



COMHAIRLE CONTAE AN CHLAIR
CLARE COUNTY COUNCIL

Strategic Environmental Assessment Screening Report of the Shannon Town Centre Masterplan having regard to European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (“SEA Directive”)

Prepared in accordance with European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (“SEA Directive”) as transposed by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), as amended.

Table of Contents

1.0	Introduction and Background	3
1.1	Legislative context	4
2.0	Planning Hierarchy and the Purpose of the Shannon Masterplan	5
3.0	The Masterplan and Screening for Requirement for SEA	8
5.0	Recommendation on requirement for SEA	18

Appendix 1 **List of Statutory Environmental Authorities**

Appendix 2 **Response to Submissions Received.**

Appendix 3 **Screening of changes to the Masterplan**

1.0 Introduction and Background

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the 20-year National Planning Framework (NPF) and a detailed capital investment plan for the period 2018 to 2027, the National Development Plan (NDP). The NPF outlines the broader policy principles and priorities to plan, in a more strategic, sustainable and coordinated manner, for future population and economic growth over the next 20 years.

Clare County Council through its Economic Directorate and Shannon Municipal District Office are the primary drivers and enablers of economic growth for Shannon Town. Through its legislative, civil and democratic functions the Local Authority sets out and adopts land use, transport and investment policies for the town and county. Clare County Council both influences and transposes National and Regional (Regional Spatial and Economic Strategy) policy including *Project Ireland 2040 National Planning Framework*. The enhanced development of Shannon Town sits within several of the National Strategic Outcomes contained in the National Planning Framework as follows;

NSO1 Compact Growth – It is anticipated that Shannon Town and surrounding area will experience considerable growth in the coming years having regard to the Limerick-Shannon Metropolitan Area Strategic Plan and the population targets associated with same. Future growth must be sustainable growth that will benefit the town while also creating an attractive place in which people can live and work. The preparation of the Limerick Shannon Metropolitan Area Transport Strategy (LSMATS) by the National Transport Authority will also inform this work.

NSO5 A Strong Economy supported by Enterprise, Innovation and Skills. Existing employment opportunities in Shannon are critical not only for Shannon and Co. Clare but for the Mid-West Region. Shannon is critical to delivering the ambition of how the Limerick-Shannon Metropolitan Area (MASP) develops in terms of its economy, social diversity and growth. The Limerick Shannon Metropolitan Area Strategic Plan (MASP) identifies a significant opportunity for Shannon to expand globally as a recognised centre of excellence for current and future software engineering/aviation/logistics/research and development for autonomous vehicles.

NSO7 Enhanced Amenity and Heritage. It is intended that future development in Shannon will include for enhanced public realm development in the town centre, building on the existing network of paths, walks and Shannon Town Park, which have evolved from the Shannon Green Infrastructure Plan prepared by Clare County Council.

As part of Project Ireland 2040 the Government announced the establishment of a new Urban Regeneration and Development Fund (URDF), primarily to support the compact growth and sustainable development of Ireland's five cities and other large urban centres. In line with the objectives of the National Planning Framework (NPF), the Fund is designed to leverage a greater proportion of residential and commercial development, supported by infrastructure, services and amenities, within the existing built "footprint" of our larger settlements.

Clare County Council made an application for funding for Shannon under the Urban Regeneration and Development Fund in September 2018. On the 18th of June 2019 Approval in Principle was provided

from the Department of Housing, Planning and Local Government together with an allocation for the **“Development for a Strategic Masterplan for Shannon”**.

It is intended that the Masterplan will guide and stimulate the development of Shannon Town Centre into the future and will influence and deliver on real change for Shannon Town in order to make Shannon a more attractive destination in which to live, work and do business. The Masterplan looks at growth potential, use of derelict and vacant sites within the Town Centre, development potential of key sites at the entrance points from the road network and will seek to create a vibrant place for people to meet, recreate and connect with their area.

As Clare County Council has not determined that the Masterplan would be likely to have significant environmental effects it must first be screened for the need to undertake Strategic Environmental Assessment (SEA). Screening is the process for deciding whether a particular Plan or Programme, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and thus would warrant SEA. The purpose of this report is to evaluate the requirement for SEA of the proposed Masterplan.

In doing so, the Council must decide whether the Masterplan would or would not be likely to have significant effects on the environment and in doing so must take account of the relevant criteria set out in the SEA Directive as transposed into Irish Legislation in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 S.I. No. 436 of 2004 as amended by the Planning and Development (Strategic Environmental Assessment) Regulations 2011 S.I. No. 201 of 2011.

It should be noted that the Clare CDP 2017-2023 (as varied), The Shannon Local Area Plan 2012-2018 (As Amended), the NPF and RSES were all subject to full Strategic Environmental Assessment. The appropriate environmental authorities were consulted throughout the SEA process and therefore the objectives and changes arising from these plans and strategies sitting above the Masterplan in the planning hierarchy have all been subjected to a thorough and robust level of assessment.

The Council, in consultation with the statutory authorities, must make a determination as to whether an SEA is required, taking account of the relevant criteria set out in Schedule 2A of the Planning and Development Regulations 2001 (as amended) and any submissions or observations received from the prescribed environmental authorities.

1.1 Legislative context

The European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) requires an environmental assessment be carried out for all plans or programmes that are prepared in one of 11 specified sectors as follows;

- Agriculture
- Forestry
- Fisheries
- Energy
- Industry
- Transport
- Waste Management

- Water Management
- Telecommunications
- Tourism
- Town and Country Planning
- Land Use

In Ireland this Directive has been transposed into legislation under two separate regulations **S.I. No. 435 of 2004 (European Communities) (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011**. These regulations set out the following:

Schedule 1: Criteria for determining whether a Plan or Programme (or Modification thereto) is likely to have significant effects on the Environment and therefore require an SEA.

Schedule 2: Information to be contained in an Environmental Report

Articles 9-17 of those Regulations set out the requirement to complete an Environmental Report, scoping, timing, consultation, transboundary effects and monitoring associated with completing same.

S.I. No. 436 of 2004 (European Communities) (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011.

These Regulations specifically relate to the requirement to carry out SEA for Development Plans, Local Area Plans and Regional Planning Guidelines.

This report is the screening statement for the Strategic Environmental Assessment (SEA) of the Shannon Masterplan. Article 3(4) of Directive 2001/42/EC requires that *“Member States shall determine whether plans and programmes other than those referred to in paragraph 2, which set the framework for future development consent of projects, are likely to have significant environmental effects”*. This process for deciding whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and therefore, would require SEA is known as ‘Screening’.

The criteria for determining (or Screening) whether a particular plan *is likely to have significant environmental effects* are set out in Annex II of the SEA Directive. These criteria are reproduced in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, and again in Schedule 2A of the Planning and Development Regulations 2001, as amended.

2.0 Planning Hierarchy and the Purpose of the Shannon Masterplan

The National Planning Framework

The National Planning Framework (NPF) is the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040. On the 16th of February 2018, the Government published the National Planning Framework (NPF), which, together with the National Development Plan (NDP), form ‘Project Ireland 2040’ – the Government’s vision for how to develop the country over the coming decades. It is a framework to guide public and private investment, to

create and promote opportunities for our people, and to protect and enhance our environment – from our villages to our cities, and everything around and in between. The purpose of the National Planning Framework is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland’s regions and cities other than Dublin, while also recognising Dublin’s ongoing key role.

The NPF was supported by the publication of the Implementation Roadmap for the National Planning Framework (‘Roadmap’) which was published on the 3rd of July 2018. This document confirmed that the NPF was adopted as a strategy to replace the National Spatial Strategy (2002-2020, NSS) and advised that the NPF is of direct relevance to the preparation of Regional Spatial and Economic Strategies and County Development Plans.

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

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

The RSES sets out a vision for the Southern Region to:

- Nurture all our places to realise their full potential
- Protect, and enhance our environment
- Successfully combat climate change
- Achieve economic prosperity and improved quality of life for all our citizens.
- Accommodate expanded growth and development in suitable locations.
- Make the Southern Region one of Europe’s most creative, innovative, greenest and liveable regions.

The Clare County Development Plan 2017-2023 (as varied)

Volume 3b of the Clare County Development Plan 2017-2023 contains the Written Statement and Settlement Plans for the Shannon Municipal District. The vision and goals for Shannon Town and Environs are set out in the Local Area Plan and are summarised within Volume 3b. The vision for Shannon is encapsulated in the following statement:

‘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’.

This vision is achieved through a number of strategic goals which are also outlined in Volume 3b with the following forming the key goals of relevance to this Masterplan:

- To foster a strong identity and sense of place;
- To secure a vibrant and viable town centre;
- To facilitate community, social, cultural and recreational development;
- To actively pursue a low carbon strategy;

- 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, include the Shannon Estuary.

The Shannon Town and Environs Local Area Plan 2012-2018 (Local Area Plan)

The Shannon Town and Environs Local Area Plan was adopted on the 8th of October 2012 and was renewed in June 2017 for a further five-year period, until September 2022. The Local Area Plan sets out the land-use zoning and planning requirements for the town and environs. These two plans (Clare CDP & Shannon LAP) alongside the Regional Spatial and Economic Strategy for the Southern Region adopted in January 2020, form the development plan for Shannon.

The Shannon Masterplan

The Shannon Masterplan will guide and stimulate the development of Shannon Town Centre into the future and will influence and deliver on real change for Shannon Town in order to make Shannon a more attractive destination in which to live, work and do business. The Masterplan looks at growth potential, use of derelict and vacant sites within the Town Centre, development potential of key sites at the entrance points from the road network and will seek to create a vibrant place for people to meet, recreate and connect with their area. It does not serve a statutory function in terms of zoning which can only be undertaken as part of any future Variation or review of the existing Shannon LAP 2012-2018 as amended. The key focus of the Masterplan is to provide the Spatial Framework within which the Shannon Town Centre can be reinvigorated and expanded. It will provide a schematic view and layout for the future development of the urban area of the Town Centre.

The key themes of the Masterplan are as follows;

- **Going for Growth** – It is clear that there is a strong policy support for the targeted growth of Shannon, with particular focus on its supporting and connecting role within the wider Limerick Shannon Metropolitan Area, and the establishment of Shannon as a centre for the autonomous vehicle industry.
- **Securing a vibrant and viable town centre** – the policy support (Shannon LAP, RSES and the Limerick Shannon Metropolitan Area) provides a strong foundation of support for the regeneration and enhancement of Shannon town centre as a complementary retail destination to the wider County and metropolitan area.
- **Fostering a strong identity and sense of place** – The policy support demonstrates the recognition of the social, environmental and economic benefits of fostering a sense of identity and enhanced placemaking through considered regeneration.

The Shannon Masterplan will look at providing the guide to building a resilient and flexible town centre which can grow in an organic way. It will look to create a town centre which is socially cohesive yet diverse, caters for pedestrians and bicycles and which will embody sustainability and energy efficiency and can be an exemplar piece of green, smart infrastructure.

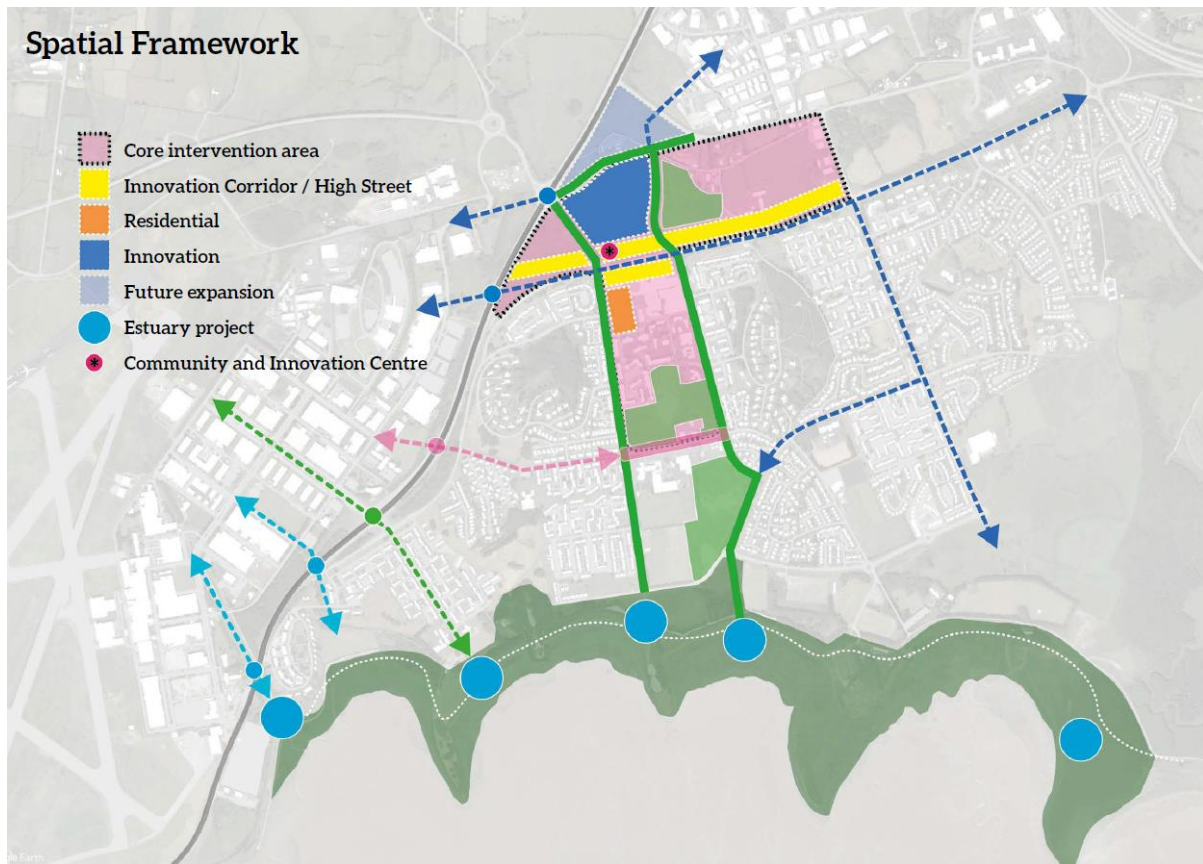


Figure 1 Spatial Framework of the Shannon Town Masterplan

3.0 The Masterplan and Screening for Requirement for SEA

The Masterplan is a non-statutory land use plan and is being screened for the requirement for SEA in accordance with the requirements of:

- Directive 2001/42/EC (SEA Directive) and particularly Articles 3(3), 3(4) & 3(5) relate to ‘Screening’ for the requirement for SEA.
- S.I. No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 - European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011.
- Schedule 2A of the Planning and Development Regulations 2001, as amended, which sets out the “*Criteria for determining whether a plan or programme is likely to have significant effects on the environment*”.

This Report constitutes a Screening of the proposed Plan for the requirement for SEA in accordance with the above legislation. The report has been prepared following consultation with the Environmental Authorities specified in Paragraph 9(5) of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011. The specified Environmental Authorities are listed in **Appendix 1** of this Report.

Following the first round of public consultation where the Plan was placed on public display from Friday 16th July 2021 and was subsequently extended until Friday 3rd September 2021, and the subsequent amendments made to the Plan arising from same, Clare County Council has prepared a final Draft Shannon Town Centre Masterplan. A further round of public consultation was held from the 22nd of November to 20th December 2021 on this final Draft Shannon Town Centre Masterplan.

Following consultation with the statutory environmental authorities two submissions were received from the EPA and GSI. Each of the points raised in the submissions were itemised and responded to within the summary of submissions together with the SEA response which is included in **Appendix 2** of this report. There were no significant changes arising on foot of the submissions received and no significant effects arise from the proposed amendments.

3.1 Appropriate Assessment (AA) and relationship to Screening for SEA

The EU Habitats Directive (92/43/EEC) requires an ‘Appropriate Assessment’ (AA) to be carried out where a plan or project is *likely to have a significant impact* on a European site. European sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The first step in the process is to establish whether AA is required for the particular plan or project. This first step is referred to as Screening for the requirement for AA and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a European site in view of the site’s conservation objectives.

As set out in Department Circular Letter SEA 1/08 & NPWS 1/084 (15th February 2008), Screening for AA is of relevance to screening for SEA in that ***“where following screening, it is found that the plan or amendment may have an impact on the conservation status of a Natura 2000 site or that such an impact cannot be ruled out, adopting the precautionary approach:***

- an AA of the plan must be carried out, and
- in any case where a SEA would not otherwise be required, it must also be carried out.”

Hence, where the plan *requires* AA it shall *also require* a SEA.

3.2 Consultation with Environmental Authorities

In accordance with Article 9(5) of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, Clare County Council have provided notice to the specified environmental authorities (below) that implementation of the Masterplan would *not be likely to have significant effects on the environment* and sought submissions or observations prior to finalising the Screening for the requirement for SEA.

The preliminary Screening for SEA was issued to the following specified environmental authorities:

- (a) the Environmental Protection Agency (EPA);
- (b) the Minister for Housing, Local Government and Heritage;
- (c) where it appears to the competent authority that the plan or programme, or modification to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Tourism, Culture, Arts, Gaeltacht, Sports and Media;

(d) where it appears to the competent authority that the plan or programme, or modification to a plan or programme, might have significant effects on fisheries or the marine environment, the Minister for Agriculture, Food and the Marine; and

(e) the Minister for Environment, Climate and Communications

The preliminary Screening was also issued to the local authorities bounding the Clare County Council area.

4.0 Screening for the Requirement for Strategic Environmental Assessment (SEA)

The following section and table below present's the SEA screening assessment of the Masterplan against the criteria provided in Schedule 2a of SEA Regulations (S.I. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (S.I. No. 201 of 2011), which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment.

The Screening assessment should be read in conjunction with the Masterplan together with the Screening for Appropriate Assessment.

Table 1 SEA Screening against Schedule 2a criteria

Criteria for determining whether the Masterplan is likely to have significant effects on the environment	
1. The characteristics of the Masterplan having regard to:	
(i)	<i>the degree to which the Masterplan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</i>
<p>The land use zoning objectives and activities for lands in Shannon are set out in the Shannon Local Area Plan 2012-2018 (as amended)¹ and the Clare County Development Plan 2017-2023 (as varied). The preparation of the Masterplan clearly aligns with the Strategic Goals as set out in Volume 3 Shannon Municipal District Written Statement of the Clare County Development Plan 2017-2023 (as varied). Volume 3 of the County Development Plan outlines the focus on the town centre and its aim in delivering a <i>vibrant and viable town centre</i> for Shannon with a range of retail and service facilities. <i>The opportunity for redevelopment of the existing Town Centre towards a mixed-use approach to all proposals</i> is clearly highlighted within the County Development Plan. While the Masterplan includes for a schematic indication of potential future access routes around the Town Centre these routes have also been included in the Shannon Town and Environs Local Area Plan 2012-2018 with respect to the area identified as OS1 – Future Civic Park in the LAP the new road network is identified as part of this zoning and is also outlined in Figure 2.3 of the LAP.¹ The LAP was subject to both SEA and AA. Any changes to the use or zoning of these lands would need to form part of a Variation to the Shannon Town and Environs LAP, however the Masterplan does not provide for any change of zoning at this juncture. The SEA associated with the Shannon LAP notes that a comprehensive Masterplan for the entire site to the north of Bother Mór which is consistent with the objectives of the Local Area Plan, taking account of the Shannon Place Making Strategy shall be prepared. The Masterplan illustrates a variety of mixed uses which align with the objectives of the Shannon LAP. The LAP seeks to link the existing town centre through strong pedestrian and road linkages to a new area which incorporates a street plaza, high street retail uses, restaurants/café cluster, outlet center, public open spaces, small office units and so on. This type of mixed-use development integrated with pedestrian and road</p>	

¹ The Shannon Town and Environs Local Area Plan 2012-2018 (Local Area Plan) was adopted on 8th of October 2012 and was renewed in June 2017 for a further five-year period, until September 2022. The Local Area Plan sets out land-use zoning and planning requirements for the town and environs.

linkages within defined framework layers (Town Centre Core, Expansion Areas & Wider Framework Boundary) is what the Masterplan is striving to illustrate.

Therefore, the Masterplan outlines potential future arrangements for Shannon Town lands in a manner which is consistent with the established land use zoning objectives for these lands.

The Clare County Development Plan 2017-2023 as varied sets out the proposed Vision and objectives for the development of the County over a six-year period. The Development Plan aims to plan for and support the sustainable long-term development of Clare; provide for the future wellbeing of the residents and promote an appropriate balance of development across the County. All planning proposals are assessed against the objectives of the Development Plan and all lower plans must be consistent with the County Development Plan.

The Core Strategy which defines the settlement hierarchy; identifies housing and population targets; providing a rationale for the land proposed to be zoned for residential development, together with the associated zoning will not be altered as a result of the Masterplan. Should the Clare County Development Plan or the Shannon Town and Environs Local Area Plan be varied in the future to take onboard the Masterplan then and only then will zoning changes be reviewed and taken into consideration as part of the statutory process.

While the Masterplan does set out a guide to the spatial framework for future development in terms of the Town Centre Core and Expansion Areas together with the Design Principles which will act as a guide for the future development of Shannon Town Centre does not provide for the re-zoning or de-zoning of lands and will not specify locational requirements. The Clare CDP 2017-2023 (as varied) sets out clearly the spatial framework for development locations and landuse in the County with any future planning application assessed against its requirements and not the requirements of the Masterplan.

(ii) the degree to which the Masterplan influences other plans, including those in a hierarchy,

The Shannon Masterplan will be a non-statutory plan that responds directly to a specific objective of the Clare County Development Plan 2017-2023 (as varied) CDP Objective 7.5 Shannon Town Centre which requires the “*examination of the possibility of creating a distinct shopping character for the town centre, reflecting its linked Gateway status and increasing its attractiveness to tourists, particularly those using the airport*”. The primary purpose of the Masterplan is to provide further detail and clarity regarding the intentions of the Planning Authority to give effect to the objectives for the lands. The Masterplan will have no influence on other plans either above or below in a hierarchy.

Therefore, the Masterplan will be a non-statutory plan that provides detail and clarity with regard to the existing land use objectives for the lands. The sustainability principles at the core of the Masterplan are informed by the existing policy and key objectives in the current Clare County Development Plan. Therefore, future development will continue to accord with the objectives and policies, including the environmental requirements of the Development Plan.

The Clare County Development Plan 2017-2023 as varied sits at Local Government level, of the Spatial Planning Hierarchy in Ireland, and below the Regional Assembly and Government level. The Masterplan sits at the bottom of the local Government level below the Local Area Plans (LAP) and does not influence any other plan in the hierarchy.

The Masterplan is set within the context of the current Clare CDP 2017-2023 (as varied). It will not have significant influence on other plans in the hierarchy instead it will be led by those higher up in the process. As a Masterplan, it is compatible and complementary with the vision and objectives of the current County Development Plan and will be led by the higher-level plans such as the Regional Spatial and Economic Strategy and the National Planning Framework.

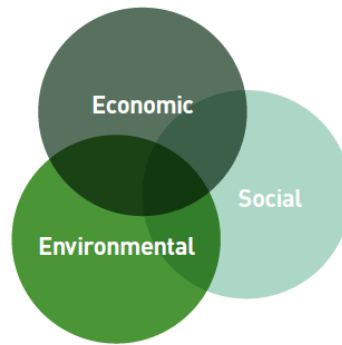
(iii) *the relevance of the Masterplan in the integration of environmental considerations in particular with a view to promoting sustainable development,*

The Masterplan outlines potential future arrangements for Shannon Town in a manner which is entirely consistent with the land use zoning objectives for the lands as established in the Clare County Development Plan 2017-2023 (as varied) and arising from the Shannon Town and Environs LAP 2012-2018 (as amended). The Clare County Development Plan was subject to a full SEA and AA. The Masterplan takes account of the existing requirements of the Clare County Development Plan 2017-2023 (as varied) to avoid effects on European Sites through the following;

- The Masterplan has been subject to Screening for the requirement for AA;
- Avoid giving rise to adverse flooding effects, or effects on existing flood patterns –
 - The Plan has been cognisant of the SFRA prepared as part of the Clare County Development Plan 2017-2023 (as varied)
- Ensure adequacy of critical infrastructure including, wastewater treatment, potable water supply, sustainable transport corridors; and
- Provide for sustainable development, in terms of meeting the needs for balanced population growth, enhanced biodiversity, promotion of green infrastructure, positive climate action and protection of heritage.

As the Masterplan will not lead to the alteration of existing protective objectives within the Clare County Development Plan 2017-2023 (as varied) it will be subject to the high-level protective objectives with which it must comply together with the SEA Strategic Environmental Objectives associated with the Clare County Development Plan. Of relevance are the following objectives which promote sustainable development across the 3 pillars of sustainability – economic, social and environmental and which have not been altered as a result of the Masterplan;

- CDP Objective 14.1-14.27
- CDP Objectives 18.1-18.10



In addition, the LAP contains an objective which requires all future planning applications within the Shannon Town and Environs Local Area 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.

The Clare County Development Plan 2017-2023 as varied, which underwent full SEA and Appropriate Assessment (AA), integrated environmental considerations into the Plan and concluded that the Plan is based on the principles of sustainable development.

(iv) *Environmental problems relevant to the Masterplan*

The Masterplan will be a non-statutory plan which outlines potential development arrangements for Shannon Town in a manner which is entirely consistent with the land use zoning objectives for the lands as established in the Clare County Development Plan 2017-2023 (as varied).

The SEA Environmental Report of the Clare County Development Plan 2017-2023 provides considerable detail on environmental issues relevant to the County.

The environmental report conducted as part of the SEA process on the entire content of the Clare County Development Plan 2017-2023 discussed various issues of concern in the plan area (County Clare) and provided various mitigating measures to decrease impacts considered to be severe or significant.

There are numerous areas of environmental sensitivity within the County, many of which are designated under the legislative framework. These include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas, Proposed National Heritage Areas (pNHA), views and prospects, Architectural and Archeological Conservation Areas, protected structures, recorded monuments and structures, and recreational and amenity areas. Details of these areas together with aims and policies for their protection are set out in the Clare CDP 2017-2023, as varied, as and the accompanying SEA and AA.

As already stated, the Masterplan will not give rise to any rezoning of lands and must ensure consistency with the CDP which sets out the framework for development and land use. Therefore, any future development associated with the CDP will be subject to CDP Objective 2.1.

It is an objective of the Clare County Development Plan:

a) To require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of the **Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 10 of this development plan;**

b) To require projects to be fully informed by ecological and environmental constraints at the earliest stage of project planning and any necessary assessment to be undertaken, including assessments of disturbance to species, where required;

c) To require compliance with the objectives and requirements of the **Habitats Directive, specifically Article 6(3) and, where necessary, Article 6(4), the Bird Directive, Water Framework Directive and all other relevant EU Directives.**

(v) the relevance of the Masterplan in the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).

The Masterplan will be a non-statutory plan which outlines potential development arrangements for Shannon Town in a manner which is entirely consistent with the land use zoning objectives for the lands as established in the Clare County Development Plan 2017-2023 (as varied). Therefore, the Masterplan includes for the implementation of European environmental legislation as already set out in the Clare County Development Plan 2017-2023, or where otherwise required or updated since the adoption of the Clare County Development Plan.

The EU has a wide range of environmental legislation, dealing with such issues as tackling climate change, sustainable development, waste management, air pollution, water protection, nature and biodiversity, soil protection and noise pollution. Directives relating to the environment are specifically mentioned in the Clare CDP with which the content of the Masterplan has been developed in compliance with which are.

- **EU Habitats Directive (92/43/EEC),**
- **EU Birds Directive (2009/147/EC),**
- **EU Water Framework Directive (2006/60/EC),**
- **EU Groundwater Directive 92/006/118/EC),**
- **European Communities (Water Policy) Regulations 2014 S.I. 350 of 2014**
- **Wildlife Act 1976, as amended, and**
- **Flora Protection Order 1999**
- **EU Waste Framework Directive (2008/98/EC)**

The Masterplan is consistent with all existing national and regional policy documents which include policies relating to environmental protection, water supply, water quality, ground water, waste management, landscape and cultural heritage in compliance with EU legislation. These include the *Water Framework Directive, Groundwater Directive, Habitats Directive and Birds Directive*. With respect to Geo-heritage there are no County Geological Sites (CGS) within the vicinity of Shannon Town Centre or the Masterplan study area. The Masterplan does not in its own right relate to the direct implementation of any of these Directives.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

(i) the probability, duration, frequency and reversibility of the effects,

Typical effects in keeping with the development of the lands for primarily retail, commercial, office and innovation space will be in line with the zoning as outlined in the Clare County Development Plan 2017-2023. The Masterplan provides a strategy to refresh the identity of Shannon Town and the aspirations of its population through the concepts of a green square, town hall, greenhouse to accommodate multiple office and civic uses, estuary hall which will incorporate cultural and music centers, it will demonstrate how Shannon Town Centre can create a compact retail circuit which aligns with the principles of sustainable development and compact growth. The lands are zoned for these proposed uses in the Clare County Development Plan 2017-2023 (as varied) and similar uses are located on lands within and surrounding the Town Centre. It is considered that the characteristics of the effects of the Masterplan will be minimal and will largely be positive and would not be likely to result in significant environmental effects.

This Masterplan does not seek to diverge from the uses or zoning as identified in the Clare County Development Plan and only serves to outline a **Strategy** for future development which includes the requalifying of existing green spaces, the enhancement and restoration of existing links to the Shannon Estuary and to reimagine the estuary as a natural extension of the town centre. In addition, its incorporation does not conflict with or lead to cumulative or in-combination effects with the current CDP.

(ii) the cumulative nature of the effects,

No cumulative effects are identified for the Masterplan. There are no specific development proposals arising from the Masterplan and no changes to the Core Strategy which could potentially lead to cumulative effects with the current County Development Plan. The Masterplan forms part of the overall balanced development strategy of Clare County Council as set out in the Clare County Development Plan 2017-2023 (as varied). The Clare County Development Plan, which included the land use objectives for the lands, was subject to SEA

(iii) the transboundary nature of the effects

In terms of negative transboundary environmental effects/impacts it is considered that with proper regard and consistency with the environmental protection objectives contained in the adopted 2017-2023 Development Plan (as varied) and the completion of appropriate environmental assessments and planning process for any proposed development arising from the Plan as it currently exists, no negative transboundary environmental effects are predicted.

(iv) the risks to human health or the environment (e.g. due to accidents)

The Clare County Development Plan 2017-2023 as varied contains protective objectives for human health and the environment. No risks to human health or to the environment due to accidents or other considerations due to the preparation of the Masterplan have been identified.

(v) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

The Clare County Development Plan 2017-2023, as varied, contains objectives to facilitate population and economic growth. The purpose of the Masterplan is to set out the strategy within which the Town Centre can become more integrated, create a high street at the heart of an innovation corridor, provide for new employment clusters and to enhance and highlight the connectivity to the Shannon Estuary through a biodiverse corridor. Therefore, while the geographical area extends to the Shannon Town Centre and identifies green infrastructure links to the Shannon Estuary, the Masterplan itself is not envisaged to lead to any negative effects and will not go beyond or over and above the effects arising from the Vision and Objectives of the current Clare County Development Plan 2017-2023 (as varied).

(vi) the value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

The Clare County Development Plan 2017-2023 as varied contains protective objectives with respect to the special natural characteristics or cultural heritage of the area. There are no European Sites or Natural Heritage Areas within the geographical extent of the Masterplan. The nearest European Site is the Lower River Shannon cSAC and River Shannon and Fergus Estuaries SPA for which the Masterplan does not identify any spatial elements except for connectivity to the town centre. The Masterplan will not alter, remove or change these protective objectives which will ensure the continued protection of these sites and features.

(b) exceeded environmental quality standards or limit values,

As the Masterplan and any works arising from it must be consistent and compliant with the Clare CDP 2017-2023 as varied including specific provisions regarding environmental quality standards such as those contained in the Water Framework Directive and other environmental standards it is not anticipated that any environmental quality standards will be exceeded.

(c) intensive land-use,

The Masterplan does not represent a change in landuse or potentially permitted activities or any intensification of land-use within the Shannon Town Centre.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.

The Clare County Development Plan 2017-2023 as varied recognises the importance of sites with National and European designations and sets out clear objectives for their protection as already outlined within this assessment.

A separate Screening for Appropriate Assessment has been carried out in tandem with the SEA Screening of the Masterplan in accordance with the requirements of Article 6(3) of the EU Habitats Directive to assess the *likely significant effects* in relation to the conservation management objectives of European sites and the Masterplan. The AA Screening concluded that the Masterplan, in view of best scientific knowledge and on the basis of objective information, either individually or in combination with other plans or projects, is not likely to have significant effects on the conservation objectives of any European sites.

The Masterplan is designed to ensure that it is compatible and complementary with the relevant objectives of the existing Clare County Development Plan 2017-2023 (as varied) the higher level NPF together with the RSES. It does not identify specific areas for development which have a recognised national, European Union or international protection status. Therefore, effects on areas or landscapes are not envisaged.

5.0 Recommendation on requirement for SEA

Following detailed review and assessment it is considered that the Masterplan for Shannon Town Centre **will not result in significant adverse environmental effects and therefore, does not require further assessment of the likely effect on the environment of the preparation of the Masterplan through SEA.**

This assessment is derived from consideration of the following factors:

- The Masterplan is a non-statutory plan, which sits below the Clare County Development Plan 2017-2023 (as varied) and the Shannon Local Area Plan in the planning hierarchy;
- The lands are already zoned for the mixed use, residential and open space use in the Clare County Development Plan 2017-2023 (as varied) which was subject to full SEA;
- The existing protective objectives and policies of the Clare County Development Plan 2017-2023 (as varied) still apply;
- The Shannon Town Masterplan does not require AA;
- The minimal nature of any likely adverse environmental effects arising from the Shannon Town Masterplan; and
- Consultation with Environmental Authorities;
- Review of the proposed amendments for the potential for significant effects to arise.

Appendix 1: List of Statutory Environmental Authorities

- Environmental Protection Agency
- Department of Housing, Local Government and Heritage
- Department of Agriculture, Food and the Marine
- Department of the Environment, Climate and Communications
- Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
- Adjoining Planning Authorities

Appendix 2: SEA Response to Submissions received from Statutory Environmental Authorities

No.	Issue of Relevance to SEA Raised	SEA Response	SEA Update to Documents
1. Environmental Protection Agency			
1a	<p>We acknowledge your notice, dated 16th July 2021, in relation to the Draft Shannon Town Centre Masterplan (the 'Plan') and associated Strategic Environmental Assessment (SEA) screening.</p> <p>The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.</p> <p>The proposed determination regarding the need for the SEA of the Plan and that SEA is not required is noted.</p> <p>Clare County Council should ensure that the Plan remains consistent with other key relevant higher-level plans and programmes. The council should also recognise the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendation together with incorporating any relevant objectives and policy commitments of the National Planning Framework and the Southern Regional Spatial and Economic Strategy.</p>	<p>Noted.</p> <p>Noted.</p> <p>The land use zoning objectives and activities for lands in Shannon are set out in the Shannon Local Area Plan 2012-2021 and the Clare County Development Plan 2017-2023 (as varied). The preparation of the Masterplan clearly aligns with the Strategic Goals as set out in Volume 3 Shannon Municipal District Written Statement of the Clare County Development Plan 2017-2023 (as varied). Volume 3 of the County Development Plan outlines the focus on the town centre and its aim in delivering a <i>vibrant and viable town centre</i> for Shannon with a range of retail and service facilities. <i>The opportunity for redevelopment of the existing Town Centre towards a mixed-use approach to all proposals</i> is clearly highlighted within the County Development Plan. While the Draft Masterplan includes for a schematic indication of potential future access routes around the Town Centre these routes have also been included in the Shannon Town and Environs Local Area Plan 2012-2018 with respect to the area identified as OS1 – Future Civic Park in the LAP the new road network is identified as part of this zoning and is also outlined in Figure 2.3 of the LAP. The LAP was subject to both SEA and AA. Any changes to the use or zoning of these lands would need to form part of a Variation to the</p>	<p>Ensure the Masterplan contains a clear indication as to the requirements to align with national commitments on climate change mitigation and adaptation. This can be achieved through a commitment to align with the requirements of the Clare County Development Plan and its associated climate change mitigation and adaptation measures.</p>

No.	Issue of Relevance to SEA Raised	SEA Response	SEA Update to Documents
		<p>Shannon Town and Environs LAP, however the Draft Masterplan does not provide for any change of zoning at this juncture. The SEA associated with the Shannon LAP notes that a comprehensive Masterplan for the entire site to the north of Bother Mór which is consistent with the objectives of the Local Area Plan, taking account of the Shannon Place Making Strategy shall be prepared. The Draft Masterplan illustrates a variety of mixed uses which align with the objectives of the Shannon LAP. The LAP seeks to link the existing town centre through strong pedestrian and road linkages to a new area which incorporates a street plaza, high street retail uses, restaurants/café cluster, outlet center, public open spaces, small office units and so on. This type of mixed-use development integrated with pedestrian and road linkages is what the Draft Masterplan is striving to illustrate.</p> <p>Therefore, the Draft Masterplan outlines potential future arrangements for Shannon Town lands in a manner which is consistent with the established land use zoning objectives for these lands.</p> <p>The Clare County Development Plan 2017-2023 as varied sets out the proposed Vision and objectives for the development of the County over a six-year period. The Development Plan aims to plan for and support the sustainable long-term development of Clare; provide for the future wellbeing of the residents and promote an appropriate balance of development across the County. All planning proposals are assessed against the objectives of the Development Plan and all lower plans must be consistent with the County Development Plan.</p> <p>The review of the Clare County Development Plan is currently underway with a new County Development Plan due for publication in 2022. The new CDP will need to ensure careful alignment with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations and incorporating any relevant objectives and policy commitments of the National Planning Framework and the Southern Regional Spatial and Economic Strategy with respect to climate change mitigation and adaptation.</p>	

No.	Issue of Relevance to SEA Raised	SEA Response	SEA Update to Documents
		The new County Development Plan 2022-2028 will incorporate all new climate action, mitigation and adaptation requirements together with any regional guidance and it is under this plan level which any elements arising from the Masterplan will evolve.	
1b	State of the Environment Report – Ireland’s Environment 2020 The recommendations, key issues and challenges described in our State of the Environment Report Ireland’s Environment – An Integrated Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the extended plan.	Noted. This report has been and will be taken into account in undertaking the SEA Screening Report associated with the preparation of the Draft Masterplan.	None.
1c	Available Guidance & Resources The SEA resources and guidance documents provided on the EPA web-site should be used to inform the assessment together with the available mapping tools such as the Environmental Sensitivity Mapping Tool, EPA SEA WebGIS Tool, EPA WFD Application and the EPA AA GeoTool.	Noted. These resources and GIS tools have been interrogated and utilised for the preparation of the Screening Report.	
1d	Future amendments to the Plan Where changes to the Plan are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 1 of the SEA Regulations (S.I. No. 435 of 2004).	Noted.	The changes to the draft Masterplan have been screened for the potential for likely significant effects in accordance with the criteria set out in Schedule 1 of the SEA Regulations (S.I. No. 435 of 2004). The screening assessment is outlined in Appendix 3 of the SEA Report.
1e	Environmental Authorities Under the SEA Regulations (SI 435 of 2004, as amended), prior to making your SEA determination you should consult with: <ul style="list-style-type: none"> • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage • Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media (formerly Minister for Culture, Heritage and the Gaeltacht (functions transferred from Minister for Environment, Heritage and Local Government/ Minister for Housing, Planning and Local Government to Minister for Culture, Heritage and the Gaeltacht by S.I. 192 of 2011); • Minister for Environment, Climate and Communications; and • Minister for Agriculture, Food and the Marine. 	The Environmental Authorities have been consulted with on the Draft Masterplan and will be further consulted with on the amendments to the Plan following consultation. Notification will also be issued to the authorities upon completion and preparation of the SEA determination.	
1e	SEA Determination As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.	Noted.	The Draft Screening Report will be updated to include a synopsis of the submissions received and the relevant SEA response.
2. Geological Survey, Department of Environment, Climate and Communications			

No.	Issue of Relevance to SEA Raised	SEA Response	SEA Update to Documents
2a	<p>Geoheritage The audit for Co. Clare was carried out in 2005. The full report details can be found here. Our records show that there are no CGSs in the vicinity of Shannon Town Centre.</p>	Noted.	SEA Screening Report updated accordingly.
2b	<p>The Geological Heritage Programme views the Local Authorities as critical partners in protecting, through the planning system, those CGSs which fall within their county limits. In many cases these are often sites of high amenity or educational value, already zoned or listed in the plan. Listing in the Local Area Plan (LAP) provides protection of the sites against potentially damaging developments that normally require planning permission, such as building, quarrying, landfilling or forestry. It is also important that the democratic process of public consultation and approval by councillors of the LAP means that stakeholders in the sites and all the local community can buy into the process.</p>	Noted.	None.
2c	<p>County Geological Sites CGSs have been adopted in the National Heritage Plan and will form a major strand of geological nature conservation to complement the various ecological and cultural conservation measures. It is important to note however, that management issues for the majority of geological heritage sites may differ from ecological sites, and in some cases, development may facilitate enhanced geological understanding of a site by exposing more rock sections - for example, in a quarry extension. Consultation at the earliest stages can identify any issues relevant to an individual site or proposed development. County Geological Sites are the optimal way of addressing the responsibility of each authority under the Planning and Development Act 2000 and its amendments, to protect sites of geological interest.</p>	Noted.	None.
2d	<p>Culture and Tourism Over the past number of years geology has become a large part of Irish tourism. Ireland currently has three UNESCO Global Geoparks, including the Burren and Cliffs of Moher Global Geopark, which has retained its UNESCO Global Geopark status for another four years. Geological Survey Ireland partially funds and is part of the management structure of this Geopark. These Geoparks, along with other tourism initiatives such as the Wild Atlantic Way, Irelands Ancient East, and Irelands Hidden Heartlands have bolstered tourism in various parts of Ireland and helped to increase its levels in areas that were previously not as popular with tourists. We would encourage Shannon Town Council / Clare County Council to continue this trend, and to use the geological audit information making it easily available to the general public. We would encourage geology to be a significant part of any tourism initiative that may be introduced.</p>	Noted.	None.

No.	Issue of Relevance to SEA Raised	SEA Response	SEA Update to Documents
2e	<p>Dimension Stone/Stone Built Ireland Stone Built Ireland is a 2-year research collaboration agreement between Geological Survey Ireland, Trinity College Dublin & the office of Public Works. The project aims to document building and decorative stone in Ireland to inform government agencies, building owners and conservationists of the sources for suitable replacement stone in restoration work and to develop a greater awareness among the general public. In addition to promoting citizen science and awareness of local materials, the inventory will aid the public in complying with part 4 of the Planning and Development Act 2000, which requires owners to conserve protected structures. It will also assist local authorities in issuing Section 57 Declarations, which outline 'the type of works which it considers would or would not materially affect the character of the structure or any element of the structure'. This project will build on work already completed funded by the Irish Research Council (March 2019 - September 2020) that carried on primary research on the topic and developed a simple database and web-based platform as well as hosting various heritage displays at venues. This may be of benefit when considering Architectural Heritage, as a theme under Cultural Heritage.</p>	Noted.	None.
2f	<p>Groundwater Geological Survey Ireland's Groundwater and Geothermal Unit, provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems. Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. We recommend inclusion of our Groundwater Vulnerability dataset as a source of information to be utilized during the preparation of the Environmental Report for Shannon Town Centre. We recommend using the groundwater maps on our Map viewer, which should include wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels (gwlevel.ie). Background information is also provided in the Groundwater Body Descriptions. Our Groundwater programme run GW Climate which is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GW Flood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Groundwater Programme maps and data are available on the Map viewer.</p>	<p>This draft Masterplan does not seek to diverge from the uses or zoning as identified in the Clare County Development Plan and only serves to outline a <i>Strategic Framework</i> for future development. In addition, its incorporation does not conflict with or lead to cumulative or in-combination effects with the current CDP. As such the Screening for SEA has concluded that the preparation of an Environmental Report is not required in this instance. Groundwater Vulnerability is used to inform all zonings and landuse at the CDP level and therefore has served to inform the zoning and landuses which have been identified within the Masterplan study area. The Masterplan does not serve to alter these uses in any way. The various data sources listed in the GSI submission as per item 2f in this table have been utilised in the SEA Environmental Report and Assessment which informed the preparation of the Clare County Development Plan.</p>	None.
2g	<p>Geohazards Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. While in Ireland, landslides are the most prevalent of these hazards flooding is becoming an increasing risk. Geological Survey Ireland has information available on past landslides for viewing as a layer on our Map Viewer.</p>	Noted.	None.

No.	Issue of Relevance to SEA Raised	SEA Response	SEA Update to Documents
2h	<p>Geothermal Energy</p> <p>Geothermal energy harnesses the heat beneath the surface of the Earth for heating applications and electricity generation, and has proven to be secure, environmentally sustainable and cost effective over long time periods. Geothermal applications can range in depth from a few metres below the surface to several kilometres. Ireland has widespread shallow geothermal resources for small and medium-scale heating applications, which can be explored online through Geological Survey Ireland's Geothermal Suitability maps for both domestic and commercial use. We recommend use of our Geothermal Suitability maps to determine the most suitable type of ground source heat collector for use with heat pump technologies. Ireland also has recognised potential for deep geothermal resources.</p> <p>The Roadmap for a Policy and Regulatory Framework for Geothermal Energy was launched at the Geoscience 2020 Conference in November 2020. The Assessment of Geothermal Resources for District heating in Ireland and the Roadmap for a Policy and Regulatory framework for Geothermal Energy in Ireland documents have been developed to support the Government's commitments under the Climate Action Plan 2019 and the Programme for Government.</p> <p>For further information please see our Geoenergy pages on our website or contact the Groundwater and Geothermal Unit of the Geological Survey Ireland directly. We would encourage Clare County Council to consider Geothermal Energy as part of the Material Assets SEA Topic within the Shannon Town Centre Plan.</p>	<p>Note as per our response to item 2f and 1a the Draft Shannon Masterplan is a schematic representation of the future development of Shannon Town Centre. It does not set the framework for future development which will be achieved through the Shannon LAP and the Clare County Development Plan. The new Clare County Development Plan will establish the objectives and principles as they pertain to Geothermal Energy.</p>	<p>Ensure tie in with the Clare County Development Plan objectives and principles with respect to Geothermal Energy.</p>
2i	<p>Other Comments</p> <p>We would encourage Clare County Council to use our online datasets that may be of use in assessing planning applications and for assessing Environmental Assessment Impact Reports (EIAR). Further information on our Geoheritage, Bedrock, Subsoils, Groundwater, Landslide Susceptibility and Minerals datasets can be found on the online Map Viewer. Please find attached a list of our current publicly available data sets that should be considered where appropriate.</p>	<p>Noted.</p>	<p>The use of the online datasets will be relayed to Development Management.</p>

Appendix 3 Screening of changes to Draft Masterplan

Assessment of changes to the Plan in accordance with the criteria set out in Schedule 1 of the SEA Regulations (S.I. No. 435 of 2004).

No.	Changes to the Draft Plan	SEA Screening Assessment	Conclusion
1	Town Park – removal of residential buildings along the edge of the Town Park	The earlier draft to the Shannon Town Centre Masterplan included for the potential to add residential development to the Town Park. This was to gauge community acceptance of this potential change rather than identifying areas for future zoning as part of the Shannon LAP process. The reference to and depiction of this concept was removed from the draft.	This is a positive change and alteration to the final draft and retains the status quo of the Shannon Town Park which is zoned Open Space.
2	It is proposed to improve and make the R471 road passing through Shannon Town Centre more pedestrian friendly and redesign the roundabout linking it with the R472 (connecting the N19).	This will allow the road to become a street focusing on pedestrians, cyclists, and enable new retail and service amenities to have a presence to the street.	This is a positive change in terms of the impacts on population and in particular Human Health. In addition, it will provide for biodiversity enhancement through the allocation of space for the planting of wildflowers to enhance biodiversity within Shannon Town Centre.
3	The Town Square will expand on the exiting square with its Chapel, but with new urban furniture and lighting to support prolonged use throughout the year.	This will provide a direct link to the proposed One Shannon Hub and will support its community uses.	No potential for significant effects to arise.
4	Extending the town centre boundary northwards as far as Smithtown Road, facilitating closer and more direct links with neighbouring employment hubs (Free Zone and Smithtown Industrial Estate) and their future growth areas.	This town centre boundary is a non-statutory boundary for the purposes of the Masterplan only and will not be reflected in any zoning changes through the LAP process.	No potential for significant effects to arise
5	Creating 2 differentiated centres – The strategy considers two differentiated centres which will combine Focus Areas 1 & 2 and see an expanded Focus Area 3.	The identification of these differentiated centres will be driven by 2 different but complementary regeneration strategies.	This change will see the development of key design and planning principles rather than the specific development of any location. No potential for significant effects to arise.
6	Upcycling the Grid – Urban Frontages	An approach that turns its attention to Shannon’s grid of streets and their generous open spaces. It explores the potential to locate and link projects within these long corridors and focus development along key frontages.	As this change reflects the incorporation of strategic diagrams to illustrate the concept which will see the transformation of the town centre study area on a series of urban strips there are no potential for significant effects.
7	Lands to the North identified as Expansion Areas	These areas were also included in the 1 st draft as green development and new development areas.	The change reflects a change in definition only therefore there is no potential for significant effects to arise.

