directive Assessment is issued without prejudice to any future surveys and assessments that may be required as part of any plan or project or any other information that may be made available by the National Parks and Wildlife Service (NPWS) or others.

1.2 The Legislative Context

The Clare County Development Plan 2011-2017 identifies the Shannon area as one that requires a Local Area Plan. The Clare County Development Plan 2011-2017 is the 'Parent' document for the Draft Shannon Town and Environs Local Area Plan 2012-2018 and thus the Draft Local Area Plan is made in accordance with the objectives as set out in the Clare County Development Plan 2011-2017.

The Draft Shannon Town and Environs Local Area Plan 2012-2018 is made in accordance with the requirements for Local Area Plans as set out within the Planning and Development Act 2000 (as amended). The Act introduced a tiered and plan led system, setting out the framework for the provision of Local Area Plans to give more detailed and localised effect to the policies and objectives of the County Development Plan.

Section 19 (2) of the Planning and Development Act 2000 (as amended) sets out that: *"a local area plan shall be consistent with the objectives of the development plan, its core strategy and any regional planning guidelines that apply to the area of the Plan and shall consist of a written statement and a plan or plans which may include –*

- a) Objectives for the zoning of land for the use solely or primarily of particular areas for particular purpose,*

Or

- b) Such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures".*

In addition to compliance with the Planning and Development Act 2000 (as amended) and the Clare County Development Plan 2011-2017, this Draft Shannon Town and Environs Local

Area Plan 2011-2017 is also prepared in compliance with the objectives of the Mid West Regional Planning Guidelines 2010-2022 and the Shannon Integrated Area Plan which was prepared under the 1998 DoELG Urban Renewable Scheme.

The EU Habitats Directive, 92/43/EEC, provides the legislative framework for the protection of habitats and species throughout Europe through the establishment of a network of designated conservation areas known as the Natura 2000 Site Network. The Natura 2000 Site Network includes sites designated as Special Areas of Conservation (SACs), under the EU Habitats Directive and Special Protection Areas (SPAs) designated under the EU Birds Directive.

There are 24 Articles contained within the Habitats Directive. Article 6 is viewed to be one of the most important of the 24 as it determines the link between land use and conservation. Article 6 of the Habitats Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (the Habitats Directive) contains three main sets of provisions. In summary, Article 6(1) sets out measurements that are necessary for conservation with a focus on both positive and practical interventions. Article 6(2) places emphasis on prevention, setting out that habitat deterioration and species disturbance should be avoided. Articles 6(3) and (4) set out a series of procedural safeguards presiding over plans and projects that are likely to have a significant effect on an identified Natura 2000 site (European Communities 2000).

The Habitats Directive requires competent local authorities to carry out an 'Appropriate Assessment' (Habitats Directive Assessment) of plans and projects that, either individually or in combination with other plans and projects, are likely to have a significant effect on European designated sites (Natura 2000 sites). The legislative requirements therefore place the onus on the Local Authority to ensure that any plan or project, in this case the Draft Shannon Town and Environs Local Area Plan 2012-2018, will not give rise to any significant negative effects upon a Natura 2000 Site.

The competent Authority, Clare County Council in this case, cannot adopt plans unless it determines that the provisions of the plan are not likely to have a significant effect on any Natura 2000 site. In the absence of such a determination, the competent Authority will have to carry out an 'Appropriate Assessment' (Habitats Directive Assessment) in respect of the plans in line with the requirements of Article 6(3) and 6(4) of the Habitats Directive.

The Habitats Directive was initially transposed into Irish law in 1997 by the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94 of 1997), with later amendment regulations (S.I. No. 233 of 1998; S.I. No. 378 of 2005; S.I. No. 477 of 2011). The Birds Directive was anticipated by the Wildlife Act (1976) and its provisions covered many of the requirements of the Birds Directive. Article 7 of the Habitats Directive makes the provisions of Article 6(3) and 6(4) applicable to Special Protection Areas.

In addition, as part of the preparation of the Draft Shannon Town and Environs Local Area Plan 2012-2018, the process of Strategic Environmental Assessment (SEA) was carried out. The Habitats Directive Assessment should inform, and be integrated with the Strategic Environmental Assessment, however the Habitats Directive Assessment needs to be a separate process from the Strategic Environmental Assessment and have a separate statement.

1.3 Article 6(3) and 6(4) of the Habitats Directive

The principles of Habitats Directive Assessment require that land-use plans ensure that the protection of Natura 2000 sites form part of the planning process at national, regional and local level. The Competent Authority (Clare County Council in this instance) cannot adopt a plan unless it determines that the provisions of the plan are not likely to have a significant effect on any Natura 2000 site.

To determine whether or not a plan is "*likely to have a significant effect*", the Habitats Directive Assessment will attempt to investigate the type of effect that will occur as a result of a policy, objective or land use zoning being adopted. It will then try to ascertain the types of causes that are liable to create such effects (either individually or in-combination). If the plan is likely to have a significant effect on a Natura 2000 site, then the subsequent steps of Articles 6(3) and 6(4) of the Habitats Directive should be carried out.

Article 6(3) and Article 6(4) of the European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (the Habitats Directive) sets out the following:

6(3) Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.

6(4) If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest (European Habitats Directive 1992).

Where compensatory measures must be adopted, these would generally involve the creation or restoration of replacement habitat elsewhere. Compensatory measures must be agreed by the National Authorities in consultation with the European Commission.

The Birds Directive requires that important concentrations of migratory waterfowl and internationally important wetlands be protected in the same way as Annex 1 and Annex II habitats and species under the Habitats Directive. In addition, case law under the Birds Directive indicates that internationally important bird sites are given protection equivalent to priority listed habitats and species under the Habitats Directive.

1.4 Natura 2000 Sites

The functional area of the Draft Shannon Town and Environs Local Area Plan 2012-2018 has a landscape and a natural heritage that is rich in biodiversity, containing many important habitats such as the estuary, woodlands, scrub, wetlands, parks, streams, hedgerows, tree lines, roadside verges, housing estate open spaces and gardens. It is these common habitats within the landscape, which by virtue of their linear and continuous structure, or their function as stepping stones, are essential for the migration, dispersal and genetic exchange of wild species such as wildfowl and waders, garden birds and migrant summer visitors, otters, hedgehogs and other Irish mammals, lamprey, salmon and other fish species, and a variety of invertebrates, including butterflies, dragonflies and damselflies. It is recognised that many rare and protected species are reliant on common species (for example Marsh Fritillary Butterfly and Devils-Bit Scabious), and as such the protection of common habitats and species should not be underestimated.

There are two Natura 2000 sites within the functional area of the Draft Shannon Town and Environs Local Area Plan 2012-2018. These are shown in Table 1 below.

Table 1. Natura 2000 sites in the Shannon Town and Environs Plan Area

Site Name	Site Code	Designation
River Shannon and River Fergus Estuaries	004077	SPA
Lower River Shannon	002165	SAC

Appendix 7.2 and 7.3 show the status of Annex 1 habitats and Annex II species within the Lower River Shannon SAC based on the National Parks and Wildlife Service Report '*The Status of EU Protected Habitats and Species in Ireland 2008*'.

To assess any in-combination impacts of the Plan on the wider Natura 2000 Site Network, all Natura 2000 Sites within a 15km boundary of the Plan area were also assessed. Table 2 below shows all Natura 2000 sites within a 15km boundary of the Plan area.

Table 2. Natura 2000 sites within 15km of the Shannon Town and Environs Plan Area

SITE NAME	SITE CODE	DESIGNATION
Poulnagordon Cave	000064	SAC
Lough Gash Turlough	000051	SAC
Knockanira House	002318	SAC
Danes Holes, Poulnalecka	000030	SAC
Ratty River Cave	002316	SAC
Kilkishen House	002319	SAC
Pouladatig Cave	000037	SAC
Old Domestic Buildings (Keevagh)	002010	SAC
Newhall and Edenvale Complex	002091	SAC
Barrigone	000432	SAC
Curraghchase Woods	000174	SAC
Askeaton Fen Complex	002279	SAC

At this time, specific conservation management plans are unavailable for Natura 2000 Sites occurring within the Shannon Town and Environs Plan area; however, a list of draft generic Conservation Objectives are available from the website of the National Parks and Wildlife Service (www.npws.ie). These include:

- To maintain the favourable conservation status of the Qualifying Interests of the SAC, or the Special Conservation Interests of the SPA.
- To maintain the extent, species richness and biodiversity of the entire site.
- To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

The Qualifying Interests of an SAC refers to the habitats and species for which the site is protected. The Special Conservation Interests refers to the habitats and species (birds) for which the site is designated.

Favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, is stable or increasing, and
- the ecological factors that are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable.

The favourable conservation status of a species is achieved when:

- population data on the species concerned indicate that it is maintaining itself, and
- the natural range of the species is neither being reduced or likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

The Habitat Directive Assessment must therefore focus on those impacts judged likely to have an effect on the Favourable Conservation Status of the Qualifying Interests and Special Conservation Interests of a Natura 2000 site, or where insufficient certainty regarding this remains.

This involves a consideration of whether the predicted impacts of the Plan, either alone or in combination has the potential to:

- Delay the achievement of the Conservation Objectives for the site
- Interrupt progress towards the achievement of the Conservation Objectives for the site
- Disrupt factors that help to maintain the Favourable Conservation Status of the site
- Interfere with the balance, distribution and density of the Qualifying Interests, species richness, or overall biodiversity of the Natura 2000 site.

Information regarding the main threats to SAC's was sourced from Ireland's Article 17 Report to the European Commission "Status of EU Protected Habitats and Species in Ireland" (NPWS, 2008). However, this report assesses the conservation status and associated threats to annex habitats and species on a countrywide basis and therefore, the status and threats to specific sites were not available. There is no similar information collated for SPA's.

The Qualifying Interests and their current threats for each of the Natura 2000 Sites within the Shannon Town and Environs Plan area can be seen in Appendix 7.4.

The Qualifying Interests and their current threats for each of the Natura 2000 Sites within 15km of the Shannon Town and Environs Plan area can be seen in Appendix 7.5.

2.0 The Draft Shannon Town and Environs Local Area Plan 2012-2018

2.1 Policy Background and Relationships with Other Plans

There are overarching policies at EU, National, Regional, County and Local levels which set the strategic context into which the Draft Shannon Town and Environs Local Area Plan 2012 – 2018 fits. The most important of these include the Shannon Integrated Area Plan, Clare County Development Plan 2011-2017, the Mid West Regional Planning Guidelines 2010-2022, the National Development Plan 2007-2013 and the National Spatial Strategy 2002-2022. The detail of these documents sets up the policy context, which becomes the backdrop to the Draft Shannon Town and Environs Local Area Plan 2012-2018. The Draft Shannon Town and Environs Local Area Plan 2012-2018 must be in line with the objectives set out in each of the higher tier policy documents.

The Shannon Integrated Area Plan was prepared under the 1998 DoELG Urban Renewable Scheme. Section 18(3)(b) of the Planning and Development Act 2000 (as amended) states that:

‘When considering an application for permission, a planning authority, or the Board on appeal, shall also have regard to any integrated area plan (within the meaning of the Urban Renewal Act, 1998) for the area to which the application relates’.

The Plan’s principle objectives are:

- 1) To create a sense of place within the core commercial area of the town with which the local population and visitors alike can relate and which will assist in the creation of a sense of urban living.
- 2) To promote population growth.
- 3) To enhance the quality of the natural and built environment.
- 4) To ensure that physical renewal contributes to social renewal.
- 5) To enhance the quality of life of the natural and built environment.
- 6) To assist in bringing new energy and growth to the economy of Shannon.
- 7) To strengthen the social fabric of the town by enhancing capacities for community development.

The Plan sets out urban renewal measures for eight sub-areas within the overall Plan area. These are: existing centre of town, enterprise / workshop units on the Smithstown Road, community facilities space (east of leisure centre), infill housing east of central urban area, area to the north of central urban area across N19, Drumgeely shopping area, Drumgeely Hall and Tullyvarruga Hall.

The Clare County Development Plan 2011-2017 is the ‘parent’ document of the Draft Shannon Town and Environs Local Area Plan 2012-2018 and it provides objectives giving the strategic context for the Local Area Plan area, while the Local Area Plan is required to deliver this in the form of land use zoning and development objectives to guide development.

The Draft Shannon Town and Environs Local Area Plan 2012-2018 must also comply with the requirements of all EU environmental directives including the Habitats Directive, Strategic Environmental Assessment Directive, Water Framework Directive and Floods Directive.

2.2 Introduction to the Draft Shannon Town and Environs Local Area Plan 2012-2018

The Draft Shannon Town and Environs Local Area Plan 2012-2018 sets out the land use plan for the proper planning and sustainable development of the settlement of Shannon and its environs, and consists of a written statement and a land use map.

In accordance with the requirements of Section 19 of the Planning and Development Act, 2000 (as amended) the Shannon Town and Environs Local Area Plan 2012-2018 once adopted, and any subsequent amendments, will remain in force for a period of six years, unless otherwise revoked or the preparation of a new Local Area Plan is deferred under the provisions of the abovementioned section of the Act.

The Shannon Town and Environs Plan area is defined by a number of component parts, namely Shannon Airport, Shannon Free Zone and Smithstown Industrial Estates, Shannon town, and agricultural lands to the east, west and north, and has a population of 9,222 (CSO, 2006).

Its strategic importance is recognised in its designation in the National Spatial Strategy 2002-2020 as part of a linked gateway with Limerick. This designation, together with its significant population base and employment location, has necessitated that Shannon town be subject to its own local area plan, and is therefore separated from the Draft South Clare Local Area Plan 2012-2018, which deals with the other settlements within the South Clare area.

The Settlement Strategy in the Clare County Development Plan 2011 – 2017 sets out the following objective for Shannon (Objective CDP 3.2):

'It is an objective of the Development Plan: To ensure that Shannon, as a linked gateway with Limerick in the NSS, is a driver of County and regional prosperity by harnessing its strategic location and access on the Atlantic corridor, in addition to its employment base, international airport and other competitive advantages'.

The Core Strategy included in the Clare County Development Plan 2011-2017 provides the policy framework for the Local Area Plans throughout the County particularly in relation to the location and quantum of zoned lands.

With specific reference to Shannon, the key objectives of the National Spatial Strategy and Midwest Regional Planning Guideline's, which have influenced the Draft Shannon Town and Environs Local Area Plan 2012-2018 and with which the Plan is consistent are set out as follows:

- To demonstrate that the Plan is consistent with and fundamentally linked to national and regional planning strategies, guidelines and policies including national and regional population targets.
- To provide a policy framework and ensure a strategic, evidence-based approach to zoning that allows an appropriate level of development throughout the plan area at the right time and in the right place.

- To provide sufficient zoned land to allow for population growth in compliance with the population targets for the gateway of Shannon as allocated by the Midwest Regional Planning Guideline's 2010-2022 and transposed into the Clare County Development Plan 2011-2017.
- By designating Shannon in the hierarchy of urban settlement, to accommodate appropriately scaled development in order to achieve a critical mass that will sustain a range of facilities and services to act as a driver for sub regional growth throughout Clare and the Mid-West.
- To provide a framework within which the provision of sustainable infrastructure, amenities, economic investment and development can take place to maximise the use of resources in the plan area, for current and future generations.
- To set the context for the key infrastructural resources of Shannon town and its environs.

2.3 Sustainable Development

Sustainable development is at the heart of the provisions of the Planning and Development Act 2000 (as amended). While there is no definition of the term in the Acts, for the purposes of the Clare County Development Plan 2011-2017, proper planning and sustainable development is defined as *"achieving the correct balance of economic, social, cultural and environmental considerations in the interests of the common good and securing long term benefits to County Clare."* The land use zoning and development objectives contained in the Draft Shannon Town and Environs Local Area Plan 2012-2018 are consistent with this definition.

Sustainable Development is achieved through the identification of a Vision for Shannon. The Vision for Shannon which underpins the Draft Shannon Town and Environs Local Area Plan 2012-2018 is:

'A town where people want to live and work sustainably and visit because of its strong identity and sense of place, high amenity value and quality of life. A sustainable, low carbon town which continues to be the regional leader for economic development and employment, maximising its strategic location, accessibility and Gateway status'.

Each of the chapters of the Draft Shannon Town and Environs Local Area Plan 2012-2018 set out the planning policy to achieve this Vision. Each chapter identifies a key goal supported by Strategic Aims and Objectives. It is through the delivery of these goals that the Vision for Shannon will be achieved. The key goals are as follows:

- *To foster a strong identity and sense of place*
- *To Proactively pursue the continued growth of Shannon as a centre of industrial and business excellence*
- *To drive the continued growth and development of Shannon International Airport*
- *To secure a vibrant and viable town centre*
- *To deliver quality housing and sustainable communities*
- *To drive community, social and recreational development*
- *To actively pursue a low carbon strategy*
- *To develop Shannon as a visitor destination*

- *To protect and enhance the natural and built environment*
- *To deliver an integrated and coherent Green Infrastructure Strategy, encouraging walking, cycling and recreation*
- *To maximise Infrastructural Resources, including the Shannon Estuary*

3.0 Methodology

3.1 Process of Habitats Directive Assessment

This Habitats Directive Assessment was completed with reference to the following guidance documents on Habitat Directive Assessments:

- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission (2000). (To be referred to as MN 2000).
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites –
- Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission (2001). (To be referred to as the APP Guidelines).
- Guidance on Article 6(4) of the Habitats Directive 92/43/EEC – Clarification of the Concepts of: Alternative Solutions, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence, Opinion of the Commission. European Commission (2007).
- Appropriate Assessment of Plans. Scott Wilson, Levett-Therivel Sustainability Consultants, Treweek Environmental Consultants and Land Use Consultants (2006).
- Department of the Environment Heritage and Local Government (DoEHLG) Circular letter SEA 1/08 & NPWS 1/08 dated 15 February 2008.
- Department of the Environment Heritage and Local Government (DoEHLG) Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, 2009.

The approach adopted was in accordance with the following principle guidance document, “Assessment of plans and projects significantly affecting Natura 2000 sites; Methodology Guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC” (EC, 2001) which sets out four stages to undertake a Habitats Directive Assessment as follows:

Stage 1 – Screening:

This stage defines the proposed plan, establishes whether the proposed plan is necessary for the conservation management of the Natura 2000 site and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.

Stage 2 – Appropriate Assessment:

If a plan or project is likely to have a significant effect, an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project on the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.

Stage 3 – Assessment of Alternative Solutions:

If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site it must be objectively concluded that no alternative solutions exist before the plan can proceed.

Stage 4 – Assessment where no alternative solutions exist and where adverse impacts remain:

Where imperative reasons of overriding public interest (IROPI) exist an assessment of compensatory measures that will effectively offset the damage to the Natura 2000 site will be necessary.

3.2 Data Sources

The Habitats Directive Assessment of potential impacts on the integrity of Natura 2000 sites in the Draft Shannon Town and Environs Local Area Plan 2012-2018 is based on site visits to Shannon Town (including lands proposed in public submissions) and a desktop review of existing and relevant NPWS Natura 2000 Site Synopses Data, the Qualifying Interests of the Natura 2000 Sites, and the Conservation Management Objectives of the Natura 2000 Sites.

Other sources of data used which could enable an assessment of the potential impacts of existing or proposed development on Natura 2000 Sites included (but were not limited to):

- Existing databases (including habitat mapping, water quality monitoring, wastewater monitoring, environmental licences, planning application ecological surveys, and other information in the various departments of Clare County Council)
- Waste Water Discharge Licensing Appropriate Assessments
- Published survey data from National Parks and Wildlife Service
- Published survey data from the Environmental Protection Agency
- The Shannon River Basin Management Plan.
- Clare County Council Level III habitat mapping available for the Plan area
- SEA Environmental Report
- Published survey data from other government departments or semi state organisations (including National Roads Authority, Electricity Supply Board and the Heritage Council).

3.3 Consultation

The approach and focus of this Habitat Directive Assessment has been to influence the Draft Shannon Town and Environs Local Area Plan land use zonings and development objectives in order to adequately protect the Natura 2000 Site Network.

The Plan process is an iterative process, and similarly, the Habitats Directive Assessment is an iterative process, and will assess the Plan at all pre-draft and draft stages. The National Parks and Wildlife Service, the Environmental Protection Agency and the Department of Communications, Energy and Natural Resources provide an independent formal review of the Habitat Directive Assessment process at all pre-draft and draft stages, and adjudicate and report on the Habitat Directive Assessment process and findings. As such, this Habitat Directive Assessment is not (and should not be viewed as) an audit at the end of the Local Area Plan process.

3.4 Habitats Directive Assessment and the Plan making process

The preparation of a Local Area Plan follows a specific chronological timeframe as set out under Section 20 of the Planning and Development Act 2000, (as amended).

In general terms there are ten stages to the preparation of a Local Area Plan as follows:

- Pre–draft Consultation
- Publication of a draft Plan
- Invitation for submissions to the draft Plan
- A Managers Report is prepared in response to submissions received.
- The elected members of the Local Authority can either adopt or reject the Plan, or require material alterations to the Plan through resolution
- Publication of Proposed Material Alterations to the draft Plan
- Invitation for submissions to the Proposed Material Alterations to the draft Plan
- A Managers Report is prepared in response to submissions received.
- The elected members of the Local Authority must adopt the Plan, either with or without alterations
- Publication of adopted Plan

This document is a Habitats Directive Assessment of the Draft Shannon Town and Environs Local Area Plan 2012 – 2018 and will inform the preparation of the Plan at all stages of its development as set out above.

4.0 Assessment of the Key Environmental and Infrastructural Issues at Pre-Draft Stage

The following is an assessment of the key environmental and infrastructural issues within the Shannon Town and Environs Plan area carried out at Pre-Draft stage. This may be subject to update at later stages in the Plan process as new information comes forward.

4.1 Shannon International River Basin Management Plan

The Shannon Town and Environs Plan area is located within the Shannon International River Basin District.

The Shannon International River Basin District has been broken down into 'Water Management Units' (WMU), which each have their own individual Action Plans. Water Management Units are at a smaller geographical scale than river basin districts, and allow for more focused planning and implementation. There are seventeen water management units for the rivers and lakes in the Shannon International River Basin District plus action plans focusing on groundwaters, estuaries and coastal waters. The Shannon Town and Environs Plan area falls within the Fergus Water management Unit.

Water Management Unit (WMU) action plans:

- map the local geographical area showing key point sources of pollutants;
- describe, map and tabulate water status;
- estimate phosphorus loadings from various sources;
- summarise the risks in relation to key water management issues;
- identify the key measures to address these issues (drawn from the programme of measures);
- tabulate objectives, identifying protected area locations and cases where alternative objectives were chosen.

The Fergus WMU has identified two river water bodies within and adjacent to the Shannon Town and Environs Plan area, namely Ballycasey Creek (SH_27_1161) and Drumgeely Creek (SH_27_1147). Both of these rivers have been identified as having 'high' water quality status.

The WMU action plans are the basis for detailed implementation programmes, which will guide and monitor the progress of implementation between 2009 and 2015. The principal measures identified in WMU action plans to address the key issues in the Shannon IRBD include:

- wastewater treatment plant discharge licensing and prioritised upgrade and operational improvement of some plants;
- licence review and enforcement regarding industrial activities and trade discharges;
- farm inspections and enforcement under the *Good Agricultural Practice Regulations*;
- monitoring, inspection and enforcement of standards relating to the operation of unsewered property wastewater treatment systems;
- compliance with codes of practice and Forest Service Protocol in the forestry sector;

- appropriate regulation of future activities such as abstraction schemes or physical modification schemes;
- coordination of public authority actions and education and awareness activities where appropriate to engage stakeholders and implement actions in a collaborative and proactive manner;
- an environmental research programme and investigations to include: verification of impacts on some waters and the identification and piloting of a number of new management measures.

Clare County Council is obliged to ensure the objectives identified in the action plans are achieved.

There is significant protection of water resources (both groundwater and surface water) provided for at national, regional and county level. In the absence of the Draft Shannon Town and Environs Local Area Plan 2012-2018, there is legislation which provides for significant protection and enhancement of water quality, including the Water Framework Directive and associated 11 sister EU Directives, the Shannon River Basin Management Plan, and associated WMU action plans, and the Clare County Development Plan 2011-2017, however the Local Area Plan sets out specific zoning objectives, and is adaptable to local issues, particularly in relation to potable water, wastewater treatment and land development. The combination of all approaches will yield the best approach to improving and safeguarding water resources.

4.2 Provision of Water Supplies within the Plan area

Water supplies in the Shannon Town and Environs Plan area come from the Castle Lake scheme. Castle Lake is a proposed Natural Heritage Area within the East Clare Local Area Plan area which feeds the Owenogarney or Ratty River, which in turn forms part of the Ratty River Cave SAC and flows into the Shannon Estuary. This is an existing water abstraction source, and abstraction is not expected to significantly increase throughout the Plan period. As such, water abstraction from Castle Lake is not likely to have a significant negative impact on the Natura 2000 Site Network.

Shannon Airport has its own water supply from Rosroe Lough, which is also a proposed Natural Heritage Area.

The Clare County Development Plan 2011 – 2017 contains three objectives specific to water supply as follows:

Objective CDP 8.4: Water Supply

It is an objective of Clare County Council:

- a) To provide water and wastewater facilities in accordance with statutory obligations as set out by EU and National policy;*
- b) To facilitate future development while protecting the environment;*
- c) To maintain and provide adequate water supply, drainage and wastewater services in settlements to the extent that finances permit, having regard to the requirement to align water services investment with the Settlement Strategy and areas where serious deficiencies are evident;*

d) To facilitate Clare County Council's Water Services Investment Programme and Water Services Assessment of Needs to provide sufficient storage, supply and pressure of potable water to serve all lands zoned for development and in accordance with the priorities as set out in the Settlement Hierarchy.

Objective CDP 8.5: Water Conservation

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.

(b) To introduce water supply metering to all premises and to promote and support the use of rainwater harvesting (in new buildings and as a retrofit) where viable.

Objective CDP 8.6: Water Abstraction

It is an objective of Clare County Council:

To protect all existing drinking water sources in the County and to manage development in a manner consistent with the proper management of these resources the protection of existing dependent ecosystems, peatlands and wetland habitats and in accordance with statutory requirements.

4.3 Provision for disposal of wastewater within the Plan area

The treatment of wastewater is operated by a single public wastewater treatment plant, which caters for both domestic and industrial wastewater. The industrial waste is treated using a chemical system while the domestic waste uses a standard aeration system. There is sufficient capacity in principle to accommodate additional development proposals over the plan period, however the plant is not currently capable of complying with the requirements of the EPA discharge licence. Currently, the proposals for an upgraded Shannon Sewerage Scheme are at planning stage and are included as part of the WSIP 2010-2012. Clare County Council will continue to monitor the situation on an ongoing basis.

The Clare County Development Plan 2011 – 2017 contains four objectives specific to wastewater management as follows:

Objective CDP 8.7: Wastewater Treatment and Disposal

It is an objective of Clare County Council:

(a) To facilitate the provision and improvement of adequate wastewater services in order to serve the existing and future needs of the populations of towns, villages and settlements as identified in the Settlement Hierarchy and Core Strategy and as determined by the Water Services Assessment of Needs and as finances permit and in accordance with the Water Framework Directive and the EU Urban Wastewater Directive and Habitats Directive;

(b) To develop, where necessary, and in line with the Core Strategy and Settlement Strategy, additional capacity of existing treatment plants to meet the requirements of future development proposals;

(c) To ensure that all foul water generated is collected and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation.

Objective CDP 8.8: Wastewater Treatment Systems for Un-Serviced Developments

It is an objective of the Development Plan:

To permit the development of single dwelling houses only where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with the Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses EPA (2009).

Objective CDP 8.9: Wastewater Treatment Systems for Un-Serviced Small Businesses and/or Community Facilities

It is an objective of the Development Plan:

To permit the development of treatment systems for small businesses/community facilities in unserviced areas where they are in single ownership and where it is demonstrated to the satisfaction of the Planning Authority that the proposed wastewater treatment system is in accordance with Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses EPA (2009) and Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels, EPA (1999).

Objective CDP 8.10: Wastewater Treatment Systems for Multiple Housing Units

It is an objective of Clare County Council:

To permit the development of single treatment systems for housing developments of 10 houses or less in established rural villages or clusters where it is demonstrated that

a) The proposed wastewater treatment system is in accordance with the Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses EPA (2009) and Wastewater Treatment Manuals-Treatment Systems for Small Communities, Business, Leisure Centres and Hotels EPA (1999).

b) Proper management and maintenance arrangements are in place.

c) There is no threat to the integrity of Natura 2000 sites or NHA's or pNHA's.

4.4 Disposal of Waste Material

There are currently no waste management projects identified for the Shannon Town and Environs Plan area.

The disposal of waste material comes under the Waste Management Act, 1996 (as amended) and Regulations. Clare County Council has jurisdiction in the area of permitting of sites for land reclamation, recovery operations and other activities specified under Schedule 1111 of the Waste Permit Regulations 2007. Other waste disposal facilities including landfills and major recycling sites are under the jurisdiction of the Environmental Protection Agency.

4.5 Major Road Projects

The Shannon Town and Environs Plan contains an objective for the continuation of the existing Aerospace Road.

The provision of major road infrastructure will be subject to a Habitats Directive Assessment as required by Article 6(3) of the Habitats Directive, on a case by case basis. Where appropriate, applications for Strategic Infrastructure will be presented to An Bord Pleanála for their consideration, in accordance with the Strategic Infrastructure Act 2006. A consultation process for major road infrastructure will include referral of project details and the Habitats Directive Assessment for each project to the relevant bodies. For all major road projects a route selection process is informed by a constraints study, the main criteria for which are environmental considerations.

This Habitats Directive Assessment requires text to be added to this objective in relation to the requirement of Habitats Directive Assessment.

4.6 Local Road Improvement Projects

There are a number of Local Road Improvement projects identified for the Shannon Town and Environs Plan area as follows:

IS1 – New Road Links

The development of the southeast of the town, primarily for residential development will require the provision of five new road links, all of which are identified on the settlement plan. The council will secure the provision of these links through the development process from developer contributions.

Typical works associated with local road improvement projects will be supervised to ensure the use of materials, deployment of materials and clean up associated with projects does not give rise to significant negative impacts on local habitats, or on any Natura 2000 site and will be subject to Habitats Directive Assessment.

Objective CDP 17.19 (Natural Heritage and Infrastructural Schemes) of the Clare County Development Plan 2011-2017 states:

It is an objective of the Council to ensure the protection of natural heritage when considering proposed service, infrastructure and proposed roadwork's (both realignments and new roads) located in, close proximity to, or nearby protected ecological sites

The aim of this Objective is to regulate activities where Clare County Council or other bodies are required to undertake infrastructure provision within, or in the vicinity of, Natura 2000 sites, and to provide sufficient safeguards to protect the Natura 2000 Site Network.

4.7 Best Practice and Mitigation for Road Infrastructure Projects

For the road projects outlined above, and if any road project comes forward during the plan-making process, or throughout the lifetime of the Plan, the following best practice and mitigation must be adhered to.

Continuous compliance with relevant environmental standards will be required for all road infrastructure projects, including the implementation of Sustainable Urban Drainage Systems (SUDS), and ensuring full compliance with the measures prescribed under the Shannon International River Basin Management Plan, the European Communities Water Framework Directive 2000/60/EC, the Water Pollution Acts 1977 & 1990, and the Fisheries (consolidation) Act, 1959.

Best Practice Guidelines as specified by the NRA will be adhered to in all cases. The required procedure is as follows:

- A commitment to check the location of designated sites to see if the proposed development lies within, or in the vicinity of, or within the catchments of, Natura 2000 sites or Natural Heritage Areas, and whether the development is likely to have any direct or indirect effects on these designated sites.
- Consultation with National Parks and Wildlife Service and if necessary Clare County Council or others, and comply with the Notifiable Actions procedure as set out by NPWS, when considering works not subject to Planning Permission and that are likely to have a negative effect on the Natura 2000 site.
- Where development is proposed which is liable to have a direct, indirect or in combination effect (taking account of existing development in the area), the development will require a Habitats Directive Assessment, in accordance with the requirements of Article 6.3 of the Habitats Directive.

In addition the following guidance should be followed:

- Fishery Guidelines for Local Authority Works (DCENR, 2008), Regional Fishery Boards
- Eastern Regional Fisheries Board Guidance Notes: 'Requirements for the Protection of Fisheries Habitat during Construction and Development Works at River Sites' (Eastern Regional Fisheries Board, 2006).
- Maintenance and Protection of the Inland Fisheries Resource during Road Construction and Improvement Works - Requirements of the Southern Regional Fisheries Board (Southern Regional Fisheries Board, 2007).

Due regard must also be given to guidance documents including, but not limited to, the following:

- Control of Water Pollution from Construction sites – Guidance for Consultants and Contactors published by CIRIA (2001); and
- NRA Guidelines (2006) NRA Guidelines for the Crossing of Watercourses during the Construction of National Road Scheme.

4.8 Flood Risk

Much of Shannon consists of low-lying coastal flatlands. It is protected from tidal flooding by embankments at a level of approximately 7.3 metres O.D. The existing and future suitability of these embankments to act as flood defence barriers has already been the subject of study as part of a County level Strategic Flood Risk Assessment. Flood risk maps are included as part of Volume 2 of the Clare County Development Plan 2011-2017, while Volume 3 of the Clare County Development Plan 2011-2017 presents the Strategic Flood Risk Assessment.

Flood risk maps for Shannon are included as part of the Shannon Town and Environs Plan. The larger map shows flood risk zones based on a 'naked earth' and does not take account of flood defences, natural topography and other man-made structures, and is used as an indicative tool only to identify areas requiring more detailed flood risk assessment for any future proposed development.. The inset map shows the results of a further flood study undertaken for Shannon which takes into account additional factors in modelling flood risk, including the existing flood defences.

Further to the above, a preliminary flood risk assessment was completed in August 2011 for Shannon as part of the CFRAMS project, a national level strategy for flood risk management in compliance with the requirements of the EU Floods Directive. Shannon will be the focus of further assessment, and detailed flood mapping will be produced, which will be followed by a Flood Risk Management Plan that will provide a definite view on Shannon in the context of future flood risk management and mitigation.

4.9 Living Landscape Designation

There has been a revision to the landscape designation for the county to 'Living Landscapes'. There are three different types of 'Living Landscape', including 'Heritage Landscapes', which take account of the Natura 2000 Site network. These are areas where natural and cultural heritage are given priority and where development is not precluded but happens more slowly and carefully. Part of the Shannon Town and Environs Plan area forms part of the Fergus/Shannon Estuary Heritage Landscape. Sufficient caveats have been included in Chapter 16 (Landscape) of the Clare County Development Plan 2011-2017 to protect the Natura 2000 Site network, including Objective 16.5 which states *'It is an objective of the Development Plan to require that for all proposed developments in Heritage Landscapes, demonstrate that every effort has been made to reduce visual impact. This must be demonstrated for all aspects of the proposal- from site selection through to details of siting & design. All other relevant provisions of the Development Plan must be complied with. All proposed developments in these areas will be required to demonstrate;-*

- *That sites have been selected to avoid visually prominent locations*
- *That site layouts avail of existing topography and vegetation to minimise visibility from scenic routes, walking trails, public amenities and roads.*
- *That design for buildings and structures minimise height and visual contrast through careful choice of forms, finishes and colour and that any site works seek to reduce the visual impact of the development'.*

4.10 Open Space and Natura 2000 Sites

The Land Use Zoning definition of 'Open Space' contains uses which have the potential to impact negatively on Natura 2000 sites. This Habitats Directive Assessment requires the following text to be included in the Draft Shannon Town and Environs Local Area Plan 2012 – 2018:

Any development on lands zoned as Open Space shall:

- a) be appropriate to the lands in question, taking into account ecological sensitivities and constraints;*
- b) comply with the objectives of the County Development Plan, particularly in relation to protection of nature conservation sites, habitats and species; and*

- c) *be subject to ecological impact assessments and/or appropriate assessments as necessary.*
- d) *Any landscaping or planting shall be appropriate in areas of ecological sensitivity and should comprise native species appropriate to the area and local site conditions and require minimal management input. An ecologist should advise in this regard.*

Part of the Shannon Town and Environs Plan area encroaches onto the Lower River Shannon SAC and River Shannon and River Fergus SPA. This includes the entire landward side of the Shannon estuary, the tidal mudflats, the flood protection barrier, Illaunmanagh Point, Illaunagowan Point and Illaunaconeen Point. The Council proposes to designate this entire area as a nature reserve and formalise / enhance the pedestrian routes along the estuary. To achieve this, this area has been zoned as 'Open Space'.

With regard to formalising / enhancing the pedestrian routes along the estuary this may include enhancing the safety and walkability of existing walkways, trimming back or felling some vegetation, appropriate signage, and the erection of bird hides in consultation with NPWS, Clare Biodiversity Ltd and Birdwatch Ireland. It is not likely to include lighting, fencing or works which would require heavy machinery or earth movements.

Any works will be required to carry out Habitats Directive Assessment to ensure no significant negative impacts to water quality, disturbance of wildfowl and waders, or impacts to the Qualifying Interests of the Natura 2000 site.

4.11 Masterplans

This Habitats Directive Assessment requires the following text to be included in the Draft Shannon Town and Environs Local Area Plan 2012 – 2018:

Where a masterplan is required, it must incorporate a habitat and species survey as part of an ecological impact assessment, which will inform a Habitats Directive Assessment, Strategic Environmental Assessment and/or Environmental Impact Assessment, where required.

4.12 Airport Lands

The area designated as 'Airport Lands' in the Draft Shannon Town and Environs Local Area Plan 2012 – 2018 lies partly within and adjacent to the Natura 2000 sites and as such any proposed development will require Habitats Directive Assessment.

4.13 Draft Shannon Town and Environs Local Area Plan and Natura 2000 Sites

This Habitats Directive Assessment requires that the strategic goals of the Shannon Town and Environs Local Area Plan reflect the importance of the Shannon Estuary as both a Special Area of Conservation for habitats and species and a Special Protection Area for birds and wetlands, as well as the extensive natural heritage throughout the Plan area which form important linkages between the Shannon Estuary and wider County Clare countryside.

This Habitats Directive Assessment requires that text be included in the Draft Shannon Town and Environs Local Area Plan 2012 – 2018 to highlight the importance of the Lower River

Shannon SAC and the River Shannon and River Fergus Estuaries SPA. Suggested text as follows:

The Lower River Shannon SAC lies partly within, and adjacent to the Shannon Local Area Plan area. There are extensive intertidal mudflats adjacent to the Plan area, fringed with saltmarsh vegetation, which provide important habitat for overwintering wildfowl and waders. Other habitats for which the Natura 2000 is designated, and which occur in close proximity to the Plan area include, estuaries, lagoons, salicornia and other annuals colonizing mud and sand, Atlantic salt meadows, and Mediterranean salt meadows. In addition, species likely to be found adjacent to the Plan area include all three species of lamprey found in Ireland, Atlantic Salmon and Otters.

The Shannon Estuary is the most important site in Ireland for over-wintering wildfowl and waders, and is an important breeding bird's site in the summer season. It is internationally important for the number and species of overwintering wildfowl and waders, including Annex 1 species such as Whooper Swan, Golden Plover and Bar-tailed Godwit. It also hosts internationally important numbers of Light-bellied Brent Goose, Dunlin, Black-tailed Godwit and Redshank, and nationally important numbers of 17 wintering species. The main macro-invertebrate community present in the vast expanses of intertidal flats is a Macoma-Scrobicularia-Nereis community which provides a rich food resource for the wintering birds. In June 2011, the Department of Arts, Heritage and the Gaeltacht issued a notice of intention to extend the boundary of the River Shannon and River Fergus Estuaries SPA (Site Code 004077), which will approximately overlap with the existing Lower River Shannon SAC designation.

5.0 Pre-Draft Preparations

As part of the Pre-Draft preparations of the Draft Shannon Town and Environs Local Area Plan 2012-2018, site visits to the Plan area took place.

The assessment was based on the proposed new zonings as part of the Pre-Draft preparations, and in consultation with the different departments of Clare County Council.

5.1 Ballycasey Creek

Ballycasey Creek flows along the eastern boundary of the Shannon Town and Environs Plan area, and eventually enters the Lower River Shannon SAC and River Shannon and River Fergus Estuaries SPA. During the Pre-Draft preparations, it was proposed to zone lands on either side of the stream as 'Residential' and 'Low Density Residential', with a proposed road crossing the stream at two locations. It was also proposed that part of the stream be culverted.

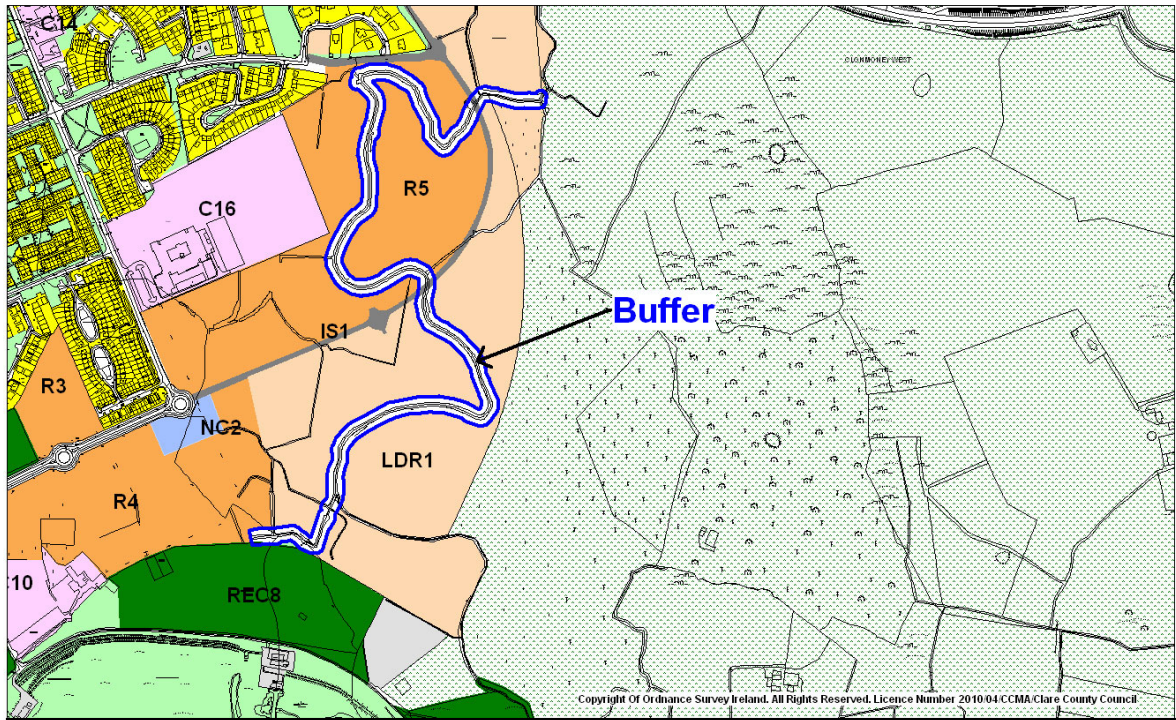
As part of this Habitats Directive Assessment, consultation took place with the Environment Section of Clare County Council in relation to impacts on water quality as a result of culverting this stream, and Inland Fisheries Ireland in relation to the potential of the stream for fisheries.

All watercourses must be considered to be important aquatic habitats and potential fisheries habitats, supporting an extensive range of biodiversity, including both terrestrial and aquatic insects, a wide range of birds, and a significant amount of wildlife.

The culverting of any part of a stream is contrary to the objectives and goals of the Water Framework Directive and Habitats Directive, as well as a breach of Fisheries Legislation and a wide range of other national legislation, all aimed at maintaining and improving aquatic ecosystems and preserving biodiversity, not only in the watercourse itself, but in the adjacent riparian zone.

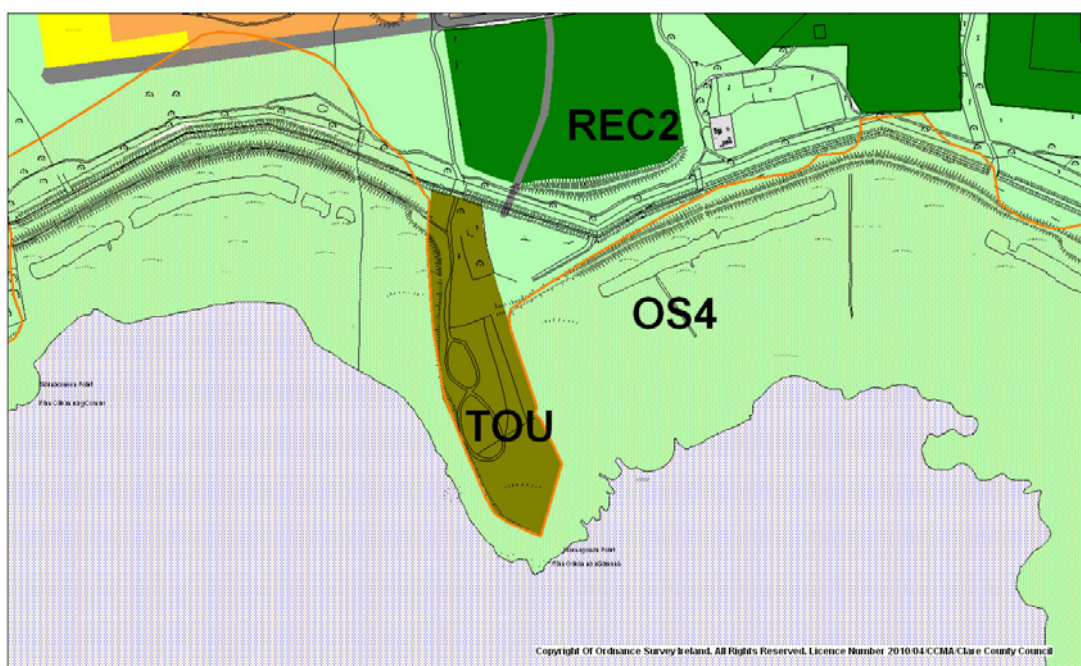
Culverting of this watercourse would seriously impact on the Natura 2000 site and would reduce both water quality and diversity in the SAC. In particular, the reduction in food items would have a significant impact on birds visiting and feeding in this area of the estuary. In addition, the culverting of this stream may lead to accelerated discharge from a loss of attenuation, and may prevent the early detection of pollution events in the future.

On this basis, this Habitats Directive Assessment requires that this stream is retained as is, with a buffer of at least 10metres on both sides. In addition, this buffer must be shown on the zoning maps as follows:



5.2 Illaunagowan Point

During the Pre-Draft preparations, it was proposed to zone Illaunagowan Point headland as Tourism. The headland is outside, but adjoining the Natura 2000 sites. The purpose of this zoning was to develop a tourist information / interpretative centre at this location to promote the estuary for environmentally sensitive tourist related activity including inter alia – walking, biodiversity trails, bird watching etc. This centre would be complimented by other appropriate uses such as a restaurant, children's play area etc. The location of this zoning is directly in line with Bothar Na Rinne, thereby affording the opportunity to consolidate this route as the main 'spine' of the town, providing a facility at the southernmost extent, which will draw people down to the Estuary. The proposed zoning is shown as TOU in the map below:



The headland currently contains a backdrop of woodland which opens into a green open space with benches, which offers spectacular views of the Shannon Estuary, and is a popular recreational area. The headland is surrounded by mudflats and saltmarsh, and is an important bird habitat.

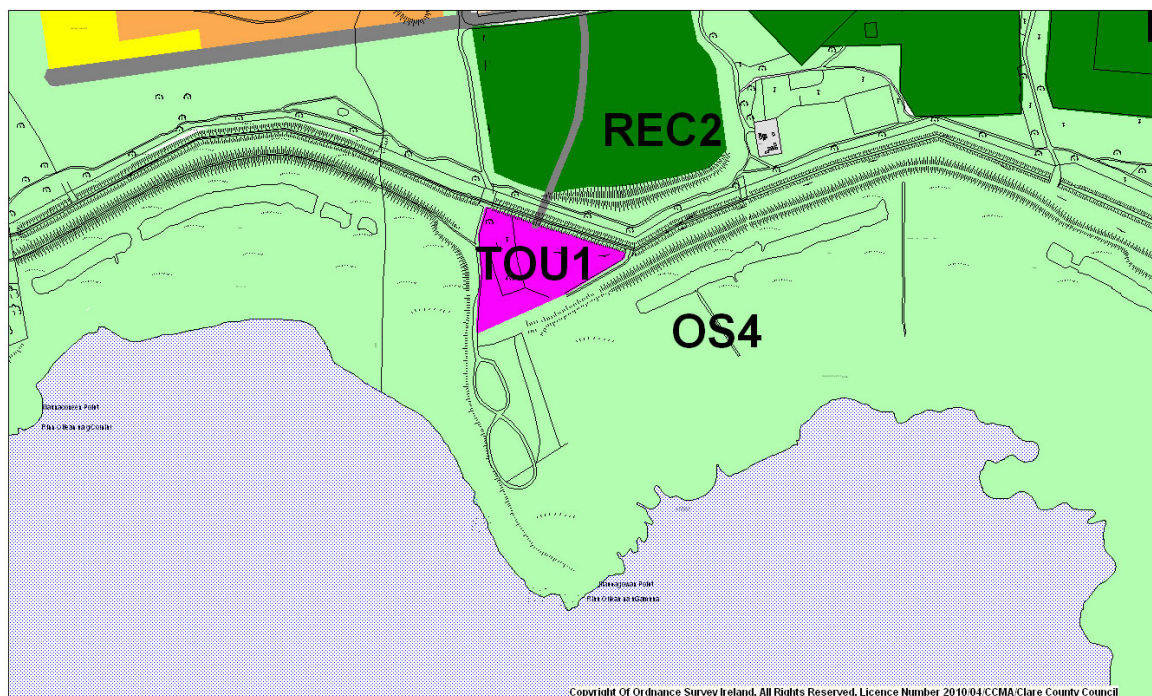
As part of this Habitats Directive Assessment, the Environmental Assessment associated with Planning Application P07-2019 (Development at Illaunamannagh) was consulted. As part of this assessment, bird counts were undertaken during spring tides on 20th December, 2007, 28th January, 2008, and 22nd February 2008. Counts were made during low water and at high water to determine both feeding utilization as well as roosting utilization at, and in the vicinity of Illaunamannagh. The bird counts were grouped for both bays either side of Tullyvaraga Point, which includes the bay directly adjacent to Illaunagowan Point. Irish Wetland Bird Survey Counts from 2005/2006 for this area (Rineanna Point to Illaunabeg Point) were also used as part of this Environmental Assessment to put the recorded bird counts in the context of the adjacent estuary.

The mudflats on either side of Tullyvaraga were shown to be particularly important for Dunlin, Redshank and Golden Plover, with flocks occasionally approaching and exceeding 1% of the national population, with both Dunlin and Redshank use the area for both feeding and roosting. In addition, the adjacent saltmarsh and waterlogged grasslands are used for both foraging and roosting, most notably by curlew, snipe and oystercatcher. Illaunagowan Point is also identified in the Environmental Assessment as a possible alternative roost site.

The location of the zoning on Illaunagowan Point was likely to result in significant disturbance of wildfowl and waders for which the Natura 2000 sites are designated. A structure on this headland would likely lead to disturbance during construction, as well as a significantly increased concentration of recreational pressure, lighting, noise, and vehicles during operation. This would contravene Objective CDP 17.20 – Ecologically Protected Areas of the Clare County Development Plan 2011-2017 (It is an objective of Clare County Council: To ensure that development that would lead to excessive disturbance to wildlife in ecologically protected areas, in particular activities relating to recreation, tourism, marina development and leisure activities is not normally permitted).

In addition, the construction phase of a development at this location would have the potential to result in surface runoff and impacts on the water quality of the Natura 2000 site, while any associated water supply and wastewater infrastructure would also have the potential to impact on the Natura 2000 site.

On the basis of the above information, it was proposed to relocate the zoning to just behind the headland as indicated by TOU1 on the map below. This new location is more suitable in terms of concentration of recreational pressure and disturbance, with a much reduced likelihood of significant negative impacts on the Natura 2000 site or its qualifying interests.



The following objective has been included in the Draft Shannon Town and Environs Local Area Plan 2012 – 2018 in relation to this zoning:

To secure the development of the TOUT1 site for tourism related development subject to satisfactorily addressing all environmental constraints and in accordance with the following criteria:

- *Proposals shall relate strongly to the exceptional setting and demonstrate physical integration with the existing environment;*
- *Any building shall be appropriate in scale to this sensitive location and shall maximise the views afforded of the Estuary at this location;*
- *Design and layout of the new development shall be of a suitably high standard to compliment and enhance this prominent location.*
- *Vehicular access to the site shall be taken off the southern relief road to the north, across site REC2, as indicated by the designated infrastructure safeguard at this location. Access will be restricted to any future facility, with any associated parking (apart from disabled parking) located outside of the TOUT1 site.*
- *A construction management plan and hydrological report shall also be required to accompany all development proposals.*
- *The requirements of Habitats Directive Assessment shall be met.*

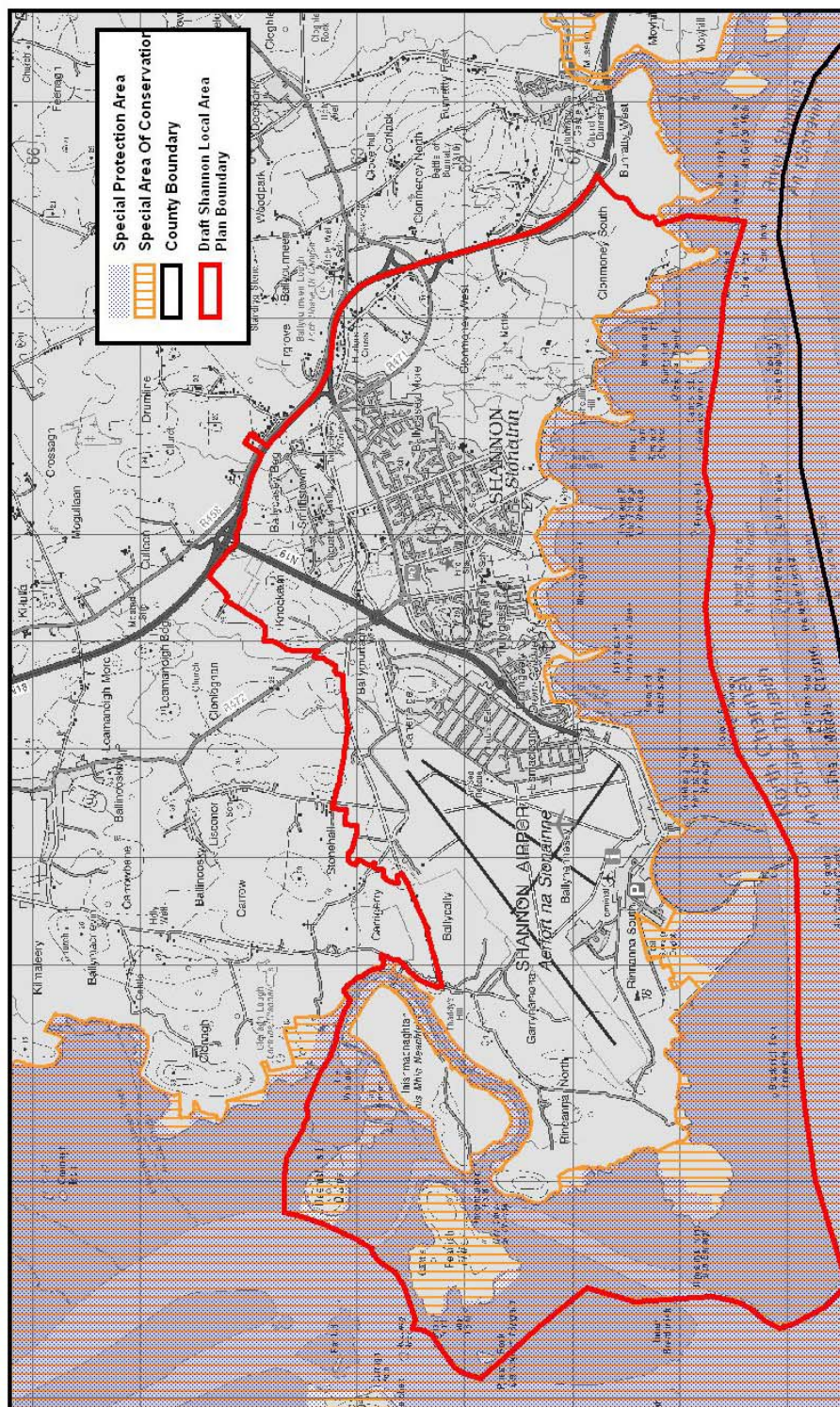
6.0 Conclusion

If the requirements of this Habitats Directive Assessment are implemented in the Draft Shannon Town and Environs Local Area Plan 2012-2018, then the Draft Shannon Town and Environs Local Area Plan 2012-2018 will not have a negative impact on the Natura 2000 Site Network.

The requirements outlined in Sections 4.5, 4.10, 4.11, 4.12, 4.13, 5.1 and 5.2 have been incorporated into the Draft Shannon Town and Environs Local Area Plan 2012 – 2018.

Implementation of Objectives in the Clare County Development Plan 2011-2017, and particularly Objective CDP 17.3 and Objective CDP 17.4 will ensure overarching safeguards for the protection of the Natura 2000 Site Network within the Shannon Town and Environs Plan area. In addition, the Draft Shannon Town and Environs Local Area Plan 2012-2018 contains a specific objective (Objective LAP1) for Habitats Directive Assessment.

7.1 Natura 2000 Sites within the Plan Boundary



7.2 Status of Annex 1 habitats occurring within the Lower River Shannon SAC based on 'The Status of EU Protected Habitats and Species in Ireland 2008' (NPWS)

Annex I Habitat Type (*priority habitat)	Status
Coastal Lagoons*	Bad
Reefs	Poor
Perennial vegetation of stony banks	Poor
Large shallow bays and inlets	Poor
Watercourses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachium</i> vegetation	Bad
Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicetum albae)*	Bad
Atlantic salt meadows (<i>Glaucoscleria maritima</i>)	Poor
Mediterranean salt meadows	Poor
<i>Salicornia</i> and other annuals colonising mud and sand	Poor
Vegetated sea cliffs of the Atlantic and Baltic coasts	Poor
Estuaries	Poor
Mudflats and sandflats not covered by seawater at low tide	Poor
<i>Spartina</i> swards	Poor
Sandbanks which are slightly covered by sea water at all times	Poor

7.3 Status of Annex II species occurring within the Lower River Shannon SAC based on 'The Status of EU Protected Habitats and Species in Ireland 2008' (NPWS)

Annex II Species	Status
Otter	Poor
Salmon	Bad
Brook Lamprey	Good
Sea Lamprey	Poor
River Lamprey	Good
Freshwater Pearl Mussel	Bad
Bottle-nosed Dolphin	Good

7.4 Natura 2000 Sites within the Shannon Town and Environs Plan Area – Qualifying Interests and Current Threats

Site	Qualifying Interests/ Special Conservation Interests * Indicates Priority Habitats	Current Threats to Qualifying Interests/ Special Conservation Interests
River Shannon and River Fergus Estuaries SPA Site Code 004077	<p>Wetland including intertidal flats, salt marsh vegetation, mudflats, stony and shingle beaches</p> <p>Waterbirds including:</p> <p>International Population:</p> <ul style="list-style-type: none"> - Dunlin - Black-tailed Godwit - Redshank - Light-bellied Brent Goose <p>National Population:</p> <ul style="list-style-type: none"> - Cormorant - Whooper Swan - Shelduck - Wigeon - Teal - Pintail - Shoveler - Scaup - Ringed Plover - Golden Plover - Grey Plover - Lapwing - Knot - Bar-tailed Godwit 	<p>Threats include aquaculture, invasive species, boating, recreation, loss of habitats (feeding, roosting, (breeding), reduced stocks of prey species, inappropriate grazing, trampling, erosion, disturbance to birds, their flight paths and breeding areas, disturbance of sea cliffs, sea pollution, inappropriate development and changes to hydrology of the site.</p>

	<ul style="list-style-type: none"> - Curlew - Greenshank - Black-headed Gull <p>Annex I species:</p> <ul style="list-style-type: none"> - Whooper Swan - Golden Plover - Bar-tailed Godwit 	
Lower River Shannon Site SAC Site Code 002165	<p>Estuaries Mudflats and sandflats not covered by seawater at low tide</p> <p>Coastal lagoons</p> <p>Vegetated sea cliffs of the Atlantic and Baltic coasts</p> <p>Salicornia and other annuals colonizing mud and sand</p> <p>Atlantic salt meadows (<i>Glaucopuccinellietalia maritima</i>)</p> <p>Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i>, <i>Salicion albae</i>)</p> <p>Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation</p> <p>Sandbanks which are slightly covered by sea water all the time</p> <p>Large shallow inlets and bays</p>	<p>Threats to estuaries include aquaculture; fishing; coastal development and water pollution. Specific activities may include fishing, bait digging, removal of fauna, reclamation of land, coastal protection works and invasive species, particularly cord-grass.</p> <p>For coastal lagoons the most damaging activity is deliberate drainage, sea level rise, natural silting-up and excessive nutrient enrichment.</p> <p>For Cliffs, threats include erosion; grazing; recreational pressures; development of golf courses and housing; dumping and cutting of peat. In some cases coastal protection works interfere with the natural functioning of sea cliffs.</p> <p>For Salicornia and other annuals, threats include invasive species, sea level rise, erosion and accretion.</p> <p>The main threats to salt meadows are overgrazing by sheep and cattle, invasive species, sea level rise, land disturbance and erosion.</p> <p>Threats to Alluvial forests include inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber.</p> <p>The main threats to water courses include eutrophication; sea level rise, overgrazing, excessive fertilisation; afforestation; and the introduction of invasive alien species.</p> <p>Threats to sandbanks include the potential for aggregate extraction, sand extraction and wind farm development.</p> <p>Main threats to inlets and bays include professional fishing; taking of flora and fauna; water pollution; climate change; and change in species composition.</p>

	Reefs	Main threats to Reefs include professional fishing; taking of flora and fauna; water pollution; climate change; and change in species composition.
	Perennial vegetation of stony banks	For stony banks, the main threats are disruption of the sediment supply, removal of gravel, trampling, horse riding and vehicles.
	Spartina swards (Spartinion maritimae)	As Spartina is considered to be an invasive alien species in Ireland, it is assessed in a different way to other habitats. Increases in the area and extent of this habitat are considered unfavorable.
	Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	Threats to Molinia meadows include agricultural intensification, inappropriate grazing levels, invasive species, drainage and abandonment of pastoral systems.
	European River Lamprey (Lampetra fluviatilis) Brook Lamprey (Lampetra planeri) Sea Lamprey (Petromyzon marinus)	Threats to this Lamprey include channel maintenance, barriers, passage obstruction, gross pollution and specific pollutants.
	Atlantic Salmon (Salmo salar)	For Salmon, threats include cultivation, pesticides; fertilization; water pollution; biocenotic evolution; accumulation of organic material; eutrophication; over-fishing; forest-related pressures; parasites.
	Bottlenose Dolphin (Tursiops truncatus)	Threats to Dolphins include by-catch in fishing gear, pollution of the marine environment, habitat degradation and increased disturbance from dolphin watching boat trips.
	Otter (Lutra lutra)	Threats to Otters include use of pesticides; fertilization; vegetation removal; professional fishing (including lobster pots and fyke nets); hunting; poisoning; sand and gravel extraction; mechanical removal of peat; urbanised areas; human habitation; continuous urbanization; industrial or commercial areas; discharges; disposal of waste; drainage; management of aquatic and bank vegetation for drainage purposes; removal of sediments; and canalization or modifying structures of inland water course.
	Freshwater Pearl Mussel (Margaritifera margaritifera)	Threats to Pearl Mussel include nutrient enrichment, siltation, afforestation, inappropriate development, blockages to river, loss of vector (salmon).

7.5 Natura 2000 Sites within 15km of Shannon Town and Environs Plan Area – Qualifying Interests, Current Threats and Plan Impacts

Site	Qualifying Interests/ Special Conservation Interests * Indicates Priority Habitats	Current Threats to Qualifying Interests/ Special Conservation Interests	Plan Impacts
Poulnagordon Cave SAC Site Code 000064 Co. Clare	Annex II species: - Lesser Horseshoe bat (Rhinolophus hipposideros) Phreatic rift maze cave with large numbers of fossil corals	Threats to bats include loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites. Threats to caves can relate to activities within the cave itself (e.g. dumping), or those adjacent to the cave which may impact directly on its structure (e.g. road development), or indirectly on the suitability of the cave for lesser horseshoe bats (e.g. adjacent housing). Specific threats include human habitation and recreation adjacent to the cave system; disposal of household waste; road development; speleology (which leads to the disturbance of bats); vandalism; and inundation.	Following Mitigation, No Impacts Noted
Lough Gash Turlough SAC Site Code 000051 Co. Clare	Turlough Red list data species: - Northern Yellow-cress - Orange Foxtail - Pochard (Aythya ferina) - Gadwall (Anas strepera) Others: - Coot (Fulica atra) - Tufted Duck (Aythya fuligula) - Mallard (Anas platyrhynchos) - Snipe (Gallinago gallinago) - Mute Swan (Cygnus olor)	For Turloughs, threats include nutrient enrichment, inappropriate grazing, drainage, peat cutting, marl extraction and quarrying. Threats include inappropriate grazing, aquaculture, invasive species, boating, recreation, loss of habitats, disturbance to birds (feeding, roosting, breeding, flight paths), water pollution, inappropriate development and changes to hydrology of the site.	Following Mitigation, No Impacts Noted
New Hall and Edenvale Site SAC Site Code 002091	Annex II species: Lesser Horseshoe bat (Rhinolophus hipposideros)	Threats to bats include loss of suitable summer and winter roosting sites due to the demolition	Following Mitigation, No Impacts Noted

Co. Clare	Caves	<p>or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites.</p> <p>Threats to caves can relate to activities within the cave itself (e.g. dumping), or those adjacent to the cave which may impact directly on its structure (e.g. road development), or indirectly on the suitability of the cave for lesser horseshoe bats (e.g. adjacent housing). Specific threats include human habitation and recreation adjacent to the cave system; disposal of household waste; road development; speleology (which leads to the disturbance of bats); vandalism; and inundation.</p>	
Pouladatig Cave SAC Site Code 000037 Co. Clare	<p>Annex II species: Lesser Horseshoe bat (Rhinolophus hipposideros)</p> <p>Caves not open to the public</p>	<p>Threats to bats include loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites.</p> <p>Threats to caves can relate to activities within the cave itself (e.g. dumping), or those adjacent to the cave which may impact directly on its structure (e.g. road development), or indirectly on the suitability of the cave for lesser horseshoe bats (e.g. adjacent housing). Specific threats include human habitation and recreation adjacent to the cave system; disposal of household waste; road development; speleology (which leads to the disturbance of bats); vandalism; and inundation.</p>	Following Mitigation, No Impacts Noted
Old Domestic Building, Keevagh SAC Site Code 002010 Co. Clare	Annex II species: Lesser Horseshoe bat (Rhinolophus hipposideros)	Threats to bats include loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites.	Following Mitigation, No Impacts Noted
Ratty River Cave SAC	Annex II species: Lesser Horseshoe bat	Threats to bats include loss of suitable summer and winter	Following Mitigation, No

Site Code 002316 Co. Clare	(Rhinolophus hipposideros) Caves not open to the public	roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites. Threats to caves can relate to activities within the cave itself (e.g. dumping), or those adjacent to the cave which may impact directly on its structure (e.g. road development), or indirectly on the suitability of the cave for lesser horseshoe bats (e.g. adjacent housing). Specific threats include human habitation and recreation adjacent to the cave system; disposal of household waste; road development; speleology (which leads to the disturbance of bats); vandalism; and inundation.	Impacts Noted
Knockanira House SAC Site Code 002318 Co. Clare	Annex II species: Lesser Horseshoe bat (Rhinolophus hipposideros)	Threats to bats include loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites.	Following Mitigation, No Impacts Noted
Danes Holes, Poulnalecka SAC Site Code 000030	Annex II species: Lesser Horseshoe bat (Rhinolophus hipposideros) Caves not open to the public	Threats to bats include loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites. Threats to caves can relate to activities within the cave itself (e.g. dumping), or those adjacent to the cave which may impact directly on its structure (e.g. road development), or indirectly on the suitability of the cave for lesser horseshoe bats (e.g. adjacent housing). Specific threats include human habitation and recreation adjacent to the cave system; disposal of household waste; road development; speleology (which leads to the disturbance of bats); vandalism; and inundation.	Following Mitigation, No Impacts Noted

	Old sessile oak woods with Ilex and Blechnum in British Isles	Threats to Oak woods include the introduction of alien species, sub-optimal grazing patterns, general forestry management, increases in urbanization, adjacent human habitation and construction of communication networks.	
Kilkishen House SAC Site Code 002319 Co. Clare	Annex II species: Lesser Horseshoe bat (Rhinolophus hipposideros)	Threats to bats include loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites.	Following Mitigation, No Impacts Noted
Askeaton Fen Complex SAC Site Code 002279 Co. Limerick	Calcareous fens with Cladium mariscus and species of the Caricion davallianae Alkaline fen	Threats to Calcareous fens include peat or turf cutting, arterial drainage, local drainage and agricultural reclamation, infilling of sites with building waste, dumping of household refuse, afforestation, water pollution and urban expansion. Threats to Alkaline fens include peat mining activities, land drainage, infilling, fertiliser pollution and eutrophication.	Following Mitigation, No Impacts Noted.
Curraghchase Woods SAC Site Code 000174 Co. Limerick	Annex II species: Lesser Horseshoe bat (Rhinolophus hipposideros) Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) Taxus baccata woods of the British Isles*	Threats to bats include loss of suitable summer and winter roosting sites due to the demolition or renovation of derelict buildings for human occupation, loss of commuting routes linking roosts to foraging sites, and loss of suitable foraging sites. Threats to Alluvial forests include inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber. For Taxus baccata, the main threat is invasive species	Following Mitigation, No Impacts Noted
Barrigone SAC Site Code 000432 Co. Limerick	Semi-natural dry grasslands and scrub facies on calcareous substrates (Festuco-Brometalia) (*important orchid sites)* Limestone pavements*	Threats to Semi-natural dry grasslands include the abandonment of traditional agricultural practices and reclamation. Threats to Limestone Pavements include quarrying, reclamation for agriculture and reduced farming activity which facilitates scrub	Following Mitigation, No Impacts Noted.

	<p>Juniperus communis formations on heaths or calcareous grassland</p> <p>Marsh Fritillary</p>	<p>encroachment. Intensive agriculture and domestic/municipal waste sources in the vicinity of pavement may also threaten groundwater.</p> <p>For Juniperus communis formations the main threats include overgrazing; fire; agricultural expansion; invasion by alien species particularly Rhododendron ponticum and poor regeneration.</p> <p>Threats to the Marsh Fritillary include the abandonment of traditional pastoral systems, infrastructure developments and increased urbanisation</p>	
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**Part 2: Habitats Directive Assessment for Proposed
Material Alterations to the Draft Shannon Town &
Environs Local Area Plan 2012-2018 (June 2012),
including response to submissions made (December
2nd 2011 – February 1st 2012)**

Glossary

Habitats Directive Assessment Report (this document) – Now referred to as Natura Impact Report as per recent planning and wildlife legislation.

Natura 2000 Sites, (Candidate) Special Area of Conservation, (Proposed) Special Protection Area – Now referred to as European Sites as per recent planning and wildlife legislation.

1.0 Introduction

There are two main sections to this Habitats Directive Assessment report which reflects the different stages of the Plan-making process.

Section 2.0 assesses the submissions made to the Draft Shannon Town & Environs Local Area Plan 2012-2018 from December 2nd 2011 to February 1st 2012, and the subsequent Manager's Report.

Following consideration of the Manager's Report, the elected members of Clare County Council resolved to make alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018. Section 3.0 assesses the alterations made to the Draft Shannon Town & Environs Local Area Plan 2012-2018.

2.0 Managers Report to Elected Members on submissions to the Draft Shannon Town & Environs Local Area Plan 2012 - 2018 (March 2012)

Following the preparation of the Draft Shannon Town & Environs Local Area Plan 2012-2018, the Draft Local Area Plan was placed on public display for a period of 6 weeks from December 2nd 2011 to February 1st 2012.

Submissions were invited on the contents of the Draft Local Area Plan and the associated Strategic Environmental Assessment Environmental Report.

In all, 50 formal written submissions were received by Clare County Council within the statutory time frame. In response to these submissions, a Manager's Report has been prepared.

The Manager's Report forms part of the statutory procedure for preparing a local area plan. Its purpose is to report on the outcome of the statutory consultation process as set out under Section 20 of the Planning and Development Acts, 2000 to 2010.

As part of the Manager's Report, all 50 submissions were assessed by the Habitats Directive Assessment process, and the recommendations of the Habitats Directive Assessment have been incorporated into the recommendations of the Manager's Report.

This Habitats Directive Assessment is issued without prejudice to any future surveys and assessments that may be required as part of any plan or project or any other information that may be made available by the National Parks and Wildlife Service (NPWS) or others.

These submissions were addressed as outlined below.

2.1 (A): Submission Ref. 001 (a) – DoECLG

The submission states *'it is also noted however that the HD Report required some additional text to be added to specific objectives, but it is unclear where or how these matters have been incorporated into the text, (for example see section 4.5 and 4.10 of the HD assessment).'*

Section 4.5 of the original Habitats Directive Assessment report refers to an objective (Objectives 4.7 and 12.1) for the continuation of the existing Aerospace Road, and the Habitats Directive Assessment required text to be added to this objective in relation to the requirement of Habitats Directive Assessment.

Given that the implementation of the objective would be subject to several environmental directives, including the Habitats Directive, the text added to the objective was *'subject to all environmental considerations'*.

This change in text is not considered likely to negatively impact on the Natura 2000 Site Network.

Section 4.10 of the original Habitats Directive Assessment report refers to text required in respect of Open Space and Natura 2000 Sites. Appendix 4 of the Draft Shannon Town and

Environs Local Area Plan 2012 – 2018 refers specifically to the Habitats Directive Assessment, and the subject text is included therein.

The submission also refers to quantum of residential lands, public safety zones, and water quality monitoring.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that reference be made to ERM's Public Safety Zone study of Cork, Dublin and Shannon Airports, in section 4.5 of the Draft Plan. Also, that the Draft Plan states in section 4.5 that Guidelines on Public Safety Zones will be issued in due course by the DECLG.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.1 (B): Submission Ref. 001 (b) - DoAHG

The submission from the Department of Arts, Heritage and the Gaeltacht highlighted a number of deficiencies in the Habitats Directive Assessment Report. For ease of reference, the submission will be broken down and addressed as set out below.

2.1 (B).1

The submission states that '*terminology such as Natura Impact Report (NIR) and European site is used as per recent planning and wildlife legislation*'.

It should be noted that Section 1.1 of the original Habitats Directive Assessment makes reference to the usage of terminology in the Plan and in the remainder of the Habitats Directive Assessment Report.

Given the plethora of terms arising from planning and wildlife legislation and guidance over the last number of years, it is considered prudent to retain the existing terminology to avoid confusion at this time.

In addition, the Clare County Development Plan 2011 – 2017, the parent document of the draft Shannon Local Area Plan, uses the terminology 'Habitats Directive Assessment' and 'Natura 2000 Sites'. As such, it is considered prudent to continue to use the same terminology until such time as a new County Development plan is in place.

Notwithstanding this, a glossary of terms has been included at the beginning of this report.

2.1 (B).2

The submission states that '*the plan and the European Natura 2000 sites are not adequately described, and scientific evidence and objective criteria are not presented to justify the determinations reached*'

Section 2 of the original Habitats Directive Assessment Report describes the Plan. This description includes the policy background, relationship with other plans, and sustainable development.

As outlined in the original Habitats Directive Assessment Report, each of the chapters of the Draft Shannon Town and Environs Local Area Plan 2012-2018 correspond to a strategic goal, aimed at achieving a vision for Shannon (See Section 1.4 and 1.5 of the Draft Local Area Plan). Each strategic goal is supported by specific objectives and land-use zonings. It is these objectives and land-use zonings which are the elements of the Plan that have the potential to impact on the Natura 2000 Site Network. As such, the Habitats Directive Assessment assessed all objectives and land-use zonings at the pre-draft stage of the Plan-making process, both individually and cumulatively, in order to determine if the Plan was likely to impact on the Natura 2000 Site Network. The strategic goals are as follows:

- To foster a strong identity and sense of place
- To proactively pursue the continued growth of Shannon as a centre of industrial and business excellence
- To enable the continued growth and development of Shannon International Airport
- To secure a vibrant and viable town centre
- To deliver quality housing and sustainable communities
- To facilitate community, social, cultural and recreational development
- To actively pursue a low carbon strategy
- To develop Shannon as a visitor destination
- To protect and enhance the natural and built environment
- To deliver an integrated and coherent green infrastructure strategy, encouraging walking, cycling and recreation
- To maximise infrastructural resources, including the Shannon Estuary

Appendix 1 includes an updated screening of the objectives and land-use zonings under each of these strategic goals. It refers to the accompanying version of the Draft Shannon Town and Environs Local Area Plan 2012-2018 which includes the recommendations from the Manager's Report to Elected Members on submissions to the Draft Shannon Town & Environs Local Area Plan 2012 – 2018, and the Proposed Material Alterations to the Draft Shannon Local Area Plan 2012-2018 (April 17th 2012) by the Elected Members.

2.1 (B).3

The submission states that *'there is little screening for significant effects outside the plan area and little consideration of effects arising in combination with other plans and projects'*.

Appendix 2 includes an updated screening of the objectives and land-use zonings of the Plan in terms of their likely impact on the Natura 2000 Site Network outside the Plan area. It refers to the accompanying version of the Draft Shannon Town and Environs Local Area Plan 2012-2018 which includes the recommendations from the Manager's Report to Elected Members on submissions to the Draft Shannon Town & Environs Local Area Plan 2012 – 2018, and the Proposed Material Alterations to the Draft Shannon Local Area Plan 2012-2018 (April 17th 2012) by the Elected Members.

With respect to the relationships with other plans and projects, the original Habitats Directive Assessment Report refers to a number of Plans and Projects including the Clare County Development Plan 2011 – 2017 (Parent document to the Local Area Plan) and the Strategic Integrated Framework Plan for the Shannon Estuary, however, it is acknowledged

that there is not sufficient detail included in the original report. More detailed information is set out below.

Clare County Development Plan 2011-2017

The Clare County Development Plan 2011-2017 is a six year Plan for the County that sets out planning policy and objectives for that period. It is the 'parent' document of the Draft Shannon Town and Environs Local Area Plan 2012-2018, and sets out the vision for the County as follows:

'A County where people want to live and work sustainably and visit because of its unique quality of life. An inclusive County of sustainable communities that each have respect for their environment, a sense of awareness of place, a sense of shared purpose and a sense of civic pride'.

This vision will be achieved through twenty key goals, including the following.

'A County Clare where the overall strategic objectives of the County Development Plan are translated into Local Area Plans containing detailed land-use zonings and master-planning of neighbourhoods in an evidenced based, plan-led approach with a focus on ensuring a high quality of life'.

Objective CDP 6.3(d) of the Clare County Development Plan 2011-2017 (outlined below) sets out the objective to prepare a local area plan for Shannon town and its environs.

Objective CDP 6.3(d): *To facilitate and permit the economic development of Shannon town and environs including Shannon Airport in accordance with the strategic goals and detailed objectives of this Development Plan through the preparation of a Local Area Plan for Shannon Town and Environs.*

The Clare County Development Plan 2011-2017 incorporates national and regional policies and sets the strategic context for the Draft Shannon Town and Environs Local Area Plan 2012-2018. The local area plan must be consistent with the objectives of the Clare County Development Plan 2011-2017.

In this regard, there are a number of important objectives in the Clare County Development Plan 2011 – 2017 which seek to protect the Natura 2000 Site Network, the wider biodiversity and the environment. The most relevant of these are outlined below.

Chapter 8 (Water Supply and Wastewater Services) includes objectives to protect and conserve the county's water resources in line with the Water Framework Directive, while also facilitating the sustainable provision of water and wastewater provision (Section 4.1, 4.2 and 4.3 of original Habitats Directive Assessment Report refers).

Chapter 9 (Environment) includes objectives to protect and conserve the county's environment, including objectives for flood risk management and climate change.

Chapter 14 (Shannon Estuary) contains objectives for the sustainable development of the Shannon Estuary and is dealt with further in the Strategic Integrated Framework Plan for the Shannon Estuary below. However, it should be noted that all objectives for development in this chapter are appended by the requirement that *'developments shall not adversely affect species and habitats designated by the Habitats Directive'*.

Chapter 15 (Marine and Coastal Zone Management) contains objectives for integrated coastal zone management, coastal erosion and flooding.

Chapter 17 (Natural Heritage) contains objectives to protect and conserve the Natura 2000 Site Network, all designated and non-designated sites of local biodiversity value, nature reserves, wildlife sanctuaries, and the wider biodiversity. It also includes objectives to ensure any development likely to impact on the Natura 2000 Site Network is subject to Habitats Directive Assessment in line with Article 6(3) and 6(4) of the Habitats Directive.

Strategic Integrated Framework Plan for the Shannon Estuary

The Draft Shannon Town and Environs Local Area Plan contains a number of objectives which refer to the development potential of the Shannon Estuary as follows:

Objective 3.12: To maximise the opportunities for economic and employment generating development as a result of Shannon Town and Environs' strategic location adjacent to the Shannon Estuary.

Objective 11.7: To maximise the amenity and tourism potential provided by the Shannon Estuary, subject to all environmental considerations.

Objective 12.9: To maximise the opportunities for Shannon Town and Environs to benefit from its strategic location adjoining the Shannon Estuary.

The generic nature of these objectives reflects the Plan's cognisance of the Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary which is currently underway.

As outlined in the Clare County Development Plan 2011 - 2017, the SIFP will:

- identify the conservation objectives, qualifying interests and sustaining resources relevant to all parts of the Estuary;
- establish the likely range of types of economic activity that are likely to take place within the reasonably foreseeable future – including energy, transportation, industry, tourism and services;
- establish the needs of such uses in terms of land condition, holdings, infrastructure and sustaining services;
- estimate the likely range of environmental effects that would arise from the development and existence of such activities;
- identify measures – including identification of sites to be zoned, infrastructure to be reserved or developed and the conditions to be attached thereto;
- assess the impacts of likely developments using the methods stipulated by Habitats Directive Assessment (HDA);
- provide the basis for relevant agencies and authorities to adopt and approve policies, plans and projects that are shown not to have effects on the integrity of Natura 2000 sites.

Upon completion, the SIFP will be incorporated into the Development Plans for Clare, Limerick, Limerick City and Kerry (Parent documents to all Local Area Plans adjoining Shannon Estuary). In this way, any cumulative impacts upon the Shannon Estuary from adjoining local area plans can be more easily identified and better addressed.

Shannon Town Green Infrastructure

Clare County Council, at the time of writing, are assessing tenders from suitably qualified parties for a design guide and design proposal in relation to Shannon Town Green Infrastructure and Shannon Town Park. The Heritage Council part-funds this project.

This project is for the development of:

- Green infrastructure plan and design guide for the green infrastructure and development of Shannon, having regard to the draft Shannon Town and Environs Local Area Plan 2012-2018, including the proposed circulation routes, with a subsequent focus on key green infrastructure areas and their interconnecting green corridors, [work package A], and
- Detailed design proposal for Shannon Town Park based on, and consistent with the concepts and designs of the outcome of the Green Infrastructure Plan and Design Guide for the future development of the area of Shannon [work package B].

There are five specific green infrastructure areas in Shannon under review along with their interconnecting green corridors, as follows and set out in order of priority below:

- Embankment of Shannon Estuary
- Shannon Wetlands
- Planting/placemaking proposals for 4 specific nodes/junctions identified in the Shannon Town and Environs Local Area Plan 2012 – 2018 (Identified on map associated with tender).
- Tullyvarraga Hill
- Tullyglass Hill
- And their interconnecting green corridors

A Habitats Directive Assessment will be carried out as part of this project.

2.1 (B).4

*The submission states that 'Of particular concern, the plan area includes Shannon Airport Lagoon within Lower River Shannon cSAC. This is an example of the Habitats Directive Annex I priority habitat, *Coastal lagoons [1150], and is a conservation interest of the SAC. The lagoon is linked with the drainage of a large part of the airport site and, hence, of the plan area. The conservation condition of the lagoon is already unfavourable. It is noted that one of the key goals of the plan is 'to drive the continued growth and development of Shannon International Airport'. There is no acknowledgement of the problems that already exist within the plan area'.*

It is acknowledged that there are existing issues with the conservation of the Shannon Airport Lagoon, and in response to these issues, the Plan contains caveats in Objective 4.1 to ensure that any development or expansion of Shannon International Airport is subject to the requirements of Habitats Directive Assessment. In addition, Objective 4.2, which relates to safeguarding and facilitating the improvement/upgrade of the key infrastructural resources within the Airport lands, including the treatment plant, airport lands water supply, storm water network and fuel depot, are all subject to the requirements of Habitats Directive Assessment.

Notwithstanding this, it is acknowledged that the original Habitats Directive Assessment report does not fully describe and acknowledge the importance of the Shannon Airport Lagoon as a priority habitat within the Plan area, and its conservation. This shortcoming is addressed below, and it is further required by the Habitats Directive Assessment that text be included in Chapter 4 of the Draft Plan.

'The area usually referred to as the Shannon Airport Lagoon contains a variety of natural and semi-natural habitats, including the lagoon, mudflats, tidal creeks, salt marsh, drainage ditches, reed swamp, large sedge swamp, tall herb swamp, fresh water marsh, rich fen, calcareous grassland, amenity grassland, scrub and exposed sand, gravel or till. These can be subdivided into three distinct habitats, namely the brackish lagoon, the reed-beds, marsh and willow scrub which surround the lagoon and extend to the boundaries of the golf course, fuel depot and airport car parks, and the tidal mudflats enclosed between the breakwater and causeway to Dernish Island. This unique ecosystem is home to a huge number and variety of rare and protected birds, plants and animals.

The creation of the Shannon Airport Lagoon is entirely linked to the development of the airport. In the 1940's, when the airstrip at Rineanna was first built, it was necessary to build a seawall out into the estuary to protect the new airport from flooding. The lagoon was created when two embankments were built between the mainland and Dernish Island. Rainwater drained from the airport area into the space between the seawall and the shore. When necessary, this runoff was released into the estuary via a sluice gate in the seawall, however, over time, the area of the Estuary adjacent to the sluice gate silted up, and it became ineffective. As a result, the level of drainage water in the lagoon rose to the point that the airfield drainage system was flooded, and the integrity of the airfield was being undermined. As the Lagoon had become part of the designated Natura 2000 site, approval to lower the water level in the drainage lagoon through mechanical over-pumping was sought and granted from Duchas (now NPWS) in 2002. A temporary diesel pump has been in operation since then.

In 2007, an application was submitted to Clare County Council for permission to construct a pump station, control kiosks, water channels, oil interceptor traps, pipelines, roadway extension and associated works, in order to replace the temporary diesel pump. However, a Conservation Status Assessment Report on Coastal Lagoons, prepared by the NPWS in 2007, determined that the conservation status of the lagoon was unfavourable. A submission on the above application by the Department of the Environment, Heritage and Local Government stated that pumping is having a negative effect on the lagoon, including on its area, structure and function, and on the species it supports, and that the proposed development would continue these effects. The Planning Application was granted by Clare County Council, but the decision was overturned by An Bord Pleanála. As such, the status quo remains, which continues to impact negatively on the conservation status of the lagoon.

On this basis, Clare County Council will support and facilitate the National Parks and Wildlife Service and Dublin Airport Authority in finding a solution to this issue which will ensure the conservation of the lagoon and the continued growth and expansion of the airport'.

The Habitats Directive Assessment requires that the following objective be included in the draft Shannon Town and Environs Local Area Plan 2012 - 2018.

'To support and facilitate the National Parks and Wildlife Service and Dublin Airport Authority in ensuring the conservation of the Shannon Airport Lagoon as a priority habitat within the Plan area, in harmony with the continued growth and expansion of the airport'

2.2 Submission Ref. 002 – MWRA

Refers to four current significant strategic planning initiatives (MWASP, SIFP, Airport Masterplan and Recreation Strategy), retail planning guidelines, public safety zones, issues with proposed E3 Stonehall Enterprise site, ESB infrastructure, SEA and HDA.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that the proposed ESB cable route infrastructure safeguard, as shown on Map B, be referenced in section 12.4 of the Draft Plan as follows:

12.4.3. IS2 – Proposed ESB cable

The Council will retain and protect the infrastructure safeguard shown on Map B to accommodate a proposed future ESB cable. The Council will also facilitate all proposals to enhance the electrical power infrastructure available to the Plan area in the interests of achieving security of energy supply, supporting established business and attracting additional investment.

I also recommend that the following objective be included in chapter 8, section 8.3.4:

'To facilitate and support proposals to improve public transport provision and associated facilities, including enhanced bus services, within the Plan area'.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.3 Submission Ref. 003

The submission states *'this water resource (Shannon Estuary) is massively underutilised as there is no access to the water. Shannon needs a simple slipway for launching watercraft. This would have minimal impact on the wildlife'.*

The estuary adjacent to Shannon Town contains a mixture of mudflats, saltmarsh and waterlogged grassland, and is an important bird habitat for both feeding and roosting, supporting nationally and internationally important numbers of species for which the River Shannon and River Fergus Estuaries SPA is designated.

The mudflats in particular represent a shifting environment where the hydrology of the river and the tides play a key role. This shifting environment can be particularly sensitive to hard developments such as marinas or piers, or earth movement activities such as dredging. There are piers along the south Clare coastline which have become restricted from both a commercial and intensive recreational point of view, as a result of silting up from the shifting nature of mudflats and sandflats.

Notwithstanding this, and having regard to the Strategic Integrated Framework Plan for the Shannon Estuary which is underway, it is considered that there may be potential for a small slipway, at an appropriate location in, or in close proximity to Shannon, which will not result in significant negative impacts to the Natura 2000 sites. Any proposed slipway for Shannon is likely to be of a small scale, with low intensity recreational use.

A number of locations were visited as part of the Habitats Directive Assessment to assess their suitability for a slipway. Two possible slipway locations were identified as shown on Map A of the associated draft Plan, and proposed for inclusion in the draft Shannon Town and Environs Local Area Plan 2012 - 2018.

There are stream outlets at both these locations which flow through an area of salt marsh before entering mudflats in the wider bay area. The intention is to build a small slipway through the saltmarsh to allow crafts enter these streams. It is acknowledged that land take from the Natura 2000 site is required, and must be fully addressed at Project level HDA in order to minimize the land take.

The use of the slipway will be determined by tides. When the tide is in, the water level in the stream will naturally rise, allowing the launching of crafts. It must be ensured that there are no works to the channel of the stream such as dredging, and that the natural rise and fall of water levels are not interfered with. The design and construction of the slipway must be fully addressed at Project level HDA to ensure minimum impact to the protected habitats and species. Any ancillary works which may come forward in the future, must not encroach onto the Natura 2000 site, or result in the disturbance of the bird species for which the SPA is designated.

At project level, consultation will be required with NPWS to ensure design, materials used, and timing of works will minimize any disturbance to the Natura 2000 site, and particularly its bird population.

In addition, the following text and objective have been proposed for inclusion in the draft Shannon Town and Environs Local Area Plan 2012 - 2018:

It is considered that Shannon's location directly adjoining the Shannon Estuary affords the opportunity to improve the recreational potential offered by the water through the provision of a slipway access at an appropriate location, subject to demonstrating that there will be no adverse effects on existing Natura 2000 sites.

Map A outlines two indicative potential locations which it is considered may be suitable to accommodate a slipway. There are stream outlets at both these locations which flow through an area of salt marsh before entering mudflats in the wider bay area. The intention is to build a slipway through the saltmarsh to allow small crafts enter these streams at high tide. The use of the slipway will be determined by tides.

Any future development proposals will require Habitats Directive Assessment. Consultation will be required with NPWS to ensure design, materials used, and timing of works will minimize any disturbance to the Natura 2000 site, and particularly its bird population. Land take from the Natura 2000 site shall be minimal and must be fully addressed in project level HDA in order to minimize land take. It must be ensured that there are no works to the channel of the stream such as dredging, and that the natural rise and fall of water levels are not interfered with.

Objective 7.8: To facilitate the provision of a slipway access to the Shannon Estuary at an appropriate location within the Plan area, subject to reconciling all environmental considerations and ensuring that any such development shall not adversely affect species and habitat designated by the Habitats Directive.

2.4 Submission Ref. 004 – NRA

Refers to the apparent absence of a Strategic Transport Assessment for the Local Area Plan, and the 'edge of centre' retail function adjoining the N19 as described in Section 5.6.1 of the Draft Plan.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.5 Submission Ref. 005

Refers to lack of Civic/ Arts Centre in Draft Plan.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that an additional objective be included in chapter 5 as follows:

To facilitate the provision of a civic / arts centre within the town centre

I also recommend that in Chapter 7 (and in section 1.5), the Goal be amended to include the word 'cultural'.

*Goal: To facilitate community, social, **cultural** and recreational development*

Finally, I recommend that Objective 7.1 be amended as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.6 Submission Ref. 006 – An Taisce

The submission refers to the requirement for Appropriate Assessment in the area of Drumgeely Creek and Ballycasey Creek.

In response, the Manager's opinion states that '*the implementation of the Habitats Directive and other environmental legislation is a requirement for all sites which may impact on Natura 2000 sites*'. Objective 1.1 of the Draft Shannon Town and Environs Local Area Plan 2012 – 2018 reiterates this requirement.

The submission refers to a forthcoming 'Foreshore Act' and the implementation of the 'Marine Strategy Directive'.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that additional text be inserted under section 1.6, legislative context, as follows:

*'It is informed by other **relevant legislation which is in force or which comes into force during the lifetime of the plan**, in particular the requirement for Strategic Environmental Assessment and Habitats Directive Assessment, which is outlined below'*

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.7 Submission Ref. 007

Concerns in relation to wind turbines at IS4. Manager's report reiterates that wind turbines are only one option for this site.

Also refers to tourism potential of riverside walks, lack of cinema and concerns over rail link.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.8 Submission Ref. 008

Refers to issues with rents and rates in the town centre, the need to rejuvenate the airport, and suggestions for the development of Shannon Town.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.9 Submission Ref. 009

Refers to a proposed road between Cluain Airne & Park Rangers Pitch, landscaping in the area and access to the river walk.

The Manager's Report recommends that an indicative sketch be included in the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.10 Submission Ref. 010

Refers to a proposed road between Cluain Airne & Park Rangers Pitch, landscaping in the area and access to the river walk.

The Manager's Report recommends that an indicative sketch be included in the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.11 Submission Ref. 011 – Department of Education

Refers to provision of educational facilities based on population projections.

The Manager's Report recommends that the contents of the above submission are taken into account in the continued process of preparing the Shannon Town and Environs Local Area Plan 2012-2018.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.12 Submission Ref. 012

Refers to proposed nursing home development and associated facilities at REC8.

Among other planning concerns, the Manager's opinion states '*I consider the proposal at this location to be at risk of flooding. The subject site is also designated a proposed Natural Heritage Area. I further note that the River Shannon SAC also encroaches partly into the subject site*'.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.13 Submission Ref. 013

Refers to the inclusion of a community centre in the Draft Plan.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.14 Submission Ref. 014 – EPA

The submission acknowledges that environmental considerations have been taken into account and integrated into the Draft Plan, and refers to green infrastructure, masterplans, tourism zoning at Illaunagowan Point, flood defences, and the associated SEA.

The Manager's Report recommends the following amendments to the draft Plan:

In light of the comments made by the EPA in their submission, and my consideration and discussion of those issues above, I recommend that the following amendments be made to the Draft Shannon Town and Environs Local Area Plan 2012-2018:

*I recommend that the recent EU Guidance ‘**Green Infrastructure and Territorial Cohesion**’ be referenced in chapter 11.*

I recommend that an additional objective be included as part (b) and (c) in section 12.3.7 Objective 12.7 of the Draft Plan stating that the Council will:

B) facilitate the maintenance and improvement of the existing seawall embankments as necessary.

C) facilitate the implementation of the CFRAMS for Shannon when complete.

I also recommend that the associated SEA Environmental Report (and Non-Technical Summary) be amended accordingly, taking account of the comments made in the Manager’s Opinion above.

Any works to the existing seawall embankment will be subject to Habitats Directive Assessment as per Objective 1.1 of the Draft Plan, and associated objectives of the Clare County Development Plan 2011 – 2017.

No other impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.15 Submission Ref. 015

Refers to the proposed E3 Stonehall Enterprise Site.

The Manager’s Report recommends the following amendments to the draft Plan:

I recommend that an additional objective be included within chapter 3 as follows:

‘The Council will support and facilitate the development of site E3 for a large scale, strategic Green Energy development and Distribution Network, where appropriate, to assist in the delivery of a low carbon industrial, commercial and business environment, meeting the existing energy requirements of the town and business and the capacity to attract further industry / employment to the town’.

I recommend that the text of the Draft Plan be updated to incorporate the following changes to section 3.6.6, as outlined in bold:

*This large site is located at Stonehall, north of Shannon Aerospace, and is zoned to facilitate the development of a large scale green / renewable energy development. The site has excellent road access off the N19 via Ballymurtagh roundabout and the existing road serving Shannon Aerospace. The site also has a strategic location in close proximity to the Airport lands and Shannon Free Zone. Securing a renewable energy / green user for this site would reinforce the overall objective for Shannon as a low carbon zone and could stimulate further investment in the area. An example development which would be appropriate for this site might be a high efficiency combined heat and power plant, running on biomass / timber. Such a facility would have the potential to **produce in a highly efficient process, green electricity, thermal heat and cooling, to be distributed throughout Shannon***

through a District Heating and Cooling Network, attracting a dynamic mix of other related uses, including green energy development, industry / green energy generation, R and D, **and bio-refining etc. to a low carbon zone**. Thereby creating a vibrant green / renewable energy cluster. This further economic development potential has informed the size of the zoned lands at the subject location.

I also recommend that objective 8.2 be amended as follows:

Objective 8.2: To facilitate and actively promote the development of energy infrastructure such as:-

- *Smart meters for electricity, gas and thermal energy*
- *Smart Grid development for micro electricity generation*
- *District Heating **and cooling** Networks*
- *Gas and Electric Infrastructure for vehicles*

that will facilitate increased energy efficiency in buildings, the use of indigenous low carbon electric and thermal energy resources and assist in establishing low carbon commerce and communities.

Finally, I recommend that the first paragraph of section 8.3.2 be amended to include the following text:

‘The provision of such a facility would also enable the creation of a strategic green energy infrastructure network for Shannon, with the potential to deliver sustainable electricity, thermal energy, in line with a low carbon regional economy, delivering low carbon energy to industry, commerce and residential, sustained through an integrated program of supply and delivery utilising available natural resources in the region and the further development of such natural resources’.

No impacts on the Natura 2000 Site Network were noted at this strategic Plan-level as a result of these recommendations, however, any development will be subject to Habitats Directive Assessment at project level.

2.16 Submission Ref. 016

Refers to Music/ Arts facilities.

The Manager’s Report recommends the following amendments to the draft Plan:

I recommend that an additional objective be included in chapter 5 as follows:

To facilitate the provision of a civic / arts centre within the town centre

I also recommend that in Chapter 7 (and in section 1.5), the Goal be amended to include the word ‘cultural’.

*Goal: To facilitate community, social, **cultural** and recreational development*

Finally, I recommend that Objective 7.1 be amended as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.17 Submission Ref. 017

Refers to a proposed road between Cluain Airne & Park Rangers Pitch, objection to LDR4 and R2.

The Manager's Report recommends that an indicative sketch be included in the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.18 Submission Ref. 018

Submits that R1 should be rezoned as commercial to reflect existing uses.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.19 Submission Ref. 019

Refers to inclusion of an Arts Centre/ Future Civic Offices in the Plan, issues with zoning existing community lands as residential, Sli na Mara walkway and Tullyvarraga Hill should be further developed, Bothar Mor should be developed as a streetscape, Town Park to be taken into Council ownership and developed, Issues with proposed E3 Stonehall Enterprise Site, Issues with Removal of trees, zoning at Hurlers Cross, Protected Structures and Recorded Monuments, and right of way between REC3 and REC4.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that objective 9.3 be amended to include 9.3 (a) as follows:

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

I note the errata that no Right of Way exists between REC3 & REC4 and recommend that the plan be amended accordingly.

I recommend that an additional objective be included in chapter 5 as follows:

To facilitate the provision of a civic / arts centre within the town centre

2.20 Submission Ref. 020

Submits that COM1 should be rezoned as Mixed Use to reflect existing uses.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.21 Submission Ref. 021

Objects to zoning of community facilities as residential, citing LDR2, LDR3 and LDR4.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that no alterations are made to the proposed zoning on LDR4 in the Draft Shannon Town and Environs Local Area Plan 2012-2018.

I recommend that part of LDR3 be rezoned to community use

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.22 Submission Ref. 022

Objects to zoning of community facilities as residential, citing R2 and LDR4.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.23 Submission Ref. 023

Objects to zoning of E3 Stonehall Enterprise Site.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that sections 3.6.6 and 8.3.2 of the Draft Plan are amended to include the following:

'The development of the subject site shall be subject to satisfactorily addressing all environmental and amenity considerations'.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.24 Submission Ref. 024

Refers to future development of Town Centre, Placemaking and Retail Planning Guidelines.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.25 Submission Ref. 025

Refers to area zoned as 'Open Space' adjacent to Radharc na Coille and Bothair na Droichead in the South Clare Economic Corridor Local Area Plan 2009 – 2015, and objects to proposed residential zoning.

The Manager's Report recommends that the subject residential zoning, as shown on the Draft Shannon Town and Environs settlement plan, be rezoned to Low Density Residential.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.26 Submission Ref. 026

Objects to zoning a field as part of COM1.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.27 Submission Ref. 027

Refers to a plan carried out by Murray O'Laoire Architects three years ago, cites lack of civic/amenity centre, issues with provision of another multi-storey car park, access to the town centre and levels of rates in the town centre.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that figure 2.3 is amended to clarify that the sketch is indicative and removed the specific reference to 'multi-storey' from the car-park area

I recommend that an additional objective be included within chapter 5 as follows:

Objective 5.13: 'To promote and facilitate improved access, parking and circulation arrangements within Shannon town centre, taking account of both vehicular, cycling and pedestrian movements'

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.28 Submission Ref. 028

Refers to river walks, improvements to Town Park, poor signage, and appearance of roundabouts.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.29 Submission Ref. 029

Objects to zoning of community facilities as residential, citing LDR3 and LDR4. Recommendations to enhance estuary walks.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that no alterations are made to the proposed zoning on LDR4 in the Draft Shannon Town and Environs Local Area Plan 2012-2018.

I recommend that part of LDR3 be rezoned to community use

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.30 Submission Ref. 030

Refers to walking Trails and Cycling Strategy.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend the following changes to text and that Map C - Green Infrastructure, be amended accordingly.

*'Free Zone Estuary Trail – 5KM: This trail commences at the Shannon Free Zone West, following an existing trail south, around the base of Drumgeely Hill, past Shannon Town United grounds, alongside St. Senan's national school and along the estuary walk past Illaunaconeen Point, looping around Illaunagowan Point and returning to Free Zone West via the north side of Drumgeely Hill. **An additional trail spur will connect this trail to the Hotel at Shannon Airport**.'*

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.31 Submission Ref. 031

Refers to lack of vision for Shannon residents, facilities for the disabled, proposed walking routes, flood defences, absence of a traffic management plan and other social issues.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.32 Submission Ref. 032

Refers to OS6 and the former community hall on Drumgeely Hill.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that the settlement plan for Shannon be amended, to change the zoning on Drumgeely Hill from open space to a mix of community and recreation, as shown on attached map. Also, to label the site C1 / REC1 and to amend the numbering accordingly of the remaining community and recreation labels.

I recommend that section 11.5.4 of the Draft Plan relating to OS6 be omitted and that the following be included in sections 7.3 and 7.5 respectively:

C1: This is the site of the former community hall. The zoning facilitates its future redevelopment back into active use. The site shall be developed for the purposes of a community hall.

REC1: There are existing tennis courts on this site. The site shall be developed for the provision of recreational facilities only. Development shall be permitted which is considered to have a positive impact on the established residential amenities of surrounding dwellings.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.33 Submission Ref. 033

Refers to the future town centre retail planning context and the proposed expanded town centre area north of Bothar Mor, suggesting that it is unsustainable and will undermine the established town centre.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.34 Submission Ref. 034

Refers to Shannon Airport, place-making, Town Centre, zoning, Shannon Estuary trails, Town Park, Traffic Management, smokeless fuel, sports and recreation, green energy facility, sustainable communities, cycle lanes, wastewater, industrial estates, community alert dumping, noise pollution and Shannon Town Council.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.35 Submission Ref. 035

Refers to embankments, architecture, town parks, Gaelscoil area, future important events, Town Park and open space, wetlands, accessibility, minority religions, library and heritage sites.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend Section 9.4 be re-formatted to clarify those buildings which are on the Record of Protected Structures and those which are not eg Public Library. In addition I recommend the inclusion of other buildings of merit in the Shannon LAP area to be included in this section.

I recommend that an additional objective be included as part (b) and (c) in section 12.3.7 Objective 12.7 of the Draft Plan stating that the Council will:

- b) facilitate the maintenance and improvement of the existing seawall embankments as necessary.

- a) facilitate the implementation of the CFRAMS for Shannon when complete.

Any works to the existing seawall embankment will be subject to Habitats Directive Assessment as per Objective 1.1 of the Draft Plan, and associated objectives of the Clare County Development Plan 2011 – 2017.

No other impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.36 Submission Ref. 036

The submission states *'provide a slipway for launching boats somewhere at the water edge south of OS6 and western REC 1. This would be with a view to encouraging boating on the estuary and if properly encouraged could also lead to another tourist amenity for the town'.*

The estuary adjacent to Shannon Town contains a mixture of mudflats, saltmarsh and waterlogged grassland, and is an important bird habitat for both feeding and roosting, supporting nationally and internationally important numbers of species for which the River Shannon and River Fergus Estuaries SPA is designated.

The mudflats in particular represent a shifting environment where the hydrology of the river and the tides play a key role. This shifting environment can be particularly sensitive to hard developments such as marinas or piers, or earth movement activities such as dredging. There are piers along the south Clare coastline which have become restricted from both a commercial and intensive recreational point of view, as a result of silting up from the shifting nature of mudflats and sandflats.

Notwithstanding this, and having regard to the Strategic Integrated Framework Plan for the Shannon Estuary which is underway, it is considered that there may be potential for a small slipway, at an appropriate location in, or in close proximity to Shannon, which will not result in significant negative impacts to the Natura 2000 sites. Any proposed slipway for Shannon is likely to be of a small scale, with low intensity recreational use.

A number of locations were visited as part of the Habitats Directive Assessment to assess their suitability for a slipway. Two possible slipway locations were identified as shown on Map A of the associated draft Plan, and proposed for inclusion in the draft Shannon Town and Environs Local Area Plan 2012 - 2018.

There are stream outlets at both these locations which flow through an area of salt marsh before entering mudflats in the wider bay area. The intention is to build a small slipway through the saltmarsh to allow crafts enter these streams. It is acknowledged that land take from the Natura 2000 site is required, and must be fully addressed at Project level HDA in order to minimize the land take.

The use of the slipway will be determined by tides. When the tide is in, the water level in the stream will naturally rise, allowing the launching of crafts. It must be ensured that there are no works to the channel of the stream such as dredging, and that the natural rise and fall of water levels are not interfered with. The design and construction of the slipway must be fully addressed at Project level HDA to ensure minimum impact to the protected habitats and species. Any ancillary works which may come forward in the future, must not encroach onto the Natura 2000 site, or result in the disturbance of the bird species for which the SPA is designated.

At project level, consultation will be required with NPWS to ensure design, materials used, and timing of works will minimize any disturbance to the Natura 2000 site, and particularly its bird population.

In addition, the following text and objective have been proposed for inclusion in the draft Shannon Town and Environs Local Area Plan 2012 - 2018:

It is considered that Shannon's location directly adjoining the Shannon Estuary affords the opportunity to improve the recreational potential offered by the water through the provision of a slipway access at an appropriate location, subject to demonstrating that there will be no adverse effects on existing Natura 2000 sites.

Map A outlines two indicative potential locations which it is considered may be suitable to accommodate a slipway. There are stream outlets at both these locations which flow through an area of salt marsh before entering mudflats in the wider bay area. The intention is to build a slipway through the saltmarsh to allow small crafts enter these streams at high tide. The use of the slipway will be determined by tides.

Any future development proposals will require Habitats Directive Assessment. Consultation will be required with NPWS to ensure design, materials used, and timing of works will minimize any disturbance to the Natura 2000 site, and particularly its bird population. Land take from the Natura 2000 site shall be minimal and must be fully addressed in project level HDA in order to minimize land take. It must be ensured that there are no works to the channel of the stream such as dredging, and that the natural rise and fall of water levels are not interfered with.

Objective 7.8: To facilitate the provision of a slipway access to the Shannon Estuary at an appropriate location within the Plan area, subject to reconciling all environmental considerations and ensuring that any such development shall not adversely affect species and habitat designated by the Habitats Directive.

2.37 Submission Ref. 037

The submission states *'we submit that a slipway be provided for the launching of boats and also a facility for storing the boats'*.

The estuary adjacent to Shannon Town contains a mixture of mudflats, saltmarsh and waterlogged grassland, and is an important bird habitat for both feeding and roosting, supporting nationally and internationally important numbers of species for which the River Shannon and River Fergus Estuaries SPA is designated.

The mudflats in particular represent a shifting environment where the hydrology of the river and the tides play a key role. This shifting environment can be particularly sensitive to hard developments such as marinas or piers, or earth movement activities such as dredging. There are piers along the south Clare coastline which have become restricted from both a commercial and intensive recreational point of view, as a result of silting up from the shifting nature of mudflats and sandflats.

Notwithstanding this, and having regard to the Strategic Integrated Framework Plan for the Shannon Estuary which is underway, it is considered that there may be potential for a small slipway, at an appropriate location in, or in close proximity to Shannon, which will not result in significant negative impacts to the Natura 2000 sites. Any proposed slipway for Shannon is likely to be of a small scale, with low intensity recreational use.

A number of locations were visited as part of the Habitats Directive Assessment to assess their suitability for a slipway. Two possible slipway locations were identified as shown on Map A of the associated draft Plan, and proposed for inclusion in the draft Shannon Town and Environs Local Area Plan 2012 - 2018.

There are stream outlets at both these locations which flow through an area of salt marsh before entering mudflats in the wider bay area. The intention is to build a small slipway through the saltmarsh to allow crafts enter these streams. It is acknowledged that land take from the Natura 2000 site is required, and must be fully addressed at Project level HDA in order to minimize the land take.

The use of the slipway will be determined by tides. When the tide is in, the water level in the stream will naturally rise, allowing the launching of crafts. It must be ensured that there are no works to the channel of the stream such as dredging, and that the natural rise and fall of water levels are not interfered with. The design and construction of the slipway must be fully addressed at Project level HDA to ensure minimum impact to the protected habitats and species. Any ancillary works which may come forward in the future, must not encroach onto the Natura 2000 site, or result in the disturbance of the bird species for which the SPA is designated.

At project level, consultation will be required with NPWS to ensure design, materials used, and timing of works will minimize any disturbance to the Natura 2000 site, and particularly its bird population.

In addition, the following text and objective have been proposed for inclusion in the draft Shannon Town and Environs Local Area Plan 2012 - 2018:

It is considered that Shannon's location directly adjoining the Shannon Estuary affords the opportunity to improve the recreational potential offered by the water through the provision

of a slipway access at an appropriate location, subject to demonstrating that there will be no adverse effects on existing Natura 2000 sites.

Map A outlines two indicative potential locations which it is considered may be suitable to accommodate a slipway. There are stream outlets at both these locations which flow through an area of salt marsh before entering mudflats in the wider bay area. The intention is to build a slipway through the saltmarsh to allow small crafts enter these streams at high tide. The use of the slipway will be determined by tides.

Any future development proposals will require Habitats Directive Assessment. Consultation will be required with NPWS to ensure design, materials used, and timing of works will minimize any disturbance to the Natura 2000 site, and particularly its bird population. Land take from the Natura 2000 site shall be minimal and must be fully addressed in project level HDA in order to minimize land take. It must be ensured that there are no works to the channel of the stream such as dredging, and that the natural rise and fall of water levels are not interfered with.

Objective 7.8: To facilitate the provision of a slipway access to the Shannon Estuary at an appropriate location within the Plan area, subject to reconciling all environmental considerations and ensuring that any such development shall not adversely affect species and habitat designated by the Habitats Directive.

2.38 Submission Ref. 038

Refers to developing a 'magnet attraction' for Shannon Town, the compilation of a detailed case study on the history of development in Shannon, alternative/ renewable energy, and confirmation required that TC1 is the core retail area, and lands to the north are not developed in advance of TC1.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.39 Submission Ref. 039

Refers to developing a filling/ service station adjacent to the northbound lane of the N19 link.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.40 Submission Ref. 040

Refers to a proposed road between Cluain Airne & Park Rangers Pitch, and the loss of a memorial tree

The Manager's Report recommends that an indicative sketch be included in the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.41 Submission Ref. 041

Refers to importance of tourism, lack of community facilities, objects to zoning of community facilities as residential, and R3 lands not under construction to be returned to open space.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that part of LDR3 be rezoned to community use

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.42 Submission Ref. 042

Refers to future development of crematorium at Illaunamanagh.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that the Draft Plan be amended to include the following at the end of section 7.3:

'There is an existing permission for a crematorium east of Hastings Cottage (P07/2019 refers). The Council will facilitate and encourage development of a crematorium facility at Illaunmanagh that will assist in providing an additional important community facility for the town, subject to the requirements of the Habitats Directive and all other environmental considerations'.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.43 Submission Ref. 043

Refers to facilities for the disabled

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.44 Submission Ref. 044

Refers to support for the continued growth and development of Shannon Airport and requests that ED6 be zoned as enterprise to allow for business park use.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that the settlement plan for Shannon be amended, as per attached map, to change the zoning on the subject site from airport use to enterprise use, including a strip of open space along the eastern perimeter and a small area of community zoning to the north that acknowledges established uses at this location, and to label the enterprise site as E4.

I recommend that an additional section – 3.6.7 – be included in the Draft Plan, as follows:

3.6.7 E4 Airport Enterprise Site: This site occupies a prominent gateway position on the approach to Shannon International Airport, has convenient road access, with a high amenity location overlooking the Shannon Estuary. It is considered to have potential to accommodate business park use, subject to all environmental considerations. Any development proposals shall be required to undertake Habitats Directive.

A key element of any future proposals shall be the development of a building(s) on the site which is of sufficient scale, height and of a suitably high design standard, so as to provide an appropriate landmark at a strategic location adjoining the entry point to the Airport lands.

A detailed design brief for this site shall accompany all future development proposals.

I recommend that additional text be added to section 7.3, as follows:

Cx Community Site: This site currently contains a religious building and has the potential to accommodate support structures for community activity.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.45 (A): Submission Ref. 045 (a)

Refers to compliance with Habitats Directive, bats, walking routes, wetlands, creation of barriers against wind and rain for Cluain Airne estate, creation of 'waste zones' in Drumgeely, flooding as a result of felling of trees, bridge at Tola Park, proposed crematorium, and rights of way.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that the settlement plan for Shannon be amended, to change the zoning on Drumgeely Hill from open space to a mix of community and recreation, as shown on attached map. Also, to label the site C1 / REC1 and to amend the numbering accordingly of the remaining community and recreation labels.

I recommend that section 11.5.4 of the Draft Plan relating to OS6 be omitted and that the following be included in sections 7.3 and 7.5 respectively:

C1: This is the site of the former community hall. The zoning facilitates its future redevelopment back into active use. The site shall be developed for the purposes of a community hall.

REC1: There are existing tennis courts on this site. The site shall be developed for the provision of recreational facilities only. Development shall be permitted which is considered to have a positive impact on the established residential amenities of surrounding dwellings.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.45 (B): Submission Ref. 045 (b)

Refers to need for linked cycle routes.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that the Plan make reference to Draft National Cycle Policy Framework in the context of the Cycling Strategy proposed.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.45 (C): Submission Ref. 045 (c)

Refers to need for facilities for social, voluntary, community and charity needs.

The Manager's Report recommends the following amendments to the draft Plan:

I recommend that the following objective be placed in the Draft Shannon Town and Environs Local Area Plan 2012-2018 with regard to vacant structures:

'To encourage the facilitation and reuse of vacant structures by commercial /private development or uses associated with the provision of social, voluntary, community or charity facilities / services'

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.45 (D): Submission Ref. 045 (d)

Requests a location is identified for a community group scheme that collects printing cartridges and used mobile phones.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.45 (E): Submission Ref. 045 (e)

Requests a location is identified for warehouse/storage and computer/administration for a charity.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.45 (F): Submission Ref. 045 (f)

Refers to broadband, public housing estates and signage.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.46: Submission Ref. 046

Refers to the needs of people with Asperger's, Autism and Intellectual Disability when planning spaces, lighting and noise.

The Manager's Report states the following:

I recommend that no specific alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission. I do recommend that the plan be proofed to cater for people with disabilities.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.47: Submission Ref. 047

Refers to removal of trees at Tullyvarraga, removal of topsoil at Ballycaseymore, loss of frog habitat, and requests support for biodiversity and wetland beside St Aidens School and adjoining Finnian Park.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.48: Submission Ref. 048

Requests lands which form part of R1 be rezoned as mixed use.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.49: Submission Ref. 049

Refers to need for regular public bus service linking airport, town centre, Bunratty folk park and rail station at Sixmilebridge.

The Manager's Report recommends that no alterations are made to the Draft Shannon Town and Environs Local Area Plan 2012-2018 on the basis of the contents of this submission.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

2.50: Submission Ref. 050

Refers to the strategic goals identified in each chapter and suggest themes/ideas under each.

The submission proposed to hold water permanently between two points by constructing a barrage, with subsequent options for boardwalk, beach, sailing club etc.

In relation to this proposal, the Manager's opinion states '*I would respectfully suggest that such a strategic concept would be best dealt with as part of the existing process of preparing a Strategic Integrated Framework Plan for the Shannon Estuary, of which Clare County Council is the lead authority. I will refer the above comments onto the team involved in the preparation of this Framework Plan*'.

The Manager's Report states the following:

I recommend that the following text be included at the end of section 2.5.6:

'There may be benefits in supporting an identity for Shannon, by the sculptures/landmarks forming part of an agreed theme, possibly air/space travel & technological achievement.'

I recommend that objective 3.8 be amended as follows:

'To recognise the role of widescale networking in the creation of a learning environment in SFZ'.

Also, that the following aim be added to section 6.3, Aims:

'To endorse the imaginative refurbishment of the older housing stock in Shannon, including energy efficiency measures'.

No impacts on the Natura 2000 Site Network were noted as a result of these recommendations.

3.0 Proposed Material Alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018

Following consideration by the Elected Members of:

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

in accordance with the provisions of Section 20(d) of the Planning and Development Act, 2000 (as amended), the elected members of Clare County Council resolved that the Draft Shannon Town and Environs Local Area Plan 2012-2018 be altered in line with the Manager's Report to Elected Members on submissions received on the Draft Shannon Town & Environs Local Area Plan 2012 - 2018, with the exception of eighteen amendments.

These eighteen amendments were assessed as part of this Habitats Directive Assessment as outlined below.

Note that the numbering below reflects the Resolution Document prepared by the elected members and that Amendment 1 states:

To include all recommendations in the Manager's Report to Elected Members of 9th March 2012 on submissions received to the Draft Shannon Town and Environs Local Area Plan 2012-2018, except where altered or amended by the following:

3.1: Amendment 2

The proposed amendment is as follows:

To disagree with the Managers Recommendation and to amend the Shannon Town and Environs settlement plan to change the zoning of the triangular site directly adjoining C10, from open space to community, and to include it as part of the C10 community zoning, as per attached map. In addition, to include an additional objective in section 7.3 of the Draft Plan pertaining to site C10, which states the requirement for Flood Risk Assessment, as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.2: Amendment 3

The proposed amendment is as follows:

To disagree with the Managers Recommendation and to amend the Shannon Town and Environs settlement plan to change the zoning on the site which forms part of R1, proposed in the Draft Plan as residential

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.3: Amendment 4

The proposed amendment is as follows:

To disagree with the Managers Recommendation and to amend the Shannon Town and Environs settlement plan to change the zoning on the site adjoining Radharc Na Coille, proposed in Manager’s Recommendation as low density residential, to open space

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.4: Amendment 5

The proposed amendment is as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.5: Amendment 6

The proposed amendment is as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.6: Amendment 7 (a)

The proposed amendment is as follows:

To amend the wording of Manager’s Report proposed objective 4.8 from:

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

to read as follows:

'Objective 4.8: To facilitate and support the continued growth and expansion of Shannon International Airport and the appropriate management of Shannon Airport Lagoon as an annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term'.

The Elected Members' provided the following reason for the Proposed Amendment:

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

The proposed amendment reflects only a change in the phrasing of the objective, and it remains a positive objective for the future conservation of the Shannon Airport Lagoon. No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.7: Amendment 7 (b)

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.8: Amendment 8

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.9: Amendment 9

The proposed amendment is as follows:

To amend the Shannon Town and Environs settlement plan to change the zoning of a number of sites at Hurlers Cross from agricultural to low density residential.

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.10: Amendment 10

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.11: Amendment 11

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.12: Amendment 12

The proposed amendment is as follows:

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

C17 Community Site: This site ~~currently contains a religious building and~~ has the potential to accommodate support structures for community activity.

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.13: Amendment 13

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.14: Amendment 14

The proposed amendment is as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.15: Amendment 15

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.16: Amendment 16

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.17: Amendment 17 (a)

The proposed amendment is as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.18: Amendment 17 (b)

The proposed amendment is as follows:

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

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

3.19: Amendment 18

The proposed amendment is as follows:

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

No impacts on the Natura 2000 Site Network were noted as a result of this amendment.

4.0 Conclusion

Following assessment of the submissions made to the Draft Shannon Town and Environs Local Area Plan 2012-2018, and the Proposed Material Alterations to the Draft Shannon Town and Environs Local Area Plan 2012-2018 by the elected members of Clare County Council, it has been concluded that the Proposed Material Alterations to the Draft Shannon Town and Environs Local Area Plan 2012-2018 will not result in adverse impacts on the integrity of the Natura 2000 Site Network.

Appendix 1: Screening of Objectives and Land-Use Zonings in Draft Shannon Town & Environs Local Area Plan 2012 – 2018.

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Objective 1.1: To require all planning applications for development within, adjacent to, or likely to impact on Natura 2000 sites, to carry out a Habitats Directive Assessment in accordance with the Habitats Directive (1992), including the following: Developments likely to give rise to downstream impacts on water sensitive Natura 2000 sites (including coastal sites). Developments likely to give rise to cumulative impacts on Natura 2000 sites, i.e. taking into account impacts from existing development and possible future development. Developments likely to give rise to in-combination / cumulative impacts on Natura 2000 sites, i.e. developments requiring master plans, ancillary developments Developments likely to fragment, destroy or encroach on Natura 2000 sites and their buffer	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
<p>zones.</p> <p>Developments likely to disrupt the flight paths, movements, feeding and breeding areas of annexed species.</p> <p>Where there is a potential for further development, it must first be shown that the site can be suitably serviced, particularly relating to wastewater infrastructure and water supply.</p>						
Objective 1.2: It is an objective of the Shannon Town and Environs Local Area Plan 2012-2018 to ensure that sufficient lands are zoned at appropriate locations, in accordance with the assigned population target and to meet all envisaged land use requirements of the area over the lifetime of the local area Plan.	<p>Plan area includes Natura 2000 Sites, however, no overlap of Land-Use Zoning with Natura 2000 Sites.</p> <p>See Objective 7.7 regarding potential slipway locations</p>	<p>No impacts noted.</p> <p>See Objective 10.8 regarding Illaunagowan Point</p>	See objective 4.2, 12.4 and 12.5 regarding water and wastewater	<p>Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8.</p> <p>No additional impacts noted.</p>	<p>Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8.</p> <p>No additional impacts noted.</p>	No additional impacts noted.
Objective 2.1: To increase the appeal of the central areas, the	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
town centre and the town park.	noted		noted		noted		noted		noted		noted	
Objective 2.2: To increase interaction between the N19, the town, the free zone, the airport and the estuary.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 2.3: To improve the sense of place and way finding on key circulation nodes.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 2.4: To improve the sense of place and way finding on key circulation routes.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 2.5: To ensure a central role for natural elements in placemaking process and design.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.1: To provide a basis for the regeneration of Shannon Free Zone (and the adjoining Smithstown business park) and the further enhancement of Shannon as one of Ireland's premier locations for modern internationally traded manufacturing and international services.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
Objective 3.2: To support and facilitate Shannon Development in the implementation of the Shannon Free Zone Master Plan, where its objectives are consistent with those of the Draft Shannon Town and Environs Local Area Plan 2012-2018.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.3: To develop a new or enhanced brand / image for Shannon Free Zone.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.4: To encourage a primary focus on phased brown field redevelopment in SFZ West in preference to Greenfield development in SFZ East.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.5: To carefully monitor ancillary retail and service provision within the Shannon Free Zone in the context of ensuring the vitality and viability of the town centre core retail area.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.6: To promote environmental sustainability and a low carbon approach across all	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
sectors of the SFZ to the highest international standards.												
Objective 3.7: To promote the continuous sustainable improvement of the competitiveness of Shannon Free Zone in the short, medium and long term through cost effective improvement in the design and quality of existing and new buildings and of infrastructure.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.8: To recognise the role of widescale networking in the creation of a learning environment in SFZ.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.9: To require the principles of universal accessibility to be employed, ensuring equality and inclusiveness for everyone.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.10: To encourage the practice of Smarter Travel by all workers.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
I1 Shannon Free Zone (East and	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
West) Business and Technology	noted		noted		noted		noted		noted		noted	
I2 Shannon Free Zone West (Advanced Manufacturing and Logistics)	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
I3 Smithstown	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
E1 Shannon Zone West and East (Large Office based business and technology)	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
E2 Adjoining N18 - Enterprise Development	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
E3 Stonehall – Enterprise Site	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 3.11: To support and facilitate the development of site E3 for a large scale, strategic Green Energy development and Distribution Network, where appropriate, to assist in the delivery of a low carbon industrial, commercial and business	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
	Habitats Directive Assessment		Habitats Directive Assessment		Habitats Directive Assessment		Habitats Directive Assessment		Habitats Directive Assessment		Habitats Directive Assessment	

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
environment, meeting the existing energy requirements of the town and business and the capacity to attract further industry / employment to the town.	will be required at project level	will be required at project level	will be required at project level	will be required at project level	will be required at project level	will be required at project level
E4 Airport Enterprise Site	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 3.12: To maximise the opportunities for economic and employment generating development as a result of Shannon Town and Environs' strategic location adjacent to the Shannon Estuary.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway
Objective 4.1: To facilitate the	Shannon	Shannon	Shannon	Shannon	Shannon	Shannon

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
development and expansion of Shannon International Airport within the designated Strategic Development Area, subject to the requirements of Habitats Directive Assessment, to include –	Airport Lagoon currently in unfavourable status. See Objective 4.8.	Airport Lagoon currently in unfavourable status. See Objective 4.8.	Airport Lagoon currently in unfavourable status. See Objective 4.8.	Airport Lagoon currently in unfavourable status. See Objective 4.8.	Airport Lagoon currently in unfavourable status. See Objective 4.8.	Airport Lagoon currently in unfavourable status. See Objective 4.8.
..... airport operational activities and uses complimentary to the operation of the airport	No additional impacts noted.	No additional impacts noted.	No additional impacts noted.	No additional impacts noted.	No additional impacts noted.	No additional impacts noted.
..... aircraft maintenance/cargo handling facilities related to airport activities						
..... business park use, primarily related to airport servicing, management and maintenance activities						
..... long-term aircraft maintenance, air-freight cargo handling facilities						
..... future runway / taxiway(s)						
..... innovative initiatives, such as a residential flight school, global logistics centre for humanitarian aid, unmanned aerospace systems (UAS), centre for space collaboration and research						
Objective 4.2: To safeguard and facilitate the improvement/upgrade	Shannon Airport Lagoon	Shannon Airport Lagoon	Shannon Airport Lagoon	Shannon Airport Lagoon	Shannon Airport Lagoon	Shannon Airport Lagoon

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
of (as necessary), the key infrastructural resources within the Airport lands, including the treatment plant, airport lands water supply, storm water network and fuel depot, subject to the requirements of Habitats Directive Assessment.	currently in unfavourable status. See Objective 4.8. No additional impacts noted.	currently in unfavourable status. See Objective 4.8. No additional impacts noted.	currently in unfavourable status. See Objective 4.8. No additional impacts noted.	currently in unfavourable status. See Objective 4.8. No additional impacts noted.	currently in unfavourable status. See Objective 4.8. No additional impacts noted.	currently in unfavourable status. See Objective 4.8. No additional impacts noted.
Objective 4.3: To facilitate the improvement of the overall customer experience and interaction with Shannon Airport through inter alia, the improvement of terminal retail offer, enhanced airport layout and design, more user friendly website and the creation of a dedicated visitor park and aircraft viewing facility.	Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. See Objective 4.8. No additional impacts noted.
Objective 4.4: To reserve a corridor that will facilitate the future provision of a rail link to serve Shannon Airport.	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
	at project level	at project level	at project level	at project level	at project level	at project level
Objective 4.5: In the absence of the above rail link, to facilitate and encourage the provision of a direct Shuttle Bus service from Sixmilebridge railway station, via Bunratty, to Shannon Airport, as an immediate priority.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 4.6: To encourage a dedicated airport flyer service between Limerick City and Shannon International Airport.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 4.7: To facilitate the continuation of the existing Aerospace Road to serve future Airport related development lands, subject to all environmental considerations.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
	See Section 4.7 of original Habitats	See Section 4.7 of original Habitats	See Section 4.7 of original Habitats	See Section 4.7 of original Habitats	See Section 4.7 of original Habitats	See Section 4.7 of original Habitats

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
	Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)
Objective 4.8: To facilitate and support the continued growth and expansion of Shannon International Airport and the appropriate management of Shannon Airport Lagoon as an annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term	No additional impacts noted.	No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. No additional impacts noted.	Shannon Airport Lagoon currently in unfavourable status. No additional impacts noted.
Objective 4.9: To ensure that all future development which has the potential to prejudice the safe and efficient operation of Shannon International Airport be referred to the Irish Aviation Authority and/or Dublin Airport Authority for comment	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.1: To consolidate the	No additional	No additional	See objective	See objective	See objective	See objective

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
existing core retail area through the continuing improvement in the quality and range of retail offer, aesthetic improvements, development of a streetscape onto Bothar Mor, improved access arrangements and facilitating a growth in retail floor space that enhances the quality of service for the local catchment.	impacts noted	impacts noted	12.4 and 12.5 regarding water and wastewater. No additional impacts noted	12.4 and 12.5 regarding water and wastewater. No additional impacts noted	12.4 and 12.5 regarding water and wastewater. No additional impacts noted	12.4 and 12.5 regarding water and wastewater. No additional impacts noted
Objective 5.2: To promote an environmentally sustainable town centre which will provide a balance between the built and natural environments and facilitate improved work life balance opportunities for the residents and workers of Shannon.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.3: To support and facilitate the sustainable expansion of the town centre to the north of Bothar Mor, ensuring that strong pedestrian linkages are provided to this area.	No additional impacts noted	No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Objective 5.4: To develop a viable and vibrant town centre area with a distinctive and unique shopping character, through a growth in retail floor space, evening uses, an improved consumer choice and range of services for visitors to the region, the local community, the local workforce, and the inhabitants of the Shannon Town and Environs Plan area.	No additional impacts noted	No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
Objective 5.5: To facilitate the provision of a civic / arts centre at an appropriate location within the defined central area of the town.	No additional impacts noted	No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
Objective 5.6: In tandem with an improved retail offer, to support and facilitate increased linkages and connectivity between the Shannon Free Zone / Smithstown and the town centre.	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Objective 5.6: To facilitate the development of an expanded town centre to provide inter alia, a new street plaza, high street retail uses, restaurant /café cluster, outlet centre(s), public open spaces, small office units, cinema / theatre, and a major anchor store facility / outlet or discount centre or retail mall in the northern section of the town centre lands.	No additional impacts noted	No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted	See objective 12.4 and 12.5 regarding water and wastewater. No additional impacts noted
Objective 5.7: To ensure that new development north of Bothar Mor links to the existing town centre through strong pedestrian and road linkages, giving a unified and walkable core area, together with the development of the public realm along An Bothar Mor and the new civic park.	No impacts noted	No impacts noted	No impacts noted See Section 4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	No impacts noted See Section 4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	No impacts noted See Section 4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	No impacts noted See Section 4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)
Objective 5.8: To enable the creation of a distinct character area, of exemplar design, with a	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
strong relationship and linkages to its site context and to adjoining areas, including MU1, MU2 and the adjacent future civic park at OS1.						
Objective 5.9: To facilitate the development of a landmark building of suitable height, scale and design standard, at the extreme north / north western portion of the town centre lands.	No impacts noted	No impacts noted Flight paths of birds and bats should be addressed at project level	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.10: To ensure that the development of the lands north of Bothar Mor focuses on 'walk to' and 'daily' shopping, enhancing the range of convenience and comparison goods traders within Shannon.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.11: To integrate communal services, roads, pedestrian, drainage services and public transport.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
			See Section 4.7 of original	See Section 4.7 of original	See Section 4.7 of original	See Section 4.7 of original

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
			Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)
Objective 5.12: To promote the development of reduced carbon energy use and high energy conservation.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
MU1 Adjoining N19 (5.18ha)	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
MU2 South of Town Centre	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
COM1 East of town centre	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
COM2 Ballycasey Craft and Design Centre	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
NC1 Drumgeely Neighbourhood Centre	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and	See objective 12.4 and 12.5 regarding water and	See objective 12.4 and 12.5 regarding water and	See objective 12.4 and 12.5 regarding water and

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
			wastewater.	wastewater.	wastewater.	wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
NC2 Future neighbourhood centre serving residential zoned lands	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
<i>NC3 Ballycasey Neighbourhood Centre</i>	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
R1 – East of Town Centre (2.18 ha)	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
<i>R2 –Tullyglass lowlands (2.13 ha)</i>	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
R3 – Cronan extension (1.72 ha)	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
R4 – East of Wolfe Tones (7.3 ha)	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
					impacts noted	impacts noted	impacts noted	impacts noted
R5 – South of Ballycasey (15.2 ha)	No noted	impacts	No noted	impacts	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
					See Section 5.1 of original Habitats Directive Assessment	See Section 5.1 of original Habitats Directive Assessment	See Section 5.1 of original Habitats Directive Assessment	See Section 5.1 of original Habitats Directive Assessment
					No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
R6 – Ballycasey North (1.57 ha)	No noted	impacts	No noted	impacts	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
					No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
LDR1 – East End (21.5 ha)	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			See Section 5.1 of original Habitats Directive Assessment	See Section 5.1 of original Habitats Directive Assessment	See Section 5.1 of original Habitats Directive Assessment	See Section 5.1 of original Habitats Directive Assessment
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
LDR2 – Adjacent to Ballycasey Craft and Design Centre (4.47 ha)	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
LDR3 – Adjoining Shannon	No impacts	No impacts	See objective	See objective	See objective	See objective

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Newtown (2.15 ha)	noted	noted	12.4 and 12.5 regarding water and wastewater.	12.4 and 12.5 regarding water and wastewater.	12.4 and 12.5 regarding water and wastewater.	12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
LDR4 – Adjoining St.Patrick's school grounds (4.84 ha)	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
Objective 6.1: To facilitate the development of each of the residential zoned sites as outlined above in order to comply with the Core Strategy requirements, ensure that assigned population targets are delivered for the Shannon Gateway and in the interests of proper planning and sustainable development	No impacts noted	No impacts noted	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.	See objective 12.4 and 12.5 regarding water and wastewater.
			No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts
Objective 6.2: To facilitate and actively promote the development of passive / low carbon housing within Shannon Town and Environs	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 6.3: To require all applications for housing development to demonstrate how they contribute to the development of a low carbon town and how they have incorporated the principles of energy efficiency and environmental sustainability	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 7.1: To support the consolidation and enhancement of existing community facilities within the Plan area and to facilitate the sustainable development of new community and cultural facilities at appropriate locations.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 7.2: To require all future proposals for development on site C10 to undertake Flood Risk Assessment.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 7.3: To encourage and promote the roll out of the Green	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts

Objective/ Land Use Zoning			Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
Schools	Initiative	throughout Shannon.	noted		noted		noted		noted		noted		noted	
Objective 7.4: To continue to work with the Department of Education and Science in assisting the delivery of future educational requirements within Shannon Town and Environs.			No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 7.5: To support the consolidation and enhancement of existing recreation facilities within the Plan area			No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 7.6: To integrate existing recreational facilities within the context of an overall Green Infrastructure Strategy for Shannon Town and Environs.			No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 7.7: To facilitate the development of sites REC2 and REC8 for appropriate new future recreational development that will reinforce and compliment the range of existing recreational facilities in the Plan area			No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Objective 7.7: To facilitate the provision of a slipway access to the Shannon Estuary at an appropriate location within the Plan area, subject to reconciling all environmental considerations and ensuring that any such development shall not adversely affect species and habitat designated by the Habitats Directive.	Potential small scale habitat loss. See associated text	No impacts noted See associated text	No impacts noted See associated text	No impacts noted See associated text	No impacts noted See associated text	No impacts noted See associated text
Objective 8.1: To require all future planning applications within the Shannon Town and Environs Plan area to demonstrate how they contribute to the development of a low carbon town and how they have incorporated the principles of energy efficiency and environmental sustainability.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 8.2: To facilitate and actively promote the development of energy infrastructure such as: - mart meters for electricity, gas and thermal energy mart Grid development for micro	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required	No impacts noted Habitats Directive Assessment will be required

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
electricity generation	at project level	at project level	at project level	at project level	at project level	at project level
district Heating and cooling Networks						
gas and Electric Infrastructure for vehicles						
that will facilitate increased energy efficiency in buildings, the use of indigenous low carbon electric and thermal energy resources and assist in establishing low carbon commerce and communities.						
E3 Stonehall – Enterprise Site	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 8.3: To facilitate the development of this accessible, strategically located site for appropriate renewable / green energy development, including generation, research and	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive	Habitats Directive	Habitats Directive	Habitats Directive	Habitats Directive	Habitats Directive

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
collaboration	Assessment will be required at project level	Assessment will be required at project level	Assessment will be required at project level	Assessment will be required at project level	Assessment will be required at project level	Assessment will be required at project level
IS4 – Infrastructure Zoning - Airport Road	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 8.4: To pursue the development of this highly prominent, strategically located site for appropriate infrastructural development that will reinforce the town's commitment to low carbon generation and environmental sustainability.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 8.5: To formalise and implement a Smarter Travel Plan for Shannon Town and Environs.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts
Objective 8.6: To facilitate and support proposals to improve public transport provision and associated facilities, including enhanced bus services, within the Plan area.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 8.6: In consultation with ESB and the relevant landowners, to reserve a number of sites within Shannon at publicly accessible key locations for EV charging stations	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 8.7: To facilitate the implementation of the Shannon Free Zone Masterplan where it is consistent with, and does not prejudice the achievement of, the other goals and objectives of the Shannon Town and Environs Local Area Plan 2012-2018.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 8.8: To facilitate the implementation of the Green Infrastructure Plan incorporating a Cycling and Walking Strategy for Shannon Town and Environs, that will encourage modal shift away from the use of the private car.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Objective 8.9: To facilitate and actively promote the development of passive / low carbon housing at appropriate locations within Shannon Town and Environs.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 9.1: To protect and conserve the Shannon Estuary, and its habitats and species, which have been designated as a Special Area of Conservation, a Special Protection Area, and a Proposed Natural Heritage Area under the Habitats Directive, Birds Directive and Wildlife Acts respectively.	Positive impact	Positive impact	Positive impact	Positive impact	Positive impact	Positive impact
Objective 9.2: To promote educational and leisure activities which increase awareness and appreciation of the Shannon Estuary such as bird watching, guided wildlife walks, photography, art, etc., but which will not result in significant disturbance to wildfowl and waders, have negative impacts to water quality, or impact on the condition of the protected habitats and species.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 9.3: (a) To facilitate the	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
<p>carrying out of a full survey of the trees in Shannon, recording location, species & condition which shall inform future developments and works to the townscape and proposals for replanting.</p> <p>(b) To promote the planting of tree species which are suited to the Shannon landscape, as outlined below, as part of any public landscaping projects, or planting associated with developments.</p>	noted		noted		noted		noted		noted		noted	
Objective 9.4: To require planning applications to take cognisance of the surrounding wildlife corridors when considering boundary treatment, landscaping schemes and planting as part of the development, and where possible to extend the network of wildlife areas within Shannon.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 9.5: To safeguard and enhance all buildings of intrinsic heritage value within Shannon Town and Environs and to protect all existing Protected Structures, as set out in the Record of Protected Structures.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Objective 9.5: To encourage the facilitation and active and appropriate reuse of vacant structures within the Plan area	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 10.1: To facilitate the development of an attractive centre with a unique and distinctive shopping character, including a healthy range of convenience and comparison shops, improved dining facilities and affording greater options for evening entertainment, e.g. cinema/ theatre.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 10.2: To promote, formalise and enhance the existing network of riverside walks and to market the Shannon Estuary as an important natural, high amenity resource.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 10.3: To formalise, enhance and promote looped walks around Shannon, encompassing the Shannon Estuary riverside	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
network and the Sli Na Mara Way.	Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level	
Objective 10.4: To encourage the development of a museum on the history of Shannon Airport.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 10.5: To encourage the development of an improved visitor aircraft viewing point.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
	Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level		Habitats Directive Assessment will be required at project level	
Objective 10.6: To support, develop and expand the hospitality sector in Shannon.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 10.7: To promote the existing abundance of recreational activities, including sports clubs,	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts	No	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
walking trails and Shannon Golf Club.	noted	noted	noted	noted	noted	noted
Objective 10.8: To secure the development of the TOU1 site for tourism related development subject to satisfactorily addressing all environmental constraints and in accordance with the following criteria: Proposals shall relate strongly to the exceptional setting and demonstrate physical integration with the existing environment; Any building shall be appropriate in scale to this sensitive location and shall maximise the views afforded of the Estuary at this location; Design and layout of the new development shall be of a suitably high standard to compliment and enhance this prominent location. Vehicular access to the site shall be taken off the southern relief road to the north, across site REC2, as indicated by the designated infrastructure safeguard at this location. Access will be restricted to any future facility, with any associated parking (apart from disabled parking) located outside of the TOU1 site. A construction management plan and hydrological report shall also be required to	No impacts noted See Section 5.2 of the original Habitats Directive Assessment	No impacts noted See Section 5.2 of the original Habitats Directive Assessment	No impacts noted See Section 5.2 of the original Habitats Directive Assessment	No impacts noted See Section 5.2 of the original Habitats Directive Assessment	No impacts noted See Section 5.2 of the original Habitats Directive Assessment	No impacts noted See Section 5.2 of the original Habitats Directive Assessment

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
accompany all development proposals. The requirements of Habitats Directive Assessment shall be met.												
Objective 11.1: To identify and map key open spaces, wildlife hubs, corridors and circulation routes throughout the Plan area.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 11.2: To identify and map key recreational areas and recreational routes throughout the Plan area.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 11.3: To connect the component elements of the town through the delivery of an integrated Green Infrastructure network, i.e. the town centre with the residential areas, the Industrial Zone, the Airport, and the Estuary.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 11.4: To increase the amenity value of key recreational areas / corridors through the enhancement with, and protection of, biodiversity.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation		Disturbance to Species		Resource Requirements / Emissions		Favourable Conservation Status of Habitat		Favourable Conservation Status of Species		Overall Conservation Objectives	
Objective 11.5: To identify areas for additional tree planting / species enhancement in order to improve connectivity and linkages between existing corridors, open spaces and wooded areas.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 11.6: To preserve and enhance the network of green spaces, wildlife hubs and amenity/wildlife corridors in Shannon as detailed above and as illustrated on the Green Infrastructure Map, in the context of an integrated Green Infrastructure network that will provide recreational and amenity benefits, space for nature, enhanced biodiversity and deliver health and quality of life benefits.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
Objective 11.7: To maximise the amenity and tourism potential provided by the Shannon Estuary, subject to all environmental considerations.	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts	No noted	impacts
	Habitats Directive Assessment will be required		Habitats Directive Assessment will be required		Habitats Directive Assessment will be required		Habitats Directive Assessment will be required		Habitats Directive Assessment will be required		Habitats Directive Assessment will be required	

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
	at project level	at project level	at project level	at project level	at project level	at project level
Objective 11.8: To outline and implement a walking strategy for the Plan area, based on a series of looped walking trails that seek to maximise the key green ways, open spaces and wooded areas.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 11.9: To outline and implement a cycling strategy for the Plan area, which builds on and connects the existing cycle network, providing high amenity, accessible corridors linking the town centre with the Industrial Zone, Airport and residential neighbourhoods, and offering an alternative and efficient modal choice other than the private car.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 12.1: To facilitate the completion of the southern link road for Shannon and the continuation of the existing Aerospace Road to serve future airport related development lands,	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	See Section	See Section	See Section	See Section	See Section	See Section

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
subject to all environmental considerations	4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	4.7 of original Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)
Objective 12.2: To facilitate the future development of a Shannon Airport rail link by reserving an infrastructure safeguard corridor.	No impacts noted Habitats Directive Assessment will be required at project level	No impacts noted Habitats Directive Assessment will be required at project level	No impacts noted Habitats Directive Assessment will be required at project level	No impacts noted Habitats Directive Assessment will be required at project level	No impacts noted Habitats Directive Assessment will be required at project level	No impacts noted Habitats Directive Assessment will be required at project level
Objective 12.3: To encourage a dedicated shuttle bus service, linking Sixmilebridge railway station (on the main Galway to Limerick line) with Shannon Airport (via Bunratty).	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 12.4: To provide water supply infrastructure in accordance with statutory obligations, as set	See Section 4.2 of original Habitats	See Section 4.2 of original Habitats	See Section 4.2 of original Habitats	See Section 4.2 of original Habitats	See Section 4.2 of original Habitats	See Section 4.2 of original Habitats

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
out in EU and National policy.	Directive Assessment	Directive Assessment	Directive Assessment	Directive Assessment	Directive Assessment	Directive Assessment
	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
Objective 12.5: To secure the upgrade of the Shannon wastewater treatment plant in accordance with the requirements of the EPA discharge licence.	See Section 4.3 of original Habitats Directive Assessment	See Section 4.3 of original Habitats Directive Assessment	See Section 4.3 of original Habitats Directive Assessment	See Section 4.3 of original Habitats Directive Assessment	See Section 4.3 of original Habitats Directive Assessment	See Section 4.3 of original Habitats Directive Assessment
	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted	No additional impacts noted
Objective 12.6: To facilitate the delivery of a high capacity Information Communication Technology (ICT) infrastructure and broadband network and digital broadcasting within the Plan area	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 12.7: (a) To ensure that all proposals for development in areas identified as being at risk of flooding undertake	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
<p>flood risk assessment and have regard to the OPW/DoEHLG guidelines The Planning System and Flood Risk Management and any future OPW flood assessment information.</p> <p>(b) To facilitate the maintenance and improvement of the existing seawall embankments as necessary.</p> <p>(c) To facilitate the implementation of the CFRAMS for Shannon when complete.</p>	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
Objective 12.8: To ensure the implementation of Sustainable Drainage Systems and in particular to ensure that all storm water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved storm water system.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
IS1 – New Road Links	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
			See Section 4.7 of original	See Section 4.7 of original	See Section 4.7 of original	See Section 4.7 of original

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
			Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)	Habitats Directive Assessment (Best Practice and Mitigation for Road Infrastructure Projects)
IS2 – Shannon Rail Corridor	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level
IS3 – Proposed ESB Cable	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level	Habitats Directive Assessment will be required at project level

Objective/ Land Use Zoning	Habitat Loss/ Fragmentation	Disturbance to Species	Resource Requirements / Emissions	Favourable Conservation Status of Habitat	Favourable Conservation Status of Species	Overall Conservation Objectives
Objective 12.9: To maximise the opportunities for Shannon Town and Environs to benefit from its strategic location adjoining the Shannon Estuary	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway	Strategic Integrated Framework Plan for the Shannon Estuary underway

Appendix 2: Screening of Objectives and Land-Use Zonings of the Draft Plan with respect to their likely impact on the Natura 2000 Site Network outside the Plan area.

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladattig Cave SAC	Old Domestic Buildings, Mount SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 1.1: To require all planning applications for development within, adjacent to, or likely to impact on Natura 2000 sites, to carry out a Habitats Directive Assessment in accordance with the Habitats Directive (1992), including the following: Developments likely to give rise to downstream impacts on water sensitive Natura 2000 sites (including coastal sites). Developments likely to give rise to cumulative impacts on Natura 2000 sites, i.e. taking into account impacts from existing development and possible future development. Developments likely to give rise to in-combination / cumulative impacts on Natura 2000 sites, i.e. developments	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Carrigrohane SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
<p>requiring master plans, ancillary developments</p> <p>Developments likely to fragment, destroy or encroach on Natura 2000 sites and their buffer zones.</p> <p>Developments likely to disrupt the flight paths, movements, feeding and breeding areas of annexed species.</p> <p>Where there is a potential for further development, it must first be shown that the site can be suitably serviced, particularly relating to wastewater infrastructure and water supply.</p>												
Objective 1.2: It is an objective of the Shannon Town and Environs Local Area Plan 2012-2018 to ensure that sufficient lands are zoned at appropriate locations, in accordance with the assigned population target and to meet all envisaged land use requirements of the area over the lifetime of the local area Plan.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 2.1: To increase the appeal of the central areas, the town centre	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Warrington Road SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
and the town park.	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d
Objective 2.2: To increase interaction between the N19, the town, the free zone, the airport and the estuary.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 2.3: To improve the sense of place and way finding on key circulation nodes.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 2.4: To improve the sense of place and way finding on key circulation routes.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 2.5: To ensure a central role for natural elements in placemaking process and design.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladattig Cave SAC	Old Domestic Buildings, Keshmulla SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 3.1: To provide a basis for the regeneration of Shannon Free Zone (and the adjoining Smithstown business park) and the further enhancement of Shannon as one of Ireland's premier locations for modern internationally traded manufacturing and international services.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.2: To support and facilitate Shannon Development in the implementation of the Shannon Free Zone Master Plan, where its objectives are consistent with those of the Draft Shannon Town and Environs Local Area Plan 2012-2018.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.3: To develop a new or enhanced brand / image for Shannon Free Zone.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.4: To encourage a primary focus on phased brown field redevelopment in SFZ West in preference to Greenfield development	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
in SFZ East.	d	d	d	d	d	d	d	d	d	d	d	d
Objective 3.5: To carefully monitor ancillary retail and service provision within the Shannon Free Zone in the context of ensuring the vitality and viability of the town centre core retail area.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.6: To promote environmental sustainability and a low carbon approach across all sectors of the SFZ to the highest international standards.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.7: To promote the continuous sustainable improvement of the competitiveness of Shannon Free Zone in the short, medium and long term through cost effective improvement in the design and quality of existing and new buildings and of infrastructure.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.8: To recognise the role of widescale networking in the creation	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Warrington SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
of a learning environment in SFZ.	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d
Objective 3.9: To require the principles of universal accessibility to be employed, ensuring equality and inclusiveness for everyone.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.10: To encourage the practice of Smarter Travel by all workers.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
I1 Shannon Free Zone (East and West) Business and Technology	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
I2 Shannon Free Zone West (Advanced Manufacturing and Logistics)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Woolvale SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
I3 Smithstown	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
E1 Shannon Zone West and East (Large Office based business and technology)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
E2 Adjoining N18 - Enterprise Development	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
E3 Stonehall – Enterprise Site	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.11: To support and facilitate the development of site E3	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladattig Cave SAC	Old Domestic Buildings, Warrington SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
for a large scale, strategic Green Energy development and Distribution Network, where appropriate, to assist in the delivery of a low carbon industrial, commercial and business environment, meeting the existing energy requirements of the town and business and the capacity to attract further industry / employment to the town.	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d
E4 Airport Enterprise Site	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 3.12: To maximise the opportunities for economic and employment generating development as a result of Shannon Town and Environs' strategic location adjacent to the Shannon Estuary.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 4.1: To facilitate the development and expansion of Shannon International Airport within the designated Strategic Development	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Wexford SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Area, subject to the requirements of Habitats Directive Assessment, to include –	d	d	d	d	d	d	d	d	d	d	d	d
..... airport operational activities and uses complimentary to the operation of the airport												
..... aircraft maintenance/cargo handling facilities related to airport activities												
..... business park use, primarily related to airport servicing, management and maintenance activities												
..... long-term aircraft maintenance, air-freight cargo handling facilities												
..... future runway / taxiway(s)												
..... innovative initiatives, such as a residential flight school, global logistics centre for humanitarian aid, unmanned aerospace systems (UAS), centre for space collaboration and research												
Objective 4.2: To safeguard and facilitate the improvement/upgrade of	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladattig Cave SAC	Old Domestic Buildings, Wooleragh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
(as necessary), the key infrastructural resources within the Airport lands, including the treatment plant, airport lands water supply, storm water network and fuel depot, subject to the requirements of Habitats Directive Assessment.	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d
Objective 4.3: To facilitate the improvement of the overall customer experience and interaction with Shannon Airport through inter alia, the improvement of terminal retail offer, enhanced airport layout and design, more user friendly website and the creation of a dedicated visitor park and aircraft viewing facility.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 4.4: To reserve a corridor that will facilitate the future provision of a rail link to serve Shannon Airport.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 4.5: In the absence of the above rail link, to facilitate and encourage the provision of a direct Shuttle Bus service from Sixmilebridge	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Kilnashogue SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
railway station, via Bunratty, to Shannon Airport, as an immediate priority.	d	d	d	d	d	d	d	d	d	d	d	d
Objective 4.6: To encourage a dedicated airport flyer service between Limerick City and Shannon International Airport.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 4.7: To facilitate the continuation of the existing Aerospace Road to serve future Airport related development lands, subject to all environmental considerations.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 4.8: To facilitate and support the continued growth and expansion of Shannon International Airport and the appropriate management of Shannon Airport Lagoon as an annex 1 priority habitat, ensuring that both can co-exist and are sustainable in the long term	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladattig Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 4.9: To ensure that all future development which has the potential to prejudice the safe and efficient operation of Shannon International Airport be referred to the Irish Aviation Authority and/or Dublin Airport Authority for comment	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.1: To consolidate the existing core retail area through the continuing improvement in the quality and range of retail offer, aesthetic improvements, development of a streetscape onto Bothar Mor, improved access arrangements and facilitating a growth in retail floor space that enhances the quality of service for the local catchment.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.2: To promote an environmentally sustainable town centre which will provide a balance between the built and natural environments and facilitate improved work life balance opportunities for the residents and workers of Shannon.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 5.3: To support and facilitate the sustainable expansion of the town centre to the north of Bothar Mor, ensuring that strong pedestrian linkages are provided to this area.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 5.4: To develop a viable and vibrant town centre area with a distinctive and unique shopping character, through a growth in retail floor space, evening uses, an improved consumer choice and range of services for visitors to the region, the local community, the local workforce, and the inhabitants of the Shannon Town and Environs Plan area.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 5.5: To facilitate the provision of a civic / arts centre at an appropriate location within the defined central area of the town.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Warranalee SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 5.6: In tandem with an improved retail offer, to support and facilitate increased linkages and connectivity between the Shannon Free Zone / Smithstown and the town centre.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 5.6: To facilitate the development of an expanded town centre to provide inter alia, a new street plaza, high street retail uses, restaurant /café cluster, outlet centre(s), public open spaces, small office units, cinema / theatre, and a major anchor store facility / outlet or discount centre or retail mall in the northern section of the town centre lands.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 5.7: To ensure that new development north of Bothar Mor links to the existing town centre through strong pedestrian and road linkages, giving a unified and walkable core area, together with the development of the public realm along An Bothar Mor and the new civic park.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 5.8: To enable the creation of a distinct character area, of exemplar design, with a strong relationship and linkages to its site context and to adjoining areas, including MU1, MU2 and the adjacent future civic park at OS1.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.9: To facilitate the development of a landmark building of suitable height, scale and design standard, at the extreme north / north western portion of the town centre lands.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.10: To ensure that the development of the lands north of Bothar Mor focuses on 'walk to' and 'daily' shopping, enhancing the range of convenience and comparison goods traders within Shannon.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 5.11: To integrate communal services, roads, pedestrian,	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Woolvale SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
drainage services and public transport.	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d
Objective 5.12: To promote the development of reduced carbon energy use and high energy conservation.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
MU1 Adjoining N19 (5.18ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
MU2 South of Town Centre	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
COM1 East of town centre	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning				Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Warrington SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
				d	d	d	d	d	d	d	d	d	d	d	d
COM2	Ballycasey	Craft and Design Centre		No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
NC1	Drumgeely	Neighbourhood Centre		No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
NC2	Future	neighbourhood centre serving residential zoned lands		No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Woolvale SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
<i>NC3 Ballycasey Neighbourhood Centre</i>	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
R1 – East of Town Centre (2.18 ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
<i>R2 –Tullyglass lowlands (2.13 ha)</i>	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
R3 – Cronan extension (1.72 ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
R4 – East of Wolfe Tones (7.3 ha)	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Woolvale SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d
R5 – South of Ballycasey (15.2 ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
R6 – Ballycasey North (1.57 ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
LDR1 – East End (21.5 ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
LDR2 – Adjacent to Ballycasey Craft and Design Centre (4.47 ha)	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
	d	d	d	d	d	d	d	d	d	d	d	d
LDR3 – Adjoining Shannon Newtown (2.15 ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
LDR4 – Adjoining St.Patrick’s school grounds (4.84 ha)	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 6.1: To facilitate the development of each of the residential zoned sites as outlined above in order to comply with the Core Strategy requirements, ensure that assigned population targets are delivered for the Shannon Gateway and in the interests of proper planning and sustainable development	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 6.2: To facilitate and actively promote the development of passive / low carbon housing within	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Shannon Town and Environs	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d
Objective 6.3: To require all applications for housing development to demonstrate how they contribute to the development of a low carbon town and how they have incorporated the principles of energy efficiency and environmental sustainability	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 7.1: To support the consolidation and enhancement of existing community facilities within the Plan area and to facilitate the sustainable development of new community and cultural facilities at appropriate locations.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 7.2: To require all future proposals for development on site C10 to undertake Flood Risk Assessment.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 7.3: To encourage and promote the roll out of the Green	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa

Objective/ Land Use Zoning			Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Keshmulla SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Schools	Initiative	throughout Shannon.	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d
Objective 7.4: To continue to work with the Department of Education and Science in assisting the delivery of future educational requirements within Shannon Town and Environs.			No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 7.5: To support the consolidation and enhancement of existing recreation facilities within the Plan area			No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 7.6: To integrate existing recreational facilities within the context of an overall Green Infrastructure Strategy for Shannon Town and Environs.			No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 7.7: To facilitate the development of sites REC2 and REC8 for appropriate new future recreational development that will reinforce and compliment the range of existing			No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
recreational facilities in the Plan area	d	d	d	d	d	d	d	d	d	d	d	d
Objective 7.7: To facilitate the provision of a slipway access to the Shannon Estuary at an appropriate location within the Plan area, subject to reconciling all environmental considerations and ensuring that any such development shall not adversely affect species and habitat designated by the Habitats Directive.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 8.1: To require all future planning applications within the Shannon Town and Environs Plan area to demonstrate how they contribute to the development of a low carbon town and how they have incorporated the principles of energy efficiency and environmental sustainability.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 8.2: To facilitate and actively promote the development of energy infrastructure such as: - mart meters for electricity, gas and thermal energy	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Keshmulla SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
..... mart Grid development for micro electricity generation istrict Heating and cooling Networks as and Electric Infrastructure for vehicles that will facilitate increased energy efficiency in buildings, the use of indigenous low carbon electric and thermal energy resources and assist in establishing low carbon commerce and communities.												
E3 Stonehall – Enterprise Site	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 8.3: To facilitate the development of this accessible, strategically located site for appropriate renewable / green energy development, including generation, research and collaboration	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladattig Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
IS4 – Infrastructure Zoning - Airport Road	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 8.4: To pursue the development of this highly prominent, strategically located site for appropriate infrastructural development that will reinforce the town's commitment to low carbon generation and environmental sustainability.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 8.5: To formalise and implement a Smarter Travel Plan for Shannon Town and Environs.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 8.6: To facilitate and support proposals to improve public transport provision and associated facilities, including enhanced bus services, within the Plan area.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatie Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 8.6: In consultation with ESB and the relevant landowners, to reserve a number of sites within Shannon at publicly accessible key locations for EV charging stations	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 8.7: To facilitate the implementation of the Shannon Free Zone Masterplan where it is consistent with, and does not prejudice the achievement of, the other goals and objectives of the Shannon Town and Environs Local Area Plan 2012-2018.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 8.8: To facilitate the implementation of the Green Infrastructure Plan incorporating a Cycling and Walking Strategy for Shannon Town and Environs, that will encourage modal shift away from the use of the private car.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 8.9: To facilitate and actively promote the development of passive / low carbon housing at appropriate locations within Shannon	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Town and Environs.	d	d	d	d	d	d	d	d	d	d	d	d
Objective 9.1: To protect and conserve the Shannon Estuary, and its habitats and species, which have been designated as a Special Area of Conservation, a Special Protection Area, and a Proposed Natural Heritage Area under the Habitats Directive, Birds Directive and Wildlife Acts respectively.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 9.2: To promote educational and leisure activities which increase awareness and appreciation of the Shannon Estuary such as bird watching, guided wildlife walks, photography, art, etc., but which will not result in significant disturbance to wildfowl and waders, have negative impacts to water quality, or impact on the condition of the protected habitats and species.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 9.3: (a) To facilitate the carrying out of a full survey of the trees in Shannon, recording location, species & condition which shall inform	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note	No impa cts note

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladattig Cave SAC	Old Domestic Buildings, Shannon SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
future developments and works to the townscape and proposals for replanting.	d	d	d	d	d	d	d	d	d	d	d	d
(b) To promote the planting of tree species which are suited to the Shannon landscape, as outlined below, as part of any public landscaping projects, or planting associated with developments.												
Objective 9.4: To require planning applications to take cognisance of the surrounding wildlife corridors when considering boundary treatment, landscaping schemes and planting as part of the development, and where possible to extend the network of wildlife areas within Shannon.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 9.5: To safeguard and enhance all buildings of intrinsic heritage value within Shannon Town and Environs and to protect all existing Protected Structures, as set out in the Record of Protected Structures.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 9.5: To encourage the facilitation and active and appropriate reuse of vacant structures within the Plan area	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 10.1: To facilitate the development of an attractive centre with a unique and distinctive shopping character, including a healthy range of convenience and comparison shops, improved dining facilities and affording greater options for evening entertainment, e.g. cinema/ theatre.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 10.2: To promote, formalise and enhance the existing network of riverside walks and to market the Shannon Estuary as an important natural, high amenity resource.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 10.3: To formalise, enhance and promote looped walks around Shannon, encompassing the Shannon Estuary riverside network and the Sli Na Mara Way.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Objective 10.4: To encourage the development of a museum on the history of Shannon Airport.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 10.5: To encourage the development of an improved visitor aircraft viewing point.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 10.6: To support, develop and expand the hospitality sector in Shannon.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 10.7: To promote the existing abundance of recreational activities, including sports clubs, walking trails and Shannon Golf Club.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 10.8: To secure the development of the TOUT site for	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Carrigrohane SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
tourism related development subject to satisfactorily addressing all environmental constraints and in accordance with the following criteria: Proposals shall relate strongly to the exceptional setting and demonstrate physical integration with the existing environment; Any building shall be appropriate in scale to this sensitive location and shall maximise the views afforded of the Estuary at this location; Design and layout of the new development shall be of a suitably high standard to compliment and enhance this prominent location. Vehicular access to the site shall be taken off the southern relief road to the north, across site REC2, as indicated by the designated infrastructure safeguard at this location. Access will be restricted to any future facility, with any associated parking (apart from disabled parking) located outside of the TOU1 site. A construction management plan and hydrological report shall also be required to accompany all development proposals. The requirements of Habitats Directive Assessment shall be met.	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d
Objective 11.1: To identify and map key open spaces, wildlife hubs,	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa	No impa

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Woolvale SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
corridors and circulation routes throughout the Plan area.	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d	cts note d
Objective 11.2: To identify and map key recreational areas and recreational routes throughout the Plan area.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 11.3: To connect the component elements of the town through the delivery of an integrated Green Infrastructure network, i.e. the town centre with the residential areas, the Industrial Zone, the Airport, and the Estuary.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 11.4: To increase the amenity value of key recreational areas / corridors through the enhancement with, and protection of, biodiversity.	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 11.5: To identify areas for additional tree planting / species enhancement in order to improve	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts	No impa cts

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatieg Cave SAC	Old Domestic Buildings, Wexford SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
connectivity and linkages between existing corridors, open spaces and wooded areas.	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d
Objective 11.6: To preserve and enhance the network of green spaces, wildlife hubs and amenity/wildlife corridors in Shannon as detailed above and as illustrated on the Green Infrastructure Map, in the context of an integrated Green Infrastructure network that will provide recreational and amenity benefits, space for nature, enhanced biodiversity and deliver health and quality of life benefits.	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d
Objective 11.7: To maximise the amenity and tourism potential provided by the Shannon Estuary, subject to all environmental considerations.	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d	No impacts note d
Objective 11.8: To outline and implement a walking strategy for the Plan area, based on a series of looped	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts	No impacts

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Warrington Road SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
walking trails that seek to maximise the key green ways, open spaces and wooded areas.	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d	note d
Objective 11.9: To outline and implement a cycling strategy for the Plan area, which builds on and connects the existing cycle network, providing high amenity, accessible corridors linking the town centre with the Industrial Zone, Airport and residential neighbourhoods, and offering an alternative and efficient modal choice other than the private car.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 12.1: To facilitate the completion of the southern link road for Shannon and the continuation of the existing Aerospace Road to serve future airport related development lands, subject to all environmental considerations	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 12.2: To facilitate the future development of a Shannon Airport rail link by reserving an infrastructure	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatie Cave SAC	Old Domestic Buildings, Limerick SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
safeguard corridor.	d	d	d	d	d	d	d	d	d	d	d	d
Objective 12.3: To encourage a dedicated shuttle bus service, linking Sixmilebridge railway station (on the main Galway to Limerick line) with Shannon Airport (via Bunratty).	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 12.4: To provide water supply infrastructure in accordance with statutory obligations, as set out in EU and National policy.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 12.5: To secure the upgrade of the Shannon wastewater treatment plant in accordance with the requirements of the EPA discharge licence.	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
Objective 12.6: To facilitate the delivery of a high capacity Information Communication Technology (ICT) infrastructure and broadband network and digital broadcasting within the	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Warrington Road, Carrigrohane SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
Plan area												
Objective 12.7:	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted
(a) To ensure that all proposals for development in areas identified as being at risk of flooding undertake flood risk assessment and have regard to the OPW/DoEHLG guidelines The Planning System and Flood Risk Management and any future OPW flood assessment information.												
(b) To facilitate the maintenance and improvement of the existing seawall embankments as necessary.												
(c) To facilitate the implementation of the CFRAMS for Shannon when complete.												
Objective 12.8: To ensure the implementation of Sustainable Drainage Systems and in particular to ensure that all storm water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted	No impacts noted

Objective/ Land Use Zoning	Poulnagordon Cave SAC	Lough Gash Turlough SAC	Newhall & Edenvale Site SAC	Pouladatig Cave SAC	Old Domestic Buildings, Kesh SAC	Ratty Rive Cave SAC	Knockanira House SAC	Danes Holes, Poulnalecka SAC	Kilkishen House SAC	Askeaton Fen Complex SAC	Curraghcase Woods SAC	Barrigone SAC
storm water system.												
IS1 – New Road Links	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
IS2 – Shannon Rail Corridor	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
IS3 – Proposed ESB Cable	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d
Objective 12.9: To maximise the opportunities for Shannon Town and Environs to benefit from its strategic location adjoining the Shannon Estuary	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d	No impa cts note d

**Part 3: Habitats Directive Assessment for the
Adopted Shannon Town & Environs Local Area Plan
2012-2018 (September 2012)**

1.0 Manager's Report to Elected Members on Submissions received on the Proposed Material Alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018 (10th August 2012)

Following the resolution of the Elected Members of 17th April 2012 to propose material alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018, the proposed material alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018 were placed on public display from 15th June 2012 to 13th July 2012. Submissions or observations were invited on the proposed material alterations to the Draft Shannon Town & Environs Local Area Plan 2012-2018 and the associated SEA Environmental Report within those dates.

In all, 22 formal written submissions were received by Clare County Council within the statutory time frame. In response to these submissions, a Manager's Report was prepared.

As part of the Habitats Directive Assessment process, all 22 submissions were screened for their likely impact on the Natura 2000 Site network, and any recommendations of the Habitats Directive Assessment have been incorporated into the recommendations of the Manager's Report.

Of the 22 submissions, 14 referred to the proposed open space/ community zoning at Drumgeely Hill. Drumgeely Hill is an existing residential area and is not within the Natura 2000 Site Network. The content or recommendations arising from these submissions will not have an impact on the Natura 2000 Site Network.

One submission referred to residential land areas, public safety zones and monitoring water quality. The content or recommendations arising from this submission will not have an impact on the Natura 2000 Site Network.

One submission had no comment to make at this stage of the Plan-making process as the proposed material alterations had no implication on education provision or population change in the area. The content or recommendations arising from this submission will not have an impact on the Natura 2000 Site Network.

One submission referred to the extent of residential land zoned, reference to regional plans and strategies, the E4 zoning, the extended Shannon Central area, public safety zones and various objectives throughout the plan. The content or recommendations arising from this submission will not have an impact on the Natura 2000 Site Network.

One submission referred to the use of an anaerobic digester at the E3 Stonehall Site. The content or recommendations arising from this submission will not have an impact on the Natura 2000 Site Network.

One submission referred to the absence of a strategic transport assessment and 'edge of centre' retail function. The content or recommendations arising from this submission will not have an impact on the Natura 2000 Site Network.

One submission referred to the SEA recommendations, E3 Stonehall Site, proposed slipway, residential lands and estuary walks. The content or recommendations arising from this submission will not have an impact on the Natura 2000 Site Network.

Two of the submissions referred to the Shannon Airport Lagoon. These two submissions are addressed in further detail below.

2.0 Response to submissions made (15th June – 13th July 2012)

2.1 Submission Ref 001 (b): Department of the Arts, Heritage and the Gaeltacht (DAHG)

The submission outlines that the Plan area includes parts of the Lower River Shannon cSAC, and River Shannon and Fergus Estuaries SPA. Reference is also made to the Shannon Airport Lagoon, located within the SAC which is linked to the drainage of a large part of the Airport site, and hence the Plan area. The submission reiterates that the conservation status of the lagoon is already unfavourable.

The submission refers back to a comment made at draft plan stage, that:

'The report that accompanies the plan does not suffice for the purposes of an NIR' and 'it is recommended that a new NIR is prepared, taking any amendments and material alterations into account'.

It is also stated that *'based on the information and assessments currently available, and the details of plan-level mitigation, the plan, alone and in combination with other plans and projects, poses risks of and/or will perpetuate adverse effects on the integrity of one or more European sites. In such circumstances a plan may not be adopted'.*

A meeting with National Parks and Wildlife Service was undertaken in relation to this submission on July 31st 2012. A number of issues with the Habitats Directive Assessment report were raised including insufficient evidence – based information on how Plan impacts were assessed, and the presentation of the report in terms of the reader being able to follow the process of the assessment.

It is acknowledged that to date there remains insufficient information relating to the Airport Lands to enable an appropriate level of impact assessment. Section 2.1.1 below sets out mitigation in response to this.

However, it is contended that the Habitats Directive Assessment contains a sufficient and appropriate level of detail with respect to the assessment of impacts to Natura 2000 sites within 15km of the Plan area, and impacts arising from the Plans objectives and land-use zonings on Natura 2000 sites within the Plan area itself. Notwithstanding this, it is accepted that the presentation of the Habitats Directive Assessment report may not reflect this.

The presentation of the Habitats Directive Assessment report is based on the recommendations of the Department of the Arts, Heritage and the Gaeltacht in previous correspondence, and follows the steps involved in the Plan-making process.

As such, the following tables aim to amalgamate information spread across the two previous Habitats Directive Assessment reports (those accompanying the Draft Plan in December 2011, and Material Alterations to the Draft Plan in June 2012), and information which was used in the assessment, but which was not considered necessary to include in the written reports at the time.

Assessment of Plan impacts on Natura 2000 Sites within 15km of Plan area

Site	Distance from Plan Area (Approx)	Qualifying Interests	Threats	Elements of Plan with potential to impact	Likely Impacts
Poulmagordon Cave SAC Site Code 000064	9.8km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Phreatic rift maze cave with large numbers of fossil corals	Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.	Impacts arising from Plan Objectives and Land-use zonings	No
Lough Gash Turlough SAC Site Code 000051	3.3km	Turlough	Nutrient enrichment, inappropriate grazing, drainage, peat cutting, marl extraction and quarrying.	Impacts arising from Plan Objectives and Land-use zonings	No
		Northern Yellow-cress Orange Foxtail Pochard Gadwall Coot Tufted Duck Mallard Snipe Mute Swan	Inappropriate grazing, aquaculture, invasive species, boating, recreation, loss of habitats, disturbance to birds (feeding, roosting, breeding, flight paths), water pollution, inappropriate development and changes to hydrology of the site.	Impacts arising from Plan Objectives and Land-use zonings	No
New Hall and Edenvale Site SAC Site Code 002091	9.3km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Phreatic rift maze cave with large numbers of fossil corals	Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.	Impacts arising from Plan Objectives and Land-use zonings	No

Site	Distance from Plan Area (Approx)	Qualifying Interests	Threats	Elements of Plan with potential to impact	Likely Impacts
Pouladraig Cave SAC Site Code 000037	13.2km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Phreatic rift maze cave with large numbers of fossil corals	Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.	Impacts arising from Plan Objectives and Land-use zonings	No
Old Domestic Building, Keelvagh SAC Site Code 002010	11.6km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
Ratty River Cave SAC Site Code 002316	6.7km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Phreatic rift maze cave with large numbers of fossil corals	Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation..	Impacts arising from Plan Objectives and Land-use zonings	No
Knockanira House SAC Site Code 002318	8.9km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No

Site	Distance from Plan Area (Approx)	Qualifying Interests	Threats	Elements of Plan with potential to impact	Likely Impacts
Danes Holes, Poulnalecka SAC Site Code 000030	12.4km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Caves not open to the public	Activities within or adjacent to the cave which may impact directly on its structure, or indirectly on the suitability of the cave for lesser horseshoe bats. Dumping; road development; vandalism; and inundation.	Impacts arising from Plan Objectives and Land-use zonings	No
		Old sessile oak woods with Ilex and Blechnum in British Isles	Invasive species, sub-optimal grazing patterns, general forestry management, increases in urbanization, and construction of communication networks.	Impacts arising from Plan Objectives and Land-use zonings	No
Kilkishen House SAC Site Code 002319	11km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
Askeaton Fen Complex SAC Site Code 002279	5.1km	Calcareous fens with Cladium mariscus and species of the Caricion davallianae	Peat or turf cutting, arterial drainage, local drainage and agricultural reclamation, infilling of sites with building waste, dumping, afforestation, water pollution and urban expansion.	Impacts arising from Plan Objectives and Land-use zonings	No
		Alkaline fen	Peat mining activities, land drainage, infilling, fertiliser pollution, eutrophication.	Impacts arising from Plan Objectives and Land-use zonings	No

Site	Distance from Plan Area (Approx)	Qualifying Interests	Threats	Elements of Plan with potential to impact	Likely Impacts
Curraghchase Woods SAC Site Code 000174	7.1km	Lesser Horseshoe bat	Loss of suitable summer and winter roosting sites, loss of commuting routes, and loss of suitable foraging sites.	Impacts arising from Plan Objectives and Land-use zonings	No
		Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, <i>Alnion incanae</i> , <i>Salicion albae</i>)	Inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber.	Impacts arising from Plan Objectives and Land-use zonings	No
		<i>Taxus baccata</i> woods of the British Isles*	Invasive species	Impacts arising from Plan Objectives and Land-use zonings	No
Barrigone SAC Site Code 000432	8.4km	Semi-natural dry grasslands and scrub facies on calcareous substrates (<i>Festuco-Brometalia</i>)	Abandonment of traditional agricultural practices and reclamation.	Impacts arising from Plan Objectives and Land-use zonings	No
		Limestone pavements	Quarrying, reclamation for agriculture and reduced farming activity which facilitates scrub encroachment. Intensive agriculture and domestic/municipal waste sources in the vicinity of pavement may also threaten groundwater.	Impacts arising from Plan Objectives and Land-use zonings	No
		<i>Juniperus communis</i> formations on heaths or calcareous grassland	Overgrazing; fire; agricultural expansion; invasive species particularly <i>Rhododendron ponticum</i> and poor regeneration.	Impacts arising from Plan Objectives and Land-use zonings	No
		Marsh Fritillary	Abandonment of traditional pastoral systems, infrastructure developments and increased urbanisation	Impacts arising from Plan Objectives and Land-use zonings	No

Assessment of Plan impacts on the Qualifying Interests of the Lower River Shannon SAC

Qualifying Interests	Threats	Current Status	Location relative to Plan Area	Elements of Plan with potential to impact	Likely Impacts/ Mitigation
Estuaries	Aquaculture; fishing; coastal development, water pollution	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Discharge from wastewater treatment subject to EPA licence. No other impacts noted
Mudflats and sandflats not covered by seawater at low tide	Aquaculture, fishing, bait digging, removal of fauna, reclamation of land, coastal protection works, invasive species.	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). No other impacts noted
Coastal lagoons	Deliberate drainage, sea level rise, natural silting-up and excessive nutrient enrichment.	Bad	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Drainage of airport lands, developments within airport lands. See Section 2.1.1 below.
Vegetated sea cliffs of the Atlantic and Baltic coasts	Erosion; grazing; recreational pressures; development of golf courses and housing; dumping and cutting of peat, coastal protection works.	Poor	Downstream at Estuary mouth	Impacts arising from Plan Objectives and Land-use zonings	No
Salicornia and other annuals colonizing mud and sand	Invasive species, sea level rise, erosion and accretion.	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). No other impacts noted
Atlantic salt meadows (Glaucopuccinellietalia maritimae) Mediterranean salt meadows (Juncetalia maritimi)	Overgrazing by sheep and cattle, invasive species, sea level rise, land disturbance and erosion.	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible small scale habitat loss from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). No other impacts noted
Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	Inappropriate grazing levels; invasive species; and clearance for agriculture or felling for timber.	Bad	Not identified within Plan area	Impacts arising from Plan Objectives and Land-use zonings	No designated lands zoned for development. No other impacts noted

Qualifying Interests	Threats	Current Status	Location relative to Plan Area	Elements of Plan with potential to impact	Likely Impacts/ Mitigation
Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation	Eutrophication; sea level rise, overgrazing, excessive fertilisation; afforestation; and invasive species.	Bad	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	Waste-water discharges licensed by EPA. Ballycasey Creek retained and buffered. No other impacts noted
Sandbanks which are slightly covered by sea water all the time	Aggregate extraction, sand extraction and wind farm development.	Poor	Downstream at Estuary mouth	Impacts arising from Plan Objectives and Land-use zonings	No
Large shallow inlets and bays	Professional fishing; aquaculture; water pollution; dumping of wastes.	Poor	Downstream of Plan area	Impacts arising from Plan Objectives and Land-use zonings	Waste-water discharges licensed by EPA. No other impacts noted
Reefs	Professional fishing; taking of flora and fauna; water pollution; climate change; and change in species composition.	Poor	Downstream of Plan area	Impacts arising from Plan Objectives and Land-use zonings	Waste-water discharges licensed by EPA. No other impacts noted
Perennial vegetation of stony banks	Disruption of the sediment supply, removal of gravel, trampling, horse riding and vehicles.	Poor	Downstream at Estuary mouth	Impacts arising from Plan Objectives and Land-use zonings	No
Spartina swards (Spartinion maritimae)	As Spartina is considered to be an invasive species, it is assessed differently to other habitats. Increases in area and extent are considered unfavourable.	Poor	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	No increase in area and extent likely as a result of Plan Objectives of Land-use zonings
Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	Agricultural intensification, inappropriate grazing levels, invasive species, drainage and abandonment of pastoral systems.	Bad	Not identified within Plan area	Impacts arising from Plan Objectives and Land-use zonings	No designated lands zoned for development. No other impacts noted
European River Lamprey Brook Lamprey Sea Lamprey	Channel maintenance, barriers, passage obstruction, gross pollution and specific pollutants.	Good Good Poor	Likely pass through and use Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). Waste-water discharges licensed by EPA. No other impacts noted
Atlantic Salmon	Cultivation, pesticides; fertilization; water pollution; biocenotic	Bad	Likely pass through and use Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36

Qualifying Interests	Threats	Current Status	Location relative to Plan Area	Elements of Plan with potential to impact	Likely Impacts/ Mitigation
	evolution; accumulation of organic material; eutrophication; over-fishing; forest-related pressures; parasites.				and 2.37 of HDA (Proposed material alterations, June 2012). Waste-water discharges licensed by EPA. Ballycasey Creek retained and buffered. No other impacts noted
Bottlenose Dolphin	By-catch in fishing gear, pollution of the marine environment, habitat degradation and increased disturbance from dolphin watching boat trips.	Good	Generally found further downstream of Plan area	Impacts arising from Plan Objectives and Land-use zonings	Indicative slipway locations for the launching of traditional boats at high tide and not for commercial boating. Waste-water discharges licensed by EPA. No other impacts noted
Otter	Water pollution; riparian vegetation removal; professional fishing; hunting; poisoning; continuous urbanization; industrial or commercial areas; coastal protection works; canalization, modifying or dredging water courses.	Poor	Likely to pass through and use Plan area	Impacts arising from Plan Objectives and Land-use zonings	Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). Waste-water discharges licensed by EPA. Ballycasey Creek retained and buffered. No other impacts noted
Freshwater Pearl Mussel	Nutrient enrichment, siltation, afforestation, inappropriate development, blockages to river, loss of vector (salmon).	Bad	Cloon River Catchment – Tributary to Shannon	Impacts arising from Plan Objectives and Land-use zonings	No

Assessment of Plan impacts on the Special Conservation Interests of the River Shannon and River Fergus Estuaries SPA

Special Conservation Interests	Threats	Location relative to Plan Area	Elements of Plan with potential to impact	Likely Impacts/ Mitigation
Wetlands	Habitat Loss, Change to hydrology, water quality, and threats to Qualifying Interests of SAC	Within Plan area	Impacts arising from Plan Objectives and Land-use zonings	As for SAC Qualifying Interests
International Population: Dunlin Black-tailed Godwit Redshank	Aquaculture, boating, recreation, loss of habitats (feeding, roosting, breeding), reduced stocks of prey species, disturbance to	All have been recorded within Plan area	Impacts arising from Plan Objectives and Land-use zonings	See Section 5.2 of Habitats Directive Assessment (December 2011) regarding

Special Conservation Interests	Threats	Location relative to Plan Area	Elements of Plan with potential to impact	Likely Impacts/ Mitigation
Light-bellied Brent Goose National Population: Cormorant Whooper Swan Shelduck Wigeon Teal Pintail Shoveler Scaup Ringed Plover Golden Plover Grey Plover Lapwing Knot Bar-tailed Godwit Curlew Greenshank Black-headed Gull	birds, their flight paths and breeding areas,			Illaunagowan Point. Estuary Walks follow existing walkways. No lands zoned for development adjacent to mudflats/ saltmarsh areas. Possible threat from indicative slipway locations. Mitigation as per Sections 2.3, 2.36 and 2.37 of HDA (Proposed material alterations, June 2012). Discharge from wastewater treatment subject to EPA licence. No other impacts noted

2.1.1 Impacts and mitigation in respect of Shannon Airport Lagoon

Section 2.1 (b).4 of the Habitats Directive Assessment (Proposed Material Alterations to the Draft Shannon Town and Environs Local Area Plan 2012 - 2018, June 2012) refers to the description and history of the Shannon Airport Lagoon, and recommends additional text and objective to be included in the Shannon Town and Environs Local Area Plan 2012 – 2018.

Following a meeting with National Parks and Wildlife Service in relation to their submission on July 31st 2012, it was noted that the Habitats Directive Assessment did not contain sufficient evidence-based information to prove beyond reasonable scientific doubt that the Plan would not result in negative impacts on the Shannon Airport lagoon.

There is a historical link between the development of the airport and the development of the lagoon, the lands zoned as 'Airport' in the Shannon Town and Environs Local Area Plan 2012 – 2018 are, in effect, lands functionally connected to the lagoon by virtue of the drainage system in place on those lands. The 'Airport' zoning within the context of the Shannon Town and Environs Local Area Plan 2012 – 2018 allows for 'airport operational activities and uses complimentary to the operation of the airport, aircraft maintenance/cargo handling facilities, business park use, primarily related to airport servicing, management and maintenance activities, long-term aircraft maintenance, air-freight cargo handling facilities and other innovative initiatives'. Given the broad spectrum of uses allowed, the large area of land zoned, and that the general layout of any future development within the 'Airport' lands is unknown, there is a need to specify the requirements of project-level Habitats Directive

Assessment to ensure that any likely impacts on the Shannon Airport Lagoon are sufficiently negated at project level.

It is noted that the Shannon Airport Lagoon is currently in unfavourable condition, and that the ongoing conservation status is linked, in part, to the management of the airport lands, and particularly to the drainage regime in place. This status is likely to continue until such time as a management plan for the Shannon Airport Lagoon is developed and implemented, however it is beyond the scope, and outside the remit of this Local Area Plan to undertake the development of such a management plan, or require that such a management plan is developed. As per the European Communities (Birds and Natural Habitats) Regulations 2011, it is the Minister who 'shall establish the necessary conservation measures involving, if need be, appropriate management plans specifically designed for the European Sites or integrated into other development plans and appropriate statutory, administrative, or contractual measures which correspond with the ecological requirements of those species and habitats in respect of which the site is included as a European Site or that are subject to the conservation objectives of the site'.

Notwithstanding this, it is a requirement for all planning applications for development within the catchment of the SAC and particularly the Shannon Airport Lagoon, irrespective of how minor the development is, to assess its likely impacts on the Shannon Airport Lagoon, both alone and in-combination with the existing development and operation of the 'Airport' lands and prove beyond reasonable scientific doubt that the development, in combination with the existing development and operation of the airport, would not exacerbate the existing unfavourable conservation status of the Shannon Airport lagoon. As such, it would be of significant benefit to the future development of the airport, and the development management process, if a Management Plan for the Shannon Airport Lagoon was provided.

Based on the above, the following changes are required to be included in the Shannon Town and Environs Local Area Plan 2012 – 2018:

Additional Text under Section 4.5:

Clare County Council supports the future development of a management plan for the Lower River Shannon SAC, with particular reference to the Shannon Airport Lagoon.

Additional Text under Objective 4.8:

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

In this regard, the following is required:

All planning applications for developments within the catchment of the Shannon Airport Lagoon must undertake Habitats Directive Assessment with specific reference to drainage and hydrology, water quality, and impacts to birds and lagoon flora. It must also pay particular attention to 'in-combination' impacts with existing development within the catchment.

All planning applications for developments within the airport lands, and their accompanying Habitats Directive Assessment must be referred to the National Parks and Wildlife Service within the Department of Arts, Heritage and the Gaeltacht.

If the above requirements are included in the Shannon Town and Environs Local Area Plan 2012 – 2018 upon adoption, then the Shannon Town and Environs Local Area Plan 2012 – 2018 will not result in significant negative impacts on the Natura 2000 Site Network.

2.2 Submission Ref 021

The submission refers to the E4 Stonehall Site, Site E4 and Public Safety Zones. The content and recommendations arising from this part of the submission will not have an impact on the Natura 2000 Site Network.

The submission also refers to Objective 4.8 and requests that the Shannon Airport Lagoon is referred to as the 'Shannon Airport Drainage Lagoon' to reflect its historical link to the drainage of the airport and airfield.

The Manager, in his opinion, refers to the fact that the lagoon is called the 'Shannon Airport Lagoon' in the NPWS Site Synopsis for the Lower River Shannon SAC, and as such, recommends that the proposed textual change is not made.

The submission also requests that additional text is added to Objective 4.8 with regard to the safe operation of Shannon International Airport. This textual change is not likely to impact on the Shannon Airport Lagoon or the Natura 2000 Site Network.

The submission also refers to the text of Section 4.5 which precedes Objective 4.8, suggesting that it appears quite detailed and project specific for a Local Area Plan. The Manager, in his opinion, reiterates the need for a balanced view to be taken to the Local Area Plan, and given that Section 4.1 to 4.4 (inclusive) and Section 4.6 all deal specifically with the Airport, the level of detail in Section 4.5 is appropriate to ensure an overall balance is provided. As such, the Manager recommends that no textual change is made.

3.0 Resolution to make the Shannon Town & Environs Local Area Plan 2012-2018

Following consideration by the Elected Members of:

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

in accordance with the provisions of Section 20(3)(n) of the Planning and Development Act, 2000 (as amended) the elected members of Clare County Council resolved to make the Shannon Town & Environs Local Area Plan 2012-2018 with the proposed material alterations, subject to the recommendations outlined in the Manager's report, with the exception of one further modification.

This modification was 'not to agree with the Manager's Recommendation to amend the zoning of open space for Drumgeely Hill to include a mix of open space and community zoning, and therefore to zone the subject site entirely as open space'.

This modification is not likely to impact on the Natura 2000 Site Network

4.0 Habitats Directive Assessment Conclusion Statement

Following the assessment of the Shannon Town & Environs Local Area Plan 2012-2018 at all stages of the plan-making process, it has been concluded that the Shannon Town & Environs Local Area Plan 2012-2018, as adopted, is not likely to result in significant negative impacts on the Natura 2000 Site Network.

As such, the Shannon Town & Environs Local Area Plan 2012 – 2018, as adopted, is compliant with the Habitats Directive.



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Local Area Plan 2012–2018
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