

Variation  
No.1



# Clare County Development Plan 2017–2023

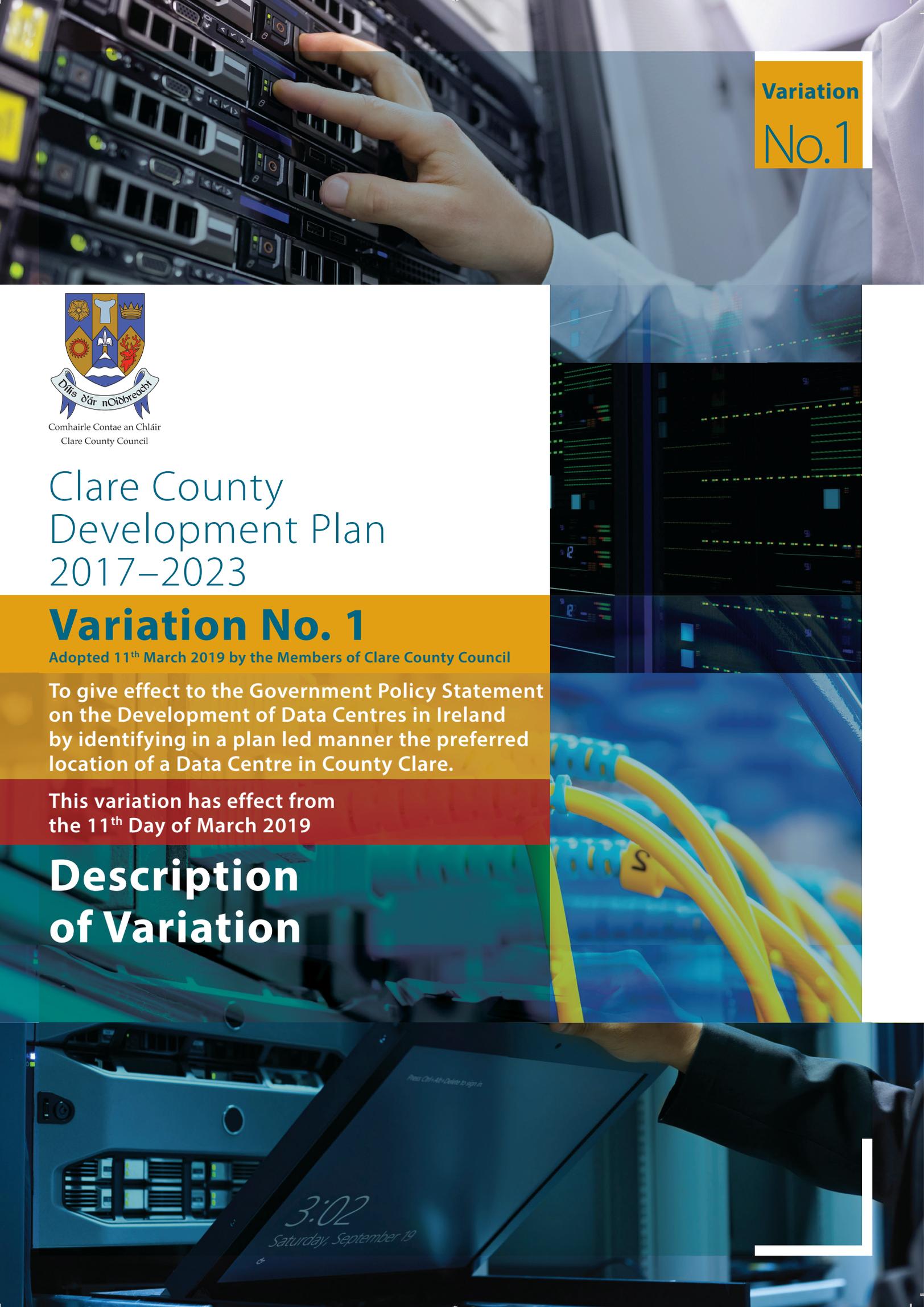
## Variation No. 1

Adopted 11<sup>th</sup> March 2019 by the Members of Clare County Council

To give effect to the Government Policy Statement on the Development of Data Centres in Ireland by identifying in a plan led manner the preferred location of a Data Centre in County Clare.

This variation has effect from the 11<sup>th</sup> Day of March 2019

## Description of Variation



## **DESCRIPTION OF VARIATION NO.1 TO THE CLARE COUNTY DEVELOPMENT PLAN 2017-2023**

The Members of Clare County Council adopted Variation No.1 to the Clare County Development Plan 2017-2023 on 11<sup>th</sup> March 2019, in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended).

The reason for the Variation is to give effect to the *Government Policy Statement on the Development of Data Centres in Ireland* by identifying in a plan led manner the preferred location of a Data Centre in County Clare.

In summary the Variation provides for the following changes to:

### **(1) Volume 1 - Written Statement of the Clare County Development Plan 2017-2023:**

- To incorporate the use and development of data centres and power generating infrastructure into the enterprise zoning definition, the following additional text has been added into the zoning objective for enterprise as set out in Chapter 19

Lands zoned for 'enterprise' shall be taken to include the use and development of land for high end research and development, business science and technology-based industry, financial services, call centres/telemarketing, software development, data centres, enterprise and incubator units, small/medium manufacturing or corporate office in high quality campus/park type development.

It is intended that such developments will have high quality architectural design and landscaping. This zoning allows for 'walk to' support facilities such as canteen, restaurant or crèche services which are integrated into employment units and are of a nature and scale to serve the needs of employees on the campus.

This zoning also allows for associated power generating infrastructure as well as transportation infrastructure such as car and bicycle parking and bus stop shelters. This zoning excludes general retail, retail park outlets, motor sales/servicing activities and heavy industrial undertakings.

Lands zoned for 'enterprise' in large villages and small villages shall be taken to include the use and development of land for small-scale business and enterprise development such as incubator units, craft centres/workshops, small-scale manufacturing, local digital/technology business etc. Retail use on these sites shall only be considered where it is ancillary to the main activity taking place.

Enterprise developments in large villages and small villages must have a high standard of architecture and landscaping and must be relative and appropriate to their scale, size and character.

**(2) Volume 3(a) Ennis Municipal District – Written Statement and Settlement Plans of the Clare County Development Plan 2017-2023:**

- Amend the zoning objective for the lands currently identified in the Ennis Settlement Plan as Industrial IND1 to Enterprise ENT3 at Toureen and extend the Enterprise ENT3 zoning objective to 45ha, onto lands currently identified as being in the open countryside;

*The amended Ennis Settlement Plan zoning map dated March 2019 is attached.*

- Zone an area of approximately 10 hectares as Buffer Space at Toureen;

*The amended zoning is set out in the attached map.*

- Replace text in Section 1.5.2 associated with lands currently identified in the Ennis Settlement Plan as Industrial Zoning (IND1) with text associated with the extended site identified as Enterprise (ENT3) to read as follows:

A site located in the **Toureen area** on the eastern side of Ennis has been zoned for enterprise use (**ENT3**). Project Ireland 2040 - National Planning Framework sets out the strategic importance of data centres in Irelands' Enterprise Strategy. Having regard to the *Government Statement on The Role of Data Centres in Ireland*, which in particular recommends having a plan-led approach to data centres, this 55ha site has been identified and zoned as Enterprise (45ha) and for Buffer Space (10ha) with a specific use for a Data Centre Campus due to its proximity to the electricity sub-station, its proximity to the M18 motorway and adjoining regional road network, the location of the site relative to the Gas Pipeline, the availability of Dark Fibre and the proximity of the site to Shannon International Airport and Ennis Town.

This site is zoned to accommodate a Data Centre campus which consists of one or more structures, used primarily for the storage, management and dissemination of data and the provision of associated power electricity connections and energy generating infrastructure.

- Replace text currently in Section 2.13.5 relating to lands at Toureen with new additional text and in addition to that set out above, include mitigation arising from the Strategic Environmental Assessment, Habitat Directive Assessment and Strategic Flood Risk Assessment.

### 2.13.5 Toureen Area

#### Site ENT3 Toureen

Project Ireland 2040 - *National Planning Framework* sets out the strategic importance of data centres in Ireland's Enterprise Strategy. Having regard to the *Government Statement on The Role of Data Centres in Ireland*, which in particular recommends having a plan-led approach to data centres, this 55ha site has been identified and zoned as Enterprise (45ha) and Buffer (10ha) with a specific use for a Data Centre Campus due to; its proximity to the electricity sub-station; its proximity to the M18 motorway and adjoining regional road network; the location of the site relative to the Gas Pipeline; the availability of Dark Fibre and the proximity of the site to Shannon International Airport and Ennis Town.

This site is zoned to accommodate a Data Centre campus which consists of one or more than one structure, used primarily for the storage, management and dissemination of data and the provision of associated power electricity connections and energy generating infrastructure.

Development proposals for this site shall include the following;

- A Traffic Management Plan for the construction and operation phase of development.
- Any proposed development shall adopt sustainable practice in terms of building design, materials, construction and operation.
- A Hydrological Assessment to determine the effects of the development on groundwaters and groundwater quality shall be submitted with development proposals for the site.
- At the southern boundary of the site is a mesotrophic lake, which will require protection through the provision of a buffer incorporating the dense clump of trees to the west of the lake and shall be included in an overall Landscape Management Plan for the site.
- A Construction and Environmental Management Plan shall be submitted as part of development proposals on site. This shall include a Flood Risk Assessment, a Surface Water Management Plan for the construction and operation phase of the development, a Pollution Prevention Plan and shall incorporate principles of Sustainable Urban Drainage Systems. During the construction phase of developments on site where applicable all relevant best practice guidelines shall be adhered to.
- An Air Quality Impact Assessment with reference to potential impacts on European Sites and the surrounding area within the zone of influence of the proposed development shall be submitted, this shall inform an Appropriate Assessment Screening report and/or Natura Impact Report.
- The hedgerows and scrub area on this site provide a potential foraging and commuting area for wildlife including Lesser Horseshoe bats. Future development proposals must be informed by a series of bat surveys to record the known usage of the site by in particular Lesser Horseshoe bats and ensure that there is no net loss of supporting habitat. The surveys must include a full light spill modelling study. Any habitat loss must be offset by additional landscape planting to ensure connectivity across the landscape.

- Impacts of development of the site on conservation interest bird species of surrounding SPAs and breeding birds should be avoided, through protection and retention of breeding bird habitat in accordance with the Wildlife Acts. Development proposals for the site shall be accompanied by bird surveys (to include a winter bird survey) to assess the use of the site by bird species and where disturbance and/or displacement are predicted appropriate mitigation measures shall be identified. Hedgerow and treeline pruning or removal shall be conducted outside the breeding bird season (March 01<sup>st</sup> through August 31<sup>st</sup>).
- An Ecological Impact Assessment (designed by an appropriately qualified landscape architect and ecologist) and a Habitat Survey shall form part of development proposals for the site.
- A Landscape and Biodiversity Management plan shall be submitted to provide landscape, visual and environmental screening and enhancement measures through planting and design.
- An Invasive Species Survey and Management plan (if required) shall accompany development proposals for the site.
- Development proposals shall also include an Otter Use Survey of the site, and where disturbance and/or displacement are predicted appropriate mitigation measures shall be identified.
- A buffer will be required to be provided with regard to the location of a National Monument (CL-034-007) on site.
- Adequate wastewater treatment and disposal measures shall accompany development proposals for this site to ensure that there is no impact to water quality in the area.

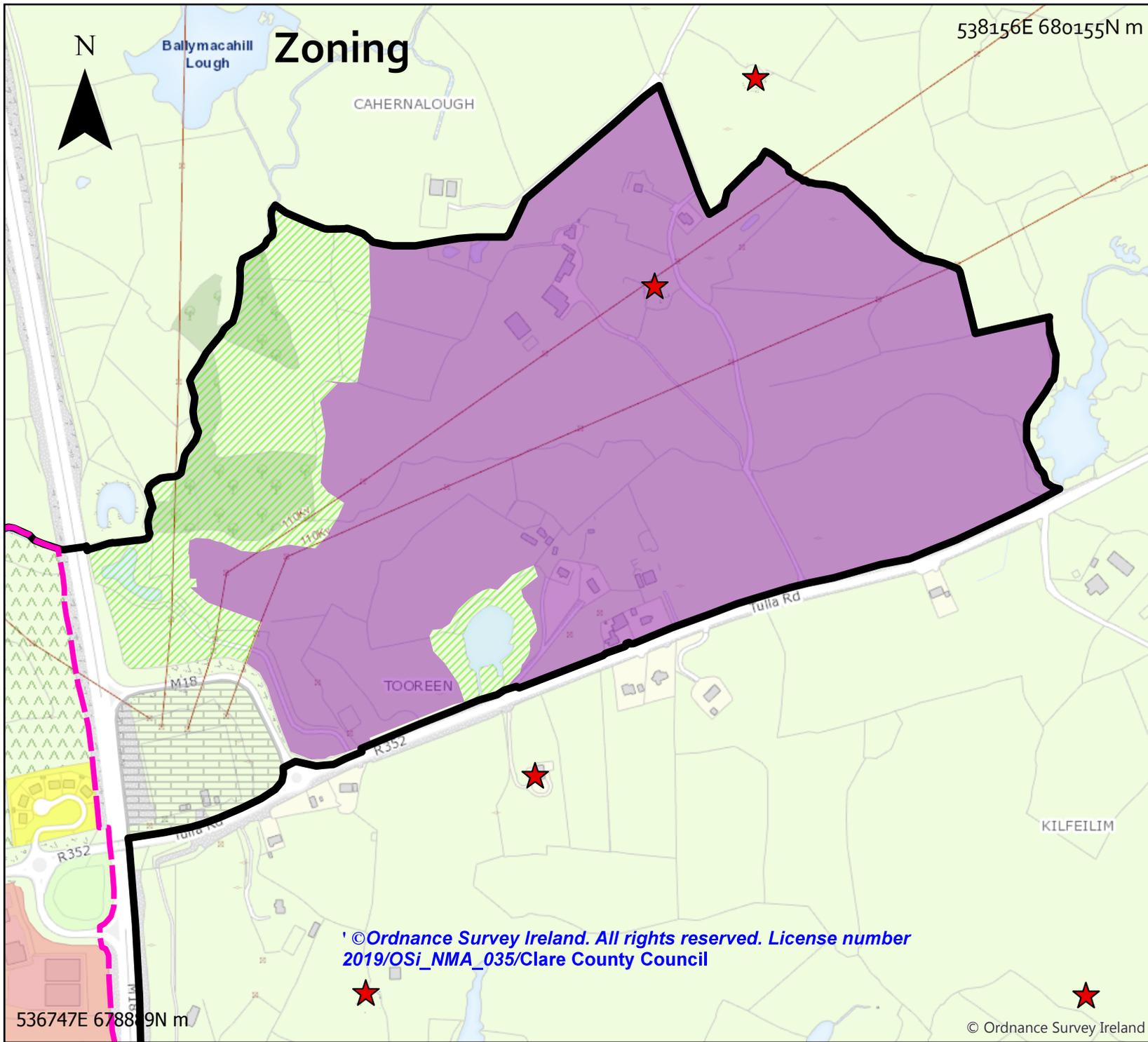
**Please see the SEA Environmental Report and Appropriate Assessment - Natura Impact Report that accompanies this Variation No.1 for further details on the above.**

A Strategic Environmental Assessment - Environmental Report; Non-Technical Summary and Environmental Statement, Natura Impact Report and a Flood Risk Assessment of the Variation have also been prepared and accompany this description document.

# MAPS

A3 map shows the amended Ennis Settlement Plan with  
subject site circled in red

A4 map shows enlarged amended subject site



**Map Legend**

- Recorded Monument
- Future Ennis & Environs LAP Boundary
- Ennis Settlement Boundary
- Zoning**
- Agriculture
- Buffer Space
- Enterprise
- Existing Residential
- Light Industry
- Open Space
- Utilities
- Water Bodies

**Area of interest**



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Project title:

Drawing title:

Revision:  Drawn by:  Checked by:

Date Saved:  Scale:

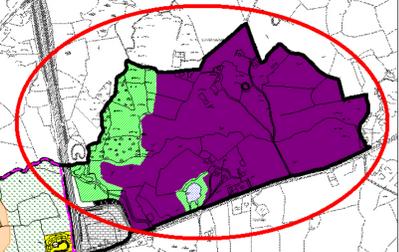
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Kilometres



Future Ennis And Environs LAP Boundary	Ennis Settlement Boundary	Existing Residential
Ennis Town Centre Boundary	Core Shopping Area Centre	Mixed Use
Residential	Low Density Residential	Industry
Commercial	Enterprise	Open Space
Light Industrial	Community	Tourism
Buffer Space	Recreation	Transport Utilities
Utilities	Agriculture	Area Of Variation
	Water Bodies	

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Project: **Variation No. 1  
Clare County  
Development Plan 2017 - 2023**

Title: **ENNIS SETTLEMENT PLAN**

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

ENNIS MUNICIPAL DISTRICT									
Settlement	Required Residential Lands as per Core Strategy	Residential Ha. Zoned	Low Density Residential Ha. Zoned	Total Area Zoned (given as Residential Equivalent in ha.)	Commercial Land Ha. Zoned	Enterprise Land Ha. Zoned	Light Industry Land Ha. Zoned	Industry Land Ha. Zoned	Mixed Use Land Ha. Zoned
<b>Hub Town</b>									
Ennis (including Clarecastle)	137.20	89.74	89.81	134.65	71.42	79.48	56.11	24.28	54.90
<b>Large Villages</b>									
Barefield	4.50	0.00	9.13	4.57	0.00	0.00	0.00	0.00	0.73
Kilmaley	4.60	0.00	11.24	5.62	1.05	0.00	0.00	0.00	2.49
Quin	11.50	3.68	9.06	8.21	0.26	0.00	0.00	0.00	2.31
<b>Small Villages (all figures are Low Density Residential)</b>									
Clooney	4.50	N/A	5.22	5.22	0.20	0.00	0.00	0.00	0.00
Kilnamona	4.30	N/A	4.73	4.73	0.00	0.00	0.00	0.00	0.00
Toonagh	4.60	N/A	3.02	3.02	0.16	0.00	0.00	0.00	0.00
<b>Total in M.D.</b>	<b>171.20</b>			<b>166.02</b>	<b>73.09</b>	<b>79.48</b>	<b>56.11</b>	<b>24.28</b>	<b>60.43</b>

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

**Volume 3(a) Ennis Municipal District – Written Statement and Settlement Plans of the Clare County Development Plan 2017-2023:**

CLARE COUNTY  
DEVELOPMENT PLAN

2017  
2023



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**Description of Variation**  
11<sup>th</sup> March 2019

