

# Draft Adare Local Area Plan

## 2024 - 2030 | VOLUME 3A

Strategic Environmental Assessment



LIMERICK **ADARE**

Comhairle Cathrach  
& Contae Luimnigh

Limerick City  
& County Council

Forward Planning  
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# NON TECHNICAL SUMMARY

Strategic Environmental Assessment of Draft Adare  
Local Area Plan 2024 -2030

Prepared under SI 436 of 2004 as amended.

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This report has been prepared by Minogue Environmental Consulting Ltd with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for Limerick City and County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.



# 1 Non-technical summary Strategic Environmental Assessment Environmental Report of Draft Adare Local Area Plan 2024-2030.

## 1.1.1 Context and Purpose

An Environmental Report has been prepared as part of the Strategic Environmental Assessment of the Draft Adare Local Area Plan 2024-2030. This is the Non-Technical Summary of this report.

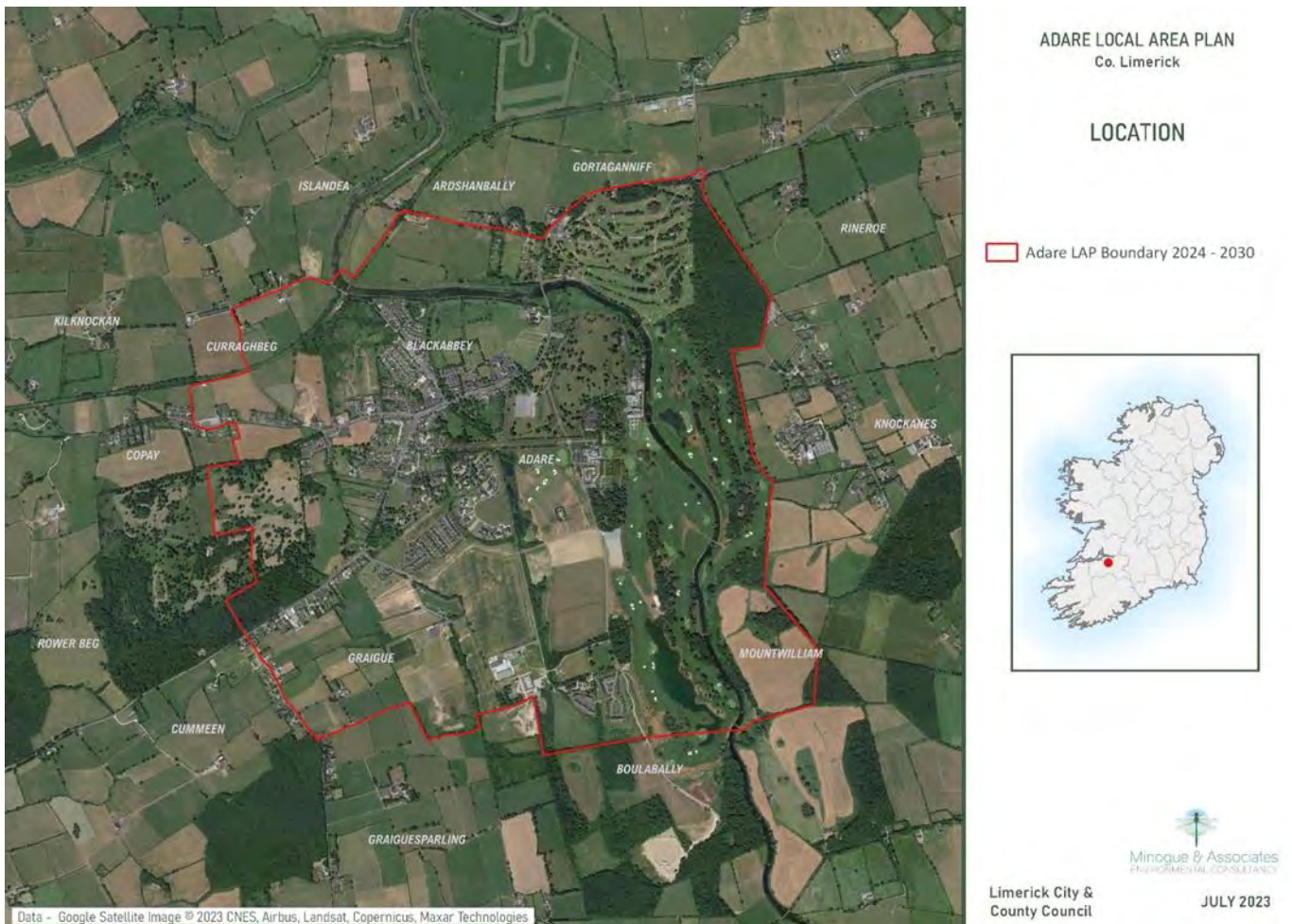
## 1.1.2 Summary and outline of Draft Adare Local Area Plan

The LAP includes the following chapters that provide policies and objectives, as well as land-use zoning for the plan area, see Table 1.1 below. Figure 1.1 shows the Draft Adare LAP boundary within the wider context of Limerick County.

**TABLE 1-1 OUTLINE OF ADARE LOCAL AREA PLAN 2024-2030**

<b>Chapters</b>	<b>Title</b>
Chapter 1	Introduction
Chapter 2	Adare in Context
Chapter 3	Development Strategy
Chapter 4	Town Centre First Approach
Chapter 5	Sustainable Communities
Chapter 6	Economic Development and Tourism
Chapter 7	Sustainable Mobility
Chapter 8	Climate Action, Environment and Heritage
Chapter 9	Infrastructure and Utilities
Chapter 10	Land Use Framework, Zoning Matrix and Settlement Capacity Audit
Chapter 11	Monitoring and Evaluation
	Appendix I – Maps
	Appendix II - Record of Protected Structures
	Appendix III – Sites and Monuments Record
Volume 2:	<p>Public Realm Plan</p> <p>While the Public Realm Plan aligns and adheres to the objectives outlined in the Local Area Plan, it also addresses broader strategic issues that are more closely associated with detailed design outcomes. In Adare’s case, the Public Realm Plan also includes detailed material palettes and specifications.</p> <p>The Adare Public Realm Plan is strategically aligned with and contributes to the Strategic Objectives set out within the Limerick Development Plan Layout of the Public Realm Plan. ?</p>

Figure 1: Adare Local Area Plan Boundary



### 1.1.3 Steps in the SEA Process

The steps involved in SEA are as follows:

- Screening (determining whether or not SEA is required).
- Scoping (determining the range of environmental issues to be covered by the SEA).
- ***The preparation of an Environmental Report (current stage)***
- The carrying out of consultations.
- The integration of environmental considerations into the Plan or Programme.
- The publication of information on the decision (SEA Statement).

### 1.1.4 Consultation on scoping stage

The Scoping report was issued to the statutory environmental authorities on 22<sup>nd</sup> May to 19<sup>th</sup> June 2023 for comment. Two submissions were received from the Environmental Protection Agency (EPA) and the Department of Housing, Heritage and Local Government. Submissions received at scoping stage have all informed the scope of this SEA.

### 1.1.5 Relationship to other plans and programmes

It is a requirement of the SEA to review and assess how the draft strategy may interact with other plans and programmes; this review was undertaken as part of the SEA and please see Chapter 3 of the Environmental Report for more detail. Arising from the review, the following **Table 1** highlights key implications from this

review and how it relates to the UN sustainable development goals and the EPA State of Ireland's Environment Themes 2020. The objectives in the first column are also used to undertake the detailed assessment of the Draft Adare Local Area Plan, as shown in Annex A of the SEA Environmental Report.



TABLE -1-2 STRATEGIC ENVIRONMENTAL OBJECTIVES AND THEIR LINKS TO THE EPA AND UN SUSTAINABLE DEVELOPMENT GOALS

SEA Topic	Principles for the Draft Adare Local Area Plan and SEA	EPA Irelands Environment 2020: Key Messages
Biodiversity, Flora and Fauna/Built and Architectural Heritage	<p>B1: Protect, conserve and enhance habitats, species and areas of regional and local importance, including aquatic habitats and species and promote the sustainable management of ecological networks. See also W3 below.</p> <p>B2: Ensure the continued conservation of the Natura 2000 sites, Natural Heritage and Proposed Natural Heritage sites. These sites are important, both as an amenity and natural history resource.</p> <p>B3: Preservation of the character of the historic built fabric.</p> <p>B4: Preservation of the archaeological heritage.</p>	<p>SOE 4 Climate</p> <p>SOE 5 Air Quality</p> <p>SOE 6 Nature</p> <p>SEO 8 Marine</p> <p>SOE 11 Water Services</p> <p>SEO 12 Circular Economy</p> <p>SOE 13 Land use</p>
Population and Human Health	<p>P1: Facilitate a good standard of quality of life for the population of Adare through ensuring high quality residential, recreational, educational and working environments.</p> <p>P2: Provide policy support for the provision of suitable employment and facilities for the local population.</p>	<p>SOE3 Health and Wellbeing</p> <p>SOE4 Climate</p> <p>SOE5 Air Quality</p> <p>SOE 11 Water Services</p> <p>SOE 12 Circular Economy</p> <p>SOE13 Landuse</p>
Water	<p>W1: Ensure that wastewater infrastructure keeps pace with development proposals.</p> <p>W2: Ensure that the requirements of the Water Framework Directive are incorporated into the Plan.</p> <p>W3: Ensure that wetland and peatland sites are preserved.</p>	<p>SOE3 Health and Wellbeing</p> <p>SOE5 Air Quality</p> <p>SOE4 Climate</p> <p>SOE6 Nature</p> <p>SOE 11 Water Services</p> <p>SOE13 Landuse</p>
Air Quality and Climate	<p>AQC1: Increase energy efficiency and the proportion of energy generated from renewable sources and where necessary to ensure the sensitive application of energy saving measures to the historic built fabric of Adare.</p> <p>AQC2: Avoid deterioration of air quality in the Plan area.</p> <p>AQC3: Include climate action concerns into the Plan policies</p>	<p>SOE3 Health and Wellbeing</p> <p>SOE5 Air Quality</p> <p>SOE4 Climate</p> <p>SOE6 Nature</p> <p>SOE 8 Marine</p> <p>SOE9 Clean Energy</p> <p>SOE 11 Water Services</p> <p>SOE12 Circular Economy SOE13 Landuse</p>
Soil and Geology	<p>GS1: Place an emphasis on the development of brownfield sites rather than greenfield sites in Adare. By reducing the possible development of greenfield sites this makes a positive</p>	<p>SOE4 Climate</p> <p>SOE6 Nature</p>

SEA Topic	Principles for the Draft Adare Local Area Plan and SEA	EPA Irelands Environment 2020: Key Messages
	contribution to soil conservation. This can also be achieved through the sensitive reuse of existing buildings, reducing the need for new build - See C2 below.	SOE 11 Water Services SOE 12 Water Services SOE13 Landuse
Material Assets	MA1: Maintain sustainable access to assets such as open spaces, water resources and all other physical and social infrastructure. MA2: Ensure that there is adequate policy support for infrastructural provision in the Plan area.	SEO3 Health and Wellbeing SOE 5 Air Quality SOE9 Clean Energy SOE 13 Land use SOE 11 Water Services SOE 12 Circular Economy
Cultural Heritage	C1: Protect and conserve features of archaeological heritage and their setting. C2: Protect, conserve and promote the sustainable reuse of architectural heritage.	SOE3 Health and Wellbeing SOE 12 Circular Economy SOE13 Landuse
Landscape and Built Environment	L1: Protect and conserve the quality, character and distinctiveness of the Adare landscape both urban and rural. L.2: Retain the protected views in the Development Plan and Local Area Plan for Adare.	SOE3 Health and Wellbeing SOE 4 Climate SOE 5 Air Quality SOE 6 Nature SEO 8 Marine SOE 11 Water Services SOE 12 Circular Economy SOE 13 Land use
Compliance with higher tier plans	HTP 1: Ensure compliance with higher tier plans such as the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region and Section 28 guidance that might be issued by the Department	SOE3 Health and Wellbeing SOE 4 Climate SOE5 Air Quality SOE6 Nature SOE7 Water Services SOE 8 Marine SOE9 Clean Energy SOE 11 Water Services SOE12 Circular Economy SOE13 Landuse

## 2 Describing the current environment

Baseline data has been gathered to present information on the current environment within the area. The Baseline section describes the following:

- Ecosystem Services and Natural capital
- Biodiversity, Flora and Fauna
- Population and Human Health
- Soil and Geology
- Water Resources including flooding
- Air Quality and Climate
- Cultural Heritage
- Landscape
- Material Assets, and the
- Interaction between the above topics.

These are summarised below:

### 2.1.1 Green and Blue Network

Green infrastructure planning is a successfully tested tool to provide **environmental, economic and social benefits through natural solutions**. In many cases, it can reduce dependence on 'grey' infrastructure that can be damaging to the environment and biodiversity, and often more expensive to build and maintain. Green spaces are key in terms of natural capital and ecosystem services. Green and Blue infrastructure can also contribute to climate change adaptation and mitigation with co-benefits in terms of biodiversity, water quality, recreation, and human health<sup>1</sup>. There is strong policy support in the Plan to protect and enhance recreation and amenity space reinforced through the recognition of the importance of the same throughout the COVID-19 pandemic<sup>2</sup>. The Green Network supports the linkage between various multifunctional spaces, that include:

- Blue Spaces of the plan area's rivers
- Protected Spaces of ecological and biodiversity importance
- Green Spaces of woodland parks
- Open Spaces including recreational and amenity and agricultural zoned lands
- Community Spaces, that afford direct access to nature and amenities to the community

### 2.1.2 Overview of High Value Biodiversity and Designations

The Plan area is rich in biodiversity, with many significant protected habitats and species including terrestrial habitats supporting a range of species and flora including otters, bats, wildfowl, salmon, lamprey and otter amongst others. Other habitats, although not protected are very important for providing links between the protected habitats, allow migration, dispersal and genetic exchange of wild plants and mammals. Examples include scrub, hedgerows, tree lines, roadside verges, housing estate open spaces and gardens. The presence of several archaeological sites, as well as vernacular older buildings offer refuge and roosting space for bird and bat species in particular.

Natural heritage in the plan area includes a wide range of natural features that make an essential contribution to the environmental quality of the plan area. Limerick City and County Council also supports the All-Ireland Pollinator Plan which aims to help pollinators by improving biodiversity.

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<sup>1</sup> Spatial Planning & Climate Action Delivering a Low Carbon & Climate Resilient Future Workshop Report Feb 2021 CARO

<sup>2</sup> "COVID-19 and Sheer Wellbeing 2020 Access to and Use of Blue/Green Spaces in Ireland during a Pandemic," 19.

A full assessment of the Draft Adare LAP against the qualifying interests and conservation objectives of the designated sites is undertaken throughout the appropriate assessment process which has been undertaken in conjunction with the Plan preparation and SEA processes and is presented in the Natura Impact Report that accompanies the Draft Adare LAP 2024-2030.

The Lower River Shannon SAC is located within the plan area, via the River Maigue and Gortnagannif Stream (Adare River). The Lower River Shannon stretches a distance of approximately 120km, encompassing the Shannon, Feale, Mulkear and Fergus estuaries, forming the largest estuarine complex in Ireland. These estuaries feature a vast expanse of intertidal mudflats, often fringed with saltmarsh vegetation. The estuaries support the largest numbers of wintering waterfowl in Ireland, with Annex I Birds Directive species present, including both known wintering and breeding bird species. There is a resident population of Bottlenose Dolphin, the only population of this species in Ireland. There are five Annex II fish species found within the site including all three Irish Lamprey species, along with two fish listed within the Irish Red Data Book. While Freshwater Pearl Mussel *Margaritifera margaritifera*, another Annex II species occurs abundantly within the River Cloon (NPWS, 2013a).

### 2.1.3 Population and Human health

The overall development strategy for Adare is to meet the population targets as set out in the Limerick Development Plan, by focusing growth within the settlement boundary and in doing so, assisting in the regeneration, repopulation and development of the village. Adare is identified as a Level 4 Large Village in the Limerick Development Plan and is allocated a population growth of 29% on its 2016 population up until 2028. The allocation of growth targets, seeks to ensure that the growth will be sustainable and in keeping with the scale of Adare. This ensures that the capacity of the village to accommodate this additional growth can occur without damage to the settlement's character and the carrying capacity of its environment and infrastructure.

According to the Census, Adare had a population of 1129 persons in 2016, representing a 2% increase on the 2011 population. The unique characteristics of the village, including its distinctive urban form and character, its location adjacent to the River Maigue, its thriving tourist industry and its proximity to the education and employment centres of Raheen and Limerick City saw the village experience a growth rate of 12% between 2006 and 2011. New Census data has been released on the 29th of June and the population of Adare is 1,224.

Human health can be determined by social, environmental and economic factors, among others. The Institute of Public Health states:

*'Where people live affects their health. There are a number of elements of the living environment that influence health including the built environment, travel choices and the communities in which people live. The design, maintenance and location of buildings influence health. Similarly, public spaces and transport networks can facilitate health by providing opportunities for physical activity, social interaction and access to social goods'.*

Disadvantaged people are more likely to live in poor quality-built environments and have limited access to transport and local amenities supporting healthy choices. This has further implications regarding climate change and adaptation and mitigation to climate change including transport options, green infrastructure, energy provision and efficiencies and air quality emissions.

### 2.1.4 Air Quality and Climate

The Environmental Protection Agency (EPA) has developed four zones to represent all of the potential 'types' of air quality background that are likely to exist in Ireland. These four zones are stated in the Air Quality Regulations (2002) and Adare falls within Zone D.

Given the traffic issues in the plan area with the N21 running through the main street, the pollutants of most concern are those whose main source is traffic such as Particulate Matter and Nitrogen Dioxide.

### 2.1.5 Climate change

Limerick City and County has experienced damaging impacts of extreme weather events, including coastal flooding, strong winds, wave overtopping and extreme rainfall. The next Local Authority Climate Change Action Plans will be on a statutory basis and will aim to embed and integrate climate action in terms of adaptation and mitigation through the Local Authority.

The Limerick City and County Council Climate Adaptation Strategy 2019-2024 sets out strategic priorities, measures and responses for climate adaptation based on themes relating to critical infrastructure and buildings, natural and cultural capital, water resources, flood risk management and community services. This strategy also identified groundwater flooding as a particular risk for areas in the county including Adare which is close to the Shannon Estuary and subject to tidal influence.

At plan level, contributing to the legally binding net Zero no later than 2050 and a 51% reduction in emissions by end of 2030 included in the Climate Action and Low Carbon Development (Amendment) Act 2021 will mean embedding climate change actions through all landuse planning including the Local Area Plan. A number of cross-cutting and enhancement actions are identified in the Blue Green Infrastructure Strategy for Limerick City and County.

### 2.1.6 Water resources including flooding

Adare is located within the Shannon Estuary South catchment (24) and the plan area partially includes 3 sub - catchments. The Draft Third Cycle WFD<sup>3</sup> catchment assessment states the following:

*“The Shannon Estuary South includes the area drained by the Rivers Deel and Maigue and all streams entering tidal water in Shannon Estuary between Kilconly Point and Thomond Bridge, Limerick, draining a total area of 2,033km<sup>2</sup> (Figure 1). The largest urban centre in the catchment is the southern part of Limerick City. The other main urban centres in this catchment are Newcastle West, Charleville, Kilmallock, Rathkeale and Mungret. The total population of the catchment is approximately 112,430 with a population density of 55 people per km<sup>2</sup>. This catchment is predominantly lowlying, flat and underlain by limestones with the exception of a few isolated hills. This geology provides a significant groundwater resource in the catchment. The steep scarp delineating the western edge of the catchment denotes an abrupt change in geology to shales, which are found on the high ground along the catchment boundary.”*

The issues related to agriculture in this catchment is diffuse phosphorus loss to surface waters mainly occurring in areas of poorly draining soils and nutrient losses from impermeable areas, such as farmyards, tracks and storage areas, resulting in excess nutrients (phosphate and ammonia) in surface waters. Another issue from agriculture is sedimentation, due to animal access (poached banks), tilled soils and land drainage. This catchment is largely characterised by intensive dairy farming and poorly draining soils.

Flood risk is a key consideration in preparing a Local Area Plan. The Flood Risk Guidelines seek to ensure that development avoids flood risk, substitute less vulnerable uses when avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, has identified Flood Zones in Adare. Presently work is underway on the preparation of a Flood Relief Scheme for the village.

### 2.1.7 Geology and Soil

The bedrock geology of Adare is limestone over which layers of glacial drifts have been laid down to form its current landscape. The geomorphology and soils of Adare reflect this history. The melting of the glacial drifts formed glacial rivers which deposited sands and gravels as found along the river areas of the Maigue and Clonshire. Fine loamy soils (excellent for farming) and clayey drifts were laid down post glacial. Field patterns show a clear distinction between the dynamic river landscape and the higher elevated landscapes of loam and clayey drifts.

Within the plan area, the built land is identified as ‘made soils, these are soils which have been disturbed, transported or manipulated by activity in the urban environment. Figures 4.17 and 4.18 show the soil and bedrock geology in and around the plan area.

No County Geological Heritage Sites are located within the plan area, the nearest are Tory Hill GHI south east of the plan area (also designated as a SAC) and the fen complexes west of the plan area, associated with the Askeaton Fen SAC.

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<sup>3</sup> [Shannon Estuary South \(catchments.ie\)](https://catchments.ie)

### 2.1.8 Material Assets

**Water Services:** Adare’s public water supply is currently provided from the existing Water Treatment Plant in Castleroberts located to the southeast of the village and there is capacity in the system to cater for the population growth anticipated over the lifetime of the Plan. There are project upgrade works to be included in the next investment Programme from Irish Water from 2025-2029 and this along with existing capacity will accommodate the envisaged population growth to 2030.

**Transportation:** The old Limerick to Foynes railway line runs to the northwest of the village. The village has developed in a linear fashion along the N21 and the L-1422 and L-1423 local roads, which serves Askeaton and Foynes to the northwest. Adare is a stop on Bus Éireann’s Limerick-Tralee/Killarney bus service and Dublin Coach’s Dublin-Tralee/Killarney service. Both run hourly.

**Tourism:** Adare has a well-established tourism infrastructure with a dedicated Heritage Centre and tourist information office, which acts as a key resource for many tourists to the town. Adare has several renowned tourist attractions; Adare Castle, a 14<sup>th</sup> century Augustinian Friary, the Trinitarian Abbey founded in c.1230, the Franciscan Friary, and Adare Methodist church are of great appeal. The Cottages, the Village Hall, the Town Park and many unique heritage buildings and artefacts are scattered throughout the town. Finally, the Manor and golf course offers an exclusive getaway location. There are several walking trails in and around the town that have great potential to be extended. Adare also has several local amenities which need to be linked to the town’s sustainable network. These include schools, public sport amenities, the Manor Fields, the Adare GAA club, and the Maigue River Park

### 2.1.9 Landscape

Adare is renowned for its archaeological and built heritage, which combined with the River and parklands has created a very attractive townscape and surrounding landscape. The spatial heritage of Adare is rooted at a strategic intersection of the Maigue River and a north south (bridge) crossing, at Adare Castle which lies north of the river. Adare has many attributes not least its wealth of historic monuments (108 protected structures) which include its ecclesiastical settlements, the Manor House, the Cottages and the surrounding landscape; Adare Manor’s demesne and proximity to the River Maigue.

### 2.1.10 Cultural Heritage

Adare is classified as a historic town (LI021-032001) in the Record of Monuments and Places. There are 36 individual monuments within the Local Area Plan boundary. 14 of these are located within the boundary of the historic town as shown on the accompanying map in Appendix IV. The location of each archaeological monument is provided in the Record of Monuments and Places, which is maintained and up-dated by the Archaeological Survey of Ireland, a branch of the National Monuments Service.

There are 108 Protected Structures in the village and 76 of these are also listed on the National Inventory of Architectural Heritage. There are numerous sites listed on the Record of Monuments and Places for their archaeological significance. Built heritage features and their settings include several significant ecclesiastical sites, Adare Manor and the planned streetscapes of the main street.

The collective arrangement of buildings within the village, and within the grounds of Adare Manor, is considered of significance to the built heritage of the village and contributes to the character and established street and townscape.

### 2.1.11 Key environmental issues

The following key environmental issues are identified for the Draft Adare LAP:

- Avoiding loss of local areas of importance for wildlife and nature, and protect existing sites of international and national significance
- Ensuring sustainable communities and housing provision under compact growth
- Maintaining and improving water quality
- Addressing and management of flood risk and climate change effects

- Adaptation and mitigation of climate change
- Integrating landuse and transport
- Enhancing the public realm
- Ensuring water services are managed sustainably
- Protection and enhancement of built heritage and addressing threats to erosion of built heritage
- Recognising relationship between natural and cultural heritage

### 3 Consideration of Alternatives

In the case of the Draft Adare LAP, possible alternatives include different land uses and scales of development were examined and assessed against the SEOS (Table 1).

1. **Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario).** Continue with the existing LAP in its current context.

2. **Village centre consolidation:** This approach would be to focus explicitly on the densification of the village centre with intensification of land uses and focus on employee intensive sectors.

3. **Village centre consolidation and designation of future development lands in a tiered structure:** Promotion of development lands within the village centre for development and the designation of secondary and edge of centre areas where this type of development is considered appropriate in certain circumstances. This scenario will promote infilling within the built-up footprint of the village with a 10-minute walking distance to the village centre. This scenario would also promote the development of neighbourhood centres to provide a level of retail services locally.

Following the assessment, the preferred alternative from an environmental strategic perspective is Alternative 3, Village Centre consolidation and designation of future development lands in a tiered structure. This provides the greatest positive environmental effects and is consistent with national and regional planning policy. Greater consistency with the requirements of the National Planning Framework, Southern Region Economic and Spatial Strategy, Limerick Development Plan 2022 -2028.

- Developing the existing settlement, compact growth, serviced settlements are more robustly planned for under this Scenario.
- Key village centre and brownfield sites are planned for and can through master planning, provide for public realm and permeability enhancements that increase the attractiveness of village centre living whilst efficiencies in terms of existing infrastructure are maximised and reduced reliance on private or individual septic tanks and wells.
- Smarter Travel policies, reduction in commuting, increased walking and cycling can fit better within this scenario;
- This scenario directs development to village centre;
- This approach allows for better protection of designated sites and achievement of WFD targets as serviced led development is directed to the plan boundary.
- Reuse of brownfield and infill sites promoted in this scenario. This scenario performs strongest in terms of cultural heritage as it promotes reuse of older and historical buildings and the embodied carbon within these structures. Indirect, positive interactions with PHH and L SEOS under this scenario also.



## 4 Assessment of Significant Environmental Effects

The table overleaf provides an overall evaluation of the environmental effects arising from the Draft Adare LAP 2024-2030. These effects encompass all in-combination/cumulative effects arising from implementation of the Strategy. The potentially significant adverse environmental effects (if unmitigated) arising from implementation of the LAP are detailed as are residual effects, taking into account mitigation through both provisions integrated into the Plan and existing provisions already in force through the Limerick Development Plan 2022-2028. Environmental impacts which occur will be determined by the nature and extent of multiple or individual projects and site specific environmental factors.

TABLE 4.1: OVERALL EVALUATION OF SIGNIFICANT EFFECTS OF THE LAP

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
<p>Biodiversity, Flora and Fauna</p>	<p>The natural environment includes those spaces outside of the built environment such as open spaces, lakes, rivers and agricultural land. Despite the fact that the plan area is primarily urban in character, the village and its environs contain several significant elements of the Natural Environment most notably the River Maigue that flows to the Lower River Shannon SAC and smaller waterbodies and lakes. Woodland represented by Adare Demesne and the Adare Woods pNHA are significant terrestrial habitats and the plan area supports populations of Annex II species Lesser Horseshoe Bats and Otters. Protection measures in the plan include: <i>Objective CH 04 Proposed Natural Heritage Area and Objective CH 05 Designated Sites and Nature Conservation</i>.</p> <p>These features are supplemented by a range of public open spaces and parks, which all combine to form an attractive physical environment that distinguish Adare from most other urban centres of its size. See <i>Objective CH 03 Tree Protection and Nature Conservation</i>.</p> <p>Embedding nature-based solutions to climate change – allows for co-benefits with other environmental parameters including biodiversity, water and human health (<i>Objective CH 12 Blue Green Infrastructure</i>).</p> <p>Promotion of pedestrianisation and a cycle friendly village with modal shift contributes to air quality improvements at local level and noise level reductions with positive effects on urban wildlife.</p> <p>In turn longer positive interactions with population and human health in facilitating access to additional well-designed green and blue space (<i>Volume 2 Public Realm Plan</i>)</p> <p>Positive effects on water quality arising from nature-based solutions from micro to macro scale. This can reduce pressure on stormwater overflows and conserve water, thus reducing abstraction pressures on water dependent habitats and species (<i>Objective IU 04 Surface Water Management and SuDS</i>).</p>	<p>Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna in the absence of detailed surveys and assessment.</p> <p>In addition to this there would be</p> <ul style="list-style-type: none"> <li>- A reduction in water quality can impact water dependent habitats. Therefore, site selection and the appropriate environmental assessment will be vital to ensure that the integrity of these habitats are not impacted.</li> <li>- Lack of protection for non-designated aspects of biodiversity such as ecological corridors and linkages, and ensure control and manage measures for invasive species.</li> <li>- This lack of protection would also affect hedgerows and treelines, amenity development and greenways, bats, and lighting issues.</li> </ul>

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
Population and Human health	<p>Land use planning (e.g., residential, community, education, work, recreation, transport) impacts on the everyday lives of people and can either hinder or help promote healthy sustainable environments and communities. For example, the provision of safe walking routes and cycleways, parks, playgrounds, safe routes to school, public transport facilities, etc. result in direct and indirect health benefits and allow for healthier transportation choices to be made by communities above private motor car (<i>Policy SM P1 Integration of Land Use and Transport Policies, Policy SM P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use</i>).</p> <p>Many of the policies identified in the LAP may give rise to long term positive effects on population and human health both by responding and adapting to the impacts of climate change, promoting town centre, compact living, enhancing access to open space and improving the public realm (<i>Policy DS2 Development Strategy, Policy TCF 1 Town Centre First, Objective C3 Parks, Open Space and Recreation</i>).</p>	<p>Activities associated with construction and operation, particularly in environmentally sensitive areas may result in emissions to air and water; with accompanying adverse effects on local health and well-being.</p>
Water	<p>Limerick Development Plan 2022-2028 includes a range of provisions and measures to address and minimise the adverse effects of landuse activities on water resources including measures around green infrastructure, flood risk management and development control.</p> <p>This LAP further enhances and strengthen these through the flood resilience actions and nature-based solutions in particular (<i>Objective CH 12 Blue Green Infrastructure, Objective IU 04 Surface Water Management and SuDS</i>).</p> <p>Additional buffers for water courses provide for positive effects as they reduce soil run off and allow for water storage and filtration. Again, this provides for longer, positive effects associated with linear habitat creation and ecological connectivity. (<i>Objective CH 05 Designated Sites and Nature Conservation</i>)</p>	<p>A reduction in water quality in groundwater, springs and watercourses associated with the construction phase of new developments (short to medium term impacts).</p> <p>Generally, land use practices can result in water quality impacts and whilst surface water impacts may be identified quickly, impacts to groundwater can take much longer to ascertain due to the slow recharge rate of this water resource.</p> <p>Water quality impacts can also have human health impacts in the case where bacterial or chemical contamination arises.</p>

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
Soil and Geology	<p>Soil quality and function may be enhanced through particular measures associated with flood resilience and nature-based solutions.</p> <p>The promotion of brownfield and town centre sites embeds existing geological resources and reduces requirements for additional geological resources and greenfield development (<i>Objective TCF1 Opportunity Sites</i>)</p> <p>Micro and macro nature-based solutions ranging from green roofs to larger nature water retention measures all serve to reduce the volume and rate of flow of water, thus impacting positively in terms of potential loss of soil associated with increased surface water runoff and extreme weather events.</p>	<p>Ensuring effects of climate change in terms of extreme weather events and their impacts on soil via soil loss and run off, or short-term impacts on soil due to drought conditions.</p>
Material Assets	<p>Many of the measures in the LAP are identified with a view to minimising adverse effects of climate change on material assets, and also responding and facilitating behavioural and modal change in energy use and transport (all infrastructure and climate action policies and objectives).</p>	<p>In the absence of mitigation, the opportunity to embed circular economy and reuse of existing buildings and brownfield development would not occur.</p> <p>This would also be the case with the reduction of waste and modal shift in transport which contribute to the reduction of greenhouse gases.</p>
Air Quality and Climate	<p>Will contribute positively to climate change adaptation through the following:</p> <ul style="list-style-type: none"> <li>• Blue and green infrastructure giving rise to increased surface water storage and potential carbon sequestration (<i>Objective CH 12 Blue Green Infrastructure</i>)</li> <li>• Focus on energy efficiency and innovation (<i>Objective CH 01 Climate Change</i>);</li> <li>• Other energy related measures are all identified as positive in relation to this SEO.</li> </ul> <p>Key measures relating to behavioural change around transport and the increase in walking/cycling and public transport measures are essential in addressing transport emissions over the lifetime of the strategy and beyond (<i>Policy TCF 1 Town Centre First, Objective SM 3 Modal Shift and Behavioural Change</i>)</p>	<p>In the absence of mitigation, the opportunity to embed meaningful actions in the plan that are needed to deliver the overall vision and aims is lost. Particularly in the areas of urban greening, and nature-based solutions which offer co and multiple benefits in responding to climate change whilst enhancing the overall environmental quality of the Draft Adare LAP.</p>

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
Cultural Heritage	<p>Long term positive effects associated with the town centre use and intensification of use (<i>Objective H2 Density and New Residential Development, Policy TCF 1 Town Centre First</i>).</p> <p>The relationship between the urban realm, townscape and cultural heritage features and intangible cultural heritage (Public Realm Plan Vol 2 of the LAP, <i>Objective CH 13 Architectural Conservation Areas (ACA's), Objective CH 15 Thatched Structures, Objective CH 16 Archaeological Heritage</i>).</p>	<p>In the absence of mitigation, potential adverse effects particularly in relation to the townscape setting and context of architectural conservation areas.</p>
Landscape	<p>Long term positive effects are identified in the Draft LAP for landscape primarily through the public realm enhancement (Public Realm Plan), green and blue infrastructure (<i>Objective CH 12 Blue Green Infrastructure</i>)</p> <p>Many of the measures in the Draft LAP require a landscape level response such as recognition of green and blue infrastructure and corridors and this an important approach to take when responding to climate change. (<i>Objective CH 01 Climate Change</i>)</p> <p>Overall, positive effects identified for Landscape SEOs, as landscape change can be considerable with climate change effects in terms of changing water levels, habitat change, transport measures and adaptation measures such as flood risk management.</p>	<p>In the absence of mitigation, the varied landscape, an inherent part of Adare's natural heritage requires protection in its own right. Therefore, the landscape must be protected against possible development, which would undermine or change its character. The Public Realm Plan and the Blue Green Infrastructure measures offer a good opportunity to embed urban greening measures to avoid an over landscaped public realm design.</p>

### 4.1.1 Landuse zonings and Opportunity Sites

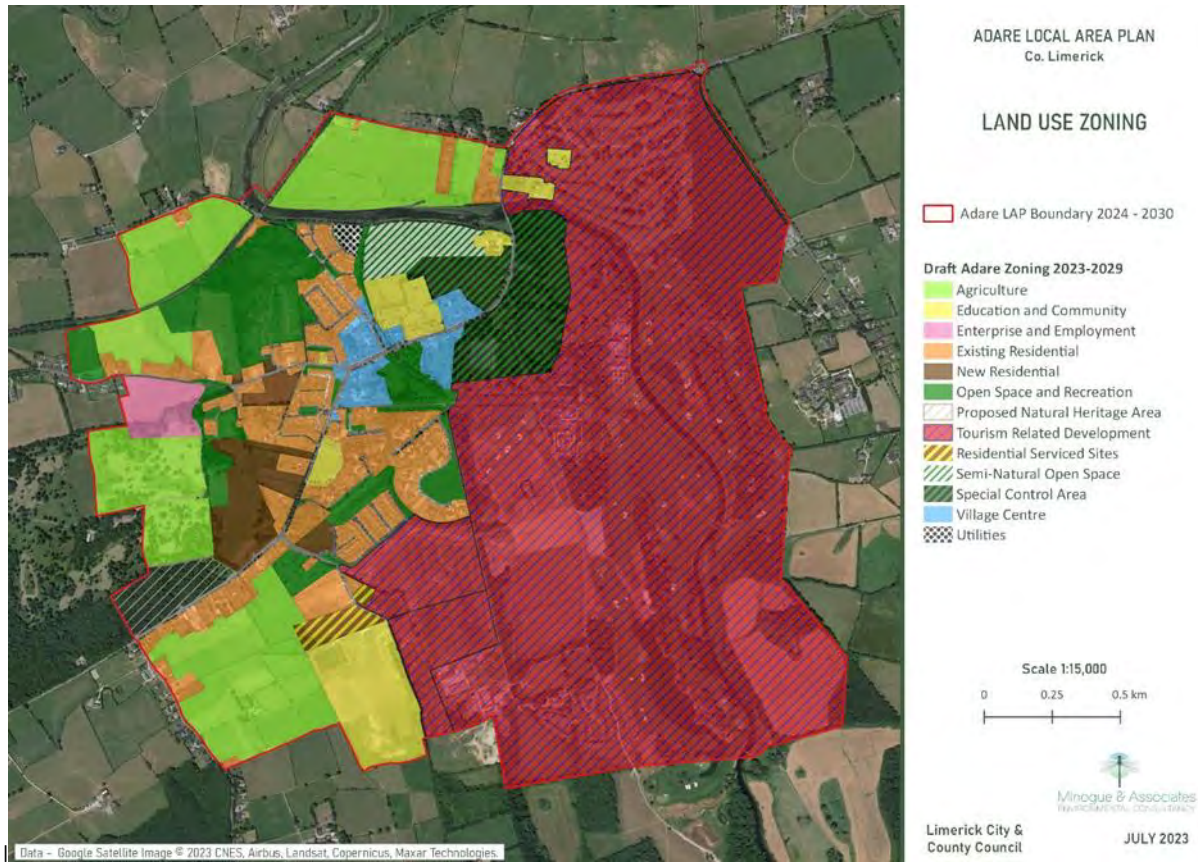
Figure 4.1 below shows the landuse zonings and Figure 4.2 the opportunity sites. These are assessed and commented upon in Chapter 7 of the SEA ER. In summary positive interactions are identified for a range of SEOS notably Population and Human Health, Soil and Geology, Material Assets and Climate Change. The interaction between several proposals relevant to the Opportunity Sites and the Public Realm Plan offer positive interactions in relation to landscape, plus climate change, air quality, material assets. The landuse zonings for the Adare LAP were assessed through the SEA, AA and SFRA process and commentary are provided in Annex A of the SEA ER. Overall, these are identified as consistent with the Strategic Environmental Objectives of the SEA ER.

For some Opportunity sites, project level assessment is required and mitigation measures are recommended. This is also the case in relation to a number of Public Realm Plan objectives. A number of sites are identified as meriting ecological assessment given the existing habitats on site, and application of mitigation measure as recommended through the SEA, SFRA and AA.

For all projects arising the application and adherence to a number of protection policies in the Limerick DP 2022 - 2028, and the Draft Adare LAP will apply, including:

- Objective C3 Parks, Open Space and Recreation
- Policy TCF 1 Town Centre First
- Objective CH 05 Designated Sites and Nature Conservation,
- Objective CH 06 Lesser Horseshoe Bat,
- Objective CH 07 Ecological Impact Assessment,
- Objective CH 08 Creation of New Habitats,
- Objective CH 09 New Infrastructure Projects, and policies and objectives relating to architectural and architectural heritage such as
- Objective CH 13 Protected Structures and
- Objective CH 16 Archaeological Heritage

FIGURE 4-1 LANDUSE ZONINGS- DRAFT ADARE LOCAL AREA PLAN



## 5 Mitigation Measures

This section presents some of the mitigation measures that will prevent, reduce, and offset as much as possible any significant adverse effects on the environment of the plan area resulting from the implementation of the Plan. Mitigation measures can be generally divided into those that:

- Avoid effects;
- Reduce the magnitude or extent, probability and/or severity of effect;
- Repair effects after they have occurred, and
- Compensate for effects, by balancing out negative impacts with positive ones.

The table below presents some of the mitigation measures identified through the SEA process, additional measures from the Appropriate Assessment and site specific commentaries are included in the Strategic Flood Risk Assessment.

**TABLE 5-1: SEA MITIGATION MEASURES**

<b>Chapter 3: Development Strategy - Overall Strategic Development Objectives</b> It is an objective of the Council to:
Seek the sustainable intensification and consolidation of the existing built environment, in accordance with the objectives for compact growth in higher-level spatial plans, through appropriate infill, brownfield and greenfield development, supported by the necessary physical and community infrastructure.
Promote sustainable economic development, enterprise and employment opportunities and prioritising the village centre, as the primary location for retail and services.
Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure <b>in line with the appropriate and necessary environmental and ecological assessments.</b>
Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.
Protect, enhance and connect areas of natural heritage, blue green infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate action and flood risk measures <b>and in line with the appropriate and necessary environmental and ecological assessments as required.</b>
Ensure the highest quality of public realm and urban design principles apply to all new developments having regard to the proposed Public Realm Plan set out in Volume 2 of this Plan <b>and in line with the appropriate and necessary environmental and ecological assessments as required.</b>
<b>Ensure all development proposals shall have regard to the Limerick Climate Change Adaptation Strategy 2019-2024, and superseding Strategies, together with the associated SEA and NIS environmental reports, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.</b>
Guide the future development of Adare, in accordance with the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Adare through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and the Heritage and the Department of Rural and Community Development.
Ensure the future development of Adare supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change.
Seek opportunities with relevant stakeholders for inward investment to the village, including national funding schemes and other initiatives, as they arise.
<b>Policy DS2 Development Strategy:</b> It is policy of the Council to
a) Deliver new residential development, in accordance with the Limerick Development Plan 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type universally designed for ease of adaption to the lifecycle and universally accessible.
b) Ensure the sequential development of the serviced residential lands identified to cater for envisaged population growth



c) Ensure that at least 30% of all new housing development is delivered within existing built-up areas. Ensure the sequential development of the serviced residential lands identified to cater for and on infill, brownfield and backland sites.
d) Consolidate existing development and increase existing residential density, through a range of measures, including re-use of existing buildings and infill development schemes <b>subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</b>
<b>Objective H1 Residential Development:</b> It is an objective of the Council to
a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments, <b>ecological impact assessments, bat surveys and landscape plans</b> and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised.
b) No one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth
c) Ensure all new residential layouts prioritise walking and cycling and are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services.
d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and public realm. Proposals shall have regard to the Public Realm Strategy included in Volume 2 of this Draft Plan.
e) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscapes <b>and be subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</b>
<b>Objective TCF1: Opportunity Sites:</b> it is an objective of the Council to:
a) Encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands/buildings identified as opportunity sites in line with the principles set out in Table 3.
b) Ensure that new development in the village centre and in particular the opportunity buildings and areas comprises the highest of qualitative and design standards, complimenting the existing historical built fabric, or national heritage, sustaining Adare, as a village in which to live, work, visit, invest in and do business. <b>Developers will be required to prepare urban design frameworks/masterplan for the Opportunity Sites in the Town Centre to inform future development proposals. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.</b>
<b>Objective C2 New Amenity Areas Walkways and Cycleways:</b> It is an objective of the Council to
a) Continue to facilitate the development of walkways and cycleways as indicated on the Amenity and Sustainable Transport Map and the Public Realm Strategy (Appendix 1, Map 3) in co-operation with local interested parties, including the private, voluntary and public sector subject to funding. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre <b>and shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b>
b) Encourage walking and cycling as more convenient, popular and safe methods of movement in Adare, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities <b>which are in line with the appropriate and necessary environmental and ecological assessments as required.</b>
c) Support the provision of a new Greenway linking Adare with Rathkeale and the wider Greenway \ Active Travel network <b>which are in line with the appropriate and necessary environmental and ecological assessments as required.</b>
d) Providing secure cycle parking facilities at appropriate locations as opportunities arise.
e) Encouraging combined footpath and cycleway links along the proposed Active Travel route through lands at Blackabbey and along the N21 southwards to the Ballingarry junction, northward to the Adare Castle and to the GAA field through the village.
f) Support proposals to provide better connection between the Town Park and the Main Street of the village.

g) Explore options for amenity and access to the River Maigue as part of the Flood Relief Scheme subject to relevant environmental and appropriate assessment reports.
<b>Objective C3 Parks, Open Space and Recreation:</b> It is an objective of the Council to:
a) Examine the feasibility of blue-way opportunities/potential along the River Maigue in Adare and support an assessment of Blueways as they relate to Adare for potential to develop Blueway trails on the River Maigue subject to appropriate environmental <b>and ecological</b> assessments <b>as required</b> .
b) Protect existing open space by not permitting development, which encroaches on such open space, and protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations.
c) Ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 6 above.
d) Support the expansion of further community facilities at the Manor Fields
e) Support the provisions for public realm improvements in Adare subject to funding and in line with the Public Realm Plan <b>and with the appropriate and necessary environmental and ecological assessments as required</b> .
<b>f) the effect of lighting associated with open space provision will be carefully considered and where deemed essential will be designed and installed to minimise adverse effects on wildlife including Lesser Horseshoe Bats and Otters. There should be a presumption against lighting in Natura 2000 designated sites.</b>
<b>Policy ED 1 Strategic Economic Development:</b> It is a policy of the Council to Promote, facilitate and enable economic development and employment generating activities in Adare on appropriately-zoned lands, in a sustainable manner, in accordance with the Limerick Development Plan 2022 – 2028 <b>and its associated environmental assessment reports</b> .
<b>Objective ED 1 Enterprise and Employment Objectives:</b> It is an objective of the Council to:
a) Encourage the reuse and redevelopment of vacant units, brownfield, derelict and infill sites for employment creation, subject to normal planning and environmental criteria <b>to include screening, appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts</b> .
b) Ensure any proposals for the lands zoned for Enterprise and Employment include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the National road have sufficient capacity to facilitate the extent of the development planned. The costs of implementing mitigation measures arising from the assessment shall be borne by the developer. <b>Any proposals at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed development and existing residential developments and be informed by ecological expertise.</b>
c) Ensure any proposal for part of the lands zoned Enterprise and Employment does not preclude the development of the remaining zoning lands. Any proposal submitted on site shall include an indicative layout which allows for a coordinated development at this location.
d) Retain sufficient lands around the site boundaries where industrial, enterprise or distribution activities are proposed to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development <b>and is sympathetic to the natural environment</b>
e) Early engagement with all utilities providers including Uisce Eireann is strongly advised.
<b>Objective ED 2 Tourism related development in Adare Manor:</b> It is an objective of the Council That no new residential developments on greenfield sites shall be permitted on land zoned tourism related development. Ancillary leisure/tourism development and the repurposing of existing buildings for uses which complement the use and sustain the operations of Adare Manor and the hosting of the Ryder Cup may be permitted. Any such proposals shall only be considered where they can satisfactorily demonstrated that there will be no impact on the integrity of this area or on the natural habitat of the River and its designation as part of Lower River Shannon Special Area of Conservation. Applications on this zoning shall justify how they satisfy this criteria. <b>Ecological enhancement measures as part of habitat management plans should be required to support the overall ecological integrity of the lands and should be informed by surveys and ecological impact assessments and Appropriate Assessment Screening undertaken by appropriate qualified ecologists.</b>
<b>Objective ED 3 Tourism Objective:</b>
a) Support growth in the tourism sector in Adare by facilitating vital connections between complementary sites and attractions, and ensuring visitors can easily avail of services in Adare village centre. The possibility of adding

<p>the Franciscan Church to the tourism trial shall be explored. Tourism projects will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.</p> <p>b) Support the provision of a new Greenway linking Adare with the wider Greenway \ Active Travel network.</p> <p>c) Support Brand Adare in building a recognisable brand for the village and support the development of a wayfinding strategy for the village which links in with existing digital tourist information systems and apps and considers locations for art work/installation in the village. This shall also include an element of awareness in relation to the natural, cultural and landscape heritage.</p> <p>d) Support Adare’s role in the Limerick Tourism Development Strategy 2019 - 2023 and any subsequent replacement document and its associated environmental assessment reports.</p> <p>e) Require new tourism and amenity projects located within the village to foster synergy with the services and retail business located in the village and support community engagement.</p>
<p>f) Support the use of community facilities to widen the arts and cultural heritage offering of the area.</p>
<p><b>Policy SMT P1 Integration of Land Use and Transport Policies</b> - It is a policy of the Council to Support and facilitate the integration of land use and transportation policies for Adare, as a means of reducing the impact on climate change. The Council will ensure the delivery of a sustainable compact settlement, which can be served by various modes of transport with a focus on reducing the need to travel <b>and which shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b></p>
<p><b>Policy SMT P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use:</b> It is a policy of the Council to</p> <p>Seek to implement in a positive manner, in cooperation with other relevant stakeholders and agencies, the policies of the NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport’s Active Travel publications, <b>and relevant mitigation measures from the SEA and AA of same,</b> to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Adare, including public transport, cycling and walking.</p>
<p><b>Policy SM P3: Rural Mobility:</b> It is a policy of the Council to:</p> <p>Continue to support the implementation of the National Transport Authority’s ‘Connecting Ireland: Rural Mobility Plan’ and the ‘Local Link’ rural transport service and to encourage operators to improve the service to meet the social and economic needs of Adare), <b>and which shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b></p>
<p><b>Objective SM 4: Public Transport Provision:</b> It is an objective of the Council to:</p> <p>(a) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Adare and its hinterland, including any investment in the public transport by service providers in Adare, <b>and which shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b></p>
<p><b>Objective CH 01 Climate Change:</b> It is an objective of the Council to</p>
<p>a) Ensure climate-proofing measures are incorporated into the design, planning and construction of all developments, including utilities and their networks. The use of green infrastructure as a mechanism for carbon offsetting and surface water management is encouraged.</p>
<p>b) Ensure that all residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the case of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.</p>
<p>c) Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.</p>
<p>d) Promote and support development of renewable energy sources, which will achieve low carbon outputs and promote Adare as a low carbon area.</p>
<p>e) Support the development of low carbon and green technological businesses and industries.</p>
<p>f) Promote responsible development and <del>management</del> <b>development</b> of land, <b>including nature based solutions,</b> drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.</p>

g) Promote the appropriate adaption of built heritage to respond to the effects of climate change **that are sympathetic to the existing built fabric with no adverse impact on historic character or appearance and include screening and appropriate bat surveys/ecological assessments to include potential effects on bats.**

**Objective CH 02: Compliance with Environmental Assessment:** It is an objective of the Council 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 that accompany this LAP. There shall be a requirement of Ecological Impact Assessment and other environmental assessments as appropriate in the Plan area.**

**Objective CH 03 Tree Protection and Nature Conservation:** It is an objective of the Council to

a) Seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees, where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such **surveying and reporting** shall be undertaken by a suitably qualified and competent person **with appropriate ecological qualification and experience.**

b) **Continue to actively support the aims and objectives of the All Ireland Pollinator Plan 2021 – 2025, by encouraging measures to protect and increase the population of bees and other pollinating insects in Adare.**

c) **Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All Ireland Pollinator Plan throughout Adare and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management in partnership with relevant stakeholders.**

d) **Support the aims of the National Biodiversity Action Plan and succeeding plans, in emphasising the importance of ecological issues in planning.**

**Objective CH 05 Designated Sites and Nature Conservation:** It is an objective of the Council to

a) Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the river **informed by ecological assessment and consultation with relevant bodies including Inland Fisheries Ireland and National Parks and Wildlife Service as appropriate.**

b) Ensure that appropriate waste water infrastructure is available to support new developments to safeguard water quality **and biodiversity.**

c) No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects). In terms of general nature conservation the Council will protect undesignated habitats such as notable trees and hedgerows, **and riparian corridors**, ponds/wetlands and other natural features of local importance.

**Objective CH 06 Lesser Horseshoe Bat** It is an objective of the Council to: **require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall also include measures to ensure that building and landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species. In this regard the Lesser Horseshoe Bat species action plan 2022-2026 should be referenced.**

**Objective CH 07 Ecological Impact Assessment** It is an objective of the Council to **require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.**

**Objective CH 09 New Infrastructure Projects:** It is an objective of the Council to

- a) **As a first principal, design of new infrastructure, particularly linear infrastructure should follow avoidance of areas of greatest environmental and ecological importance and sensitivity. Where it has been demonstrated that no other reasonable option exists, detailed mitigation measures based on robust ecological surveys and best practice must be include throughout to avoid loss of significant species and habitats, wildlife corridors and stepping stones.**

**Objective CH 10 Semi Natural Open Space:** It is an objective of the Council to.

a) **-Limit development on lands zoned as Semi Natural Open Space. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Plan may be permitted subject to appropriate environmental**

assessment and approval of the National Monuments Service [and the National Parks and Wildlife Service \(Department of Housing, Local Government and Heritage\)](#) where relevant

b) Protect and maintain the integrity of the Semi Natural Open Space and protect the watercourses in Adare by providing a buffer zone, in accordance with the Semi Natural Open Space zoning designation on the Land Use Zoning Map.

## 6 Monitoring

The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified.

It is recommended that data arising from planning applications, particularly in terms of environmental constraints mapping and Environmental Impact Statements be integrated into the GIS and monitoring system. This will assist in assessing cumulative impacts also, in particular ecology and water quality.

Finally, it is recommended that the monitoring report be made available to the public upon its completion. It is recommended that this data be shared with neighbouring local authorities to assist in monitoring cross county effects and ensure consistency of monitoring.

TABLE 6-1 SEA MONITORING

Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	targets	Remedial action
<b>Biodiversity, Flora and Fauna</b>					
<p>SEO B1 B2 Linked to W3 below Chapter 8: Climate Action, Environmental &amp; Heritage Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LCDP 2022-2028 EH P1-P4 EH01-14</p>	<p>Conservation status of habitats &amp; species aa assessed under Article 17 of the Habitats Directive</p>	<p>NPWS  LCCC through planning applications and LAPs  IFI</p>	<p>Development Plan 2-year review</p>	<p>Maintenance of favourable conservation status for all habitats &amp; species protected under international &amp; national legislation</p> <p>Identification of sites of local biodiversity &amp; ecological corridors</p>	<p>Loss of favourable conservation status of protected habitats &amp; species. Altered zoning objectives in place for the Natura 2000 has taken place in this new plan.</p> <p>Enforcement action may also be required.</p>
<b>Population and Human Health</b>					
<p>SEOs P1 P2 Chapter 5 Sustainable Communities Chapter 6: Economic Development &amp; Tourism Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LDP 2022-2028 Enterprise &amp; Employment 5.8 Planning Section 10.5 Objectives SCS1 09-012 Chapter 10: Sustainable Communities &amp; social Infrastructure</p>	<p>Increase in education opportunities, services within the area</p> <p>Increase on the population</p>	<p>LCCC</p>	<p>Plan Review</p>	<p>Increase in education opportunities, services &amp; public services within the area</p>	<p>Consultation with the Dept. of Education &amp; interested parties in order to progress suitable development opportunities for the area</p>
<b>Water</b>					

Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	targets	Remedial action
<p>SEOs W1-W3 Chapter 8: Climate Action, Environmental &amp; Heritage Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LCDP 2022-2028 Section 6.3.9 EHO 15-18</p>	<p>Water quality monitoring results by the EPA &amp; LCCC</p> <p>EPA date under Urban Wastewater discharge in Ireland population equivalents greater than 500 persons report for 2008 &amp; 2009 &amp; 2010-2011</p> <p>Performance of WWTP in relations to conditions of discharge license</p>	LCCC	Annual	<p>Protect and restore areas identified in the River Basin District Management Plan</p> <p>Required to achieve 'good' status, i.e. 5+ ?? for water quality by 2021 in line with the Water Framework Directive objectives.</p> <p>No deterioration in levels of compliance with drinking water quality standards &amp; maintenance of national average compliance rate</p>	<p>Upgrade of WWTPs</p> <p>Ongoing monitoring of discharge licenses by staff from the Environmental Sections</p>
<b>Soils and Geology</b>					
<p>SEOs GS1 SDO1 DS2c ED1a ED2 HTP1 Linked to C2 below Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LDP 2022-2028 EPO HTP1: Compliance with Higher tiered Plans &amp; guidance Chapter 3 Spatial Strategy: Compact growth &amp; revitalisation</p>	<p>Amount of greenfield development</p> <p>Promote reuse of structure, which is the most basic tenet of soil conservation in urban areas</p>	LCCC	Annual	Concentrate development in the selected zoned areas & encourage reuse of existing sites.	Enforcement, where necessary

Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	targets	Remedial action
<b>Air and Climate</b>					
SEOs AQC1 AQC3 Climate Change Policy CH 1 & Objective CH 01a-CH01g Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 EPO C2 AQC3 Chapter 9: Climate Action, flooding & transition to a low carbon economy EH 01	Numbers of building being upgraded & insulated  Adoption of renewable technologies	LCCC	Ongoing	Increase in upgraded sources of energy production from renewable resources	Non-attainment of targets set out in LCEA energy audit
<b>Cultural Heritage</b>					
SEOs C1 B4 Chapter 8: Climate Action, Environmental & Heritage Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 Section 6.5 EH032-46	Numbers of monuments in the RMP & areas of archaeological potential which have been recorded or subject to exploration as a result of development.  Number of archaeological monument & their settings damaged due to development.	LCCC National Monuments Service	ongoing	To maintain & increase the number of archaeological features recorded & protected.  No damage occurring to structures or monuments and their settings due to development	Damage to or loss of areas of recorded monuments or their settings would result in enforcement actions being taken.
SEOs C2 B3 Chapter 8: Climate Action, Environmental & Heritage	Number & conservation status of structures in the RPS	LCCC DAHG NIAH	Ongoing Ongoing Ongoing	To increase the number & maintain the conservation status of protected Structures	Damage to or loss of Protected Structures, to be dealt with by enforcement



Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	targets	Remedial action
Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 Section 6.5 EHO 47-51	Number of building conserved & reused for new development  Number of protected structures damaged due to development				
<b>Landscape</b>					
SEOs L1 L2  Linked to the following in the LDP 2022-2028 UCA 01-04	Quality of urban environment and halt in dereliction	LCCC	ongoing	Increase in quality of individual applications	Enforcement through planning legislation and the Derelict Sites Act
<b>Material Assets</b>					
SEOs MA1 MA2 Chapter 9: Infrastructure & Utilities Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 Chapter 6, 8 & 10	Access to public amenities & facilities	LCCC area office	ongoing	Increase in area of amenity space within the Plan area.  Increased usage of open space as a public amenity.  Increased visitor numbers to cultural heritage sites	Enforcement where necessary & modification of objectives if they are not judged strong enough



**Limerick City and County Council**

**STRATEGIC ENVIRONMENTAL ASSESSMENT**

**Environmental Report**

**Adare Local Area Plan**

**2024-2030**

prepared under the Planning and Development (Strategic Environmental Assessment) Regulations  
2004. (S.I. 436/2004) as amended.

August 2023

## Glossary of Terms

Alternatives (Reasonable)	Alternatives should take into account the objectives and geographical scope of the Plan. The alternatives should be realistic, capable of implementation and should fall within the legal and geographical competence of the authority concerned.
Appropriate Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive (collectively referred to as European sites).
Baseline environment	A description of the present state of the environment of the plan area.
Baseline	Description of the existing environment against which future changes can be measured.
Biodiversity and Flora and Fauna	Biodiversity is the variety of life on Earth, in all its forms and all its interactions. Flora is all of the plants found in a given area. Fauna is all of the animals found in a given area.
Birds Directive	Council Directive of 2nd April 1979 on the conservation of wild birds (79/409/EEC).
Built Environment	Refers to both architectural heritage and archaeological heritage.
Cumulative Effects	Result from a combination of two or more individual effects on a receptor. Such effects can occur as a result of plans, programmes, projects and other actions (this guidance uses the term 'actions' to describe all of these) in the past, present and the reasonably foreseeable future. They can result from impacts that may be individually insignificant, but collectively significant.
Data	Includes environmental data, proxy data, any other relevant statistical data.
Ecology	The study of relationships between living organisms and between organisms and their environment (especially animal and plant communities), their energy flows and their interactions with their surroundings.
Environmental Characteristics	Environmental resources, issues and trends in the area affected by the plan or programme.
Environmental indicator	An environmental indicator is a measure of an environmental variable over time, used to measure achievement of environmental objectives and targets.
Environmental objective	Environmental objectives are broad, overarching principles which should specify a desired direction of environmental change.
Environmental Problems	Annex I of Directive 2001/42/EC of the European Parliament requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse. where environmental effects of the plan or programme may be likely.
Environmental Receptors	These are resources that are affected by impacts/effects. They water, air, soil, the climate, ecosystems/biodiversity, landscapes and local communities, cultural heritage, material assets. Other receptors can be added to the assessment and the above list is not exhaustive.
Environmental Report (ER)	A document required by the SEA Directive as part of an environmental assessment which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.

Geographical Information System (GIS)	A computer system that collects, stores, views and analyses geographical (spatial) information and commonly creates maps as an output. It can be used to analysis relationships between different spatial and environmental datasets.
Geology	Science of the earth, including the composition, structure and origin of its rocks.
Habitat	Area in which an organism or group of organisms live.
Habitats Directive	Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
Habitats Directive Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites).
Hierarchy of Plans	Both higher and lower-level plans relevant to the plan being assessed.
Indirect effect	Any aspect of a plan that may have an impact (positive or negative) on the environment, but that is not a direct result of the proposed plan or programme.  May also be referred to as a secondary effect
Interrelationships	Associations or linkages related to environmental impact of the proposed plan or programme usually on environmental receptors.
Key environmental issues	Significant environmental issues, which are of particular relevance and significance within a plan area and/or the zone of influence of that plan. These issues should be identified during SEA Scoping process.
Key environmental receptors	Aspects of the environment likely to be significantly impacted by the proposed plan .
Material Assets	Critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment transportation etc.
Member States	Those countries that belong to the European Union.
Mitigate	To make or become less severe or harsh.
Mitigation Measures	Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a plan, programme or project.
Monitoring	A continuing assessment of environmental conditions at, and surrounding, the plan or programme. The primary purpose of monitoring is to identify significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.
Monitoring Programme	A detailed description of the monitoring arrangements to be put in place to carry out the monitoring of the impact of the proposed plan or programme on the environment including frequency of monitoring, who has responsibility for monitoring, and responses if monitoring identifies significant negative impacts.
Natura 2000 Site	Designated European Site. In combination Special Areas of Conservation and Special Protection Areas will constitute Natura 2000 network of protected sites for habitats and species across the EU.
Natural Heritage	Refers to habitats and species of flora and fauna.

Non-technical summary	A summary of the findings of the ER, summarized under the headings listed in Annex 1 of the SEA Directive that can be readily understood by decision-makers and by the general public. It should accurately reflect the findings of the ER.
Plan or Programme	<p>Including those co-financed by the European Community, as well as any modifications to them:</p> <ul style="list-style-type: none"> <li>- which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and</li> <li>- which are required by legislative, regulatory or administrative provisions.</li> </ul> <p>In accordance with the SEA Directive, plan or programme that require SEA are those that fulfil the conditions listed in Article 2(a) and Article 3 of the SEA Directive.</p>
Post-mitigation residual impacts	Environmental effects that remain after mitigation measures have been employed.
Public	One or more natural or legal persons and, in accordance with national legislation or practice, their associations, organisations or groups.
Scoping	The process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.
Screening	The determination of whether implementation of a plan or programme would be likely to have significant environmental effects on the environment. The process of deciding whether a plan or programme requires SEA.
SEA Directive	Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.
Secondary effect	Effects that are not a direct result of the plan or programme, same as indirect effect.
Sensitivity	Potential for significant change to any element in the environment that is subject to impacts.
Short-term effects	These are typical of those effects that may occur during construction stage of a development, for example, the increased traffic going to and from a site during construction, or the noise associated with construction activities.
Significant effects	Effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
SPA	Special Protection Area under Birds Directive (79/409/EEC), designated for bird species listed in Annex I of the Directive, in particular internationally important concentrations of migratory and wetland birds. Designation is focused on habitats of these species.
Statutory Authority	The authority by which or on whose behalf the plan or programme is prepared.
Statutory Instrument	Any order, regulation, rule, scheme or bye-law made in exercise of a power conferred by statute.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it.

Strategic Environmental Objective (SEO)	Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national, and regional policies which generally govern environmental protection objectives and against which the environmental effects of the Plan or programme can be assessed.
Synergistic effect	Effects that, when totalled, result in a greater or lesser effect than the sum of the individual effects.
Threshold	Magnitude of a project, which if exceeded, will trigger the requirement for an Environmental Impact Assessment.
Zone of Influence	The area over which a plan can impact on the environment.

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# 1 Strategic Environmental Assessment Environmental Report: Adare Local Area Plan 2024 -2030

## 1.1 Background

Limerick City and County Council (LCCC) has prepared the Draft Adare Local Area Plan 2024-2030 (LAP) under the Planning and Development Act 2000-2010 (as amended). This is the Environmental Report that has been prepared as part of the Strategic Environmental Assessment (SEA) of the Draft LAP. It sets out how the SEA has been undertaken and presents the findings of the assessment of the Draft LAP 2024-2030, together with its' reasonable alternatives.

This Environmental Report complies with the requirements of the Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) as implemented in Ireland through Statutory Instrument (SI) No.436 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (as amended). These Regulations are a statutory requirement for plans or programmes which could have significant environmental effects, and the assessment process aims to identify where there are potential effects and how any negative effects might be mitigated.

## 1.2 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Article 1 of the European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) states that its objective is:

*“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.”*

The following Regulations transpose this Directive into Irish law:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004),
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and further amended by
- S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011) and S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

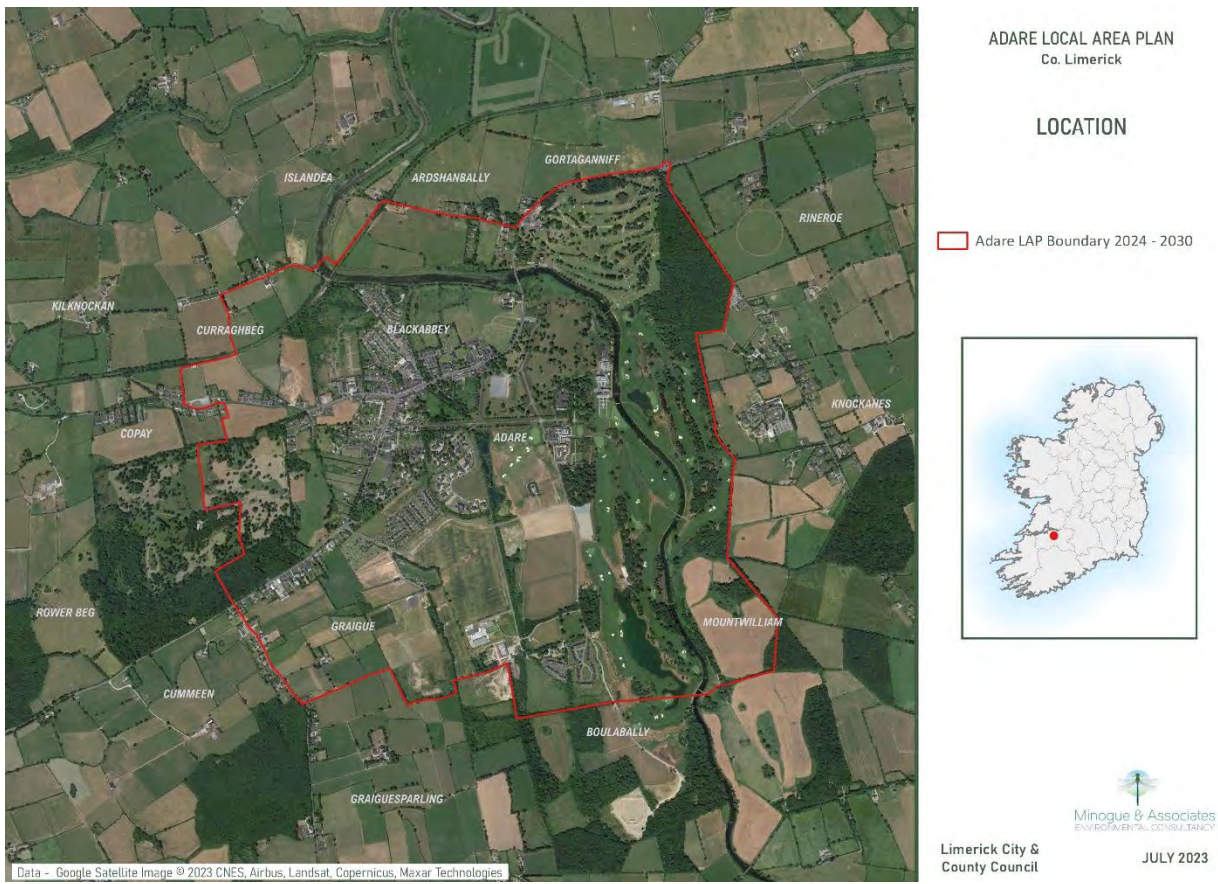
A Habitats Directive Assessment prepared under article 6 (3) of the E.U. Habitats Directive has also been prepared in tandem with the SEA process. A Strategic Flood Risk Assessment prepared in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009) as amended by Circular PL2/2014 (August 2014) has been prepared and both of these have informed the plan making and SEA process.

## 1.3 Scale, nature and location of Plan area

**Figure 1.1** shows the outline of the Adare LAP within the wider context of Limerick City and County. The proposed Adare LAP will effectively replace the existing Adare LAP 2015-2021 (as extended).

The LAP includes the following chapters that provide policies and objectives, as well as land-use zoning for the plan area (See **Table 1.1**).

**FIGURE 1-1 ADARE LOCAL AREA PLAN BOUNDARY 2024-2030**



**TABLE 1-1 OUTLINE OF ADARE LOCAL AREA PLAN 2024-2030**

<b>Chapters</b>	<b>Title</b>
Chapter 1	Introduction
Chapter 2	Adare in Context
Chapter 3	Development Strategy
Chapter 4	Town Centre First Approach
Chapter 5	Sustainable Communities
Chapter 6	Economic Development and Tourism
Chapter 7	Sustainable Mobility
Chapter 8	Climate Action, Environment and Heritage
Chapter 9	Infrastructure and Utilities
Chapter 10	Land Use Framework, Zoning Matrix and Settlement Capacity Audit
Chapter 11	Monitoring and Evaluation
	Appendix I – Maps
	Appendix II - Record of Protected Structures
	Appendix III – Sites and Monuments Record
Volume 2:	<p>Public Realm Plan</p> <p>While the Public Realm Plan aligns and adheres to the objectives outlined in the Local Area Plan, it also addresses broader strategic issues that are more closely associated with detailed design outcomes. In Adare’s case, the Public Realm Plan also includes detailed material palettes and specifications.</p> <p>The Adare Public Realm Plan is strategically aligned with and contributes to the Strategic Objectives set out within the Limerick Development Plan Layout of the Public Realm Plan.</p> <p>The Layout of the Plan includes:</p> <p>Chapter 1 defines the Public Realm and sets out the aims and scope of the Plan.</p> <p>Chapter 2 examines Adare’s Public Realm by looking in detail at what makes the village so unique in terms of its history, landscape and built heritage.</p> <p>Chapters 3 sets out the vision for the future and the challenges to this. It is broken down into three main areas: starting from the zoomed out perspective of the overall sustainable green structure of the village, then looking to the Mague River at the median scale, and finally at a more granular level, The Main Street. Each of these areas is analysed to establish its challenges, and then elaborated upon to provide design principles and proposals for the adaptation and transformation of these spaces.</p> <p>Chapter 4 sets out a suggested delivery and phasing plan that demonstrates how the projects can be incrementally implemented through the active support of residents, stakeholders and Limerick City and County Council.</p>

### 1.3.1 Structure and preparation of this Environmental Report

Regulations contained in Schedule 2b of S.I. 436 of 2004 (as amended) details the information to be contained in an Environmental Report. **Table 1.2** lists the information required and details where this information is contained in this Environmental Report.

**TABLE 1-2 STRUCTURE AND CONTENT OF THIS ENVIRONMENTAL REPORT**

Schedule 2B of Statutory Instrument 436 of 2004	Addressed in this SEA ER
(a) an outline of the contents and main objectives of the plan and relationship with other relevant plans	Chapter One Introduction and Chapter Two Methodology outlines contents and main objectives  Chapter Three details the relationship with other relevant plans
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Chapter Four Baseline Environment provides this information
(c) the environmental characteristics of areas likely to be significantly affected	Chapter Four Baseline Environment provides this information
(d) any Issues and Threats problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive	Chapter Four Baseline Environment provides this information
(e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter Five: SEA Objectives provides this information
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Chapter Seven, Significant Effects on the Environment provides this information
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Chapter Eight, Mitigation Measures provides this information
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter Six, Alternatives Considered provides this information and difficulties encountered are listed at the end of Chapter Two, Baseline Environment.
(i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan	Chapter Nine, Monitoring provides this information

Schedule 2B of Statutory Instrument 436 of 2004	Addressed in this SEA ER
(j) a non-technical summary of the information provided under the above headings	This is provided as a separate document to this Environmental Report but is also available

## 2 Methodology

### 2.1 Introduction

This chapter presents the SEA methodology in detail and outlines the steps required for SEA. The methodology used to carry out the SEA of the Draft LAP reflects the requirements of the SEA Regulations and available guidance on undertaking SEA in Ireland, including:

- SEA Methodologies for Plans and Programmes in Ireland – Synthesis Report Environmental Protection Agency (EPA), 2003;
- Implementation of SEA Directive (2001/42/EC) Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities - published by the Department of the Environment, Heritage and Local Government, 2004;
- Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004);
- Planning and Development (Environmental Assessment of Certain Plans and Programmes) (S.I. No 200 of 2011);
- SEA Process Checklist Consultation Draft 2008, EPA 2008;
- Circular Letter PSSP 6/2011 Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment;
- Guidance on integrating climate change and biodiversity into Strategic Environmental Assessment European Union 2013;
- SEA Resource Manual for Local and Regional Authorities, Draft Version, 2013;
- Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note, EPA, 2015;
- Developing and assessing alternatives in Strategic Environmental Assessment, EPA, 2015;
- SEA of Local Authority Land Use Plans - EPA Recommendations and Resources (2020).
- Good practice guidance on Cumulative Effects Assessment in SEA, EPA, 2020
- Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring, EPA, 2020.
- EPA SEA of Local Authority Land-Use Plans -EPA Recommendations and Resources 2022

### 2.2 Stages in the SEA Process

The steps involved in SEA are as follows:

- Screening (determining whether or not SEA is required).
- Scoping (determining the range of environmental issues to be covered by the SEA).
- The preparation of an Environmental Report (*current stage*)
- The carrying out of consultations.
- The integration of environmental considerations into the Plan or Programme.
- The publication of information on the decision (SEA Statement).

#### 2.2.1 Screening

The Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended) state that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds such as a population greater than 5,000 persons in the case of Local Area Plans.

A SEA pre- screening was carried out by Limerick City and County Council, and it was determined that the Draft Adare LAP will require full SEA. Appendix A of the SEA Scoping report provides the pre-screening process and a SEA Determination was prepared.



### 2.3 Scoping

The purpose of the SEA Scoping report is to identify the scope of the SEA and ensure that relevant data and environmental topics are included in the SEA. The Scoping report was issued to the statutory environmental authorities on 22<sup>nd</sup> May to 19<sup>th</sup> June 2023 for comment.

**Table 2.1** below summarises the main issues raised by consultees and the SEA response to same.

TABLE 2-1 SUMMARY OF SEA SCOPING SUBMISSIONS AND SEA RESPONSE TO SAME

Consultee	Main Points	SEA response
SEA Section Office of Evidence and Assessment Environmental Protection Agency	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a ‘self-service approach’ via the guidance document ‘SEA of Local Authority Land Use Plans – EPA Recommendations and Resources’. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.	Noted and agreed. This guidance document has been used through the Scoping and ER process to date. <b><i>SEA recommendation: A cross referencing exercise is recommended to ensure key recommendations are included in the draft LAP.</i></b> These are: <ul style="list-style-type: none"> <li>• Drinking water</li> <li>• Wastewater</li> <li>• Water Framework Directive</li> <li>• Flooding</li> <li>• Climate adaptation</li> <li>• Climate mitigation</li> <li>• Waste Management</li> </ul> EPA Wider Environmental issues to consider. <ul style="list-style-type: none"> <li>• Biodiversity</li> <li>• Appropriate Assessment</li> <li>• Blue and Green Infrastructure</li> <li>• Energy conservation and renewable energy</li> <li>• Landscape</li> <li>• Geology/geomorphology</li> <li>• Human health/quality of life</li> <li>• Transportation</li> <li>• Infrastructure Planning</li> <li>• Environmental Impact Assessment</li> </ul>
	In preparing the Plan, Limerick City and County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.  2 The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan/Programme/Variation at the next stage of the SEA process.	Noted and agreed.

Consultee	Main Points	SEA response
	<p>Available Guidance &amp; Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance</p>	<p>Noted and used as appropriate in the SEA process to date.</p>
	<p>Our State of Environment Report Ireland's Environment - An Assessment 2020 (EPA, 2020) identifies thirteen Key Messages for Ireland which align with many of the UN Sustainable Development Goals (SDGs). Delivering Ireland's long-term sustainable development and environmental protection goals will require a concerted effort by government departments to address these key actions. The 13 actions are listed in the submission. Where relevant, aspects of these Key Actions and the SDGs should be taken into account in preparing the Plan to ensure that these align with achieving Ireland's sustainable development and environmental protection ambitions.</p>	<p>Noted, and agreed. These are reflected in conclusion of Section 3 of this ER and have informed the development of the SEOs in particular.</p>
	<p>Transition to a low carbon climate resilient economy and society you should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional, and local adaptation plan</p>	<p>Noted. The Baseline Chapter of this SEA ER will detail the identified challenges associated with climate change for the plan area as outlined in the Limerick Count Climate Change Adaptation Strategy (2019) and supporting sectoral climate change adaptation strategies as appropriate.</p> <p>Impacts relating to climate change as identified by the EPA are considered in Chapter Seven, Assessment of Significant Effects.</p>
<p>Development Application Unit  Dept. of Housing, Local Government and Heritage</p>	<p><b><u>Nature Conservation</u></b></p> <p><u>Lighting</u></p> <p>The DAU recommends the SEA considers the potential adverse impact of artificial lighting on wildlife. This is particularly relevant for new developments but may also apply to plans for existing developments. Artificial lighting is in general detrimental to wildlife and while impacts on species such as bats, well known invertebrates are also affected with potential knock-on impacts on other trophic levels. In particular the illumination of natural habitats such as waterways, wetlands or woodlands is likely to adversely impact wildlife and should where possible be prevented. Where artificial lighting at night (ALAN) is unavoidable the Department would like to highlight the</p>	<p><b><u>SEA Comment:</u></b></p> <p>Note and agreed</p> <p>The application of LDP 2022-2028 objectives EH O2, EH O8, EH O24 and EH O25 in relation to bats, roosting habitats, development and the design of lighting to minimise impacts on wildlife will apply to provide environmental assessment and protection.</p> <p><i><b>Objective EH O2 Lesser Horseshoe Bat</b> It is an objective of the Council to require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall include mitigation measures to ensure that feeding, roosting or hibernation sites for the species are maintained.</i></p>

Consultee	Main Points	SEA response
	<p>EUROBATS<sup>1</sup> and Dark Sky lighting recommendations<sup>2</sup> which provide further information on reducing the impact of lighting on wildlife, the correct LEDs and lighting fittings can ensure that these impacts are avoided or minimised and can also reduce carbon emissions. The Department also notes Objective EHO24 of the Limerick Development Plan 2022-2028 in relation to the design of lighting to minimise impacts on wildlife</p> <p><u>Bats: habitats and lighting</u></p> <p>The SEA scoping document identified that the Adare LAP includes areas in which the Habitat's Directive Annex II species lesser horseshoe bat is likely to be present. This species is particularly sensitive to artificial light and artificial illumination can lead to loss of otherwise suitable habitat for the species and create barriers preventing commuting between habitats or movement to suitable habitat elsewhere. Woodland, treelines and linear features in the landscape are particularly important for lesser horseshoe bats. Such habitats are present in a range of areas within the plan area but two that stand out are the Mague River running through the plan area with associated natural habitat on both sides and also the parkland and woodland area to the west of the plan area adjoining Adare Woodlands proposed Natural Heritage Area. Artificial light from developments in or adjoining these areas has potential to have adverse impacts which the SEA should consider.</p>	<p><i>The assessment shall also include measures to ensure that landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species.</i></p> <p><b>Objective EH O8 Roosting Habitats</b> <i>It is an objective of the Council to require the provision of alternative roosting or settlement facilities for species, such as bird or bat boxes, swift boxes, artificial holts (for otters), or other artificially created habitats in proposed developments, where considered appropriate</i></p> <p><b>Objective EH O24 Light Pollution</b> <i>It is an objective of the Council to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment. In this regard, developers shall submit lighting elements as part of any design, with an emphasis on ensuring that any lighting is carefully directed, not excessive for its purpose and avoids light spill outside the development and where necessary will be wildlife friendly in design.</i></p> <p><b>Objective EH O25 'Dark Sky' Parks and Reserves</b> <i>It is an objective of the Council to encourage measures to support Dark-Sky Reserve proposals and the establishment of 'Dark Sky' parks and reserves in Limerick, where appropriate.</i></p> <p>The SEA and NIS have recommended additional mitigations to the Adare LAP to strengthen the protection of dark corridors and reduce effects of lighting on wildlife Please see Chapter 8 of this SEA ER.</p>

<sup>1</sup> EUROBATS Series No. 8 publication, Guidelines for consideration of bats in lighting projects, 2018

<sup>2</sup> Dark Sky Ireland Lighting Recommendations, 2019

Consultee	Main Points	SEA response
	<p>The SEA should consider any measures in the LAP to promote the restoration or removal of such buildings. Lesser horseshoe bats often use old unoccupied buildings as roosting or breeding sites. Only quite specific types of buildings located adjoining suitable habitat would be suitable sites and a screening and assessment process could be implemented to prevent potential loss of roosts.</p>	<p>Noted and agreed.</p> <p>The SEA and NIS recommended specific mitigation measures in this regard, please see Chapter 8 of this SEA ER.</p>

## 2.4 Baseline Data

The baseline data assists in describing the current state of the environment, facilitating the identification, evaluation, and subsequent monitoring of the effects of the Plan. It helps identify Issues and Threats in and around the Plan area and in turn these can be quantified (for certain environmental parameters) or qualified. This highlights the environmental issues relevant to each SEA parameter and ensures that the Plan implementation does not exacerbate such problems. Conversely this information can also be used to promote good environmental practices and opportunities for environmental enhancement, thereby improving environmental quality where possible.

Baseline data was gathered for all parameters. Additional primary research included the following:

- A multidisciplinary walk over was undertaken on 29<sup>th</sup> March 2023 by the Forward Planning Team and Heritage Officer from Limerick City and County Council, the SEA consultants, and the ecologist from JBA preparing the AA Screening report.
- Other data was gathered from the Planning, Environment and Place Making Section of LCCC, including Environmental Impact Assessment Report (EIAR) information from large projects, Irish Water, the EPA, Met Eireann and other sources as appropriate. Footnotes throughout the document, particularly in Chapter Four present the reference and source of this information.

The SEA has also used a Geographical Information System (GIS) in the following ways:

- To provide baseline information on a range of environmental parameters;
- To assist in assessment of alternatives;
- To help assess in-combination or cumulative impacts, and
- To provide maps to illustrate environmental parameters in the SEA Environmental Report.

## 2.5 Approach to assessment of significant environmental impacts

The principal component of the SEA involves a broad environmental assessment of the policies, objectives and landuse zoning of the Draft Plan. A methodology that uses the concept of expert judgement, public consultation, GIS and matrices, both to assess the significant environmental impacts and to present the conclusions has been adopted in this SEA. Key to assessing the above is setting a specific set of environmental objectives for each of the environmental topics. The objectives are provided in Chapter Six and include all aspects of the environment such as Cultural Heritage, Population and Human Health, and Biodiversity, Flora and Fauna.

The assessment described within this Environmental Report aims to highlight the potential conflicts, if they are present, between the Plan and the Strategic Environmental Objectives. Furthermore, the assessment examines the potential impact arising from the Plan's implementation on sensitive environmental receptors.

The SEA Directive requires that information be focused upon **relevant aspects** of the environmental characteristics of the area likely to be **significantly affected** by the Plan and the likely change, both positive and negative, where applicable. A key part of the SEA process has been the integration of the Plan, the SEA, Appropriate Assessment and Strategic Flood Risk Assessment. The SEA legislation and guidelines highlight the importance of the integration between the preparation of the Plan and the SEA, AA and SFRA processes. The iterative nature of the SEA process is such that the Plan is informed by environmental considerations throughout the preparation of the Plan. The Natura Impact Report and SFRA are separate documents to this Environmental Report all of which accompany the Plan.

## 2.6 Mitigation

Section (g) of Schedule 2B of the SEA Regulations requires information on the mitigation measures that will be put in place to minimise/eliminate any significant adverse impacts due to the

implementation of the Plan. Chapter Eight of this SEA ER highlights the mitigation measures that will be put in place to counter identified significant adverse impacts due to the Plan's implementation.

The Draft Adare LAP has been prepared having regard to existing environmental legislation and policy. However, some unavoidable residual issues may remain and therefore mitigation measures are required. Chapter Eight details the mitigation measures necessary to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Plan.

## 2.7 Monitoring

Article 10 of the SEA Directive sets out the requirement that monitoring is to be carried out of the significant environmental effects of the implementation of the strategy to identify at an early stage any unforeseen adverse effects and to be able to undertake appropriate remedial action. Chapter Nine presents the monitoring requirements for the Plan.

## 2.8 Strategic Flood Risk Assessment

JBA Ireland have been appointed to undertake a Strategic Flood Risk Assessment (SFRA) of the Plan, in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009) as amended by Circular PL2/2014 (August 2014).

The SFRA has informed and influenced the plan making process with the SEA integrating both findings from the Habitats Directive Assessment and Strategic Flood Risk Assessment processes.

Potential flood issues in the Plan area are an important consideration in the preparation of the Plan. Therefore, the Plan has been guided by the information on flood risk currently available and has been informed by the currently up to date flood risk information including Catchment Flood Risk Assessment and Management (CFRAM) studies.

## 2.9 Habitats Directive Assessment

The Habitats Directive requires, *inter alia*, that plans and programmes undergo AA screening to establish the likely or potential effects arising from implementation of the Plan. If the effects are deemed to be significant, potentially significant, or uncertain then the Plan must undergo Stage 2 AA. The preparation of the Plan, SEA and AA are taking place concurrently and the findings of the AA have informed both the SEA and the Plan itself. The SEA has also applied the methodology for Integrated Biodiversity Assessment where relevant (EPA, 2015).

## 2.10 Data Gaps

Data gaps are present in terms of unclassified water bodies, small area statistics on human health and population. The deferred national census due to COVID 19 means population data is reliant upon the 2016 Census Data. The Census 2021 is now available but only at county scale. Accessing biodiversity data whilst much improved is also in the case of the National Biodiversity Centre dependent upon voluntary submission of data frequently. More broadly, understanding the interactions between climate change, weather events, and impacts on water and biodiversity in particular are complex. Sectoral climate change adaptation plans have been referenced and used to fill these data gaps where possible.

In relation to public health and green and blue space, recent EPA and HSE funded research has been used to both inform design principles and to demonstrate an evidenced based approach to public health and access to green and blue space<sup>3</sup>. This has been further supported by the Blue Green Infrastructure Strategy prepared by Limerick City and County Council. Placemaking and public realm

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<sup>3</sup> Research 264: Green and Blue Spaces and Health: A Health-led Approach. 2) Research 328: Eco-Health: Ecosystem Benefits of Greenspace for Health. 3) Research 348: Nature and Environment to Attain and Restore Health (NEAR Health). 4) NEAR Health Toolkit

baseline and recommendations are also provided under the Draft Adare Public Realm Plan presented in Volume II of the Draft Adare LAP.

The SEA ER has used an ecosystems services modelling approach to attempt to address these data gaps particularly in terms of understanding the role and inter-relationships between environmental parameters including water resources, biodiversity, and human health.



## 3 Policy Framework

### 3.1 Introduction

Under the SEA Directive, the relationship between the LAP and other relevant plans and programmes must be taken into account. The preparation of the LAP must be considered within the context of a hierarchy of policies, plans and strategies which include international, national, regional and local level policy documents. These documents set the policy framework within which the LAP will operate. The hierarchy of spatial planning within Ireland is summarised below in **Figure 3.1**.

**FIGURE 3-1 HIERARCHY OF SPATIAL PLANNING IN IRELAND**



A list of the key relevant national, regional and local documentation included in the review are provided below in Sections 3.2 to 2.3; while Section 3.4 identifies key principles that will inform the SEA process arising from this review. The list below is adapted from the *SEA of Local Authority Land-Use Plans – EPA Recommendations and Resources (2023)*.<sup>4</sup>

### 3.2 National

- National Planning Framework (DHLGH)
- Rural Development Programme (DAFM)
- Town Centre First (DHLGH & DRCD)
- Urban Development & Building Heights Guidelines for Planning Authorities (DHLGH)
- CAP Strategic Plan 2023-2027
- National Biodiversity Plan (DHLGH)
- Climate Action Plan 2022(DECC)
- Sectoral Climate Change Adaptation Strategies and Low Carbon Roadmaps
- National Mitigation Plan (DECC)
- National Adaptation Framework (DECC)
- National Policy Position on Climate Action and Low Carbon Development (DECC)

<sup>4</sup> SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources 2023 (Version 1.19)

- National Broadband Plan (DECC)
- National Renewable Electricity Policy Framework (in preparation DECC)
- Grid 25 Implementation Strategy (Eirgrid)
- National Forestry Programme / Forestry Policy Review (DAFM)
- National Landscape Strategy (DHLGH)
- 10 Year Tourism Strategy (Fáilte Ireland)
- Smarter Transport / Strategic Framework for Integrated Land Transport (DoT)
- National Greenway Strategy (DoT)
- State of the Environment Report 2020 (EPA)
- Waste Action Plan for a Circular Economy (DECC, 2020)
- Draft National Hazardous Waste Management Plan (EPA, in preparation)
- National River Basin Management Plan for Ireland (DHLGH)
- Water Services Strategic Plan (Irish Water)
- Capital Investment Programme (Irish Water)
- Draft Water Resources Management Plan (Irish Water)
- National CFRAMS Programme (OPW)

### 3.3 Regional and Local

- Regional Spatial and Economic Strategy for Southern Region
- Relevant CFRAMS Flood Risk Management Plan (OPW)
- Pollution Reduction Programmes for Shellfish Waters (DHPLG)
- Regional Waste Management Plan (CUWR)
- National Investment Framework for Transport Investment (DTTAS)
- National River Basin Management Plans (DHPLG)
- Limerick City and County Council Documentation:
  - Limerick Development Plan 2022 to 2028, associated environmental assessments including SEA Environmental Report (ER), Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA).
  - Blue Green Infrastructure Strategy prepared by Limerick City and County Council.
  - Noise Action Plan in 2019 (2019-2023<sup>5</sup>)

### 3.4 Key implications and principles arising from the Plan, Policy and Programme Review.

Arising from the review, several key principles and implications for the SEA ER can be distilled. It is the intention that these principles will be considered through the SEA process and will serve to inform the assessment. Many of these principles are already included in the Strategic Environmental Objectives developed for the Limerick Development Plan 2022-2028, and these will be used in the assessment process where possible. In addition, the key environmental messages identified in the EPA State of the Environment report for 2020 are presented where relevant to align the key principles with these key environmental messages and challenges for the environment. Please see **Table 3.1** overleaf.

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<sup>5</sup> [LCCC Noise Action Plan 2018-2023.pdf \(limerick.ie\)](https://www.limerick.ie/LCCC%20Noise%20Action%20Plan%202018-2023.pdf)

**TABLE 3-1 KEY PRINCIPLES AND IMPLICATIONS FOR THE SEA OF THE DRAFT ADARE LAP AND EPA IRELAND'S ENVIRONMENT 2020.**

SEA Topic	Principles for the Draft Adare Local Area Plan and SEA	EPA Irelands Environment 2020 Key Messages
Biodiversity, Flora and Fauna/Built and Architectural Heritage	<p>B1: Protect, conserve and enhance habitats, species and areas of regional and local importance, including aquatic habitats and species and promote the sustainable management of ecological networks. See also W3 below.</p> <p>B2: Ensure the continued conservation of the Natura 2000 sites, Natural Heritage and Proposed Natural Heritage sites. These sites are important, both as an amenity and natural history resource.</p> <p>B3: Preservation of the character of the historic built fabric.</p> <p>B4: Preservation of the archaeological heritage.</p>	<p>SOE 4 Climate SOE 5 Air Quality SOE 6 Nature SEO 8 Marine SOE 11 Water Services SEO 12 Circular Economy SOE 13 Land use</p>
Population and Human Health	<p>P1: Facilitate a good standard of quality of life for the population of Adare through ensuring high quality residential, recreational, educational and working environments.</p> <p>P2: Provide policy support for the provision of suitable employment and facilities for the local population.</p>	<p>SOE3 Health and Wellbeing SOE4 Climate SOE5 Air Quality SOE 11 Water Services SOE 12 Circular Economy SOE13 Landuse</p>
Water	<p>W1: Ensure that wastewater infrastructure keeps pace with development proposals.</p> <p>W2: Ensure that the requirements of the Water Framework Directive are incorporated into the Plan.</p> <p>W3: Ensure that wetland and peatland sites are preserved.</p>	<p>SOE3 Health and Wellbeing SOE5 Air Quality SOE4 Climate SOE6 Nature SOE 11 Water Services SOE13 Landuse</p>
Air Quality and Climate	<p>AQC1: Increase energy efficiency and the proportion of energy generated from renewable sources and where necessary to ensure the sensitive application of energy saving measures to the historic built fabric of Adare.</p> <p>AQC2: Avoid deterioration of air quality in the Plan area.</p> <p>AQC3: Include climate action concerns into the Plan policies</p>	<p>SOE3 Health and Wellbeing SOE5 Air Quality SOE4 Climate SOE6 Nature SOE 8 Marine SOE9 Clean Energy SOE 11 Water Services SOE12 Circular Economy SOE13 Landuse</p>

SEA Topic	Principles for the Draft Adare Local Area Plan and SEA	EPA Irelands Environment 2020 Key Messages
Soil and Geology	GS1: Place an emphasis on the development of brownfield sites rather than greenfield sites in Adare. By reducing the possible development of greenfield sites this makes a positive contribution to soil conservation. This can also be achieved through the sensitive reuse of existing buildings, reducing the need for new build - See C2 below.	SOE4 Climate SOE6 Nature SOE 11 Water Services SOE 12 Water Services SOE13 Landuse
Material Assets	MA1: Maintain sustainable access to assets such as open spaces, water resources and all other physical and social infrastructure. MA2: Ensure that there is adequate policy support for infrastructural provision in the Plan area.	SEO3 Health and Wellbeing SOE 5 Air Quality SOE9 Clean Energy SOE 13 Land use SOE 11 Water Services SOE 12 Circular Economy
Cultural Heritage	C1: Protect and conserve features of archaeological heritage and their setting. C2: Protect, conserve and promote the sustainable reuse of architectural heritage.	SOE3 Health and Wellbeing SOE 12 Circular Economy SOE13 Landuse
Landscape and Built Environment	L1: Protect and conserve the quality, character and distinctiveness of the Adare landscape both urban and rural. L.2: Retain the protected views in the Development Plan and Local Area Plan for Adare.	SOE3 Health and Wellbeing SOE 4 Climate SOE 5 Air Quality SOE 6 Nature SEO 8 Marine SOE 11 Water Services SOE 12 Circular Economy SOE 13 Land use
Compliance with higher tier plans	HTP 1: Ensure compliance with higher tier plans such as the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region and Section 28 guidance that might be issued by the Department	SOE3 Health and Wellbeing SOE 4 Climate SOE5 Air Quality SOE6 Nature SOE7 Water Services SOE 8 Marine SOE9 Clean Energy SOE 11 Water Services SOE12 Circular Economy SOE13 Landuse

## 4 Key Environmental Resources

### 4.1 Introduction

This section of the Environmental Report examines the relevant significant characteristics of the current state of the environment in relation to Biodiversity, Flora and Fauna, Population, Human Health, Water, Air Quality, Climatic Factors, Material Assets, Cultural Heritage, Landscape, Green Infrastructure and Ecosystem Services, the interrelationship between these factors and the evolution of same in the absence of the Draft *Adare LAP 2024-2030*. The baseline description is focussed primarily on the plan area of Adare but potential links and interactions with some parameters that extend beyond the plan boundary i.e.: River Maigue and Lower River Shannon SAC are considered as appropriate.

In line with the SEA Directive, the **potential significant** aspects of the environment likely to be affected by the Plan have been described and compiled using available datasets and the scoping process.

### 4.2 United Nations Sustainable Development Goals

Ireland is a signatory to the United Nations Sustainable Development Goals (SDGs). These goals (**Figure 4.1**) are a blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including poverty, inequality, climate change, environmental degradation, peace and justice. All countries are encouraged to develop national responses to the SDGs and incorporate them into planning and policy and these have informed the Limerick CDP 2022 -2028 plan preparation process.

FIGURE 4-1: UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (SDGs)



### 4.3 Natural Capital and Ecosystem Services

Natural Capital refers to the stock of natural resources that combine to yield a flow of benefits to people. Ecosystems provide a series of services for human wellbeing either directly (as food, medicinal extracts, and fuel), and indirectly by providing clean air and water. The true value of biodiversity and benefits derived from ecosystem services cannot be limited to a financial value, as many interdependencies between biodiversity, natural ecosystems and their benefits to human

beings have not been fully understood<sup>6</sup>. Figures 4.2. to 4.4. present key ecosystem services at plan level.<sup>7</sup>

FIGURE 4-2 ECOSYSTEM SERVICES - CARBON IN SOIL

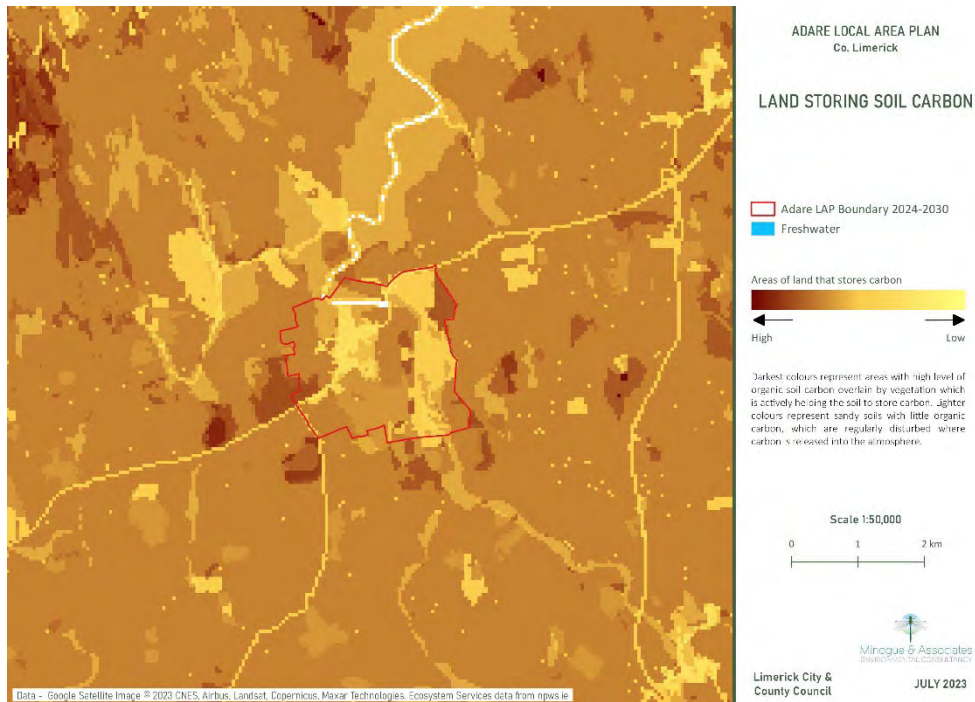


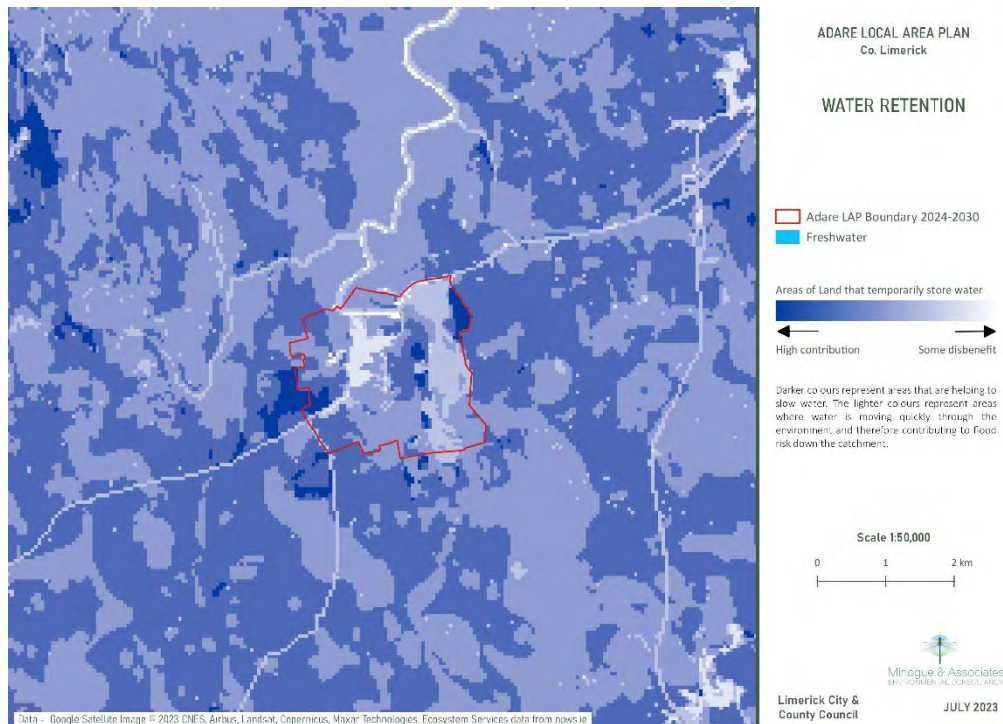
FIGURE 4-3. ECOSYSTEM SERVICES -WATER FILTRATION



<sup>6</sup> *Ecosystems Services, Mapping and Assessment* | National Parks & Wildlife Service

<sup>7</sup> NPWS Pilot Ecosystem Mapping Project

**Figure 4-4. Ecosystem Services -Water Retention**



#### 4.3.1 Green Network

Green spaces are key in terms of natural capital and ecosystem services. Green and Blue infrastructure can also contribute to climate change adaptation and mitigation with co-benefits in terms of biodiversity, water quality, recreation, and human health<sup>8</sup>. There is strong policy support in the *CDP* to protect and enhance recreation and amenity space reinforced through the recognition of the importance of the same throughout the COVID-19 pandemic<sup>9</sup>. The Blue Green Strategy for Limerick City and County Council has identified key green and blue infrastructural elements in the Plan area. It also identifies enhancement opportunities under climate opportunities at plan level.

<sup>8</sup> Spatial Planning & Climate Action Delivering a Low Carbon & Climate Resilient Future Workshop Report Feb 2021 CARO

<sup>9</sup> "COVID-19 and Sheer Wellbeing 2020 Access to and Use of Blue/Green Spaces in Ireland during a Pandemic," 19.

## 4.4 Biodiversity, Flora and Fauna

The Plan area is rich in biodiversity, with many significant protected habitats and species including terrestrial habitats supporting a range of species and flora including otters, bats, wildfowl, salmon, lamprey and otter amongst others. Other habitats, although not protected are very important for providing links between the protected habitats, allow migration, dispersal and genetic exchange of wild plants and mammals. Examples include scrub, hedgerows, tree lines, roadside verges, housing estate open spaces and gardens. The presence of several archaeological sites, as well as vernacular older buildings offer refuge and roosting space for bird and bat species in particular.

Natural heritage in the plan area includes a wide range of natural features that make an essential contribution to the environmental quality of the plan area. Limerick City and County Council also supports the All-Ireland Pollinator Plan which aims to help pollinators by improving biodiversity.

### 4.4.1 Protected Sites

A full assessment of the Draft Adare LAP against the qualifying interests and conservation objectives of the designated sites is undertaken throughout the appropriate assessment process which has been undertaken in conjunction with the Plan preparation and SEA processes and is presented in the Natura Impact Report. The Lower River Shannon SAC is located within the plan area, via the River Maigue and Gortnagannif Stream (Adare River). The Lower River Shannon stretches a distance of approximately 120km, encompassing the Shannon, Feale, Mulkear and Fergus estuaries, forming the largest estuarine complex in Ireland. These estuaries feature a vast expanse of intertidal mudflats, often fringed with saltmarsh vegetation. The estuaries support the largest numbers of wintering waterfowl in Ireland, with Annex I Birds Directive species present, including both known wintering and breeding bird species. There is a resident population of Bottlenose Dolphin, the only population of this species in Ireland. There are five Annex II fish species found within the site including all three Irish Lamprey species, along with two fish listed within the Irish Red Data Book. While Freshwater Pearl Mussel *Margaritifera margaritifera*, another Annex II species occurs abundantly within the River Cloon (NPWS, 2013a).

**Figure 4.5** presents a map of all SACs and SPAs within 15km of the plan area.

Under the Wildlife Amendment Act (2000), Natural Heritage Areas (NHA) are legally protected from damage from the date they are formally proposed for designation. The aim of the NHA network is to conserve and protect nationally important plant and animal species and their habitats. They are also designated to conserve and protect nationally important landforms, geological or geomorphological features. Article 10 of the Habitats Directive together with the Habitats Regulations 2011; place a high degree of importance on these sites as features that connect European sites.

Adare Woodlands proposed Natural Heritage Area (pNHA) is located to the west of the village and is partly within the plan boundary. This woodlands forms part of the Adare Woodlands (Code 429) pNHA which comprises in total seven separate areas of woodland located in the vicinity of Adare. The Adare Woodlands pNHA is believed to be one of the oldest woodlands in the country, perhaps remnants of an ancient forest that once covered large areas of the Shannon Basin, and therefore of national importance. **Figure 4.6** presents the NHAs/proposed NHAs in the Draft Adare Plan area.



FIGURE 4-5 SACs AND SPAs WITHIN 15KM OF THE PLAN AREA

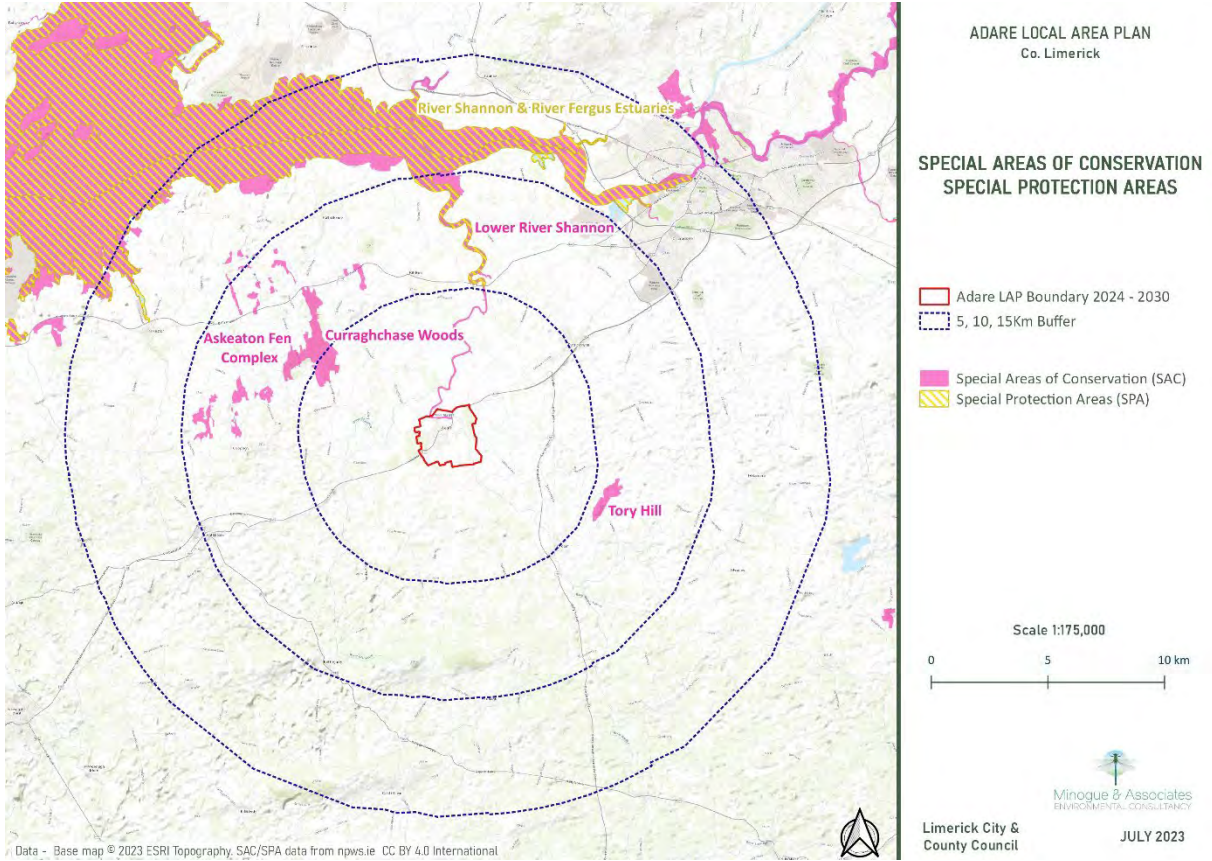
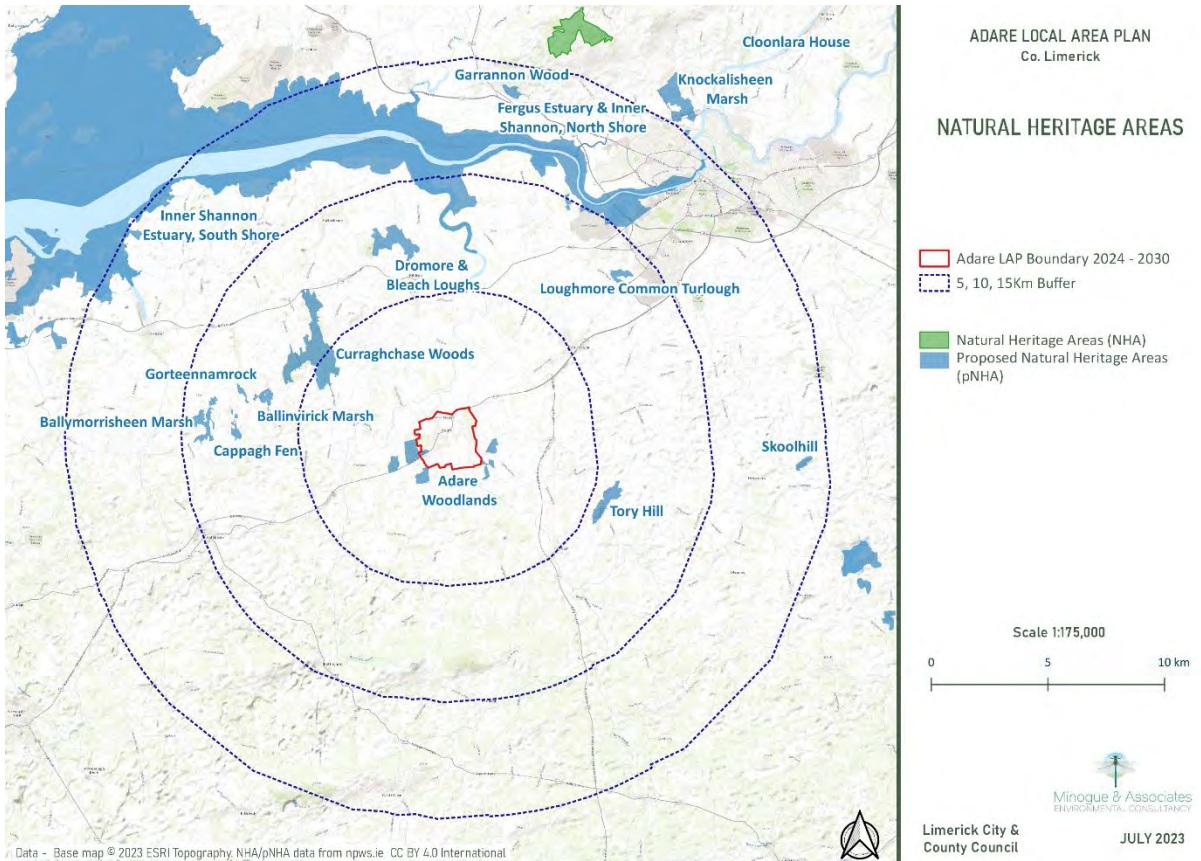


FIGURE 4-6 NHAs IN THE PLAN AREA



#### 4.4.2 Protected Flora and Fauna

A search of the 10km tetrad (R44) in which Adare is located was undertaken using the National Biodiversity Database. The following terrestrial mammals (**Table 4.1**) were recorded, all of which are protected under the EU Habitats Directive and or the Wildlife Act.

**TABLE 4-1 TERRESTRIAL MAMMALS AND AMPHIBIANS R44 GRID PLAN.**

Species	Protected status
European Otter ( <i>Lutra lutra</i> )	Annex II EU Habitats Directive
Lesser Horseshoe Bat ( <i>Rhinolophus hipposideros</i> )	
Brown Long-eared Bat ( <i>Plecotus auritus</i> )	Annex IV EU Habitats Directive
Daubenton's Bat ( <i>Myotis daubentonii</i> )	
Lesser Noctule ( <i>Nyctalus leisleri</i> )	
Nathusius's Pipistrelle ( <i>Pipistrellus nathusii</i> )	
Natterer's Bat ( <i>Myotis nattereri</i> )	
Pipistrelle ( <i>Pipistrellus pipistrellus sensu lato</i> )	
Soprano Pipistrelle ( <i>Pipistrellus pygmaeus</i> )	
Pine Marten ( <i>Martes martes</i> )	Annex V EU Habitats Directive
Common Frog ( <i>Rana temporaria</i> )	
Eurasian Badger ( <i>Meles meles</i> )	Wildlife Acts
Eurasian Pygmy Shrew ( <i>Sorex minutus</i> )	
Eurasian Red Squirrel ( <i>Sciurus vulgaris</i> )	
West European Hedgehog ( <i>Erinaceus europaeus</i> )	
Smooth Newt ( <i>Lissotriton vulgaris</i> )	

Within the 10km grid search, common farmland and garden birds were recorded as listed below.

Black-billed Magpie (*Pica pica*), Blackcap (*Sylvia atricapilla*), Blue Tit (*Cyanistes caeruleus*), Bohemian Waxwing (*Bombycilla garrulus*), Brambling (*Fringilla montifringilla*), Chaffinch (*Fringilla coelebs*), Coal Tit (*Periparus ater*) and Common Blackbird (*Turdus merula*).

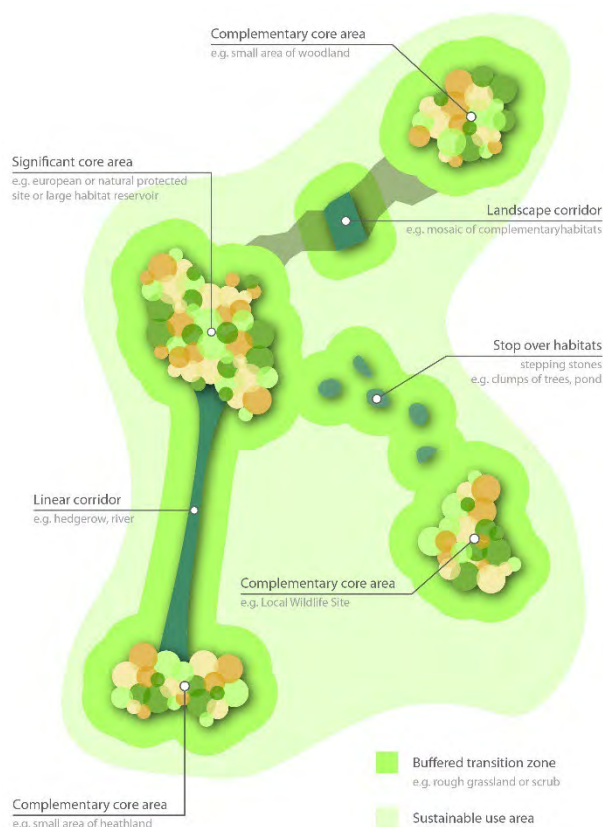
Opposite-leaved Pondweed (*Groenlandia densa*) which occurs in clear base rich waterbodies including canals, rivers, lakes and ditches is protected under the Flora Protection Order 2015 and is recorded within the 10km tetrad.

#### 4.4.3 Habitats outside Protected Sites: Ecological Corridors and stepping stones.

Outside the protected sites, corridors and stepping stones (**Figure 4.7**) for wildlife are extremely important as they allow the movement of wildlife through the landscape. These can function as corridors for movement, refuge, shelter and foraging and nesting habitats. Features such as hedgerows, treelines, stone walls, wetlands and wildlife friendly gardens and demesnes that provide shelter and food. The erosion and loss of these corridors and stepping stones across and adjacent to the plan area results in a fragmented landscape for wildlife.

The Adare Manor Demesne is the most distinctive landscape feature occupying a substantial area of land to the east of the village. The parkland structure is of maintained grassland, extensive woodlands, mature tree groups, and prominent formal avenues. The woodland closest to the built-up area of Adare (Old Park) is physically linked to the woodlands of Adare Manor by remnant tree groups and a formal avenue that extends from a Lodge house on the northern side of Rathkeale road to within the demesne. The Old Park woodland forms a notable natural boundary with the south-western edge of the village.

FIGURE 4-7 ECOLOGICAL CORRIDORS AND STEPPING STONES.<sup>1</sup>



#### 4.4.4 Invasive Species

The spread of invasive species has been devastating to native biodiversity and poses a serious threat to the natural ecosystems. A number of invasive species listed on the Third Schedule of the EU Birds and Habitats Regulations 2011 are located within the 10km tetrad including:

Giant Hogweed (*Heracleum mantegazzianum*), Giant Knotweed (*Fallopia sachalinensis*) and Canadian Waterweed (*Elodea canadensis*). Other invasive species although not listed under the Third Schedule are identified as high impact non-native and invasive species including Butterfly -Bush (*Buddleia davidii*), Cherry laurel (*Prunus laurocerasus*).

#### 4.4.5 Biodiversity, Flora and Fauna Significant issues:

The key issues for consideration for biodiversity, flora and fauna in Draft Adare LAP are as follows:

- Protect the natural environment in and around the plan area, strengthen the green and blue corridors and ecological networks and support wildlife and supporting habitats.
- Potential impacts to European and Nationally designated sites, loss of habitats (e.g., mature trees, scrub) and disturbance to species
- Interactions between the impact of climate change, and other ecological resources such as groundwater, surface water, and supporting habitats and species.
- The role of nature-based solutions to climate change.
- The effects of climate change on ecological resources.
- Minimising soil sealing and sustainable use of soil and water resources.
- Managing and controlling alien invasive plant species.

<sup>1</sup> [Diagram showing ecological network \(objective.co.uk\)](http://objective.co.uk)

## 4.5 Population and Human Health

The population of the Adare was 1,129 in the 2016 Census. The population growth target for the village is a population of 1,455 people by 2028 as set out in the Limerick Development Plan 2022—2028. **Figure 4.8** presents the population density in the Adare plan area.

The overall development strategy for Adare is to meet the population targets as set out in the Limerick Development Plan, by focusing growth within the settlement boundary and in doing so, assisting in the regeneration, repopulation and development of the village.

Adare is identified as a Level 4 Large Village in the Limerick Development Plan and is allocated a population growth of 29% on its 2016 population up until 2028. The allocation of growth targets, seeks to ensure that the growth will be sustainable and in keeping with the scale of Adare. This ensures that the capacity of the village to accommodate this additional growth can occur without damage to the settlement's character and the carrying capacity of its environment and infrastructure.

According to the Census, Adare had a population of 1129 persons in 2016, representing a 2% increase on the 2011 population. The unique characteristics of the village, including its distinctive urban form and character, its location adjacent to the River Maigue, its thriving tourist industry and its proximity to the education and employment centres of Raheen and Limerick City saw the village experience a growth rate of 12% between 2006 and 2011. New Census data has been released on the 29<sup>th</sup> of June and the Population of Adare is 1224.

In the interest of delivering high quality housing at appropriate densities for the settlement and to support sustainable development, the Draft Plan outlines an allocation of 90% of units to New Residential and 10% to Serviced Sites to support the development of a variety of housing, in terms of tenure and mix.

Residential vacancy is an issue for consideration in devising a new Local Area Plan and according to the 2016 Census, 20 dwellings or 4% of the housing stock were deemed 'temporarily absent' and 51 dwellings were deemed 'other vacant dwelling' accounting for 10% of the total housing stock. Therefore, according to the Census 14% of residential properties were vacant in the village in 2016. However, data gathered from Geo directory analysis for Q1 2023 identified residential vacancy in Adare at just 1.1% (7 units) which is in line with a vacancy survey undertaken by the Forward Planning Section in January 2023(1.5%). In the interest of developing a compact settlement and addressing vacancy, priority is given to, brownfield, infill and vacant and derelict sites and the existing built-up area of the settlement, as required by higher-level spatial planning policy.

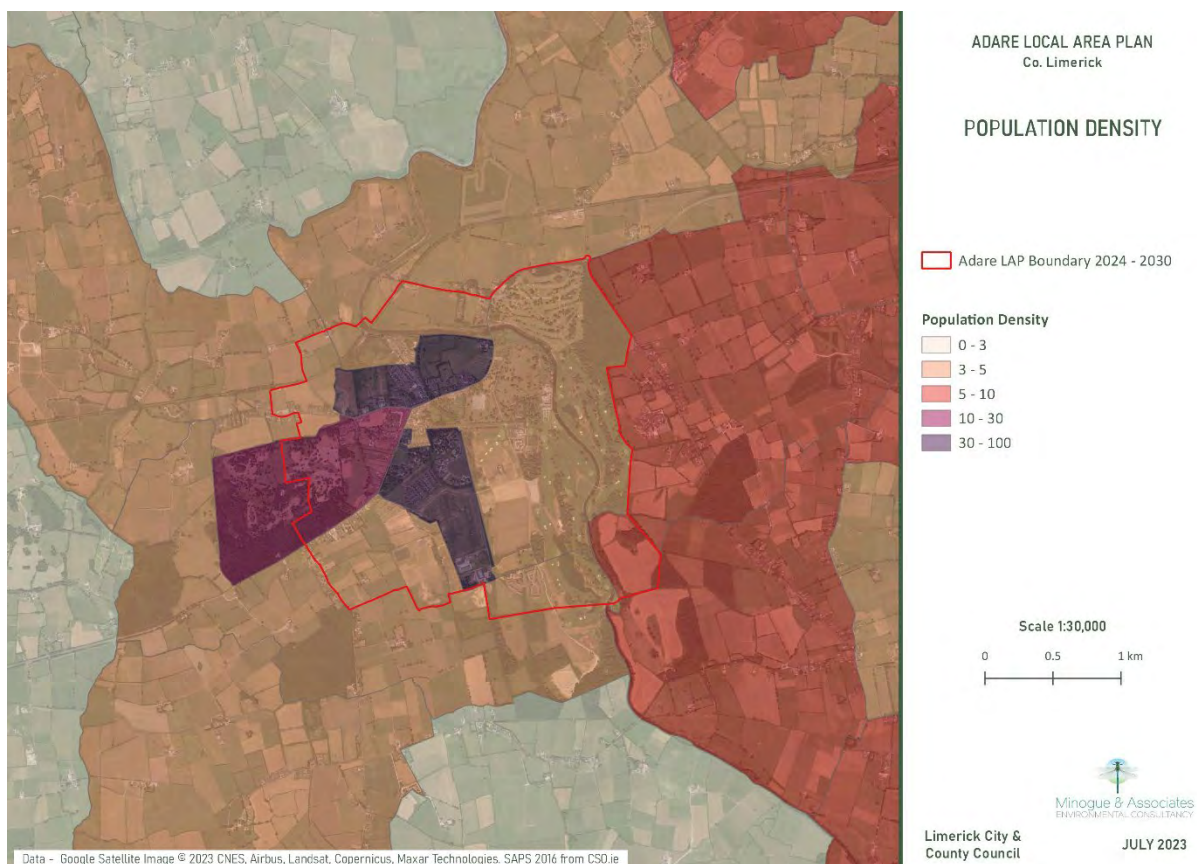
Recent government policy publication, Town Centre First seeks to create vibrant communities in urban settlements, including smaller villages, such as Adare to encourage families back into living in the heart of towns and villages. The policy outlines the need for towns and villages to be climate resilient, well-connected, accessible locations, where digital technology is integrated into daily commercial and social life and where the urban built heritage is sustainably managed and conserved.

To encourage compact growth and to strengthen the core of Adare, residential development should be encouraged within the existing settlement, this will include reuse of existing building stock, brownfield and infill sites as well as greenfield sites. New residential areas should be connected, attractive and well designed with a range of adaptable dwelling types and densities, creating a sense

of place and a high-quality public realm. Continued population growth will create pressure on the housing market and on certain services and infrastructure, including childcare, schools, transport, water, wastewater, recreation and amenity.

Adare is a service centre for its own community, the surrounding area and visitors alike with a mix of retail and services. In recent years, the village has served as home to many commuters to Limerick City and Environs. Adare’s many attractions and its location on the main artery between Dublin and Kerry has long made Adare an attractive area for tourism and tourist accommodation is available in Adare Manor, the Dunraven Arms and in a number of Guest houses and Bed and Breakfast establishments located throughout the village and surrounding area.

**FIGURE 4-8 POPULATION DENSITY ADARE PLAN AREA**



#### 4.5.1 Health and Landuse Considerations

Impacts can arise on people’s health and quality of life from a range of environmental factors, often through a combination of environmental impacts such as landuse, water quality, air quality, noise and transport patterns.

The Institute of Public Health Ireland “COVID-19 and Physical Activity” notes that with the introduction of COVID-19 measures, there was a noticeable shift in the exercise habits in the citizens of Ireland. Older age groups, notably those aged 70+ reported that their frequency of exercise had decreased, putting them at risk of chronic health conditions associated with sedentary lifestyles. However, younger people (aged 35-44 and 45-54) reported to exercising more with the introduction of COVID-19 restrictions. Spatial planning will need to account for the more vulnerable in their use of public spaces under unprecedented circumstances such as pandemics and climate change-related effects.

Human health can be determined by social, environmental, and economic factors, among others. Human health may be impacted upon in a variety of ways and through various environmental receptors such as water, biodiversity, climate, flooding, air and major accidents, etc. Disadvantaged people are more likely to live in poor quality-built environments and have limited access to transport and local amenities supporting healthy choices. This has further implications in regard to climate change and adaptation and mitigation to climate change including transport options, green infrastructure, energy provision and efficiencies and air quality emissions.

#### 4.5.2 Human Health and access to Green and Blue Space

Research is now demonstrating the connections between green and blue space and human health with key effects identified as follows<sup>1</sup>:

- Ecosystem services and physical health. There is a growing body of evidence indicating that the ecosystem services provided by high-quality green space have a significant influence on physical health. Such ecosystem services are particularly beneficial when they are easily accessible and exist in proximity to residential areas.
- Ecosystem services and mental health and well-being. Green spaces have been shown to deliver measurable mental health benefits and contribute to general psychological well-being.
- Ecosystem services and mitigating other forms of environmental risk to health. Green spaces and their associated vegetation can positively influence health through contributing to improved air and water quality.

#### 4.5.3 Human Health and Climate Change<sup>2</sup>

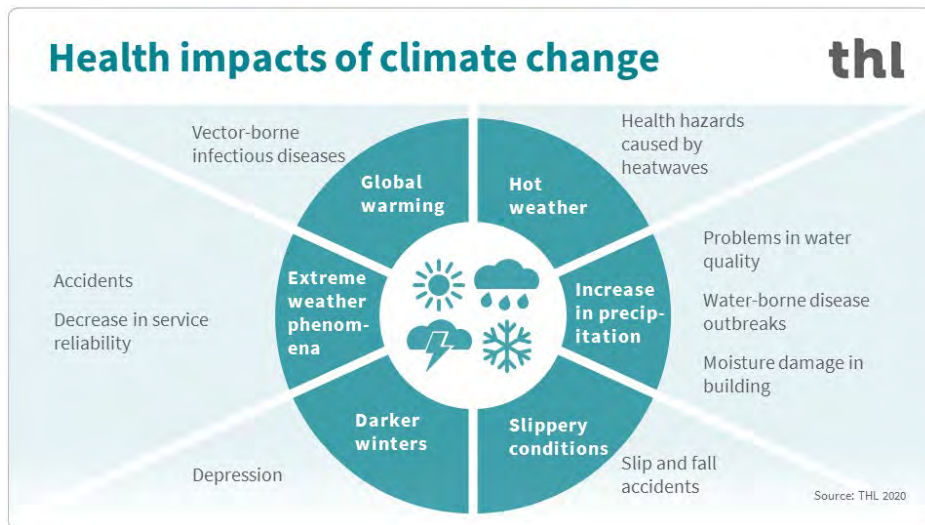
The effects of climate change on human health are identified in the Climate Change Sectoral Adaptation Plan 2019-2024. Identified effects range from increased ultraviolet radiation that may give rise to higher levels of skin cancer amongst citizens with fairer skin, air pollution with accompany effects on respiratory conditions, and effects of flooding and extreme precipitation in terms of damage to infrastructure such as wastewater and water supply. **Figure 4.9** presents a graph highlighting key health impacts of climate change.

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<sup>1</sup> This text is from page 4 of *Eco-Health: Ecosystem Benefits of Greenspace for Health*; Authors: Mark Scott, Mick Lennon, Owen Douglas and Craig Bullock. EPA No 238 2020

<sup>2</sup> *Health: Climate Change Sectoral Adaptation Plan 2019-2024*

FIGURE 4-9 HEALTH IMPACTS OF CLIMATE CHANGE<sup>1</sup>



#### 4.5.4 Human Health and Noise

Noise Action Plans are required under the Environmental Noise Directive (EU 2002/49/EC) transposed into Irish law by S.I. 140 of 2006. Limerick City and County Council prepared a Noise Action Plan in 2019 (2019-2023<sup>2</sup>) to address environmental noise from major roads with more than three million vehicles per annum.

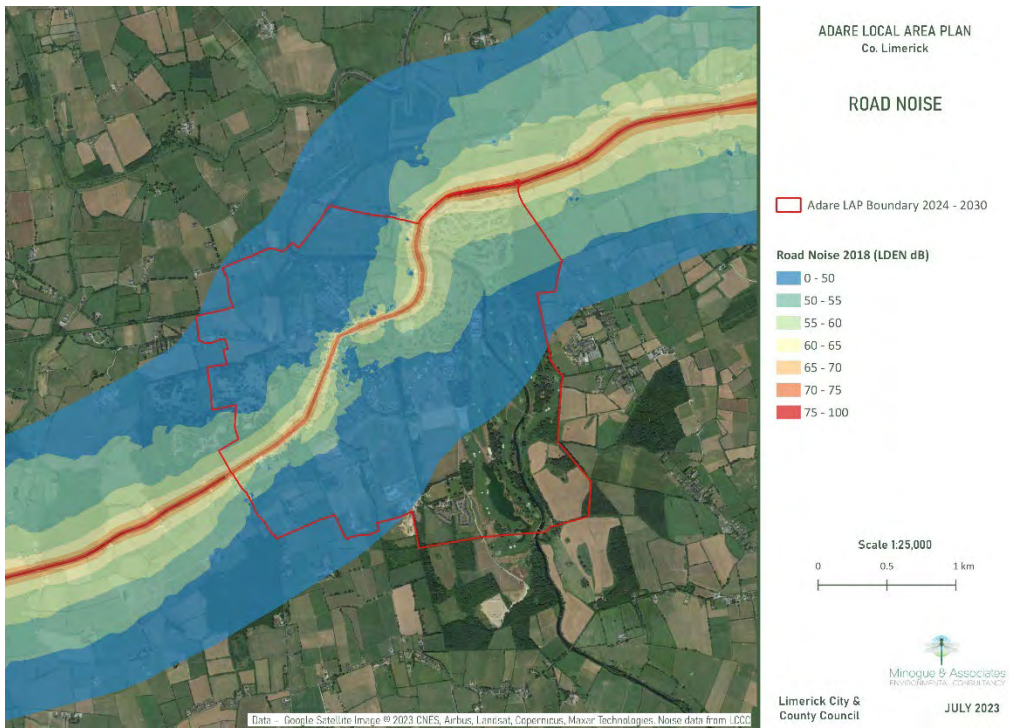
Hotspots had been identified along the N21 in Adare in the 2013 Noise Action Plan. However, they have not been identified under the assessment for the 2018 plan. Scoil Naomh Iosaf was identified as a noise sensitive hotspot in the Noise Action Plan 2018-2023.

Daytime noise mapping levels for the N21 is extracted from the Noise Action Plan and presented below in **Figure 4.10**. 55 decibels (dB) Lden is the EU threshold for excess exposure defined in the Environmental Noise Directive and indicating an average level during the day, evening and night.

<sup>1</sup> Finnish Institute for Health and Welfare 2020

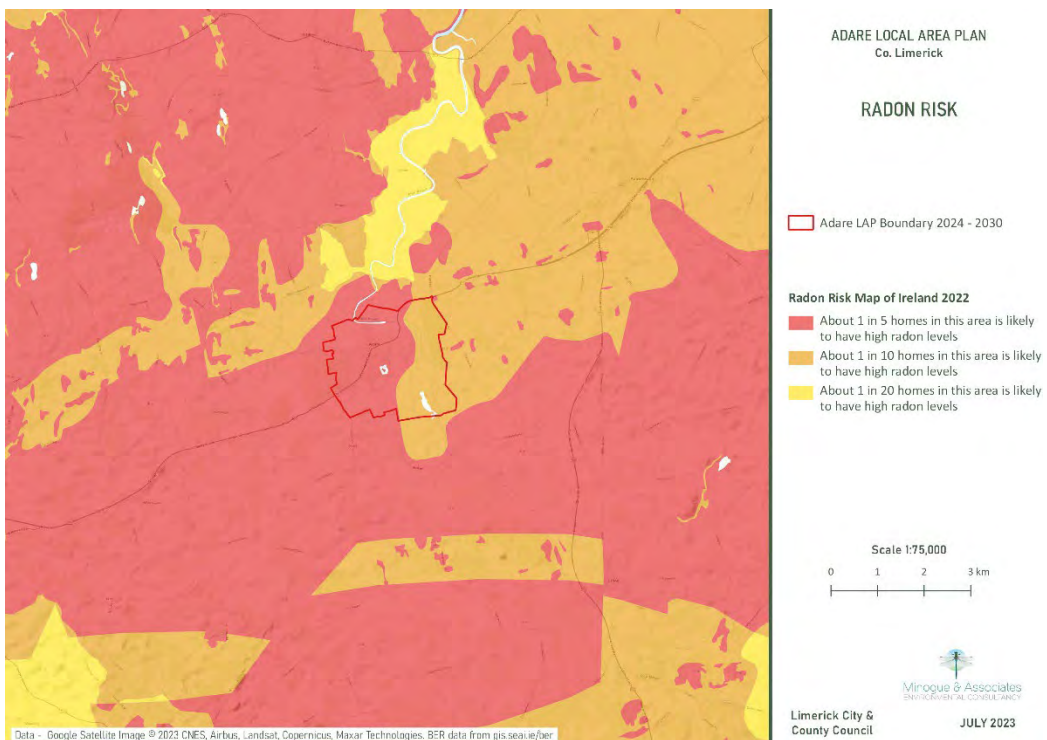
<sup>2</sup> [LCCC Noise Action Plan 2018-2023.pdf \(limerick.ie\)](https://www.limerick.ie/LCCC%20Noise%20Action%20Plan%202018-2023.pdf)

**FIGURE 4-10 NOISE MAP FOR PLAN AREA**



A review of the EPA Radon maps shows that about 1 in 5 homes in Adare are likely to have high radon levels. See **Figure 4.11** below.

**FIGURE 4-11 RADON RISK MAP FOR PLAN AND SURROUNDING AREA**



#### 4.5.5 Population and Human Health Significant issues

The key issues for consideration for Population and Human health in Adare LAP are as follows:



- The development of business, enterprise and employment in the village and any expansion of existing facilities needs to be planned and managed to ensure an appropriate mix of facilities to sustain this vibrant community.
- Creating employment that facilitates working locally and encouraging modal shift to sustainable transport modals.
- Ensuring adequate and sufficient infrastructure can serve development.
- The proposed Plan will need to examine and identify any shortfalls in the provision of services and allow for the adequate zoning of lands to support this type of development.
- Provide sufficient housing options across all tenures in sustainable neighbourhoods and provide housing choice and affordability.
- A key area for consideration of human health will be the interaction between environmental aspects such as water, landscape, biodiversity, air, noise, energy and human beings.
- Access to quality green space and amenity has become increasingly important in light of Covid 19 pandemic and quality of public realm and green space.<sup>1</sup>

## 4.6 Air and Climate

The Environmental Protection Agency (EPA) has developed four zones to represent all of the potential ‘types’ of air quality background that are likely to exist in Ireland. These four zones are stated in the Air Quality Regulations (2002) and Adare falls within Zone D.

Given the traffic issues in the plan area with the N21 running through the main street, the pollutants of most concern are those whose main source is traffic such as Particulate Matter and Nitrogen Dioxide.

### 4.6.1 Climate change

Limerick City and County has experienced damaging impacts of extreme weather events, including coastal flooding, strong winds, wave overtopping and extreme rainfall. The next Local Authority Climate Change Action Plans will be on a statutory basis and will aim to embed and integrate climate action in terms of adaptation and mitigation through the Local Authority.

The Limerick City and County Council *Climate Adaptation Strategy 2019-2024* sets out strategic priorities, measures and responses for climate adaptation based on themes relating to critical infrastructure and buildings, natural and cultural capital, water resources, flood risk management and community services. This strategy also identified groundwater flooding as a particular risk for areas in the county including Adare which is close to the Shannon Estuary and subject to tidal influence<sup>2</sup>.

At plan level, contributing to the legally binding net Zero no later than 2050 and a 51% reduction in emissions by end of 2030 included in the Climate Action and Low Carbon Development (Amendment) Act 2021 will mean embedding climate change actions through all landuse planning including the local area plan. A number of cross-cutting and enhancement actions are identified in the Blue Green Infrastructure Strategy for Limerick City and County. These actions are presented below in **Figure 4.12** as well as the cross-cutting themes for climate change and other key interactions.

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<sup>1</sup> For example: Research 348: Nature and Environment to Attain and Restore Health (NEAR Health) 2020 EPA

<sup>2</sup> [LCCC Climate Action Plan v18 Dec update.indd \(limerick.ie\)](#)

FIGURE 4-12 CLIMATE CHANGE AND CROSS CUTTING THEMES (BLUE GREEN INFRASTRUCTURE STRATEGY LCCC)



#### 4.6.2 Air Quality and Climate Significant issues

The key issues for consideration for Air Quality and Climate in Adare LAP are as follows:

- Enable Adare to become resilient to the impact of climate change and reduce carbon footprint to help achieve the national target of zero emissions by 2050 and a target of 7% per annum between 2021 and 2030.
- Exploring the combination of mitigation measures with adaptation measures to develop a more climate-resilient settlement.
- Planning for and integrating climate change impacts into the overall Adare LAP.
- Reducing greenhouse gases.
- Improve energy efficiency across sectors including built environment and transport.
- Considering where nature-based solutions may provide suitable adaptation and mitigation of climate change effects whilst providing co benefits to other environmental issues.
- Transition to low carbon and circular economy.

#### 4.7 Water Resources including Flooding

The Water Framework Directive (WFD) establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial bodies for the benefit of everyone. The Third River Basin Management Plan is currently in preparation and Draft Third Cycle WFD Catchment Assessments are now available.

Adare is located within the Shannon Estuary South catchment (24) and the plan area partially includes 3 sub-catchments. The Draft Third Cycle WFD<sup>1</sup> catchment assessment states the following:

“The Shannon Estuary South includes the area drained by the Rivers Deel and Maigue and all streams entering tidal water in Shannon Estuary between Kilconly Point and Thomond Bridge, Limerick, draining a total area of 2,033km<sup>2</sup> (Figure 1). The largest urban centre in the catchment is the southern part of Limerick City. The other main urban centres in this catchment are Newcastle West, Charleville, Kilmallock, Rathkeale and Mungret. The total population of the catchment is approximately 112,430 with a population density of 55 people per km<sup>2</sup>. This catchment is predominantly lowlying, flat and underlain by limestones with the exception of a few isolated hills. This geology provides a significant groundwater resource in the catchment. The steep scarp delineating the western edge of the catchment denotes an abrupt change in geology to shales, which are found on the high ground along the catchment boundary.”

The issues related to agriculture in this catchment is diffuse phosphorus loss to surface waters mainly occurring in areas of poorly draining soils and nutrient losses from impermeable areas, such as farmyards, tracks and storage areas, resulting in excess nutrients (phosphate and ammonia) in surface waters. Another issue from agriculture is sedimentation, due to animal access (poached banks), tilled soils and land drainage. This catchment is largely characterised by intensive dairy farming and poorly draining soils.

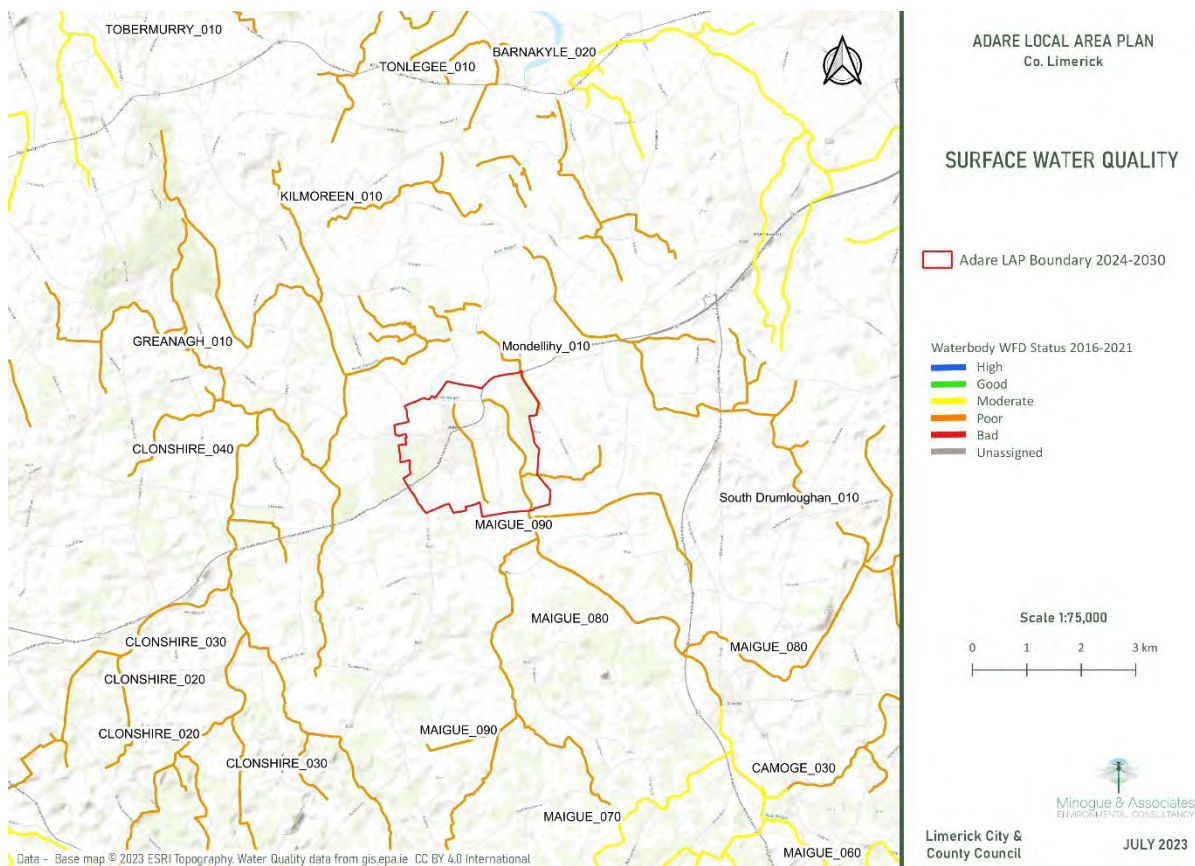
- The River Maigue enters the Shannon Estuary at the Maigue Estuary and the waterbody north of the town is classified as transitional given the tidal character of the river at this location. The Maigue also enters the Lower River Shannon SAC at north of Adare. The Maigue Estuary is at Risk for transitional waterbodies and, nutrient pollution is impacting this transitional water body
- The River Maigue flows through the plan area and is of poor status.
- Groundwater vulnerability in the plan area is predominantly high to moderate with increasing vulnerability at the northern part of the plan area. The Limerick Southwest (IE\_SH\_G\_141) groundwater body north east of the plan area through which the River Maigue flows from Adare is identified as being at risk for not meeting WFD 2027 objectives with agricultural pressures identified.
- Industry has been identified as a significant pressure in one river waterbody (Maigue\_040) and one groundwater body (Industrial Facility (Industrial Facility (P0035-04))). These point source discharges, causing nutrient and organic issues, arise from industrial discharges. This is outside and downstream of the plan area.
- The Maigue (040) and (050) is recommended for action under the draft Catchment assessment for the following reason: “Historic Milling Weirs and Weirs – 15 Structures, Migration – Salmon/ River and Sea lamprey Maigue Rivers Trust actively working in the catchment.”

Figures 4.13 to 4.15 present information on surface water quality in and around the plan area, river flow network (indicative) and groundwater vulnerability.

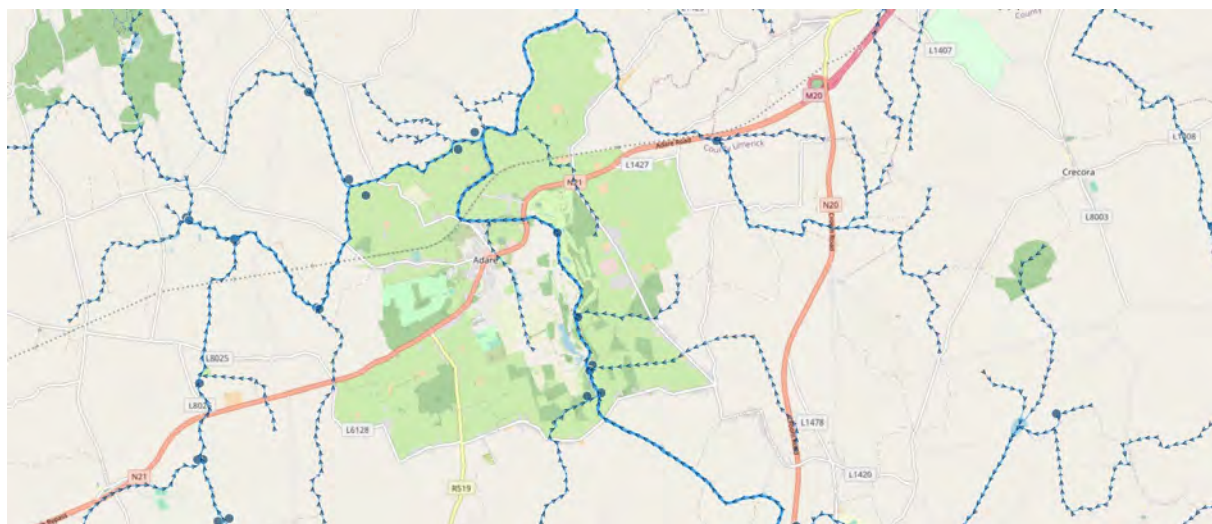
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<sup>1</sup> [Shannon Estuary South \(catchments.ie\)](http://ShannonEstuarySouth.catchments.ie)

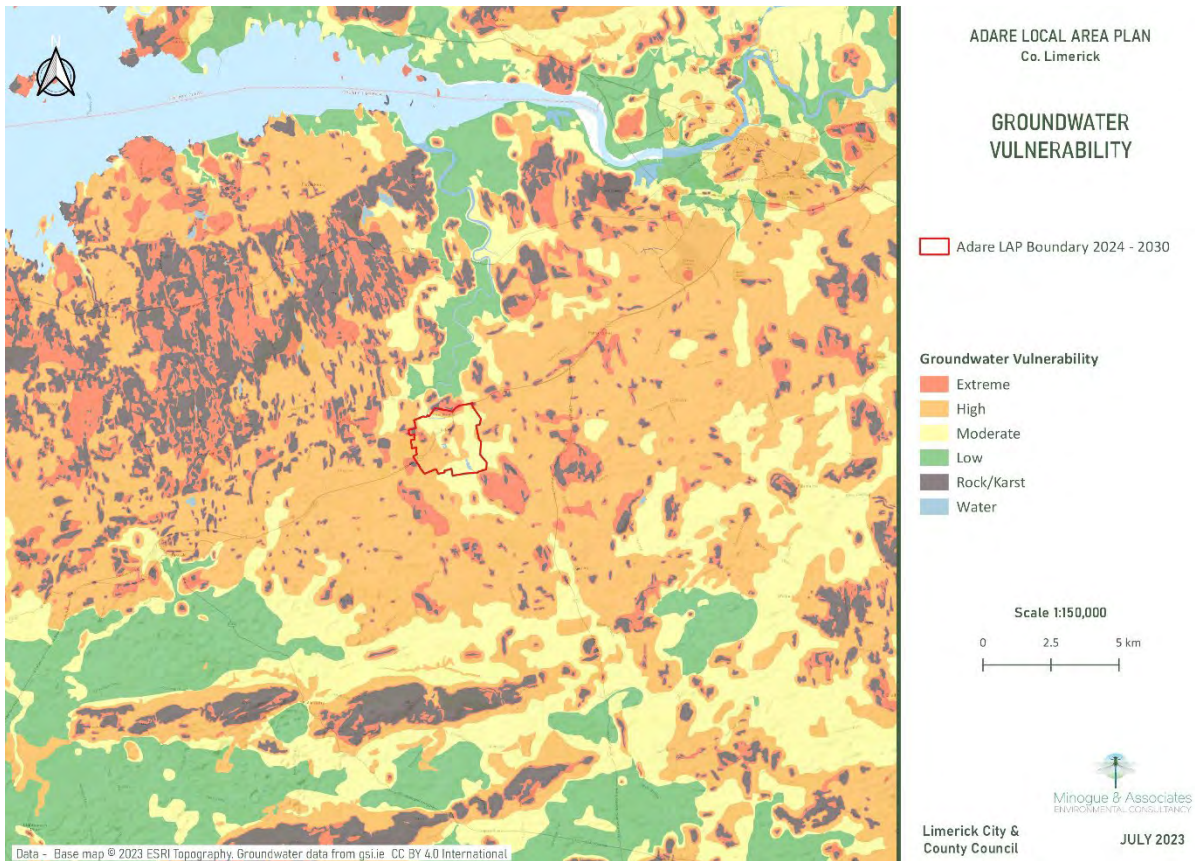
**FIGURE 4-13 SURFACE WATER QUALITY IN THE PLAN AREA**



**FIGURE 4-14 RIVER FLOW NETWORK (INDICATIVE) IN THE PLAN AREA**



**FIGURE 4-15 GROUNDWATER VULNERABILITY IN THE PLAN AREA**



#### 4.7.1 Flooding

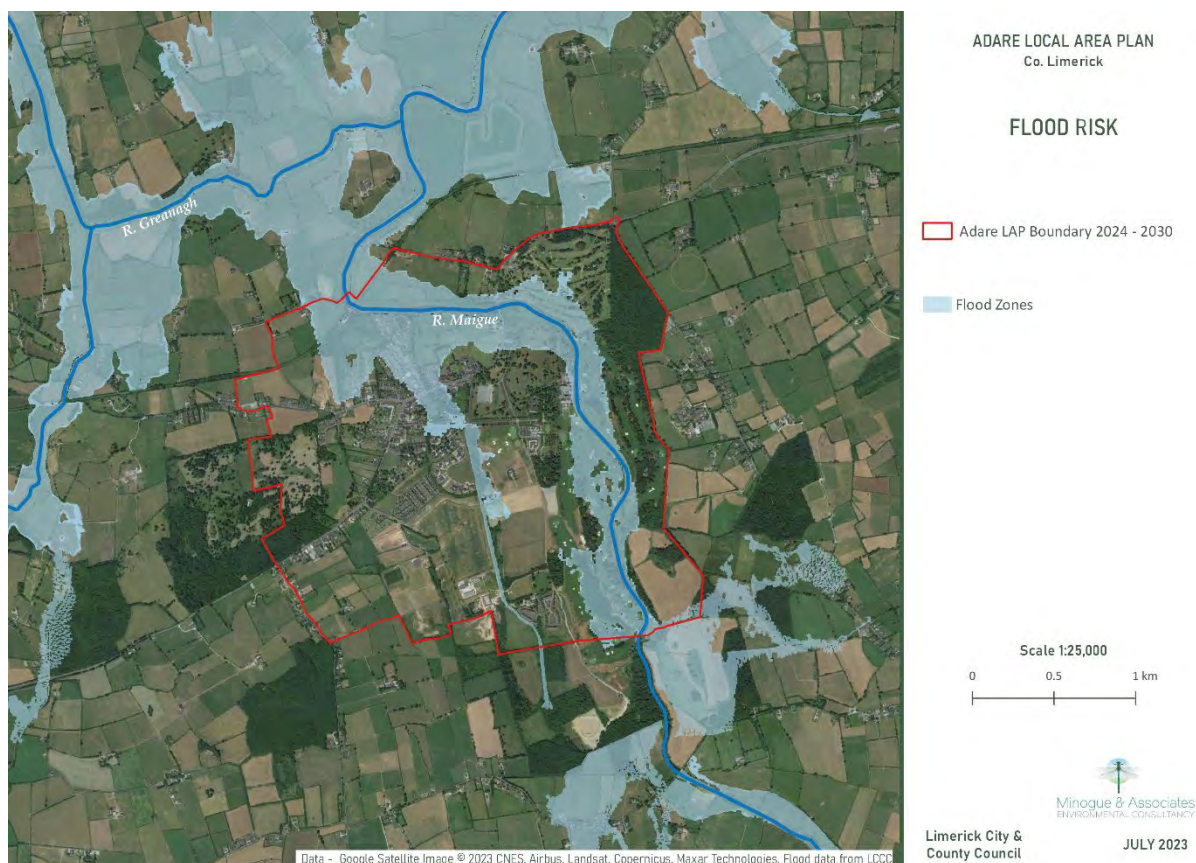
Flood risk is a key consideration in preparing a Local Area Plan. The Flood Risk Guidelines seek to ensure that development avoids flood risk, substitute less vulnerable uses when avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, has identified Flood Zones in Adare (**Figure 5.16**). Presently work is underway on the preparation of a Flood Relief Scheme for the village.

Fluvial flooding is the principal risk to Adare at the Maigue’s upper reaches within Adare Manor and Golf club, and on the Adare River’s upper reach south of the village centre. The lower reaches are at risk of compound effects from fluvial and tidal sources. At these lower reaches the Maigue and the Adare rivers are vulnerable to interactions between storm surges, high tide levels and increased fluvial flow, with storm tides becoming the dominant mechanism for the cause of flooding. Flooding from rivers and streams is associated with the exceedance of channel capacity during times of heavy rainfall resulting in higher flows. The River Maigue confluences with the River Greanagh to the north of Adare, and then flows further north towards the Shannon Estuary. River tributaries are also located in the village. The River Maigue is the primary cause of flooding in Adare and is fluvially and tidally influenced.

Flood risk relating to specific areas of Adare is discussed in Section 7 of this SEA ER relating to landuse zonings and has been used to inform the zoning objectives for the Local Area Plan.

Please see the Strategic Flood Risk Assessment that accompanies the Draft Adare LAP that provides greater information on flood zones, risks and relevant mitigation measures.

FIGURE 4-16 FLOOD RISK IN THE PLAN AREA



#### 4.7.2 Water Resources including flooding significant issues

The key issues for consideration for water resources including flooding in Draft Adare LAP are as follows:

- Pressures on water bodies from landuse activities and achieving WFD 2027 good ecological status for River Maigue, Maigue Estuary and risks to groundwater bodies.
- Climate change and reduce our carbon footprint to help achieve the national target of zero emissions by 2050 and a target of 7% per annum between 2021 and 2030.
- Flood risk management and appropriate measures.
- Responding and adapting to increasing extreme weather effects and effects on water resources.
- Nature based solutions, green and blue network to support water management, flood risk and provide co benefits to other environmental receptors.
- Soil sealing and increased surface run off.
- Control/avoid introduction of alien and invasive species.

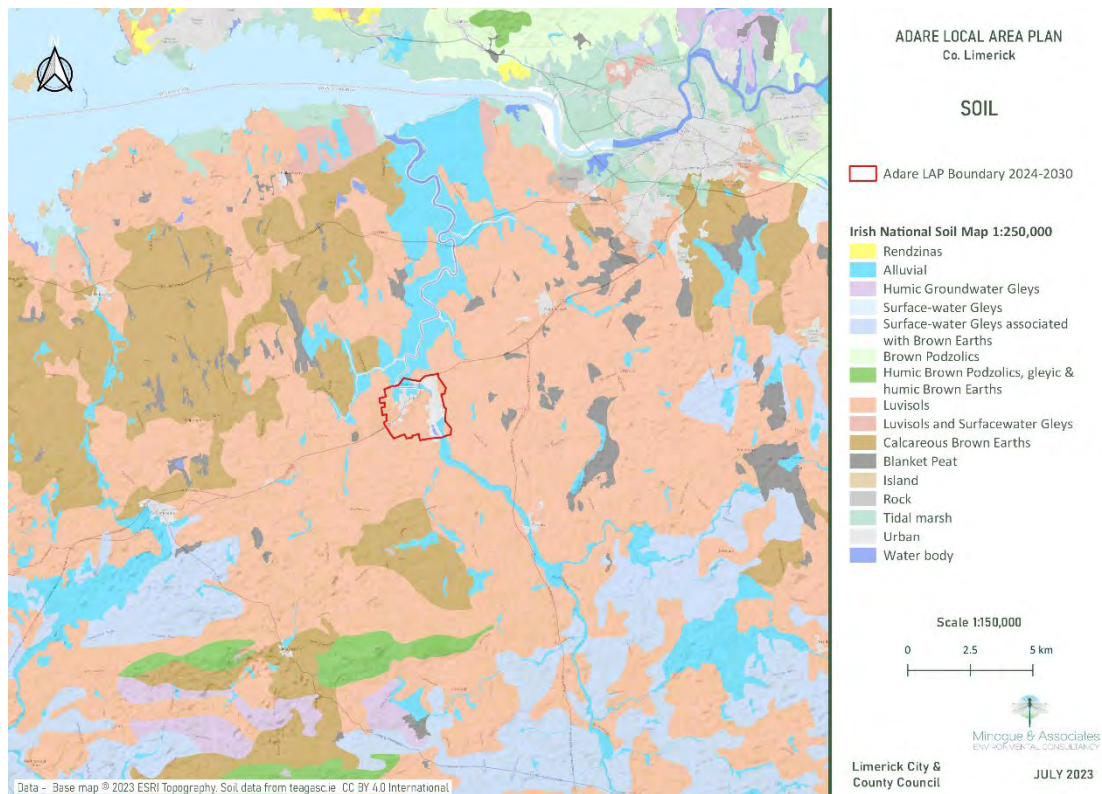
#### 4.8 Soil and Geology

The bedrock geology of Adare is limestone over which layers of glacial drifts have been laid down to form its current landscape. The geomorphology and soils of Adare reflect this history. The melting of the glacial drifts formed glacial rivers which deposited sands and gravels as found along the river areas of the Maigue and Clonshire. Fine loamy soils (excellent for farming) and clayey drifts were laid down post glacial. Field patterns show a clear distinction between the dynamic river landscape and the higher elevated landscapes of loam and clayey drifts.

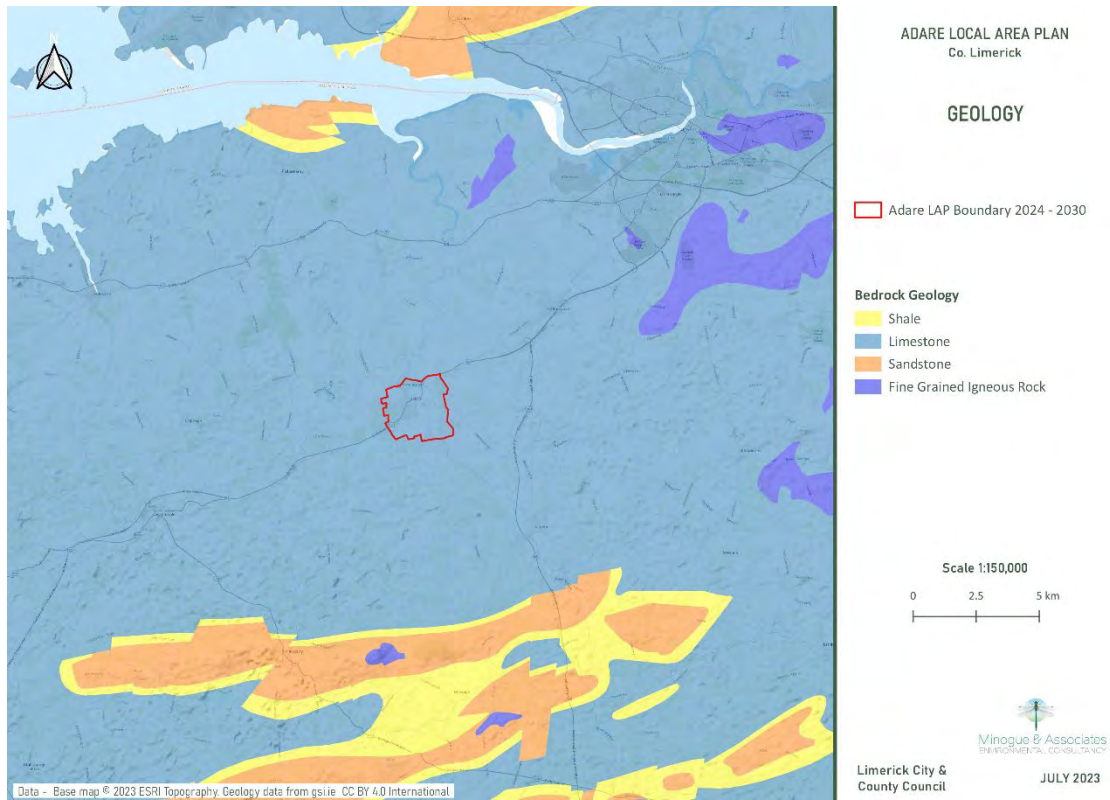
Within the plan area, the built land is identified as ‘made soils’, these are soils which have been disturbed, transported or manipulated by activity in the urban environment. **Figures 4.17** and **4.18** show the soil and bedrock geology in and around the plan area.

No County Geological Heritage Sites are located within the plan area, the nearest are Tory Hill GHI south east of the plan area (also designated as a SAC) and the fen complexes west of the plan area, associated with the Askeaton Fen SAC.

**FIGURE 4-17 SOILS TYPES IN THE PLAN AREA**



**FIGURE 4-18 BEDROCK GEOLOGY IN THE PLAN AREA**



#### 4.8.1 Soil and Geology Significant issues

The key issues for consideration for Soil and Geology in Draft Adare LAP are as follows:

- Reuse of existing buildings and brownfield land development.
- Supporting and maintaining carbon storage associated with soil.
- Reducing soil sealing.
- Protection of soil quality.
- Greenfield site pressures and demands.
- Potential spread of invasive species.

#### 4.9 Material Assets

##### 4.9.1 Wastewater Treatment:

The latest available Annual Environmental Report<sup>1</sup> for Adare Wastewater Treatment Plant (DO312) has found that the WWTP discharge was not compliant with the Emission Limit Values (ELV's) set in the wastewater discharge licence but is capable of meeting Urban Waste Water Treatment standards. The ambient monitoring results does not meet the required Environmental Quality Standards (EQS). The EQS relates to the Oxygenation and Nutrient Conditions set out in the Surface Water Regulations 2009.

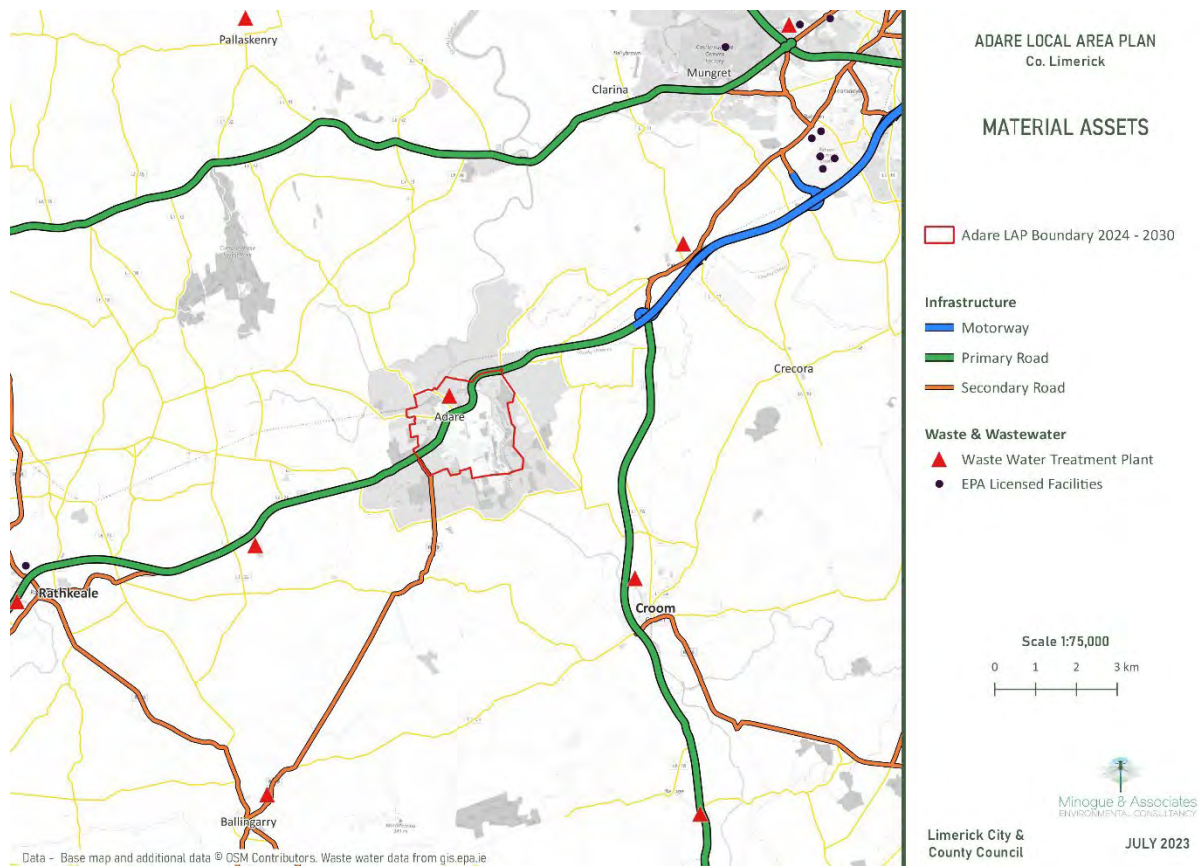
Potential availability of capacity would depend on any additional load not resulting in a significant breach of the combined approach set out in Regulations of the Waste Water Discharge Regulations 2007. There are project upgrade works to be included in the next investment Programme from Irish Water from 2025-2029 and this along with existing capacity will accommodate the envisaged population growth to

<sup>1</sup> Annual Environmental Report Adare WWTP 2020 Irish Water

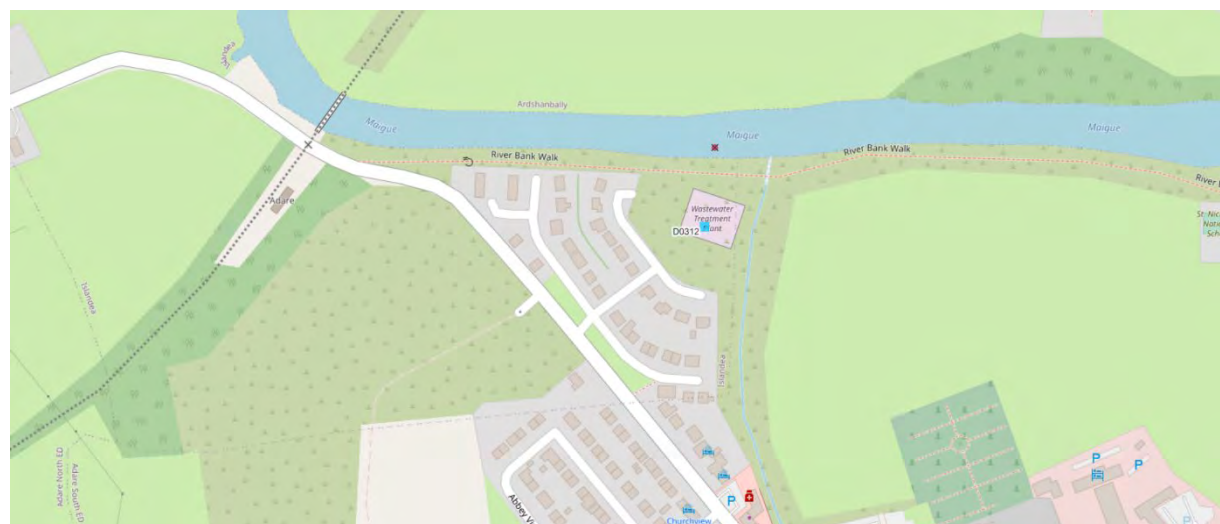


2030. The WWTP location, discharge to the River Maigue and other key material assets are shown in Figure 4.19 and Figure 4.20 below.

**FIGURE 4.19 ADARE WWTP LOCATION AND DISCHARGE POINT**



**FIGURE 4.20 ADARE WWTP LOCATION AND DISCHARGE POINT**



#### 4.9.2 Water Supply and Treatment:

Adare’s public water supply is currently provided from the existing Water Treatment Plant in Castleroberts located to the southeast of the village and there is capacity in the system to cater for the population growth anticipated over the lifetime of the Plan.

### 4.9.3 Transport

The old Limerick to Foynes railway line runs to the northwest of the village. The village has developed in a linear fashion along the N21 and the L-1422 and L-1423 local roads, which serves Askeaton and Foynes to the northwest. Adare is a stop on Bus Éireann's Limerick-Tralee/Killarney bus service and Dublin Coach's Dublin-Tralee/Killarney service. Both run hourly.

Work is commencing on reopening the old Foynes to Limerick Railway line with a contract recently awarded. This process has commenced with clearance works underway and a planning application has been lodged as part of an overhaul of a €104m programme. Phase 1 works will include the removal of old tracks, deployment of new tracks and sleepers, upgraded road infrastructure works at level crossings, works to bridges, culverts and lineside fencing. Phase 2 of the project anticipates a signalling system, CCTV at level crossings and train communications systems. It is anticipated that works will be completed by 2025.

The Limerick Development Plan 2022 – 2028 sets the following targets shown in **Table 4.6** for the modal shift for Level 3-6 settlements which includes Adare.

**TABLE 4.6 MODAL SHIFT FOR ADARE**

Settlement	Walk	Cycle	Public Transport
Settlement Levels 3-6/Rural Areas (All Work/Education Trips)	15%	5%	12%

The N21 Limerick to Killarney Road passes through the centre of Adare and causes serious traffic congestion at peak times of the day and throughout the year, but most especially in the summer time. The capacity of the road network in the village is limited with traffic converging in the centre of the village from many directions. There are also problems in relation to junction capacity at Station Road and Main Street. On street car parking is available in Adare and on both sides of Main Street. These issues lead to congestion and often queuing of traffic outside the village on both approaches. An Bord Pleanála approved the Foynes to Limerick Road, including a Bypass of Adare in August 2022. The location of the Bypass is proposed to the north of the village and would reduce significantly the transport movements through the village.

An indicative link road is identified on the Land Use Zoning map to link from the Rathkeale Road through to Station Road. It is anticipated this road will allow for increased mobility around the village and will include active travel paths for sustainable modes of movement around Adare. Works have taken place recently to provide a footpath/cycleway from the Deerpark estate along the L1422-314 towards Guineys filling Station. Should resources permit future provision will be made to extend this footpath out to the GAA grounds and to provide an extension to the footpath along the Rathkeale Road to connect into the footpath to the Ballingarry junction. Presently there is no off-road access northward of the village towards the Adare Castle and the Plan will support proposals to provide safe access to the Castle subject to appropriate environmental considerations.

### 4.9.4 Tourism

Adare has a well-established tourism infrastructure with a dedicated Heritage Centre and tourist information office, which acts as a key resource for many tourists to the town. Adare has several renowned tourist attractions; Adare Castle, a 14<sup>th</sup> century Augustinian Friary, the Trinitarian Abbey founded in c.1230, the Franciscan Friary, and Adare Methodist church are of great appeal. The Cottages, the Village Hall, the Town Park and many unique heritage buildings and artefacts are scattered throughout the town. Finally, the Manor and golf course offers an exclusive getaway location. There

are several walking trails in and around the town that have great potential to be extended. Adare also has several local amenities which need to be linked to the town's sustainable network. These include schools, public sport amenities, the Manor Fields, the Adare GAA club, and the Maigne River Park<sup>1</sup>.

#### 4.9.5 Material Assets Significant Issues

The key issues for consideration for material assets in Draft Adare LAP are as follows:

- Climate change and reduce our carbon footprint to help achieve the national target of zero emissions by 2050 and a target of 7% per annum between 2021 and 2030.
- Provision of a permeable pedestrian and cycling network within the plan area which links residential areas, village centre, schools, community facilities, green network and public transport facilities.
- Securing a high quality, clean and healthy environment while facilitating the sustainable development of Adare, through the continued improvement and expansion of infrastructure services.
- Environmental protection will be integral, with the avoidance of potential pollution at source and reduction of environmental risks to the receiving environment around Adare.
- Planning and ensuring sufficient water services and capacity for the LAP area.
- Encouraging sustainable use of resources.
- Energy efficiency across material assets and infrastructure.

#### 4.10 Landscape and Townscape

Adare is renowned for its archaeological and built heritage, which combined with the River and parklands has created a very attractive townscape and surrounding landscape. The spatial heritage of Adare is rooted at a strategic intersection of the Maigne River and a north south (bridge) crossing, at Adare Castle which lies north of the river. Adare has many attributes not least its wealth of historic monuments (109 protected structures) which include its ecclesiastical settlements, the Manor House, the Cottages and the surrounding landscape; Adare Manor's demesne and proximity to the River Maigne.

The river Maigne had an extensive flood plain that extended to the current day Village Hall, where an oak reportedly stood, recalling the town's Gaelic name, Ath Dara, the floodplain of the oak. Several ecclesiastical settlements were constructed nearby the castle, including the Trinitarian Church (1230) south of the Maigne, the Augustinian Friary (1316) south of the Maigne, and the Franciscan Friary (1446) north of the Maigne. The presence of a medieval road surface, discovered in archaeological excavations, beneath the Main Street in Adare demonstrates that an urban nucleus may have existed separate from the castle as early as the 13<sup>th</sup>/14<sup>th</sup> century, moving westwards towards the Main Street. The town had dwindled to a backwater by the 1800's, when the Earl of Dunraven planned to create a new town. Remnants of this period characterize much of the town's unique identity, including the Manor House, the row of cottages and the Village Hall, the Fever Hospital and the Methodist Church. The town later developed westwards where it formed a 19<sup>th</sup> Century Main Street (The Rathkeale – Limerick Road), that still forms the commercial core of the town to this day. The town has continued to expand westwards along its main roadways with the construction of individual houses, suburban developments and residential clusters and amenities, including schools and sport areas.

Public spaces such as the town park and existing walks adjacent to the River Maigne are present in the plan area. The landscape and built environment contribute significantly to the public realm, streetscapes and sense of place.

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<sup>1</sup> Extracted from Public Realm Plan page 18.

The Public Realm Plan for Adare<sup>1</sup> provides greater analysis and makes a series of recommendations to enhance the public realm. The Plan is provided in Volume 2 of the Adare LAP and measures are considered through the SEA evaluation process. **Figure 4.21** below presents the existing landscape of the village as identified in the Public Realm Plan.

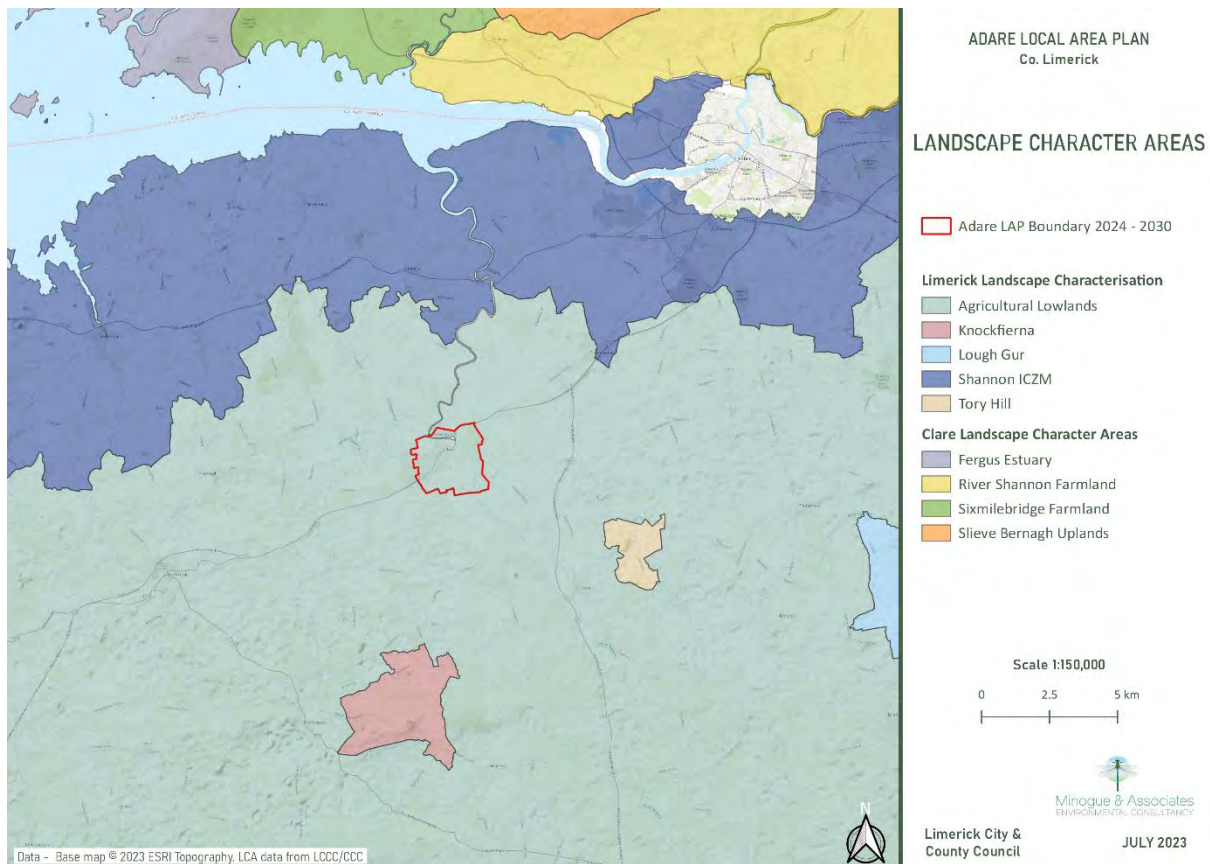
**FIGURE 4-21 EXISTING LANDSCAPE OF ADARE (ADARE PUBLIC REALM PLAN)**



The village is located in the Landscape Character Area – Agricultural Lowlands in the Limerick City and County Development plan 2022 -2028. See **Figure 4.22** below.

<sup>1</sup> Adare Public Realm Plan 2023 Redscape for LCCC

**FIGURE 4-22 LANDSCAPE CHARACTER AREAS**



#### 4.10.1 Landscape and Townscape Significant issues

The key issues for consideration for landscape and townscape in the Draft Adare LAP are as follows:

- Promoting development that respects the village’s existing landscapes and townscapes and incorporate the principles of good urban design that facilitates the functioning of successful places.
- Protecting key views and vistas.
- Conservation and enhancement of Adare’s built environment.
- Enhancing community and greenspace.
- Enhancing existing landscape features and elements that contribute to local character.
- Integrate green and blue infrastructure considerations where possible.
- Enhancing the public realm and connectivity around the plan area.
- Amenities and services including open space and play areas.
- Greening the existing grey infrastructure.

The Public Realm Plan identifies the following challenges:

- Adare faces many changes which will impact its future development including climate adaptation in the form of flood works, a bypass to reduce traffic and noise, a greenway to improve access.
- The Ryder Cup is to be held in Adare Manor in 2027. These changes provide challenges but offer significant opportunities to future proof the village and its public realm.
- Public realm is essentially the essence that holds a town together; the streets, the parks the rivers, but also that aspect of a town’s landscape that shapes its appearance and impacts the

day to day lives of its residents; the views, mobility, the appearance of properties, places to sit, rest or come together for celebration.

#### 4.11 Cultural Heritage

Archaeological heritage is comprised of all material remains of past societies with the potential for this to add to our knowledge of such societies. Adare is classified as a historic town (LI021-032001) in the Record of Monuments and Places. There are 36 individual monuments within the Local Area Plan boundary. 14 of these are located within the boundary of the historic town as shown on the accompanying map in Appendix IV. The location of each archaeological monument is provided in the Record of Monuments and Places, which is maintained and up-dated by the Archaeological Survey of Ireland, a branch of the National Monuments Service.

There are 108 Protected Structures in the village and 76 of these are also listed on the National Inventory of Architectural Heritage. There are numerous sites listed on the Record of Monuments and Places for their archaeological significance. Built heritage features and their settings include several significant ecclesiastical sites, Adare Manor and the planned streetscapes of the main street.

The collective arrangement of buildings within the village, and within the grounds of Adare Manor, is considered of significance to the built heritage of the village and contributes to the character and established street and townscape. The Planning Authority works closely with owners and custodian of Adare's built heritage, assisting them to defray the financial costs of engaging appropriate advisors, to design and guide conservation, restoration, and reconstruction works.

Approaching Adare from the east at the most north-easterly corner of the Demesne of Adare Manor, is a gate lodge marking the extents of extensive parklands. Identified as the Limerick Lodge on historical mapping it is known locally as the Lantern Lodge, owing to its distinctive design. It serves as a metaphor for today – shedding light on the history of Adare's evolution from the location of a battle recorded in the early Annals through its identification as a strategic river crossing by the Anglo-Normans in the Middle Ages, to the improvements and modifications undertaken by the Earls of Dunraven, particularly in the 19<sup>th</sup> and the first half of the 20<sup>th</sup> centuries. Developments in the medieval period saw the construction of a castle to guard the crossing, the development of a town, complete with parish church, in the lee of the castle, the area being chosen by numerous religious orders for the foundation of monasteries, and a bridge being built to replace the ford over the River Maigue.

Adare, today, is an Estate Village, which was developed by the Wyndham Quinn family, the Earls of Dunraven. Much of the development in the village bears witness to the family's reputation as improving landlords. During the 18<sup>th</sup> century they built a short stretch of canal, credited with being the first constructed in Ireland, from a loop on the River Maigue straight into the heart of where Adare is located today. What is known now as Station Road follows the line of the former canal. In the early part of the 19<sup>th</sup> century, the Dunraven's began to plan their new village – re-aligning roads, clearing away substandard dwellings, building new houses and investing heavily in restoring the former Trinitarian Abbey for use as a place of Roman Catholic worship and the former Augustinian Priory for the Church of Ireland Parish. The construction of the cottage ornée, that are such a distinctive feature of Adare's Main Street, commenced in the first half of the 19<sup>th</sup> century. Throughout the 19<sup>th</sup> century, and into the 20<sup>th</sup>, the Dunraven's continued the improvement works engaging notable architects to design new buildings in the village, including housing and amenities, and extensions to the Manor.

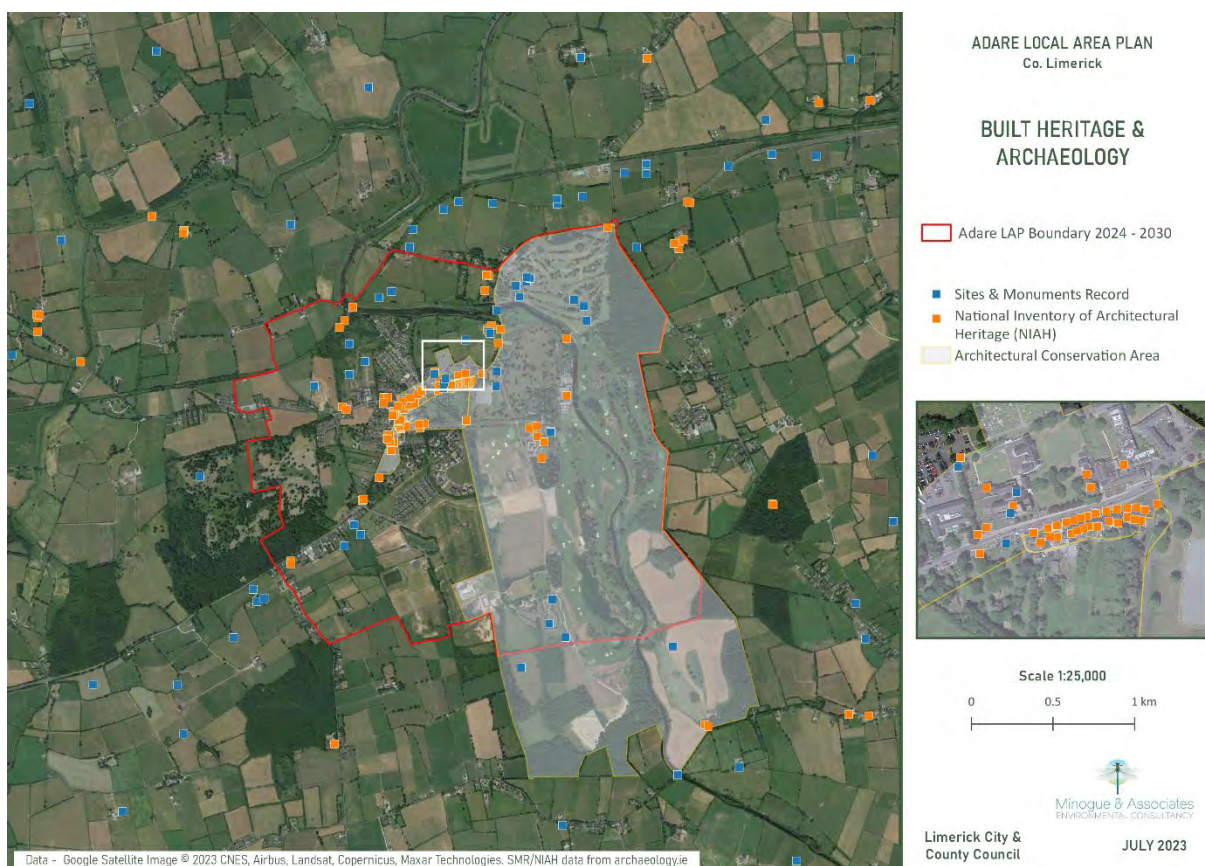
The essential character of the Dunraven family's Investment In the philosophies of the 19<sup>th</sup> century remain and Adare recalls the view that the picturesque was the ideal by which one should be guided and within which one should live. Adare's Architectural Conservation Area (ACA) is divided into 7 main

areas of interest. These are listed below and a statement on the character of each area is outlined in the Adare LAP.

1. Adare Manor Demesne
2. Terraced Cottages in Ornee Style
3. 19<sup>th</sup> and Early 20<sup>th</sup> Century Core of the Village
4. 19<sup>th</sup> Century Core – Southside of Main Street
5. 19<sup>th</sup> Century Core – Northside of Main Street
6. Clifford Smith Village Hall and Housing
7. 7: The Avenue

Figure 4.23 shows archaeological sites and entries on the National Inventory of Architectural Heritage, and outline of Adare’s Architectural Conservation Areas.

**FIGURE 4-23 BUILT HERITAGE IN THE PLAN AREA**



#### 4.11.1 Cultural Heritage Significant issues

The key issues for consideration for cultural heritage in the Draft Adare LAP are as follows:

- Protection and enhancement of built heritage
- Recognising relationship between natural and cultural heritage
- Promotion of heritage features.
- Renovation and reuse of existing buildings
- Embedded carbon considerations of the existing built heritage.
- Potential for additional undiscovered archaeological sites.
- Recognition of intangible cultural heritage and practices.

- There are constant threats to the ambience and character of the Manor, its attendant lands, the village and the settings and amenities of the buildings that form its distinctive nature and spirit. Such threats range from: Private property owners removing historic windows, doors and other items of joinery and replacing them with uPVC units; Inappropriate development proposals; Utility companies and service providers installing distributor nodes, meter boxes, and other infrastructure, without considering the negative impacts that such works can have on Protected Structures or Architectural Conservation Areas.

#### 4.12 Inter-relationships

The baseline information gathering has allowed an evaluation of the environmental sensitivities that exist within the plan area. The SEA Directive requires that the interrelationship between the SEA environmental topics must be taken into account. All SEA topics interact and influence to a degree. Significant inter-relationships are presented below in Table 4.2 below.

**TABLE 4-2 INTERRELATIONSHIPS**

BFF	●	●	●	●	●	●	
PHH	●	●	●		●	●	●
W	●	●	●	●	●	●	
G & S	●	●	●		●	●	
CF & AQ	●	●	●		●	●	●
L & S	●	●	●		●	●	
CH	●	●	●		●	●	
MA	●	●	●	●	●	●	●
					CF & AQ	L & S	CH

#### 4.13 Evolution in the absence of the Plan

SEA legislation requires that consideration be given to the likely evolution of the current baseline where implementation of the Draft Adare LAP does not take place. **Table 4.3** presents the likely evolution of the environment in the absence of the Plan.

**TABLE 4-3 EVOLUTION OF THE ENVIRONMENT IN THE ABSENCE OF THE PLAN**

SEA	Evolution of same
Biodiversity, Flora and Fauna	<p>Whilst the Limerick Development Plan 2022 -2028 would provide the higher levels statutory planning and consenting framework; there would be no overarching local plan level framework to inform and guide where development and landuse activities can take place. Applications would be on a case-by-case basis with no overall strategic focus or vision. Depending on the location, scale, size and type of developments this could potentially result in significant adverse in combination and indirect effects on biodiversity, flora and fauna due to further erosion of ecological connectivity, declining water quality and climate change effects.</p> <p>The opportunity to embed climate change adaptation, mitigation measures and enhance blue and green network would be lost. The opportunity to embed proactive and positive measures in the LAP relating to blue and green infrastructure and ecological connectivity</p>



SEA	Evolution of same
	<p>would not be realised; nor the opportunity to promote co benefits around public realm measures and the All Ireland Pollinator Plan of which LCCC is a signatory.</p> <p>The chance to incorporate the requirements and measures in the AA, SFRA and SEA environmental assessments would be missed and the means to plan for appropriate development and avoid more environmentally sensitive areas would result in overall much weaker protection and enhancement of Biodiversity, Flora and Fauna.</p>
Population, Human health	<p>In the absence of the strategy, the development strategy relating to compact growth, public realm, urban greening and blue/green infrastructure and most critically adaptation to climate change would take place in a less coordinated manner.</p> <p>Tailored policy responses and spatially targeted measures would not be promoted in the absence of the plan. The accompanying co benefits in relation to enhanced permeability, improvements to the public and urban realm and opportunity for the environmental enhancement for the plan area and its residents may subsequently not be realised.</p> <p>There would not be a localised framework within which to regulate, aid and/or control development whether economic, social or environmental. A lack of controlled development could lead to pressure on adequate service provisions and infrastructural facilities, thus affecting the natural environment in which the population lives leading to human health and quality of life issues.</p> <p>Central to the NPF, RSES and the Limerick Development Plan is a focus on sustainable development across Limerick, the compact growth of urban areas optimising the use of serviced lands by focusing development on infill, brownfield, backland, greenfield and vacant/derelict sites and in doing so, maximising the viability of investment in social and physical infrastructure. The absence of the plan may result in this opportunity to apply this in a focused manner based on robust evidence would be missed.</p> <p>In the absence of an agreed target population and appropriate zoning of land, all environmental parameters would be adversely affected to varying degrees.</p> <p>In the absence of the Plan, Core Strategy and population targets; infrastructure, including services and housing provision would not be catered for accurately.</p>
Air Quality and Climate	<p>Climate change is predicted to increase problems of flooding and potential increase in periodic droughts due to changes in rainfall patterns. Provision needs to be incorporated into the Plan for mitigation and adaptation measures to provide for the Plan area to become resilient to meeting the challenges of climate change.</p> <p>LCCC is well placed through the plan process to lead and advance climate change adaptation and mitigation through spatial planning. If the Plan were not to be implemented adverse climate change effects may impact on vulnerable lands, habitats, and species. In addition, a proactive approach through the plan process may be lost in terms of protecting and supporting critical service infrastructure.</p> <p>The roll out and delivery of the integrated landuse and planning may be slower in the absence of the plan.</p> <p>In the absence of the LAP existing provisions in relation to climate change and air quality will apply but the strong commitment and vision to respond and adapt to Climate Change may be reduced. The opportunity to embed co benefits across climate change adaption may not be maximised.</p>
Water Resources including flood risk	<p>Whilst there is a significant amount of European and national legislation for the protection and enhancement of water resources and quality, the primary issues affecting water quality and flood control such as population increase, loss of floodplains, surface and groundwater pollution, capacity of water supply, and wastewater and increased run-off which can be controlled locally through the Plan process will not be adequately addressed.</p>

SEA	Evolution of same
	<p>The process for assessing the issues which affect the surface water and groundwater resources of the plan area may not be comprehensively addressed from landuse planning, resulting in a general deterioration in this aspect of the environment.</p> <p>The application of the SEA, AA and SFRA environmental assessment processes would also be missed and the accompanying influence of these processes on both policy/objectives and landuse would be missed.</p>
Soil and Geology	<p>Soil quality and function may be enhanced through measures associated with flood resilience and nature-based solutions. The support for use of town centre sites and existing buildings sites through the LAP educes requirements for additional geological resources and greenfield development. This policy is well reflected in both the NPF and RSES, and with no plan this would be not maximised and planned for.</p> <p>There would be no framework for future development and therefore protection of the soil resources. A key objective to rehabilitate brownfield and derelict sites opposed to developing greenfield sites may not be achieved which will result in potential subsequent impacts not only on soil quality, but on biodiversity, groundwater quality and water supply and consequently potential impact on public health.</p>
Material Assets	<p>Existing objectives that relate to this parameter would apply. Measures in the plan are identified with a view to minimising adverse effects of climate change on material assets and responding and facilitating behavioural and modal change in energy use and transport. An integrated sustainable land use and transportation strategy may not be advanced in such a holistic manner in the absence of the plan.</p> <p>The current legislation which provides for the protection and enhancement of the water resources and quality at European, National, Regional and County level will protect and maintain existing water bodies in the Plan area. However, there would not be a planning framework to regulate aid and control development in accordance with specific local issues in relation to potable water, wastewater treatment, flooding and development. This could result in significant impacts across a range of environmental parameters including biodiversity, water, human health, landscape and soil and geology.</p>
Landscape	<p>There would be no framework within which to regulate, aid and/or manage future economic, social or environmental development. A lack of development objectives would lead to uncontrolled development with no framework for directing development to appropriate locations. Certain areas could continue to experience development pressures, and erosion of landscape and townscape character, along the adverse landscape and townscape effects. The implementation of the Adare Public Realm Plan and landscape enhancement measures through green network improvements may not be fully or appropriately realised. The Plan will include objectives that provide for the preservation, protection and enhancement of the landscape as part of an integrated sustainable planned approach to future development within the Plan area. Therefore, the absence of the Plan would remove such protection and enhancement measures for the landscape, potentially leading to its fragmentation, loss and deterioration in local a landscape, townscape character and quality public realm.</p>
Cultural Heritage	<p>The identification and detailed consideration of public realm issues and the relationship between local character and the very substantial cultural heritage of Adare may not be fully advanced or promoted. The relationship between the public realm, townscape and cultural heritage features and intangible cultural heritage would not be considered in the same level of detail in the absence of the plan.</p>

SEA	Evolution of same
	<p>The opportunity to promote, support and reuse existing buildings and improve energy efficiencies in older buildings and plan for climate change effects on structures may not be maximised.</p> <p>Adare has a significant assembly of cultural heritage with extensive and effective legislation and guidance from International to national level affording both the architectural and archaeological heritage a high level of protection. There may not be a framework within which to regulate, aid and/or control development whether economic, social or environmental. This may lead to uncontrolled development resulting in losses and/or deterioration in the cultural heritage of the Plan area.</p> <p>Under the above circumstances, the cultural heritage within the administrative/ settlement boundary, in the absence of the Plan would suffer. Ultimately, the potential for fragmentation, loss, and/or deterioration of cultural heritage would occur of this irreplaceable resource.</p>
Inter-relationships	<p>The potential for in combination effects arising due to the absence of the plan would be potentially significant. Evolution of the environment in the absence of the plan could generate effects in terms of loss of ecological connectivity and non-designated habitats. Disturbance to biodiversity, flora and fauna through unregulated development and poor design such as increasing light levels, emissions from transport, energy.</p> <p>Flood events particularly around coastal and fluvial flooding with interactions across all SEA parameters.</p> <p>Effects of climate change on critical infrastructure, combined with loss of opportunity to adapt and embed nature-based solutions and strengthening the green and blue network.</p> <p>Risk of not meeting/contributing to reduction in carbon emissions.</p> <p>Potential adverse effects on water quality for transitional, freshwater and groundwater with accompanying interactions across all SEA parameters.</p> <p>Increased greenfield development with release of carbon in soil as well as other ecosystem services that soil provides.</p> <p>Aligned to this would be the risk of not achieving compact growth and not meeting the NPF and RSES targets in this regard.</p>

## 5 Strategic Environmental Objectives

### 5.1 Introduction

Having established the environmental baseline under each of the environmental parameters in the preceding chapter, the key environmental issues have been identified. Taking account of these issues a series of Strategic Environmental Objectives have been compiled as a mechanism for ensuring environmental protection. The SEOs are applied as follows:

1. As measures against which the implementation of the strategic priorities of the draft Strategy can be assessed for potential environmental impacts.
2. As measures for monitoring any actual environmental impacts as a consequence of implementing the draft Strategy, by devising a series of targets and indicators for each of the SEOs.

SEOs are distinct from the objectives of the draft Plan, although they will often overlap and are developed from International, National and Regional policies which generally govern environmental protection objectives. Such policies include those of various European Directives which have been transposed into Irish law, all of which are intended to be implemented at County level and integrated into any Plan or Strategy for the County.

In this regard **Table 5.1** below links the SEOs developed for this Plan with the key themes of the EPA State of Ireland’s Environment (2020) and the relevant goals from the United National Sustainable Development Goals.

The SEA Directive requires that the evaluation of Plans and Programmes focus upon the relevant aspects of the environmental characteristics likely to be significantly affected. In compliance with this requirement, SEOs have been developed for the relevant environmental parameters, tailored to the environmental issues specific to the Plan area and consistent as appropriate with the SEOs developed for the higher-level statutory Limerick Development Plan 2022 -2028.

**TABLE 5-1 STRATEGIC ENVIRONMENTAL OBJECTIVES**

SEA Topic	Principles for the Draft Adare Local Area Plan and SEA
<b>Biodiversity, Flora and Fauna/Built and Architectural Heritage</b>	B1: Protect, conserve and enhance habitats, species and areas of regional and local importance, including aquatic habitats and species and promote the sustainable management of ecological networks. See also W3 below. B2: Ensure the continued conservation of the Natura 2000 sites, Natural Heritage and Proposed Natural Heritage sites. These sites are important, both as an amenity and natural history resource. B3: Preservation of the character of the historic built fabric. B4: Preservation of the archaeological heritage.
<b>Population and Human Health</b>	P1: Facilitate a good standard of quality of life for the population of Adare through ensuring high quality residential, recreational, educational and working environments. P2: Provide policy support for the provision of suitable employment and facilities for the local population.
<b>Water</b>	W1: Ensure that wastewater infrastructure keeps pace with development proposals. W2: Ensure that the requirements of the Water Framework Directive are incorporated into the Plan. W3: Ensure that wetland and peatland sites are preserved.

SEA Topic	Principles for the Draft Adare Local Area Plan and SEA
<b>Air Quality and Climate</b>	AQC1: Increase energy efficiency and the proportion of energy generated from renewable sources and where necessary to ensure the sensitive application of energy saving measures to the historic built fabric of Adare. AQC2: Avoid deterioration of air quality in the Plan area. AQC3: Include climate action concerns into the Plan policies
<b>Soil and Geology</b>	GS1: Place an emphasis on the development of brownfield sites rather than greenfield sites in Adare. By reducing the possible development of greenfield sites this makes a positive contribution to soil conservation. This can also be achieved through the sensitive reuse of existing buildings, reducing the need for new build. <sup>1</sup> - See C2 below.
<b>Material Assets</b>	MA1: Maintain sustainable access to assets such as open spaces, water resources and all other physical and social infrastructure. MA2: Ensure that there is adequate policy support for infrastructural provision in the Plan area.
<b>Cultural Heritage</b>	C1: Protect and conserve features of archaeological heritage and their setting. C2: Protect, conserve and promote the sustainable reuse of architectural heritage.
<b>Landscape and Built Environment</b>	L1: Protect and conserve the quality, character and distinctiveness of the Adare landscape both urban and rural. L.2: Retain the protected views in the Development Plan. Note: There are no protected views in Adare as identified in the Development Plan under Views and Prospects Objective.
<b>Compliance with higher tier plans</b>	HTP 1: Ensure compliance with higher tier plans such as the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region and Section 28 guidance that might be issued by the Department

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<sup>1</sup> The SEO relating to Geological Heritage Sites was removed from this SEA ER as there are no Geological Heritage Sites within or adjacent to the plan area and the nearest Geological Heritage Sites is at some remove from the plan area Tory Hill.

## 6 Consideration of Alternatives

### 6.1 Introduction

The SEA Directive requires that reasonable alternatives be assessed in order to demonstrate how the preferred strategy performs against other forms of action. Alternatives must be developed, described and assessed within the SEA process, with the results presented in the Environmental Report. In the case of the Draft Adare LAP, possible alternatives include different land uses and scales of development are examined.

In developing and testing the scenarios, particular regard has been given to the concept of environmental sustainability, the principles of the NPF and RSES and Limerick Development Plan as they apply to the Draft Adare LAP. The following sustainability considerations are of particular importance:

- Flooding;
- Energy efficiency and adaptation to climate change;
- Seeking a meaningful reduction in the growth in demand for private transport;
- Ensuring that land use and transportation planning are integrated;
- Protection of the built and cultural heritage of the area;
- Protection of the environment by minimising waste and pollution;
- Promote the involvement of the local community in decision making and encourage social inclusion.

One of the critical roles of the SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative development scenarios, in this case the LAP 2024-2030. These alternative development scenarios should meet the following considerations:

- Take into account the geographical scope, hierarchy and objectives of the plan –**be realistic**
- Be based on socio-economic and environmental evidence – **be reasonable**
- Be capable of being delivered within the plan timeframe and resources –**be implementable**
- Be technically and institutionally feasible – **be viable**.

This chapter presents the approach to considering and assessing the alternatives for the Plan as follows:

- Section 6.2 summarises how the alternative scenarios were developed;
- Section 6.3 presents the alternative scenarios;
- Section 6.4 explains how the assessment of alternatives was undertaken and Table 6.1 presents the evaluation of the alternatives for potential environmental effects.

### 6.2 Development of Alternative Scenarios

In developing, refining and assessing the alternatives for the LAP, the toolkit included in Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance (EPA 2015) was utilised. In addition to the above, the LAP will function within the policy hierarchy established by national, regional and county strategic plans, as well as relevant legislation. Discussions helped shape the development of the LAP alternatives outlined below.

### 6.3 Alternative Scenarios for LAP

In the case of the Draft Adare LAP, possible alternatives include different land uses and scales of development which were examined:

1. **Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario).**

Continue with the existing LAP in its current context.

2. **Village centre consolidation:** This approach would be to focus explicitly on the densification of the village centre with intensification of land uses and focus on employee intensive sectors.

3. **Village centre consolidation and designation of future development lands in a tiered structure:** Promotion of development lands within the village centre for development and the designation of secondary and edge of centre areas where this type of development is considered appropriate in certain circumstances. This scenario will promote infilling within the built-up footprint of the village with a 10-minute walking distance to the village centre. This scenario would also promote the development of neighbourhood centres to provide a level of retail services locally.

### 6.4 Assessment of Potential Effects for Each Alternative Scenario

This Section presents the assessment of potential environmental effects for each Alternative Scenario. This is undertaken by assessing each alternative against the SEOs presented in Chapter 5 of this SEA ER. It is informed by the environmental baselines as well as the policy review. The assessment of Alternatives is categorised as follows:

Positive	
Neutral	
Uncertain	
Negative	

TABLE 6-1 SEA EVALUATION OF ALTERNATIVES

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
<b>Biodiversity</b>			
B1: Protect, conserve and enhance habitats, species and areas of regional and local importance, including aquatic habitats and species and promote the sustainable management of ecological networks. See also W3 below.	Negative	Negative	Positive
B2: Ensure the continued conservation of the Natura 2000 sites, Natural Heritage and Proposed Natural Heritage sites. These sites are important, both as an amenity and natural history resource. .	Uncertain	Uncertain	Positive
B3: Preservation of the character of the historic built fabric.	Uncertain	Neutral	Positive
B4: Preservation of the archaeological heritage	Negative	Neutral	Positive
<b>Population and Human Health</b>			
P1: Facilitate a good standard of quality of life for the population of Adare through ensuring high quality residential, recreational, educational and working environments.	Uncertain/negative	Negative	Positive



P2: Provide policy support for the provision of suitable employment and facilities for the local population.	Uncertain/negative	Negative	Positive
<b>Water</b>			
W1: Ensure that wastewater infrastructure keeps pace with development proposals	Uncertain	Uncertain	Positive
W2: Ensure that the requirements of the Water Framework Directive are incorporated into the Plan.the Plan.	Neutral	Neutral	Positive
W3: Ensure that wetland and peatland sites are preserved.	Negative	Uncertain	Positive
<b>Soil and Geology</b>			
SG1: To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites.	Uncertain	Positive	Positive
SG2: Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites	Uncertain	Positive	Positive
<b>Material Assets</b>			
MA1: Avoid and minimise waste generation	Uncertain	Negative	Positive
MA2: Maximise re-use of material resources and use of recycled materials	Uncertain	Uncertain	Positive

MA3: Minimise energy consumption and encourage use of renewable energy	Uncertain	Uncertain	Uncertain
MA4: Promote sustainable transport patterns and modes.	Negative	Positive	Positive
MA5: To maximise the capacity of wastewater collection networks and treatment plants by excluding surface water run-off from the sewage network through the use of Sustainable Urban Drainage Systems and Blue/Green infrastructure	Uncertain	Uncertain	Uncertain
<b>Air Quality and Climatic factors</b>			
AQC1: Increase energy efficiency and the proportion of energy generated from renewable sources and where necessary to ensure the sensitive application of energy saving measures to the historic built fabric of Adare.	Uncertain	Uncertain	Positive
AQC2: Avoid deterioration of air quality in the Plan area.	Uncertain	Uncertain	Neutral
AQC3: Include climate action concerns into the Plan policies	Uncertain	Uncertain	Positive
<b>Cultural Heritage</b>			
CH1: Conserve, preserve and record architectural and archaeological heritage	Positive	Positive	Positive
CH2: Avoid and minimise effects on historic environment features through sensitive design and consultation	Negative	Uncertain	Positive

CH3: Support and enhance both tangible and intangible cultural heritage	Negative	Negative	Positive
<b>Landscape</b>			
L1: Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan	Negative	Uncertain	Positive
L2: Promote and enhance landscape character at county and local scale through sensitive siting and design	Negative	Uncertain	Positive

## 6.5 Selection of preferred alternative

Alternative three Village centre consolidation and designation of future development lands in a tiered structure is evaluated as the most environmentally positive scenario for the following reasons:

- Greater consistency with the requirements of the National Planning Framework, Southern Region Economic and Spatial Strategy, Limerick Development Plan 2022 -2028.
- Developing the existing settlement, compact growth, serviced settlements are more robustly planned for under this Scenario.
- Key village centre and brownfield sites are planned for and can through master planning, provide for public realm and permeability enhancements that increase the attractiveness of village centre living whilst efficiencies in terms of existing infrastructure are maximised and reduced reliance on private or individual septic tanks and wells.
- Smarter Travel policies, reduction in commuting, increased walking and cycling can fit better within this scenario;
- This scenario directs development to village centre;
- This approach allows for better protection of designated sites and achievement of WFD targets as serviced led development is directed to the plan boundary.
- Reuse of brownfield and infill sites promoted in this scenario. This scenario performs strongest in terms of cultural heritage as it promotes reuse of older and historical buildings and the embodied carbon within these structures. Indirect, positive interactions with PHH and L SEOS under this scenario also.

Ultimately, within this scenario, the Land use zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF and Southern RSES and the Limerick Development Plan.

## 7 Assessment of Likely Significant Effects

### 7.1 Introduction

The purpose of this section of the Environmental Report is to predict and evaluate as far as possible the environmental effects of implementing the Plan. Having established the environmental baseline and the key environmental sensitivities for the Plan area in Chapter 4, and the Strategic Environmental Objectives in Chapter 5, an assessment for any potential environmental effects from implementing the draft Plan can be undertaken. Two elements of assessment have been undertaken which include:

1. An assessment of the policies, objectives and landuse zonings of the draft Plan. (See Annex A);
2. An assessment of cumulative and in-combination effects (see **Table 7.1**).

The assessment process has been undertaken using matrix assessments which reflect ratings in relation to potential significant effects on the environment as a result of implementation. The matrix assessment ratings used are as follows:

No likely interaction with /insignificant impact with SEOs	O	Potential conflict with SEOs – likely to be mitigated	↕
Likely to improve status of SEOs	↑	Uncertain interactions with SEOs	?
Probable conflict with SEOs – unlikely to be mitigated	↓		

Where there is a combination of these symbols (0/+ or 0/-) this indicates that any effect maybe neutral or positive, or neutral or negative depending on how the objective is delivered. Where negative effects are identified, mitigation measures are recommended to either include new objectives, or to amend or include additional text within the Plan objectives. The Appropriate Assessment and Strategic Flood Risk Assessment has also informed the overall environmental assessment process and mitigation measures arising from these processes are integrated into the SEA ER.

Annex A provides more commentary on the assessment of the Draft Adare Local Area Plan 2024-2030 in terms of the Plan priorities and the suggested actions/roadmap for consideration over the lifetime of the Plan. In terms of impacts the following definitions are used:

- Profound: An impact which obliterates sensitive characteristics.
- Moderate: An impact that alters the character of the environment in a manner that is consistent with existing and emerging trends.
- Slight: An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- Imperceptible: An impact capable of measurement but without noticeable consequences.

Thirdly the potential duration of identifiable impacts is discussed. The following terms are used:

- Short: Impact lasting one to seven years.
- Medium: Impact lasting seven to fifteen years.
- Long term: Impact lasting fifteen to sixty years.
- Permanent: Impact lasting over sixty years.
- Temporary Impact lasting for one year or less.

TABLE 7-1 OVERALL EVALUATION OF SIGNIFICANT EFFECTS OF THE ADARE LOCAL AREA PLAN 2024 -2030

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
<p>Biodiversity, Flora and Fauna</p>	<p>The natural environment includes those spaces outside of the built environment such as open spaces, lakes, rivers and agricultural land. Despite the fact that the plan area is primarily urban in character, the village and its environs contain several significant elements of the Natural Environment most notably the River Maigue that flows to the Lower River Shannon SAC and smaller waterbodies and lakes. Woodland represented by Adare Demesne and the Adare Woods pNHA are significant terrestrial habitats and the plan area supports populations of Annex II species Lesser Horseshoe Bats and Otters. Protection measures in the plan include: <i>Objective CH 04 Proposed Natural Heritage Area and Objective CH 05 Designated Sites and Nature Conservation.</i></p> <p>These features are supplemented by a range of public open spaces and parks, which all combine to form an attractive physical environment that distinguish Adare from most other urban centres of its size. See <i>Objective CH 03 Tree Protection and Nature Conservation.</i></p> <p>Apart from their intrinsic ecological value as habitats for a variety of plant and animal species these elements of the environment provide direct and indirect benefits to the population of Adare and its surrounds. They are places where people can engage in recreational activities such as walking, and playing formal and informal field sports. These areas also provide a visual amenity that enhances the attractiveness of the village as a place in which to live and work.</p> <p>Due to increased utilisation of lands within the existing development boundary and use of existing utilities and brownfield sites reduces pressure and need for greenfield land development (Chapter Three Development Strategy.)</p> <p>To further protect existing habitats and linear features such as hedgerows associated with backland sites, mitigation is recommended.</p>	<p>Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna in the absence of detailed surveys and assessment.</p> <p>In addition to this there would be</p> <ul style="list-style-type: none"> <li>- A reduction in water quality can impact water dependant habitats. Therefore, site selection and the appropriate environmental assessment will be vital to ensure that the integrity of these habitats are not impacted.</li> <li>- Lack of protection for non-designated aspects of biodiversity such as ecological corridors and linkages, and ensure control and manage measures for invasive species.</li> <li>- This lack of protection would also affect hedgerows and treelines, amenity development and greenways, bats, and lighting issues.</li> </ul>

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	<p>Embedding nature-based solutions to climate change – allows for co-benefits with other environmental parameters including biodiversity, water and human health (<i>Objective CH 12 Blue Green Infrastructure</i>).</p> <p>Promotion of pedestrianisation and a cycle friendly village with modal shift contributes to air quality improvements at local level and noise level reductions with positive effects on urban wildlife.</p> <p>In turn longer positive interactions with population and human health in facilitating access to additional well-designed green and blue space (<i>Volume 2 Public Realm Plan</i>)</p> <p>Positive effects on water quality arising from nature-based solutions from micro to macro scale. This can reduce pressure on stormwater overflows and conserve water, thus reducing abstraction pressures on water dependent habitats and species (<i>Objective IU 04 Surface Water Management and SuDS</i>).</p>	
Population and Human health	<p>Land use planning (e.g., residential, community, education, work, recreation, transport) impacts on the everyday lives of people and can either hinder or help promote healthy sustainable environments and communities. This will be important to protect, enhance and improve quality of life for the local population and/or those visiting the area. For example, the provision of safe walking routes and cycle-ways, parks, playgrounds, safe routes to school, public transport facilities, etc. result in direct and indirect health benefits and allow for healthier transportation choices to be made by communities above private motor car (<i>Policy SMP1 Integration of Land Use and Transport Policies, Policy SM P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use</i>).</p> <p>Many of the policies identified in the LAP may give rise to long term positive effects on population and human health both by responding and adapting to the impacts of climate change, promoting town centre, compact living, enhancing access to open space and improving the public realm (<i>Policy DS2</i></p>	Activities associated with construction and operation, particularly in environmentally sensitive areas may result in emissions to air and water; with accompanying adverse effects on local health and well-being.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	<p><i>Development Strategy, Policy TCF 1 Town Centre First, Objective C3 Parks, Open Space and Recreation).</i></p> <p>Adaptation to climate change by reducing reliance on fossil fuel for heating as well as transport (<i>Objective CH 01 Climate Change and Policy SMP2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use).</i></p> <p>Reuse of existing buildings represents embedding existing carbon in existing buildings. (<i>Objective ED 1 Enterprise and Employment Objectives, Objective C1 Community and Educational Facilities, Objective TCF1 Opportunity Sites).</i></p>	
Water	<p>Limerick Development Plan 2022-2028 includes a range of provisions and measures to address and minimise the adverse effects of landuse activities on water resources including measures around green infrastructure, flood risk management and development control.</p> <p>This LAP further enhances and strengthen these through the flood resilience actions and nature-based solutions in particular (<i>Objective CH 012 Blue Green Infrastructure, Objective IU 04 Surface Water Management and SuDS).</i></p> <p>Additional buffers for water courses provide for positive effects as they reduce soil run off and allow for water attenuation and filtration. Again, this provides for longer, positive effects associated with linear habitat creation and ecological connectivity. (<i>Objective CH 05 Designated Sites and Nature Conservation</i></p> <p>The introduction of Sustainable Drainage Systems (SuDS) has a number of benefits including heat reduction through evaporation and flood prevention, particularly during periods of high rainfall when surface water runoff increases in urban areas. SuDS mimic natural drainage by storing, infiltrating and slowing the flow of water. The impervious surface in urban environments has lower infiltration and evaporation than natural environments and greater surface run-off. Measures around SuDS, and other natural water retention measures are particularly positive, creating long term direct positive effects</p>	<p>A reduction in water quality in groundwater, springs and watercourses associated with the construction phase of new developments (short to medium term impacts).</p> <p>Surface water runoff from impermeable surfaces leading to reduced water quality in groundwater springs or surface waters affecting qualifying habitats and species downstream (impacts can range from short to long term).</p> <p>Changes in the flow rate of watercourses arising from an increased footprint of impermeable surfaces within the Plan area - increasing the extent of impermeable surfaces will result in a decrease in infiltration and an increase in runoff.</p> <p>Generally, land use practices can result in water quality impacts and whilst surface water impacts may be identified quickly, impacts to groundwater can take much longer to ascertain due to the slow recharge rate of this water resource.</p> <p>Water quality impacts can also have human health impacts in the case where bacterial or chemical contamination arises.</p>



SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	<p>on water resources, as well as soil and biodiversity, landscape and population (<i>Objective IU 04 Surface Water Management and SuDS and Objective IU 05 Flood Risk Management</i>).</p>	
Soil and Geology	<p>Soil quality and function may be enhanced through particular measures associated with flood resilience and nature-based solutions.</p> <p>The promotion of brownfield and town centre sites embeds existing geological resources and reduces requirements for additional geological resources and greenfield development (<i>Objective TCF1 Opportunity Sites</i>)</p> <p>The recognition of ecosystem services and green infrastructure further recognises the essential role and function that soil plays in terms of biodiversity, landscape, human health and climate change adaptation and mitigation (<i>Objective CH012 Blue Green Infrastructure</i>)</p> <p>Micro and macro nature-based solutions ranging from green roofs to larger nature water retention measures all serve to reduce the volume and rate of flow of water, thus impacting positively in terms of potential loss of soil associated with increased surface water runoff and extreme weather events.</p>	<p>Ensuring effects of climate change in terms of extreme weather events and their impacts on soil via soil loss and run off, or short-term impacts on soil due to drought conditions.</p>
Material Assets	<p>Many of the measures in the LAP are identified with a view to minimizing adverse effects of climate change on material assets, and also responding and facilitating behavioral and modal change in energy use and transport (all infrastructure and climate action policies and objectives).</p>	<p>In the absence of mitigation, the opportunity to embed circular economy and reuse of existing buildings and brownfield development would not occur.</p> <p>This would also be the case with the reduction of waste and modal shift in transport which contribute to the reduction of greenhouse gases.</p>
Air Quality and Climate	<p>Will contribute positively to climate change adaptation through the following:</p> <ul style="list-style-type: none"> <li>Blue and green infrastructure giving rise to increased surface water storage and potential carbon sequestration (<i>Objective CH12 Blue Green Infrastructure</i>)</li> </ul>	<p>In the absence of mitigation, the opportunity to embed meaningful actions in the plan that are needed to deliver the overall vision and aims is lost. Particularly in the areas of urban greening, and nature-based solutions which offer co and multiple benefits in responding to climate change whilst enhancing the overall environmental quality of the Draft Adare LAP.</p>

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	<ul style="list-style-type: none"> <li>• Focus on energy efficiency and innovation (<i>Objective CH 01 Climate Change</i>);</li> <li>• Other energy related measures are all identified as positive in relation to this SEO.</li> </ul> <p>Key measures relating to behavioral change around transport and the increase in walking/cycling and public transport measures are essential in addressing transport emissions over the lifetime of the strategy and beyond (<i>Policy TCF 1 Town Centre First, Objective SM 3 Modal Shift and Behavioural Change</i>)</p> <p>Recognising the ecosystems functions of soil, water and biodiversity is a key element in the Blue Green Infrastructure Objectives and identification of actions that can provide co benefits (Table 8 Climate Action Opportunities) is an important acknowledgement that also provides for positive effects across a number of SEOs.</p>	
Cultural Heritage	<p>Long term positive effects associated with the town centre use and intensification of use (<i>Objective H2 Density and New Residential Development, Policy TCF 1 Town Centre First</i>).</p> <p>The relationship between the urban realm, townscape and cultural heritage features and intangible cultural heritage (Public Realm Plan Vol 2 of the LAP, <i>Objective CH 13 Architectural Conservation Areas (ACA's), Objective CH 15 Thatched Structures, Objective CH 16 Archaeological Heritage</i>).</p>	In the absence of mitigation, potential adverse effects particularly in relation to the townscape setting and context of architectural conservation areas.
Landscape	<p>Long term positive effects are identified in the Draft LAP for landscape primarily through the public realm enhancement (Public Realm Plan), green and blue infrastructure (<i>Objective CH 12 Blue Green Infrastructure</i>)</p> <ul style="list-style-type: none"> <li>• Many of the measures in the Draft LAP require a landscape level response such as recognition of green and blue infrastructure and corridors and this an important approach to take when responding to climate change (<i>Objective CH 01 Climate Change</i>)</li> </ul> <p>Public realm enhancement and reuse of existing buildings are also consistent with landscape SEOs.</p>	In the absence of mitigation, the varied landscape, an inherent part of Adare's natural heritage requires protection in its own right. Therefore, the landscape must be protected against possible development, which would undermine or change its character. It is paramount to Adare's future development only takes place where visual intrusion is minimal, particularly within areas of elevated topography or sparse vegetation.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	<p>Overall, positive effects identified for Landscape SEOs, as landscape change can be considerable with climate change effects in terms of changing water levels, habitat change, transport measures and adaptation measures such as flood risk management.</p> <p>An increase in open space, green infrastructure, public realm and permeability would all create long term positive effects for the Landscape SEOs.</p>	<p>The consideration of modal shift, increased pedestrianisation and cycling are all positive but require consideration to avoid visual clutter associated with excessive infrastructural and signage.</p> <p>The Public Realm Plan and the Blue Green Infrastructure measures offer a good opportunity to embed urban greening measures to avoid an over hardscaped public realm design.</p>

## 7.2 Evaluation of Land use Zonings – Adare

Figure 7.1 presents the landuse zoning map and Table 7.2 presents the area covered in hectares for each landuse zoning type. Table 7.3 presents a summary of the SEA assessment, this relates to the information addressing landuse zonings as shown in Chapter 10 Land Use Framework, Zoning Matrix and Settlement Capacity Audit of the LAP. It also integrates commentary from the SFRA and the NIR.

FIGURE 7-1 LANDUSE ZONING MAP

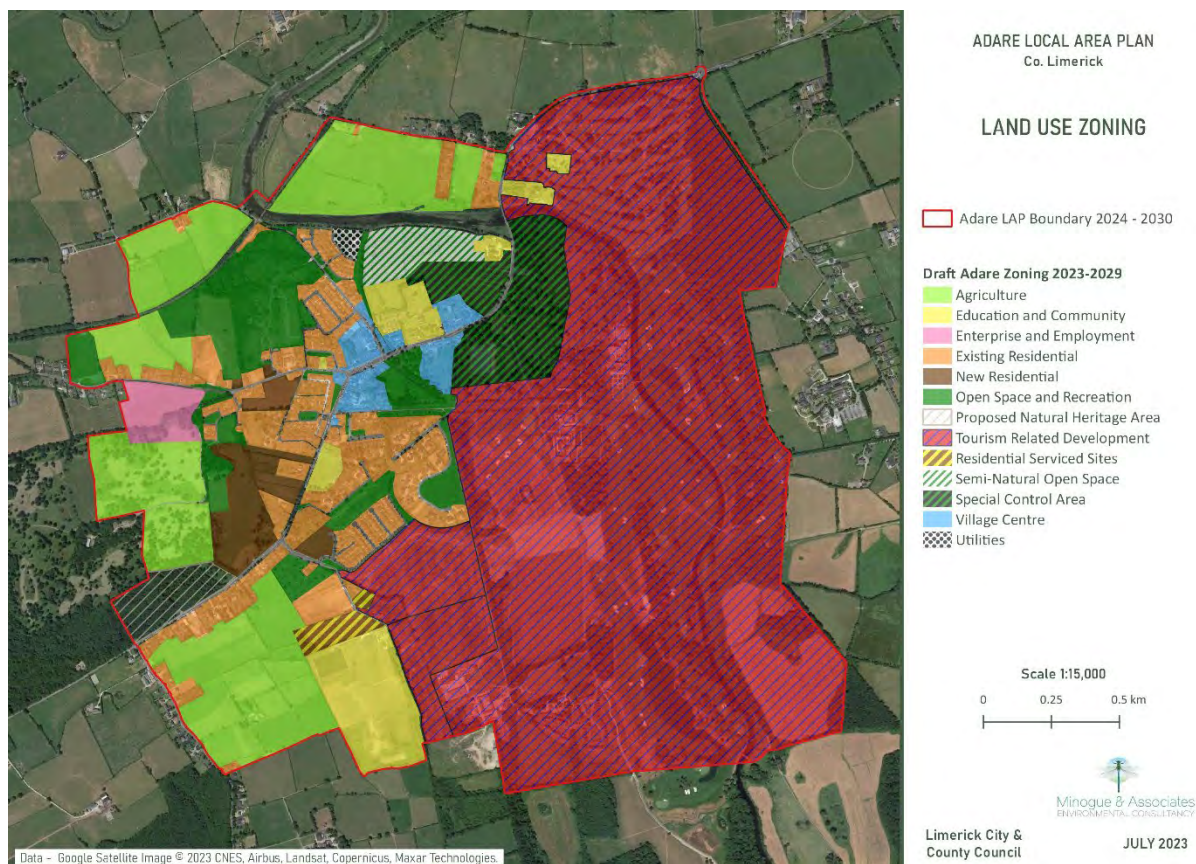


TABLE 7-2 TOTAL AREA ZONED IN 2024 LAP AND 2015 LAP

Zoning	Total Area Zoned in 2024 LAP - ha	Total Area Zoned in 2015 LAP - ha
Agriculture	76.87	120.16
Enterprise and Employment	5.71	4.27
Education and community facilities	23.83	42.83
Utilities	0.85	0.85
New residential/ Phase 1	13.27	23.2
New residential Phase 2	0	10.99
Existing Residential	47.36	74.25
Residential Serviced Sites/ Phase 1	3.11	9.1
Residential Serviced Sites Phase 2	0	19.69

Zoning	Total Area Zoned in 2024 LAP - ha	Total Area Zoned in 2015 LAP - ha
Open Space and Recreation	36.46	36.73
Village Centre	8.72	7.07
Special Control Area	21.61	261.7
Semi Natural Open Space	6.34	10.82
Proposed Natural Heritage Area	6.70	6.67
Tourism Related Development	276.78	No designation
	TOTAL	

TABLE 7-3 SEA EVALUATION OF LANDUSE ZONINGS

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p><b>Village Centre</b></p> <p><b>Objective:</b> <i>To protect, consolidate and facilitate the development of Adare’s commercial, retail, educational, leisure, residential, social and community uses and facilities.</i></p> <p><b>Purpose:</b> To consolidate Adare’s Village Centre through densification of appropriate commercial and residential developments ensuring an appropriate mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment, which will enhance the quality of life of residents, visitors and workers alike. The zoning will strengthen retail provision in accordance with the Retail Strategy for County Limerick 2022-2028, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment:</p> <p>Village centre viability and support for appropriate uses, and design features will provide positive long-term effects across a range of SEOS, through the reuse of brownfield/ existing built fabric which is consistent with national, regional and county policies. Promotion of the Village Centre development under the Town Centre First policies and objectives is positive in relation to population and human health, soil and geology, material assets and cultural heritage SEOs in particular. The majority of the LAP policies and objectives supports the town centre by improving the connectivity within the centre, enhancing the public realm, and upgrade the fabric of the streetscape. It is important that all environmental assessments are carried out as appropriate and environmental protection policies and objectives in the LAP will provide for project level mitigation. These include, <i>inter alia</i>:</p> <ul style="list-style-type: none"> <li>• Objective CH 02: Compliance with Environmental Assessments:</li> <li>• Objective CH 07 Ecological Impact Assessment</li> <li>• Objective CH 08 Creation of New Habitats</li> </ul> <p>SFRA Comment:</p> <p>The Justification Test was applied and passed for the Village Centre (see Appendix A.1.2) on the basis that;</p> <ul style="list-style-type: none"> <li>· There should be no new or infill highly vulnerable residential development within Flood Zone A/B until after the Adare Flood Relief Scheme is completed.</li> <li>· Within Flood Zone A/B development is limited to extensions, renovations and change of use.</li> <li>· Demolition/reconstruction consisting of infill residential development on the ground floor can only take place in Flood Zone C.</li> <li>· Less vulnerable development is appropriate within Flood Zone B.</li> </ul>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>NIR Comment. The zoning will strengthen retail provision in accordance with the Retail Strategy for County Limerick 2022-2028, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric. No impacts on the European Sites are foreseen as a result of this zoning.</p>									
<p><b>Existing Residential</b></p> <p><b>Objective:</b> <i>To provide for residential development, protect and improve existing residential amenity.</i></p> <p><b>Purpose:</b> This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor’s surgeries, playing fields etc.</p>	↕	0	0	↕	0	0	0	0	0
<p>SEA Comment: This confirms existing landuses with no significant effects identified. Most of these lands are on either agricultural lands or are areas of existing land-use activities subject to implementation of appropriate mitigation measures, no significant adverse effects are identified for this zoning. It is likely to impact positively on population and human health of the area.</p> <p>SFRA Comment: Risk to existing residential in Flood Zone A and B. The Justification Test has been applied and passed for existing residential lands (see the accompanying SFRA report) on the basis that development is;</p> <ul style="list-style-type: none"> <li>• Limited to extensions, renovations and change of use.</li> <li>• Bedrooms should be located in the upstairs of two-story buildings when extending existing property.</li> <li>• An appropriately detailed FRA will be required which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the points detailed in Part 3 of the Justification Test process, please see SFRA report for further detail.</li> </ul> <p>NIR Comment: No impacts on the European Sites are foreseen from the Existing Residential zoning as a result of this Plan. Some New Residential areas are zoned (brown) as well as already serviced but undeveloped residential areas (pink). Both the New Residential and the Residential Serviced sites would have construction related impacts associated with development. Increased permanent population will increase pressure on WWTP and have increased traffic and air pollution impacts. Some disturbance and habitat loss may also be anticipated. However, no clear pathway for impact has been identified between the sites and the QIs of the SAC. Project level mitigation may still be appropriate, dependent on the specifics of the projects. No impacts on the European Sites are foreseen as a result of this zoning, but project level assessments may still be required.</p>									
<p><b>New Residential</b></p> <p><b>Objective:</b> <i>To provide for new residential development in tandem with the provision of social and physical</i></p>	↕	↑	↕	↕	↕	↕	↕	↑	↕

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p><i>infrastructure.</i></p> <p><b>Purpose:</b> This zone is intended primarily for new high quality housing development. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible). This zone may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor’s surgeries and playing fields etc</p>									
<p>SEA Comment: Most of the impacts identified for residential development zones are identified as being mitigated at project level through development management. The landuse zoning relates to backlands primarily at the western part of the plan area that are within local services and are accessible. Positive impacts were identified for population and human health, plus a compact growth and enhanced accessibility which is consistent with AQ, CC and transport related MA SEOs.</p> <p>Based on aerial imagery review, some of these lands support hedgerows and linear woodland habitat. There should be a presumption against removal of these woodland habitats that may be of cultural and historical importance, as well as providing ecological connectivity to the Adare Woods pNHA and demesne lands. Ecological impact assessments should support planning applications in these lands. Appropriate ecological buffers should be integrated based on robust ecological evidence and surveys. Residential development will be dependent on capacity and provision of the Adare WWTP. Enhancement opportunities through habitat retention, creation of new habitat features and quality landscape and public realm is important to reduce effects on BFF, W at project level.</p> <p>Application of relevant policies and objectives in the LAP, including, inter alia the following will provide appropriate mitigation:</p> <ul style="list-style-type: none"> <li>Objective CH O2: Compliance with Environmental Assessments:</li> <li>Objective CH O7 Ecological Impact Assessment</li> <li>Objective CH O8 Creation of New Habitats</li> </ul> <p>SFRA comment: Justification Test required for within Flood Zone A and B.</p> <p>NIR comment: Some New Residential areas are zoned (brown) as well as already serviced but undeveloped residential areas (pink) ADD FIG REF XXX. Both the New Residential and the Residential Serviced sites would have construction related impacts associated with development. Increased permanent population will increase increased pressure on WWTP and have increased traffic and air pollution impacts. Some disturbance and habitat loss may also be anticipated. However, no clear pathway for impact has been identified between the sites and the QIs of the SAC. Project level mitigation may still be appropriate, dependent on the specifics of the projects. No impacts on the European Sites are foreseen as a result of this zoning, but project level assessments may still be required.</p>									
<p><b>Residential Serviced Sites</b></p> <p><b>Objective:</b> To offer an alternative to the rural one off house, providing an opportunity for people to design a house to their individual needs and supported by existing services.</p>	↕	↑	↕	↕	↕	↕	↑	↑	↑



Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p><b>Purpose:</b> Provides opportunities for those seeking to design and build their own home on serviced lands within the Village.</p>									
<p>SEA Comment: Village centre viability and support for appropriate uses, and design features will provide positive long-term effects for PHH, MA and compliance with higher level plans. Promotion of the options for housing within the settlement boundary supports service led development by utilising existing material assets and reducing the need for one off infrastructure as well as supporting more town centre living and activity with access via non-vehicular means to local services. Positive interactions with PHH, MA, indirectly with CC and AQ. For other parameters, existing mitigation measures in the LAP will provide sufficient project level mitigation. <a href="#">As with New Residential, quality design, retention of existing ecological corridors and opportunities for habitat creation should be supported through this landuse zoning.</a></p> <p>SFRA comment: New residential are in Flood Zone C, so at low risk of flooding. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of the SFRA. Justification Text required for within Flood Zone A and B.</p> <p>NIR comment: Both the New Residential and the Residential Serviced sites would have construction related impacts associated with development. Increased permanent population will increase pressure on WWTP and have increased traffic and air pollution impacts. Some disturbance and habitat loss may also be anticipated. However, no clear pathway for impact has been identified between the sites and the QIs of the SAC. Project level mitigation may still be appropriate, dependent on the specifics of the projects. No impacts on the European Sites are foreseen as a result of this zoning, but project level assessments may still be required.</p>									
<p><b>Education and Community</b></p> <p><b>Objective:</b> <i>To protect and provide for education, training and adult learning, community, healthcare, childcare, civic, religious and social infrastructure.</i></p> <p><b>Purpose:</b> To protect existing and allow for expansion of a wide range of educational facilities, services and related development. To facilitate sustainable development of community infrastructure and create an inclusive high quality of life. This land use will provide for community facilities, healthcare services, childcare, religious, social and civic infrastructure, ancillary purpose-built accommodation such as residential care or institutions to support the main use only, and other facilities.</p>	↕	↑	↑	↕	↑	↑	↕	↑	↑
<p>SEA Comment: Positive impacts are identified for population and human health, transport and air quality SEOs. Project level mitigation measures included in the LAP provide appropriate mitigation.</p> <p>SFRA Comment: Risk to existing education and community in Flood Zone A and B. Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning. Any future construction should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> <li>• Only water compatible development should be placed in Flood Zone A or B;</li> <li>• FRA should address climate change and FFL requirements in relation to Table 7 2;</li> </ul>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<ul style="list-style-type: none"> <li>Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and;</li> <li>Development is constructed in accordance with the site specific FRAs.</li> <li>Any development shall also be required to be built in accordance with LCCC SuDS Policy.</li> </ul> <p>NIR comment: No changes in Education and Community have occurred as part of this plan, as such no impacts on the European Sites are foreseen as a result of this zoning.</p>									
<p><b>Enterprise and Employment</b></p> <p><b>Objective:</b> <i>To provide for and improve general enterprise, employment, business and commercial activities.</i></p> <p><b>Purpose:</b> To provide for enterprise, employment and general business activities and acknowledge existing/permitted retailing uses. This land use zone may accommodate light industry, low input and emission manufacturing, logistics and warehousing and office developments. The form and scale of development on these sites shall be appropriate to their location, having regard to surrounding uses and scale. Proposal may generate a considerable amount of traffic by both employees and service vehicles and traffic assessments may be required. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist links to the village centre and public transport. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p>	↕	↕	↕	↕	↕	↕	↕	↕	↕
<p>SEA Comment: This relates to one greenfield site in the western part of the plan area. <a href="#">Where present, retention of existing woodland habitats should be supported and wildlife friendly landscape proposals to provide ecological connectivity as well as providing buffers for noise, air and lighting should be integrated to project proposals.</a></p> <p>SFRA: Enterprise landuse zonings are in flood zone C, so at low risk of flooding. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of the SFR</p> <p>NIR: No changes in Enterprise and Employment have occurred as part of this plan. The distance of the Enterprise and Employment zoned are from the European Sites, as well as the lack of a hydrological pathway indicates will avoid impact on the SAC. No impacts on the European Sites are foreseen as a result of this zoning.</p>									
<p><b>Open Space and Recreation</b></p> <p><b>Objective:</b> <i>To protect, provide for and improve open space, active and passive recreational amenities.</i></p> <p><b>Purpose:</b> To provide for active and passive recreational resources including parks, sports and leisure facilities and amenities including greenways and blueways. The Council will not normally permit development that would result in a substantial loss of open space. Linked green spaces/corridors are encouraged.</p>	↕	↑	↑	↕	↑	↑	↕	↕	↕

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p><b>SEA Comment:</b>  Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape. The opportunity to enhance these areas through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs also. <a href="#">Ecological enhancement measures and provision of appropriate buffers from sensitive sites and habitats should be implemented in relation to any proposed recreational projects including greenways.</a></p> <p>SFRA comment: For Water Compatible uses Justification Tests are not required. Required For less vulnerable development in Flood Zone A. Open space and recreation are water compatible and appropriate uses within Flood Zones A and B.</p> <p>NIR comment: No changes in Open Space and Recreation have occurred as part of this plan. Open spaces and recreation used by the public may have potential for impact through increased disturbance to wildlife and fragmentation of intact habitat area. Construction impacts may also occur (new pathways/cycleways). At present, the proximity of the open space and recreation to the SAC is limited, so potential for disturbance is limited. No impacts on the European Sites are foreseen as a result of this zoning.</p>									
<p><b>Special Control Area Zone</b>  <b>Objective:</b> <i>To protect the heritage significance of the specified sites.</i>  <b>Purpose:</b> This zoning recognises the heritage importance of the area. The Special Control Area designation will facilitate the preservation in situ of the identified archaeological, including any subterranean, remains. Within this area, new development will be limited in order to maintain the archaeological heritage of the area.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment: The land between the Augustinian Abbey and the village centre has a dual zoning – Special Control Area in recognition of the archaeological remains at this location and semi-natural open space. This area forms part of the open character of Adare on the approach road from Limerick. Its designation as a Special Control Area and a semi natural open space area will be protected free from development in order to maintain the open character, visual amenity and for flood protection along the River Maigue. Positive interactions across all SEOS relating to this landuse zoning.</p> <p>SFRA Comment: Special Control Area lands are within Flood Zones A and B and is currently undeveloped or green space within the Adare Manor lands.</p> <p>Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning for this site.</p> <p>Any further development of the lands should be subject to an appropriately detailed FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> <li>• Flood Zone B would principally be suitable for water compatible use only;</li> <li>• FRA should address climate change and FFL requirements</li> <li>• Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and;</li> <li>• Any development shall also be required to be built in accordance with LCCC SuDS Policy.</li> </ul>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>NIR Comment: The zonings in this area all recognise the importance of the natural habitat of the River Maigue and its designation as part of the Lower River Shannon Special Area of Conservation. A small increase in at the area zoned as Special Control Area has occurred in the LAP. No impacts on the European Sites are foreseen as a result of this zoning.</p>									
<p><b>Tourism Related Development</b>  <b>Objective:</b> <i>To provide for tourist facilities, which would improve the tourism opportunities associated with Adare Manor and the hosting of the Ryder Cup.</i>  <b>Purpose:</b> To recognise the tourism potential of the Ryder Cup and the Adare Manor Demesne and the architectural and cultural heritage of Adare.</p>	↕	↕	↕	↕	↕	↕	↕	↕	↕
<p>SEA Comment:  This is a new proposed landuse zoning and covers an extensive part of the plan area. This includes the River Maigue and wetlands as well as sites of significant cultural heritage. Given the large-scale nature and environmental sensitivities of this area, a strategic approach is required to ensure ad hoc and piecemeal proposals do not detract and erode overall environmental quality. Application of project level and/or masterplanning should address environmental effects across all SEOs subject to consider of potential cumulative and in combination effects. At this juncture, specific proposals are not identified. <a href="#">Therefore, any proposals will be underpinned by environmental assessments including, <i>inter alia</i> Appropriate Assessment (AA), Ecological Impact Assessments (EclA), Cultural Heritage Assessments and application of and adherence to the following LAP objectives:</a>  Objective CH 05 Designated Sites and Nature Conservation, Objective EH O2 Lesser Horseshoe Bat, Objective EH O3 Ecological Impact Assessment, Objective EH O4 Creation of New Habitats, Objective EH O5 New Infrastructure Projects and policies and objectives relating to architectural and architectural heritage such as Objective CH 13 Protected Structures, Objective CH 16 Archaeological Heritage.  <a href="#">Opportunities for enhancement measures and provision of appropriately robust buffers to protect natural and cultural heritage will be required.</a>  <a href="#">Adherence and application of the following LCCC Development Plan 2022 -2028 objectives will be essential:</a>  SFRA Comment: Tourism Related Development lands comprising of Adare Manor and Golf Club are within Flood Zones A and B. Any buildings at the site are located within Flood Zone C. Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning for this site.  Any further development of the lands should be subject to an appropriately detailed FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> <li>• Flood Zone A/B is suitable for water compatible use only;</li> <li>• FRA should address climate change and FFL requirements</li> <li>• Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and;</li> </ul> <p>Any development shall also be required to be built in accordance with LCCC SuDS Policy.  NIR Comment: This is the one of the main zoning type within the plan boundary (Figure 6-6). The tourism zoning largely covers the area to the east of the plan area, and encompasses Adare Manor, the golf course and some areas to the west of those, currently utilised for agricultural purposes. The zoning has reduced slightly since the previous LAP, zoning has changed, was previously Special Control Area? Impacts associated with tourism can include increased pressure on</p>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>services (such as waste-water treatment) especially at peak event times, littering and other sources of pollution, increased pressure/disturbance at environmentally sensitive sites through recreational activities such as fishing and walking. The area zoned as "Tourism" encompasses a long stretch of the River Maigue and tributaries, which a direct hydrological link to the SAC. Water quality in the Maigue upstream of the Adare LAP is Moderate (3-4) so efforts to ensure that degradation of quality through tourism related activities does not occur. This will help to protect the integrity of the Lower River Shannon SAC, and particularly it's QI otter.</p>									
<p><b>Infrastructure and Utilities</b></p> <p><b>Objective:</b> <i>To provide for the infrastructural needs of transport and other utility providers.</i></p> <p><b>Purpose:</b> Preserves land for the provision of services such as electricity and gas networks, telecommunications, the treatment of water and waste water etc. Such proposals shall demonstrate resilience to climate change.</p>	↕	↑	↑	↕	↑	↑	↕	↕	↕
<p>SEA Comment: The impacts are identified as overall positive, particularly for PHH, W, MA and interrelationship SEOs in particular as it aims to provide essential public utilities as appropriate in line with the enhanced development of Adare as a whole. The recognition of resilience to climate change is consistent with the AQ SEOS.</p> <p>SFRA comment: Risk to existing utilities lands comprising of a water treatment plant, can be managed on the basis that;</p> <ul style="list-style-type: none"> <li>• Any future development of the land should be subject to an FRA which should follow the general guidance provided in relevant section of the SFRA and must specifically address the following:</li> <li>• The sequential approach should be applied and highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected;</li> <li>• FRA should address climate change scenarios in relation to operational levels and potential mitigation measures;</li> <li>• Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and;</li> </ul> <p>Any development shall also be required to be built in accordance with LDP SuDS Policy.</p> <p>NIR comment: No changes in Utilities and Infrastructure have occurred as part of this plan. No impacts on the European Sites are foreseen as a result of this zoning</p>									
<p><b>Agriculture</b></p> <p><b>Objective:</b> <i>To protect and improve rural amenity and provide for the development of agricultural uses.</i></p> <p><b>Purpose:</b> Protect rural amenity and agricultural lands from urban sprawl and ribbon development and provide a clear demarcation to the adjoining built up areas. Uses which are directly associated with</p>	↕	↑	↑	↕	↑	↑	↕	↕	↕

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
<p>agriculture or rural related business activities which have a demonstrated need for a rural based location and which would not interfere with rural amenity are open for consideration. Compliance is required with the criteria for Small Scale Home-Based Businesses. One off dwellings will only be considered on agriculturally zoned land outside of Flood Zones A and B, subject to the terms and conditions of the rural housing policy as set out in this Plan.</p>									
<p>SEA Comment: Confirms existing land use. However, monitoring is required to avoid surplus of housing being permitted that works against the target of 30% new residential. Wastewater capacity and treatment is essential consideration and measures to ensure wildlife corridors are not damaged through loss or disturbance.</p> <p>SFRA comment: Agriculture and open space and recreation are water compatible and appropriate uses within Flood Zones A and B.</p> <p>NIR comment: A small addition area zoned agricultural land has been added as part of this LAP, which now includes an area to the north of the Mague. This zoning is reflective of the existing environment, and as such no impacts on the European Sites are foreseen as a result of this zoning.</p>									
<p><b>Semi-Natural Open Space</b></p> <p><b>Objective:</b> <i>To protect Natura 2000 designated sites, candidate/proposed sites and flood plains in a semi natural open state.</i></p> <p><b>Purpose:</b> This zoning recognises the importance and need for protection of these areas for wildlife, habitat, flora and fauna and floodwater storage. Within these areas development will be prohibited in order to maintain the integrity of the sites.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment:</p> <p>Positive across all SEOs as it recognises the significance of this area. The lands are zoned Semi-Natural Open Space, having regard to the sensitivities of the lands adjoining the nature designation and to safeguard the river from development, which may affect the designation. These lands, are located on the edge of the settlement, but are important as part of the setting of the Village and because of the sensitivities of the River Mague, which is designated as an Special Area of Conservation at this point.</p> <p>SFRA: Limited development is considered open for consideration in this zoning and any such development would be subject to an appropriate level of flood risk assessment and environmental assessment. For Water Compatible, Justification Test not required. For less vulnerable development in Flood Zone A.</p> <p>NIR: A small loss in zoning for Semi-natural Open Space has occurred as part of this LAP. The location along the river of this is positive, providing a buffer for the river in a sensitive location. Infrastructure in</p>									

Evaluation against SEOs	BFF	PHH	AQ	W	SG	L	MA	CH	CHT
this location should be limited to help prevent disturbance. No impacts on the European Sites are foreseen as a result of this zoning.									
<p><b>Proposed Natural Heritage Area</b></p> <p><b>Objective:</b> <i>To protect the Adare woodlands pNHA Code 429</i></p> <p><b>Purpose:</b> This zoning recognises the importance of the remnants of ancient woodland and its component ground flora.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment: This landuse zoning recognises the national significance of this habitats of ancient woodland that provide important habitat and foraging resources for a range of wildlife. Their ecological integrity and function should be a core priority of this landuse zoning with no incremental loss of habitats or their sustaining resources that underpin the. Impacts may arise on the landuse zoning from adjacent landuse activities and these should be considered through the development control process.</p> <p>SFRA comment: no comment</p> <p>NIR comment: no comment</p>									

### 7.1.1 Evaluation of Opportunity Sites

Five Opportunity Sites have been identified as providing potential for renewal and regeneration in the village and will contribute to an improved quality of life in the village. They have the potential to enhance community vitality and create a positive public realm experience in the village. These areas and buildings have been chosen given their prominent location in the village, their alignment with national policy on compact urban development and where the Council are seeking to capitalise on the existing assets in Adare. In summary, these are consistent with national and regional policy objectives in terms of town centre first and support for brownfield regeneration. They will be supported through a range of policies in the LAP in particular TCF1: Opportunity Sites and supporting objectives.

Figure 7.2 below presents the 5 opportunity sites identified in the draft LAP.


**FIGURE 7-2 OPPORTUNITY SITES IN THE ADARE PLAN AREA**



### 7.1.2 Assessment of Opportunity Sites



7.1.2.1 Opportunity Sites Assessment

<p><b>Opportunity Site 1:</b></p> 		<p><b>Site Description: The Heritage Centre and car park with recycling centre to rear.</b></p> <p>The site is located in the centre of the village and is zoned for Village Centre and Community and Education Use.</p> <p><b>Development Potential/Principles:</b></p> <ul style="list-style-type: none"> <li>- Reimagine the layout of the Centre to explore opportunities to enhance the tourist facilities here to create a dynamic centre and focal point for tourist visiting the village. Potential exists to reorganise the public realm arrangements, retain and enhance the retail offering including the existing café and shops, reimagine the existing historical exhibition space and the community space afforded in the former Cinema room and the potential of the library to provide for a community hub. Upgrade of the toilet facilities is also required as is the need for a centralised information desk.</li> <li>- The current parking provision shall be examined. This shall include for the provision of age friendly parking spaces and potential for a drop off point for coaches and long stay out of centre coach parking facilities and/or the provision of an overflow coach parking area on undeveloped lands at the rear of the existing car park should be considered.</li> <li>- Any proposals for an overflow car park / new parking area, located on lands in Flood Zone will need to adhere to the provisions set out in the Strategic Flood Risk Assessment and will require a detailed management scheme/plan to include for the closure of this area in times of predicted tidal flooding.</li> <li>- To safeguard the adjoining watercourse, provision shall be made to ensure that no development takes place within 20m of this watercourse.</li> <li>- An overall masterplan shall be prepared for the site and the overall development shall occur in a coordinated fashion.</li> </ul>						
BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
↕	↑	↕	↕	↕	↑	↕	↕	↕
<p>SEA Comment: <a href="#">As part of the Masterplan preparation, pollinator friendly planting and nature based solutions should be integrated to enhance the overall ecological value of the site and provide for quality landscape proposals.</a> Application of environmental protection measures in the LAP at masterplan and project stage will provide appropriate mitigation. Impacts are identified as being mitigated across most SEOs, with positive long term interactions, reflecting national policy for PHH, and MA SEOs, and indirectly SG SEOs.</p> <p>SFRA comment: Opportunity Site No.1 is located within Flood Zone A/B, within this site an area of undeveloped zoned land is earmarked for overflow car parking. A carpark is a water compatible use and third party impacts must be managed by ensuring there is no significant raising of lands within the site. To manage the risk to the users of car park then LCCC should provide early flood warning (either directly or as delivered by the Adare Flood Relief Scheme) to trigger an appropriately detailed emergency flood response plan. The plan must ensure that the potential car park is evacuated prior to the flood event and closed for use. Since the principal flood source is related to tidal flooding there should be significant</p>								

opportunity to provide advance warning and effectively manage risk. Since the area proposed for potential car parking is undeveloped there is a significant opportunity to include nature based solutions and SuDS for the management of stormwater as outlined in the SFRA and Policy IU04 (c).

Natura Impact Report: The site is zoned up to the edge of the Gortaganiff watercourse, which is directly connected to the Lower River Shannon SAC just 300m downstream. All developments at this site should leave a riparian buffer to the watercourse to help prevent disturbance to any otter which may use the watercourse. All developments should ensure that run-off is suitably managed to protect the quality of the Lower River Shannon. If the proposals for the carpark (subject to Appropriate Assessment process) go ahead, environmental control measures (e.g. hydrocarbon interceptors, SUDS measures) should also take into account the potential for flooding at this site and release of pollutants.

**Opportunity Site 2**



**Site Description: Village Hall and adjoining green area**

This building occupies a focal point in the Village at the top of Main Street. The building is included on the Record of Protected Structures and is located within an Architectural Conservation Area. Presently the hall is underutilised but potential exists to enhance its use and that of the adjoining green for the whole community.

**Development Potential/Principles:**


- The Council welcomes proposals for uses in line with the Village Centre zoning designation on this site which permits in principle commercial, retail, residential, education and community type uses subject to a grant of planning permission. Any development proposed on site shall be mindful of the protected status afforded to the building and its curtilage.
- The area to the front and side of the Hall offer potential for the development of a Civic space and could be used for community markets and pop up event as well as a performance space. Any proposals for this area should include appropriate public realm and planting upgrades.

BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	↑	↑	↕	↑	↑	↕	↕	↑

SEA Comment: The building on this site is a protected structure, located within an Architectural Conservation Area. Therefore, any development proposed on this opportunity site must incorporate the protected status afforded to this building and its curtilage and should contribute to the streetscape and townscape character as it is a prominent building within a focal point of the Village centre at the top of Main Street. This will enhance the unique characteristics and assets of the area and improve the public realm. Any new permanent design proposals eg civic space should respect the architectural features and contribute positively to same given its prominent location and distinctive contribution to the streetscape. Positive interactions for PHH, CH, L and MA SEOS associated with more active reuse of the building and its central location. The proximity of the centre to the village reduces the need for residents to drive to the Hall. The longer term sustainability of the Hall is positive for CH, and SG SEOS also.

SFRA comment: Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within this SFRA.

NIR comment: The site is at distance from the SAC, and no direct pathway for impact on the Qualifying Interests of the SAC has been identified. Impacts on the SAC are unlikely from developments at this already serviced site.

<p><b>Opportunity Site 3</b></p> 	<p><b>Site Description: Former Monastery/Fever Hospital</b></p> <p>This prominent building is located along the Killarney Road adjoining Scoil Naomh Iosaf across the road from the newly constructed public car park. The building is included on the Record of Protected Structures in Adare. Presently the building is vacant. It is a prominent building approaching the village.</p> <p><b>Development Potential/Principles:</b></p> <ul style="list-style-type: none"> <li>- The Council will welcome proposals for uses in line with the Community and Education zoning designation on this site which permits in principle developments which serve the community.</li> <li>- A feasibility study should be prepared to investigate options for the use of the building. Such uses could include as a creative community hub or training centre, co-working and hot desk space, food incubation units, craft workshops/studios, library etc.</li> </ul>							
<p><b>BFF</b></p> <p>↕</p>	<p><b>PHH</b></p> <p>↑</p>	<p><b>AQ-C</b></p> <p>↑</p>	<p><b>W</b></p> <p>↕</p>	<p><b>SG</b></p> <p>↑</p>	<p><b>MA</b></p> <p>↑</p>	<p><b>L</b></p> <p>↕</p>	<p><b>CH</b></p> <p>↑</p>	<p><b>IR</b></p> <p>↕↑</p>
<p>SEA Comment: The building on this site is a protected structure. Therefore, any development proposed on this opportunity site must incorporate the protected status afforded to this building and its curtilage and should contribute to the streetscape and townscape character as it is a prominent building approaching the village. This will enhance the unique characteristics and assets of the area and improve the public realm. <a href="#">Given it has not been in use for a number of years, the potential for nesting birds and roosting bats exist, therefore bat and bird surveys should be undertaken in the appropriate season by a suitably qualified ecologist. The opportunity to integrated wildlife friendly design such as integrated bat boxes, etc should be considered as well as improving energy efficiency of the building. Appropriate landscaping including new hedgerows/treelines could improve the overall ecological connectivity within this part of the plan area.</a></p> <p>SFRA: Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within the SFRA.</p> <p>AA The site is at distance from the SAC, and no direct pathway for impact on the Qualifying Interests of the SAC has been identified. Impacts on the SAC are unlikely from developments at this already serviced site.</p>								
<p><b>Opportunity Site 4</b></p>	<p><b>Site Description: Public Realm upgrades Main Street.</b></p> <p>Adare has the potential to develop a high-quality pedestrian area in the commercial core that can act as a destination space. This is key to enable the village to attract and retain new residents and visitors, thereby improving the overall vitality of the village.</p> <p><b>Development Potential/Principles:</b></p>							



Indicative

view of Main St West following public realm upgrade works.



Indicative

view of Main St East following public realm upgrade works.

- Detailed design to be developed to provide widening of the pedestrian areas in the core of the village and develop pedestrian friendly zones
  - Potential exist to provide parking and a loading space on the south side of the road and replace parking on the north side in areas identified through the Adare Traffic Management Plan and on Opportunity sites 5 and 1 and incorporate where possible cycle lanes.
- Consideration to be given to sensitive trees and shrub planting and appropriate lighting.

BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
↕↑	↑	↑	↑	↑	↑	↕↑	↑	↕

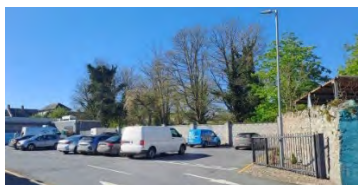
Sea Comment: This will enhance the unique characteristics and assets of the area and improve the public realm with long term positive interactions with PHH SEOS as well as L, CH SEOs. Where new tree or vegetation planting is proposed these should contribute to the streetscape and be of native provenance to increase wildlife benefits. [Trees and other nature based solutions such as swales, tree pits can also offer co benefits around noise and air quality at local level. Excessive illumination should be avoided.](#) Enhancing the public realm and the overall vitality of the street should be positive indirectly for AQ and MA if it encourages greater permeability and modal shift.

Flooding Risk Assessment: The proposals for the Public Realm improvements should also consider inclusion of nature based solutions and SuDS for the management of stormwater as outlined in the SFRA and Policy IU04 (c), where possible

Natura Impact Report: Site 4: Public Realm upgrades Main Street. Detailed design to be developed to widening the pedestrian areas in the core of the village and develop pedestrian friendly zones. The potential exists to provide parking and a loading space on the south side of the road, and replace parking on the north side in areas identified, and incorporate where possible cycle lanes. Consideration to be given to sensitive tree and shrub planting and appropriate lighting. The site is at distance from the SAC – it is unlikely to have an increase in disturbance associated with it. Any construction works associated with the upgrades to the street have the potential for impact through contaminated surface water run-off

to the stormwater network, which likely links to the river. At a minimum, standard environmental controls/procedures should be applied during construction to prevent impact on the SAC through run-off of water containing pollutants. This is likely to be enough to break the source-pathway-receptor link to the SAC.

**Opportunity Site 5**



**Site Description: Lands to rear of Main Street adjoining Centra Car Park and Adare Ironworks.**

These lands are made up of rear garden plots to dwellings and business premises along the Main St, the public car park for Centra which is accessed from Station Road and the Adare Ironworks building and yard. The car park is enclosed by high stone walls and provides 30 car parking spaces. Rear pedestrian access is provided to Centra from the car park. The adjoining areas are made up of long garden plots many with mature trees and a builder's yard.

**Development Potential/Principles:**

- The area is zoned for Village Centre use and part of the lands zoned Village Centre fall within Flood Zone A. The remaining undeveloped area is outside of identified flood risk lands.
- Potential exists to provide an extended public car park at this location, subject to appropriate environmental assessment which should include proposals for the maintenance of existing trees on site.
- Potential also exists for mixed use development in line with the Village Centre zoning designation subject to all environmental considerations potentially overhead ground floor car parking.
- Vehicular access shall be from the Station Road only.
- A masterplan should be prepared for the overall development of the lands.

BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
↕	↑	↕	↕	↕↑	↑	↕	↕	

SEA Comments: A Masterplan will be prepared to provide a coherent, sustainable and phased framework for this opportunity site, addressing issues of the sustainable use of available lands, preservation of existing amenity, access, urban design and connectivity with the village and surrounding area. This will enhance the unique characteristics and assets of the area and improve the public realm. [The potential for bats and nesting birds on the mature trees and old buildings, as well as potential loss of foraging habitat means the site should be subject to appropriate environmental assessments/ecological surveys as appropriate. Therefore application of ecological impact assessment and potential bat surveys are recommended. Such surveying and reporting shall be undertaken by a suitably qualified and competent person with appropriate ecological qualification and experience. Additional landscaping should incorporate Nature based solutions and planting mixes in line with the All Ireland Pollinator Plan, additional/extra illumination should be avoided, especially adjacent to treelines close to boundary.](#)

Positive impacts for PHH, and indirectly for other SEOS through brownfield site and redevelopment. The provision of sheltered bike spaces should be included to encourage non-vehicular transport access and options.

SFRA comment: Opportunity Site No.5 is also located within Flood Zone A/B, within this site part of the land is earmarked for extended car parking. The same considerations should apply as for Opportunity Site No.1. Similarly there is a significant opportunity to include nature based solutions and SuDS for the management of stormwater as outlined in Section 7.9 and Policy IU04 (c), not just for the car parking land but also to the wider area of the Opportunity Site in Flood Zone C that is proposed for Mixed Use

NIR Comment: The site is at distance from the SAC, and the likelihood of increased disturbance associated with any development at this site is low. Any construction has some potential for impact, but standard environmental controls/procedures are likely to be sufficient to prevent impact on the SAC.

### 7.3 Summary of Effects from the Adare Public Realm Plan, Volume 2 of the Adare Local Area Plan

Chapters Three and Four of the Adare Public Realm Plan identify a number of actions and potential interventions. These are captured in the Amenity and Sustainable Transport Map in the Draft Adare LAP and Amenity and public transport routes and as assessed in detail in Annex A of this SEA ER.

In summary, most of the actions for walking and cycling interventions relate to improvements for pedestrians and cyclists on existing built land and artificial surfaces and prioritise improving linkages between key amenity or community sites within the village, such as Walking Route 1 -pedestrian route from Main Street to GAA Club. A small number of routes go through greenfield lands at the rear of residential development and potential effects are identified in terms of BFF, SG and W where vegetation may be removed to facilitate these routes eg loss of hedgerow would be negative in terms of BFF SEOS and depending on the age of the hedgerows, could give rise to conflict with CH and L SEOS. Therefore, mitigation at project level is recommended in the SEA ER. Positive impacts are identified for PHH, AQ, CC and MA in terms of supporting sustainable travel, with accompanying positive human health effects from non-vehicular transport activity and reductions in private car trips in the local area. In addition, the cycle routes will be further considered under the Traffic Management Plan for Adare.

The Public Realm Plan identifies 6 objectives for a potential River Maigue Park. The SEA and NIR have highlighted a range of potential positive and negative interactions with SEOS given the ecological significance of the River Maigue, as well as the important landscape and cultural heritage setting the River provides and the proximity to several important archaeological sites. Positive potential interactions are identified across a number of SEOS including PHH, MA but specific mitigation measures are identified for the proposed objective to avoid adverse effects in terms of BFF, W, SG, CH and L.

The SFRA states the following in relation to the Public Realm Plan:

A review of amenity and sustainable transport routes detailed in the Draft Local Area Plan has also been carried out as part of this SFRA. Under the Planning Guidelines and Flood Risk Management, such routes can be classed as water compatible whilst local transport infrastructure and essential infrastructure, such as primary transport routes would be classed as less vulnerable and highly vulnerable, respectively.

Many of the pedestrian and cycle routes proposed in Adare are within Flood Zone A/B and most are existing. As far as the Justification Test applies, there are no alternative routes which are wholly within Flood Zone C and the Test is not applied in this case. Any new walking and cycling routes should not seek to raise ground levels within the Flood Zone (other than if the route is part of the Adare Flood Relief Scheme – such as an embankment pedestrian/cycling route). If there is any new bridge structure over the River Maigue then Section 50 consent will be required from the OPW. Management of stormwater from any new or upgraded routes should follow Policy IU04 with particular note to point c regarding SuDS and Nature Based Solutions.

A number of actions in the public realm plan are screened in for Appropriate Assessment, in particular those that relate to objectives close to the River Maigue. Increased development on the River Maigue, which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water

quality and quantity, and air quality. Mitigation measures are included in the NIR and presented in Chapter Eight of this SEA ER.

#### 7.4 Cumulative and in combination effects cross check

The following projects or plans were identified as potential sources of cumulative impacts:

- Limerick Development Plan 2022-2028
- Limerick Climate Change Adaptation Strategy 2019-2024
- Foynes to Limerick Road (including Adare Bypass)
- Limerick | Shannon Metropolitan Area Transport Strategy 2040
- Adare Flood Relief Scheme
- Ryder Cup 2027
- National Planning Framework
- Third Cycle River Basin Management Plan for Ireland 2022-2027
- Planning Applications (retrieved from Data.gov.ie - Planning Application June, April 2023)

These are discussed below in **Table 7.4**.

**TABLE 7-4 PLANS AND PROJECTS CONSIDERED FOR IN COMBINATION AND CUMULATIVE EFFECTS.**

Plan/Project	Overview	SEA comment
National Planning Framework	National Planning Framework - Project Ireland 2040 is the government’s long-term overarching strategy to make Ireland a better country for all of its people. Alongside the development of physical infrastructure, Project Ireland 2040 supports business and communities across all of Ireland in realising their potential. The National Development Plan and the National Planning Framework combine to form Project Ireland 2040. Development of infrastructure may have localised adverse impacts. Actions that may arise as a result of Project Ireland 2040 will be considered at a project level, which will ensure that any cumulative or in-combination impacts are addressed. Due to the high-level nature of this Plan, it is not possible to determine with confidence the likely impacts or mitigation measures required yet in detail.	This plan was subject to full SEA and AA, and given its high strategic level, strategic mitigation measures are included; at this strategic scale, no cumulative or in combination effects are identified.
River Basin Management Plan for Ireland 2018-2021 / 2022-2027	The 2nd cycle River Basin Management Plan (RBMP) for Ireland 2018-2021 sets out the actions that Ireland will take to improve water quality and achieve ‘good’ ecological status in water bodies (rivers, lakes, estuaries and coastal waters) by 2021 (DoHPLG, 2018a). Changes from previous River Basin Management Plans is that all River Basin Districts are merged as one national River Basin District. The Plan provides a more coordinated framework for improving the quality of our waters — to protect public health, the environment, water amenities and to sustain water-intensive industries, including agri-food and tourism, particularly in rural Ireland Ireland’s third River Basin Management Plan 2022-2027 (DoHLGH, 2021) was out for public consultation until March 31st 2022. The Consultation report was published in July 2022. Following review of the submissions, the	The second cycle was subject to full SEA and AA. The third cycle is subject to full SEA and AA and is not identified as giving rise to in combination or cumulative effects.



Plan/Project	Overview	SEA comment
	<p>DoHLGH will commence a review and where necessary update the draft RBMP with a view to finalisation and publication in Q3/Q4 of 2022. The 3rd cycle draft Catchment Reports were published in August 2021. The draft Catchment Reports provides a summary of the water quality assessment outcomes for respective catchments, including status and risk categories, significant threats and pressures, details on protected areas and a comparison between cycle 2 and cycle 3. The third cycle draft Catchment Report for Shannon Estuary South Catchment (Catchment Science &amp; Management Unit, 2021) identified that between Cycles 2 and 3 the status of waterbodies has been consistent for the most part. The overall change in quality between Cycles 2 and 3 include 1 lake waterbody that has dropped from a High Status to a Good Status, there are 62 waterbodies which are achieving a Good Status which remains an unchanged number between Cycles however this includes 7 waterbodies that declined to Moderate Status and 7 which were increased to Good Status, 24 waterbodies achieving a Moderate Status which is an increase by five waterbodies, 24 achieving a Poor Status which is a decrease of five waterbodies, and 1 achieving a Bad Status which is an increase of one. Additionally, there are 40 unassigned waterbodies, which remains unchanged between Cycles.</p>	
Regional Economic and Spatial Strategy	<p>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.</p> <p>The RSES sets out a vision for the Southern Region to:</p> <ul style="list-style-type: none"> <li>• Nurture all our places to realise their full potential</li> <li>• Protect, and enhance our environment</li> <li>• Successfully combat climate change</li> <li>• Achieve economic prosperity and improved quality of life for all our citizens</li> <li>• Accommodate expanded growth and development in suitable locations</li> <li>• Make the Southern Region one of Europe’s most creative, innovative, greenest and liveable regions</li> </ul>	This plan was subject to full SEA and AA, and subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified.
Limerick Development Plan 2022-2028	This is the current development plan for Limerick and will continue to have effect until a new Development Plan for Limerick is prepared. The most recent plan was adopted by the Elected Members of Limerick City and County Council at a Special Meeting on 17th June 2022 and came into effect on 29th July 2022 (LCCC, 2022).	This plan was subject to full SEA and AA, and subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified.

Plan/Project	Overview	SEA comment
	<p>The purpose of each Development Plan or Strategy, is to set out the overall strategy for the proper planning and sustainable development of the area. The Plans seek to develop and improve, in a sustainable manner, the social, economic, cultural and environmental assets of each county.</p> <p>Specific statements, policies and objectives are formulated within each Plan to allow the Council to take appropriate steps to avoid the deterioration of European Sites and other SEA topics such as human health, landscape, soil, flood risk etc. Each Plan updates the policies and objectives of the Council in accordance with the Regional Planning Guidelines and National Policy.</p>	
Limerick Climate Change Adaptation Strategy 2019-2024	Limerick City and County Council has developed a 5-year Climate Change Adaptation Strategy which sets out a vision for a climate ready Limerick City and County, that understands how climate change will affect their communities and businesses. As well as setting out how the County will work together to reduce the risk and avail of the opportunities that climate change will bring.	The strategy has been through a Strategic Environmental Assessment Screening (LCCC, 2019a) and an AA screening (LCCC 2019b), where these reports have concluded that the strategy will have no significant effect on local environmental features or on European sites, respectively.
Limerick   Shannon Metropolitan Area Transport Strategy	<p>Included within the Iarnród Éireann Rail Freight Strategy 2040 and the Limerick-Shannon Metropolitan Area Transport Strategy (LCCC, 2022), is the commitment to the reinstatement of the 42km stretch of freight rail between Limerick and Foynes, LSMATS was prepared by the NTA in conjunction with Limerick and Clare authorities.. No station identified for Adare at this stage This line is initially intended for freight services and the works outlined for this development include:</p> <p>Vegetation clearance and removal of existing track  Replacement of track formation and installation of a new ballast bed to current Iarnród Éireann standards.  Rehabilitation and / or renewal of bridges and culverts.  Supply and installation of new rail and concrete sleepers along the entire route.  Renewal of road infrastructure at public road level crossings.  Renewal of accommodation crossings.  Renewal of lineside fencing.  Installation of infrastructure to accommodate the next phase of the project.</p>	The Strategy was subject to full SEA and AA. Subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified
N69/M20 Foynes to Limerick Road (including Adare Bypass)	This project promotes efficient and effective transport links in the Munster region, improving connectivity of Foynes Port, Limerick and its surrounding areas. The project is a proposed 35km length of motorway upgrade from Attyflin to Rathkeale, while connecting the port of Foynes to the motorway network. The project consists of:	This project was subject to full EIA and NIS. Mitigation measures were identified through the EIA and NIS process and subject to full implementation and adherence to these, likely significant effects are not identified. An Bord Pleanála approved the Foynes to Limerick

Plan/Project	Overview	SEA comment
	<p>Approx.15.6 km dual carriageway from Foynes to Rathkeale (with approx.1.9km single carriageway link road between Ballyclogh and Askeaton),</p> <p>Approx.17.5 km motorway from Rathkeale to the existing motorway network at Attyflin (N21/N20/M20 junction)</p> <p>A Service Area for Heavy Goods Vehicles near Foynes.</p>	<p>Road (including Adare Bypass) which comprises the Foynes to Rathkeale Protected Road Scheme 2019, the Rathkeale to Attyflin Motorway Scheme 2019 and the Foynes Service Area Scheme 2019 on 30th August 2022.</p>
<p>Adare Flood Relief Scheme (Office of Public Works/ LCCC)</p>	<p>Limerick City and County Council as the Lead Authority, in partnership with the Office of Public Works (OPW) are advancing with the Adare Flood Relief Scheme. The OPW has recommended the development of a Flood Relief Scheme for Adare as a result of the work completed in the Shannon Estuary South River Basin (UoM 24) CFRAM Study Area. Limerick City and County Council commissioned Ryan Hanley Consulting Engineers in September 2021, to develop and implement a Flood Relief Scheme for Adare.</p> <p>The project is in Options development stage, and Ground Investigation Works have been carried out and have been subject to an AA Screening (Delichon Ecology, 2022).</p> <p>The associated NIS of this project concluded that the implementation of construction best practice and mitigation measures, there will be no significant effects which would adversely affect the European Sites.</p> <p>Throughout the development of Adare FRS consideration will be given to the N21 Limerick/Foynes Road, the 2027 Ryder Cup, Adare Public Realm Plan, potential future upgrade of the Foynes/Limerick Railway, and other public projects in the area.</p>	<p>The initial stage of the project involves hydrological, geotechnical and environmental assessments, in addition to the outline design of flood relief measures, and cost benefit analysis.</p> <p>Once a preferred flood relief option for the scheme has been determined and an outline design completed, Limerick City and County Council will seek consent for the proposed scheme in accordance with the provisions of the Planning and Development Act. Once planning permission has been obtained, the scheme will progress through detailed design.</p> <p>Once detailed design has been completed, the scheme will proceed to tender and construction phase.</p> <p>At this juncture no in combination or cumulative effects are identified given the stage of the project.</p>
<p>Ryder Cup 2027 - Adare Manor</p>	<p>As of July 25th, 2019, Adare Manor has been scheduled to be the host of the Ryder Cup in 2027. This decision was following the renovations and subsequent reopening of the Hotel in April of 2018. Since the announcement of the hosting of the Ryder Cup, it is expected that appropriate environmental assessments as required under the Limerick Development Plan 2022-2028 will apply, as appropriate.</p>	<p>It is not possible at this juncture to assess future proposals but application of relevant environmental assessments under the planning and development management processes will apply. A number of mitigation measures are identified in the SEA ER and NIR around landuse zonings relevant to Adare village and Adare Manor. At this juncture no in combination or cumulative effects are identified given the absence of proposals.</p>
<p>Capacity Extensions at Shannon Foynes</p>	<p>The project is to facilitate capacity extension at Shannon Foynes Port. This requirement to extend Port capacity is responsive to a historic pattern of commercial growth through the Port of Foynes consistent with the projections envisaged in the Port Company's spatial and commercial masterplan – 'Vision 2041' and the resultant</p>	<p>This project is forecast to influence the length of the Shannon Estuary, including the port facilities at Foynes, Limerick Docks and Shannon Airport and with commercial jurisdiction over</p>

Plan/Project	Overview	SEA comment
	<p>fruition of those projections experienced to date. This capacity extension is provided in two interrelated ways – increased capacity of the quay wall, and increased capacity of supporting landside storage facilities and logistics. Consequently, the project includes two specific elements of development and operational activities</p>	<p>marine activities on a 500km<sup>2</sup> area on the Estuary itself. The project has been subject to EIA and NIS and subject to implementation to all mitigation measures, no in combination or cumulative effects are identified.</p>

## 8 Mitigation Measures

This chapter outlines the mitigation measures that will prevent, reduce, and offset as much as possible any significant adverse effects on the environment of the plan area resulting from the implementation of the Draft Adare LAP 2024 -2030. Section (g) of Schedule 2B of the SEA Regulations (as amended) requires: *'The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan'*.

Mitigation involves ameliorating significant negative effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts or where this is not possible, to lessening or offsetting those effects. Mitigation measures can be generally divided into those that:

- Avoid effects;
- Reduce the magnitude or extent, probability and/or severity of effect;
- Repair effects after they have occurred, and
- Compensate for effects, by balancing out negative impacts with positive ones.

In order to facilitate the consideration of environmental resources in any future development associated with the draft plan, mitigation measures have been included here. This includes existing environmental protection measures in the Limerick Development Plan that will apply.

Section 8.2 presents the principal existing Environmental Protection Measures in the Limerick Development Plan. Section 8.3 presents the mitigation measures recommended through the SEA, AA and SFRA process on the Draft Adare LAP. Finally, Section 8.4 presents the mitigation measures identified through the SEA, SFRA and AA assessments relating to the Draft Landuse zonings.

It is recommended that all legislation, policies and guidelines outlined in both the Draft Adare LAP and this Environmental Report and are adhered to. In addition, future legislation, policies and guidelines should also be fully integrated into the Plan and Environmental Report. In addition, many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this Environmental Report and associated Natura Impact Report. Proposals for development which are deemed contrary to the environmental objectives and policies contained within the Plan will not normally be permitted, and if permitted, should contain development specific mitigation measures which have been proven beyond scientific doubt, to remove significant negative effects.

### 8.1 Principal Existing Environmental Measures in the Limerick Development Plan 2022 -2028

**TABLE 8-1 ENVIRONMENTAL PROTECTION MEASURES IN THE LIMERICK DEVELOPMENT PLAN 2022 -2028**

#### **Environment, Heritage, Landscape and Green Infrastructure section**

**Policy EH P1 Protection of Natural Heritage and Biodiversity** It is a policy of the Council to: a) Protect and conserve Limerick's natural heritage and biodiversity, in particular, areas designated as part of the European Sites Natura 2000 network, such as Special Protection Areas (SPAs) and Special Areas of Conservations (SACs), in accordance with relevant EU Directives and national legislation and guidelines. b) Maintain the conservation value of all Natural Heritage Areas and proposed Natural Heritage Areas (pNHAs) for the benefit of existing and future generations.

**Policy EH P2 Sustainable Management and Conservation** It is a policy of the Council to ensure the sustainable management and conservation of areas of natural environmental and geological value within Limerick and to

protect, enhance, create and connect, where ecologically suitable, natural heritage, green spaces and high-quality amenity areas for the benefit of biodiversity.

**Policy EH P3 Climate Action and the Natural Environment** It is a policy of the Council to take into account the contents of the National Biodiversity Action Plan and the Biodiversity Climate Adaptation Plan and any forthcoming guidance or legislation on climate action, whether adaptation or mitigation that will emerge during the course of the Plan.

**Policy EH P4 Compliance with Limerick's Heritage Plan** It is a policy of the Council to place ecological and environmental issues at the centre of planning policies and decisions and in doing so, will adhere to the objectives set out in Limerick's Heritage Plan 2017-2030.

**Policy EH P5 Protection of the Built Environment** It is a policy of the Council to promote high standards for conserving and restoring the built environment and promote its value in improving living standards and its benefits to the economy.

**Policy EH P6 Water and Air Quality** It is a policy of the Council to ensure that water and air quality shall be of the highest standard, to ensure the long term economic, social and environmental well-being of Limerick's resources. The World Health Organisation Air Quality Guidelines will be the basis for the air quality guidance in Limerick.

**Policy EH P7 Environmental Noise** It is a policy of the Council to proactively manage environmental noise, where it may have a significant adverse impact on the health and quality of life of communities in Limerick and to support the aims of the Environmental Noise Regulations, through the development and implementation of Noise Action Plans.

#### **Natural Heritage and the Environment**

**Objective EH O1 Designated Sites and Habitats Directive** It is an objective of the Council to ensure that projects/plans likely to have significant effects on European Sites (either individually or in combination with other plans or projects) are subject to an appropriate assessment and will not be permitted under the Plan unless they comply with Article 6 of the Habitats Directive. The Council, will through the planning enforcement process where applicable, seek to restore the ecological functions of designated sites, where they have been damaged through inappropriate development.

**Objective EH O2 Lesser Horseshoe Bat** It is an objective of the Council to require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall include mitigation measures to ensure that feeding, roosting or hibernation sites for the species are maintained. The assessment shall also include measures to ensure that landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species.

**Objective EH O3 Ecological Impact Assessment** It is an objective of the Council to require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.

**Objective EH O4 Creation of New Habitats** It is an objective of the Council to: a) Seek the creation of new habitats by encouraging wild green areas and new water features such as, pools and ponds in new developments. b) Encourage management plans for green areas to use the minimum of pesticides and herbicides c) The creation of areas that are not subject to public access in order to promote wildlife use is strongly encouraged.

**Objective EH O5 New Infrastructure Projects** It is an objective of the Council to require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the

conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside.

**Objective EH O6 Barn Owl Conservation** It is an objective of the Council to require road developments to incorporate from the design stage, elements that will assist in the conservation of the Barn owl.

**Objective EH O7 All Ireland Pollinator Plan** It is an objective of the Council to: a) Continue to actively support the aims and objectives of the All Ireland Pollinator Plan 2021 – 2025, by encouraging measures to protect and increase the population of bees and other pollinating insects in Limerick. b) Support the aims of the National Biodiversity Action Plan and succeeding plans, in emphasising the importance of ecological issues in planning.

**Objective EH O8 Roosting Habitats** It is an objective of the Council to require the provision of alternative roosting or settlement facilities for species, such as bird or bat boxes, swift boxes, artificial holts (for otters), or other artificially created habitats in proposed developments, where considered appropriate

**Objective EH O9 Geological Sites** It is an objective of the Council to: a) Protect from inappropriate development, the County Geological Sites contained in the Limerick Geological Heritage Survey 2021. b) Seek the conservation and protection of features of geological interest within Limerick, particularly those that would have been recognised in the past as Areas of Scientific Interest or by the Geological Survey of Ireland as being of particular value. c) Undertake a survey of such sites during the lifetime of the Plan.

**Objective EH O10 Trees and Hedgerows** It is an objective of the Council to: a) Retain and protect amenity and biodiversity value of the County and City by preserving as far as possible trees, woodlands and hedgerows, having regard to the significant role that trees and hedgerows play in local ecology, climate change and air quality and their contribution to quality place making and the associated health and wellbeing benefits. b) Require, in the event that mature trees or extensive mature hedgerow is proposed to be removed, that a comprehensive tree and hedgerow survey be carried out by a suitably qualified tree specialist to assess the condition, ecological and amenity value of the tree stock/ hedgerow proposed for removal and to include mitigation planting and a management scheme. The Council will seek in all cases to ensure when undertaking development, or when permitting development, that the loss of, or damage to, existing trees is minimised. c) Require the planting of native trees, hedgerows and vegetation and the creation of new habitats in all new developments and public realm projects. The Council will avail of tree planting schemes administered by the Forest Service, in ecologically suitable locations, where this is considered desirable. d) To identify and prepare TPO's where trees of exceptional amenity, cultural or environmental value are identified which warrant a high level of protection. e) To implement the Limerick City and County Tree Policy when completed and review as appropriate.

**Objective EH O11 Invasive Species** It is an objective of the Council to: a) Work with and facilitate the work of agencies addressing the issue of terrestrial and aquatic invasive alien species (IAS), by implementing biosecurity measures, selected control measures and surveys, where appropriate. b) Address the presence of invasive alien species on derelict sites under the provisions of the Derelict Sites Act through the preparation of a management and eradication plan for these species. c) Require the submission of a control and management program for the particular invasive species as part of the planning process, if developments are proposed on sites where invasive species are present. d) Employ biosecurity measures to prevent the spread of invasive alien species and disease and to insist that all such measures are employed on all development sites.

**Objective EH O12 Blue and Green Infrastructure** It is an objective of the Council to: a) Promote a network of blue and green infrastructure throughout Limerick. b) Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species. Projects which would be detrimental to existing blue and green

infrastructure features will not be permitted. c) Ensure the integration and strengthening of green infrastructure into the preparation of Local Area Plans. d) Where possible remove barriers to species movement, such as the removal of in-stream barriers to fish passage for example. e) Seek to advance the use of an ecosystem services approach and ecosystem services valuation as a decision-making tool in plans and projects, subject to appropriate ecological assessment.

**Objective EH O13 Blue Green Infrastructure Strategy** It is an objective of the Council to prepare and implement a Blue and Green Infrastructure Strategy for Limerick City and Suburbs (in Limerick), Mungret and Annacotty.

**Objective EH O14 Nature Based Solutions** It is an objective of the Council to increase the use of Nature Based Solutions (NBS) throughout Limerick.

**Objective EH O15 Ground Water, Surface Water Protection and River Basin Management Plans** It is an objective of the Council to: a) Protect ground and surface water resources and to take into account the requirement of the Water Framework Directive when dealing with planning and land use issues. b) Implement the provisions of the River Basin Management Plan 2022 – 2028 and any succeeding plan. The filling of wetlands, surface water features and modifications and drainage of peatlands shall generally be prohibited. c) Implement the measures put forward in the Limerick Groundwater Protection Plan, in assessing planning applications and their consequences for ground water. d) The Blue Dot Catchments programme is a key action under the River Basin Management Plan for Ireland 2022- 2028. The aim of the programme is to protect and restore high ecological status to a network of rivers and water bodies in Limerick. In Limerick, the following rivers and water bodies are Blue Dot Catchments, Bleach Lough, the Ogeen River and the Behanagh River. The Council will take a precautionary approach to development which might affect water quality in these areas in line with requirements of the Water Framework Directive.

**Objective EH O16 Septic Tanks and Proprietary Systems** It is an objective of the Council to ensure that septic tanks/proprietary treatment systems, or other waste water treatment and storage systems which are required as part of a development, comply with the standards set out under EPA 2021 etc. and that they are constructed only where site conditions are appropriate. In respect of groundwater, it is a requirement that as part of the required site assessments the local groundwater conditions as identified in the groundwater protection scheme and the River Basin Management Plan 2022- 2028 are properly assessed in informing the Groundwater Protection Response.

**Objective EH O17 Water Quality** It is an objective of the Council to support commitments to achieve and maintain 'At Least Good' status, except where more stringent obligations are required. There shall be no deterioration of status for all water bodies under the Marine Strategy Framework Directive and its programme of measures, the Water Framework Directive and the River Basin Management Plan. Key challenges include, inter alia, the need to address significant deficits in urban waste-water treatment and water supply, addressing flooding and increased flood risks from extreme weather events and increased intense rainfall because of climate change.

**Objective EH O18 Riparian Buffers** It is an objective of the Council to maintain riverbank vegetation along watercourses and ensure protection of a 20m riparian buffer zone on greenfield sites and sites are maintained free from development. Proposals shall have cognisance of the contents of the Inland Fisheries Ireland document Planning for Watercourses in Urban Environments.

**Objective EH O19 Ecosystem Services Approach** It is an objective of the Council to promote an Ecosystem Services Approach, subject to suitable assessment, in the preparation of lower-level plans, strategies and in the Development Management process.

**Objective EH O20 Quiet Areas** It is an objective of the Council to protect areas which are considered to be desirably quiet or which offer a sense of tranquillity through a process of identification and validation followed by formal designation of 'Quiet Areas' in accordance with the Environmental Noise Regulations 2018. 6.3.12.1



**Objective EH O21 Noise and Vibration during Construction and at Open Sites** It is an objective of the Council to protect the quality of the environment against the effects of noise and vibration, by implementing site appropriate mitigation measures during the construction and demolition phases of development.

**Objective EH O23 Entertainment Noise** It is an objective of the Council to manage entertainment noise from venues and music events, so as not to have an adverse effect on the public.

**Objective EH O24 Light Pollution** It is an objective of the Council to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment. In this regard, developers shall submit lighting elements as part of any design, with an emphasis on ensuring that any lighting is carefully directed, not excessive for its purpose and avoids light spill outside the development and where necessary will be wildlife friendly in design.

**Objective EH O25 'Dark Sky' Parks and Reserves** It is an objective of the Council to encourage measures to support Dark-Sky Reserve proposals and the establishment of 'Dark Sky' parks and reserves in Limerick, where appropriate.

**Objective EH O26 Air Pollution** It is an objective of the Council to implement the provisions of national and EU Directives on air pollution and other relevant legislative requirements in conjunction with other agencies as appropriate.

**Objective EH O27 Improvement of Air Quality** It is an objective of the Council to improve air quality and help prevent people being exposed to unacceptable levels of pollution in Limerick, through the support of sustainable modes of transport, renewable energy, promotion of energy efficient buildings and homes and urban greening.

**Objective EH O28 Air Quality Monitoring** It is an objective of the Council to monitor and provide access to the public on the air quality in Limerick and support the EPA in the expansion and management of the national air quality monitoring network.

**Objective EH O29 Air Quality during Construction** It is an objective of the Council to protect environmental quality and implement site appropriate mitigation measures during construction and demolition phases of a development, with respect to air quality, including dust.

**Objective EH O30 Odour** It is an objective of the Council to protect the public from odour nuisance issues through odour abatement solutions.

#### **Landscape and Visual Amenity**

**Policy EH P8 Landscape Character Areas** It is a policy of the Council to promote the distinctiveness and where necessary safeguard the sensitivity of Limerick's landscape types, through the landscape characterisation process in accordance with the Draft Guidelines for Landscape and Landscape Assessment (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and with A National Landscape Strategy for Ireland – 2015- 2025. The Council shall implement any relevant recommendations contained in the Department of Arts, Heritage and the Gaeltacht's National Landscape Strategy for Ireland, 2015 – 2025.

**Objective EH O31 Views and Prospects** It is an objective of the Council to: a) Preserve, protect and encourage the enjoyment of views and prospects of special amenity value or special interests and to prevent development, which would block or otherwise interfere with views and/or prospects. b) In areas where scenic views and prospects are listed in the Plan, there will be a presumption against development, except that required to facilitate farming and appropriate tourism and related activities. The development must be appropriately designed so that it can be integrated into the landscape.

**Objective EH O32 Historical Landscapes** It is an objective of the Council to, during the lifetime of the Plan, develop an historical landscape assessment process, which will identify key historical landscapes within Limerick.

**Policy EH P9 Historic Gardens, Designed Landscapes and Parklands** It is a policy of the Council to protect and maintain surviving remnants of Historic Gardens, Designed Landscapes and surrounding Parklands including form and patterns of hard and soft landscaping and all mature trees and vegetation as highlighted in the DEHLG Survey of Historic Gardens & Designed Landscapes Inventory.

#### **Archaeology and Built Heritage**

**Objective EH O34 Special Control Areas** It is an objective of the Council to protect and maintain the integrity of the Special Control Areas. Continue to zone important archaeological areas as appropriate as Special Control Areas where no development is permitted, other than possibly sensitively designed access.

**Objective EH O36 Preservation of the Archaeological Heritage** It is an objective of the Council to seek the preservation of all known sites and features of historical and archaeological interest. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. The preferred option is preservation in situ, or at a minimum preservation by record.

**Objective EH O37 Preservation of unrecorded/newly discovered Archaeological Heritage** It is an objective of the Council to protect and preserve the preservation in situ (or at a minimum by record) of all sites and features of historical and archaeological interest, discovered subsequent to the publication of the Record of Monuments and Places.

**Objective EH O38 Preservation of the Underwater Archaeological Heritage** It is an objective of the Council to seek the preservation (in situ, or at a minimum, preservation by record) of all known and all previously unrecorded sites and features of historical and archaeological record in wetland, riverine, lacustrine, estuarine and or marine environments.

**Objective EH O39 Protection of the setting of Archaeological Monuments** It is an objective of the Council to ensure that no development shall have a negative impact on the character or setting of an archaeological monument.

**Objective EH O40 Proper procedures during the planning process** It is an objective of the Council to: a) Ensure early engagement at preplanning stage is undertaken with the Local Authority Archaeologist to promote the 'preservation in situ' of archaeological remains and settings in development. b) Adopt a policy of archaeological monitoring of developments where the scale and nature of such developments may, in the opinion of the Planning Authority, have a negative impact on previously unknown archaeological features/artefacts. c) Require the preparation of an Archaeological Heritage Assessment in cases where it is deemed that Archaeological Heritage would be affected by a proposed development (due to their location, size or nature). The report shall be prepared by a suitably qualified archaeologist on the archaeological implications, if any, of the proposed development either prior to a decision on a planning application or prior to commencement of development on site.

**Objective EH O41 Archaeological Monuments in Local Authority ownership/guardianship** It is an objective of the Council to preserve and enhance as appropriate and as funding allows monuments vested in the Local Authority.

**Objective EH O42 Town Defences and Layout** It is an objective of the Council to protect town defences and plot layout, carry out the objectives of the Conservation and Management Plans for Limerick City and Kilmallock and support the work of the Irish Walled Towns Network. Review the potential for surviving medieval and historic fabric within the standing buildings in our medieval urban cores.

**Objective EH O43 Industrial Archaeology** It is an objective of the Council to: a) Seek the preservation of buildings and infrastructure associated with former industrial sites; b) Ensure detailed recording of these remains; promote knowledge and interpretation of these sites among the general public; c) Support the work of the Interreg Atlantic Coast Area project, (MMIAH) The recovery and valorisation of Maritime Military and Industrial Heritage.

**Objective EH O45 Raise public awareness and encourage active participation** It is an objective of the Council to generally raise public awareness of the archaeological and historic heritage and to assist and encourage active participation by the public, following consultation with National Monuments Service, in the conservation, consolidation and presentation of landmark sites, where this is appropriate and subject to available resources.

**Objective EH O46 Heritage Plan 2017-2030** It is an objective of the Council to support the archaeological objectives in the Heritage Plan.

**Objective EH O47 Increase access to Archaeological Monuments** It is an objective of the Council to facilitate public access to National Monuments in State or Local Authority care.

**Objective EH O48 Assessment and Recognition of Archaeological Landscapes** It is an objective of the Council to designate archaeological landscapes as part of an ongoing appraisal for Historic Landscape Characterisation of Limerick.

**Objective EH O49 Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage** It is an objective of the Council to support the Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage 2019, as published by the Department of Culture, Heritage and the Gaeltacht and any subsequent guidance or plans for dealing with climate change and archaeological heritage. The Council shall seek to:

- Promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change;
- Identify the built and archaeological heritage in Local Authority ownership and areas at risk from climate change including, but not necessarily restricted to, the Record of Monuments and Places, Protected Structures and Architectural Conservation Areas designated in the Development Plan;
- Undertake climate change vulnerability assessments for the historic structures and sites in its area, subject to resources and funding;
- Develop disaster risk reduction policies addressing direct and indirect risks to the built and archaeological heritage in its area;
- Develop resilience and adaptation strategies for the built and archaeological heritage in its area;
- Develop the skills capacity within the Local Authority to address adaptation/ mitigation/emergency management issues affecting historic structures and sites in order to avoid inadvertent loss or damage in the course of climate change adaptation or mitigation works.

**Objective EH O50 Work to Protected Structures** It is an objective of the Council to:

- a) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.
- b) Ensure that any development proposals to Protected Structures, their curtilage and setting, shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of the Arts, Heritage and the Gaeltacht.
- c) Ensure that all works are carried out under the supervision of a qualified professional with specialised conservation expertise.
- d) Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/ or its setting, is sensitively sited and designed and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.
- e) Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.
- f) Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials.
- g) Support the re-introduction of traditional features on protected structures where there is evidence that such features (e.g. window styles, finishes etc.) previously existed.
- h) Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.
- i) Protect the curtilage of Protected Structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds, that would adversely impact on the special character of the Protected Structure.
- j) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.
- k) Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development.

**Objective EH O51 Energy Efficiency of Protected Structures** It is an objective of the Council to have regard to the Department of Environment, Heritage and Local Government's publication on Energy Efficiency in Traditional Buildings (2010) and the Irish Standard IS EN 16883:2017 Conservation of Cultural Heritage –

Guidelines for Improving the Energy Performance of Historic Buildings (2017) and any future advisory documents in assessing proposed works on Protected Structures.

**Objective EH O52 National Inventory of Architectural Heritage (NIAH)** It is an objective of the Council to review and update the RPS on foot of any Ministerial recommendations including the NIAH and any future updates. The Ministerial Recommendations, made under Section 53 of the Planning Act, will be taken into account when the Planning Authority is considering proposals for development that would affect the historic or architectural interest of these structures.

**Objective EH O53 Architectural Conservation Areas** It is an objective of the Council to: a) Protect the character and special interest of an area, which has been designated as an Architectural Conservation Area (ACA) as set out in Volume 3. b) Ensure that all development proposals within an ACA be appropriate to the character of the area having regard to the Character briefs for each area. c) Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA, is appropriate in terms of the proposed design, including scale, height, mass, density, building lines and materials. d) Seek a high quality, sensitive design for any new development(s) that are complementary and/or sympathetic to their context and scale, whilst simultaneously encouraging contemporary design which is in harmony with the area. Direction can also be taken from using traditional forms that are then expressed in a contemporary manner, rather than a replica of a historic building style. e) Seek the retention of all features that contribute to the character of an ACA, including boundary walls, railings, soft landscaping, traditional paving and street furniture. f) Seek to safeguard the Georgian heritage of Limerick.

**Objective EH O54 Shopfronts within an ACA** It is an objective of the Council to: a) Ensure that all original and traditional shopfronts, which contribute positively to the appearance and character of a streetscape, within an ACA are retained and restored. b) Ensure that new shopfronts are well-designed, through the sympathetic use of scale, proportion and materials.

### 8.1.1 SEA: Cross referencing EPA Key Issues and Draft Adare LAP existing provisions

**TABLE 8-2 TABLE CROSS CHECK OF EPA KEY ISSUES AND EXISTING PLAN PROVISION**

EPA Key Issues	Policy/Objective in Draft Adare LAP	SEA recommendation
Drinking Water	Objective IU 02 Water Infrastructure	no further action required.
Wastewater	Objective IU 03 Wastewater Infrastructure	no further action required.
Water Framework Directive	Policy CH 2 Water Framework Directive Policy:	no further action required.
Flooding	Objective IU 05 Flood Risk Management:	no further action required.
Climate adaptation	Overall Strategic Development Objectives Policy CH 01 Climate Change Objective CH 01 Climate Change:	no further action required.
Climate mitigation	Overall Strategic Development Objectives Policy CH 01 Climate Change Objective CH 01 Climate Change	no further action required.
Air	No specific policy/objective in Draft Adare LAP	The Limerick CDP 2022-2028 includes specific Air Quality Objectives that apply to the Draft Adare LAP, as follows: <ul style="list-style-type: none"> <li>• Objective EH O26 Air Pollution</li> <li>• Objective EH O27 Improvement of Air Quality</li> <li>• Objective EH O28 Air Quality Monitoring</li> </ul>

EPA Key Issues	Policy/Objective in Draft Adare LAP	SEA recommendation
		<ul style="list-style-type: none"> <li>Objective EH O29 Air Quality during Construction</li> </ul>
Noise	No specific policy/objective	<p>The Limerick CDP 2022-2028 includes specific Noise Objectives that apply to the Draft Adare LAP, as follows:</p> <ul style="list-style-type: none"> <li>Objective EH O20 Quiet Areas</li> <li>Objective EH O21 Noise and Vibration during Construction and at Open Sites</li> <li>Objective EH O23 Entertainment Noise</li> </ul>
Waste Management	Objective IU 07 Waste Management	no further action required.
Radon	No specific policy/objective.	1 in 5 houses in the plan area have high radon levels. Radon is covered by the Building Regulations and no further action is required.
EPA Wider Environmental issues to consider.		
Biodiversity	<p>Overall Strategic Development Objectives (5)</p> <p>Objective ED 3 Tourism Objectives</p> <p>Table 8: LAP Climate Action Opportunities</p> <p>Objective CH 02 Compliance with Environmental Assessment</p> <p>Objective CH 02 Tree Protection and Nature Conservation</p> <p>Objective CH 04 Proposed Natural Heritage Area</p> <p>Objective CH 07 Ecological Impact Assessment</p>	no further action required.
Appropriate Assessment	Objective CH 05 Designated Sites and Nature Conservation	no further action required.
Blue and Green Infrastructure	Objective CH 12 Blue Green Infrastructure	no further action required.
Energy conservation and renewable energy	Objective IU 06 Energy Generation	no further action required.
Landscape	No specific policy/objective	<p>The Limerick CDP 2022-2028 includes specific Landscape Objectives that apply to the Draft Adare LAP, as follows:</p> <ul style="list-style-type: none"> <li>Policy EH P8 Landscape Character Areas</li> <li>Objective EH O31 Views and Prospects</li> <li>Objective EH O32 Historical Landscapes</li> <li>Policy EH P9 Historic Gardens, Designed</li> </ul>

EPA Key Issues	Policy/Objective in Draft Adare LAP	SEA recommendation
		Landscapes and Parklands
Geology/geomorphology	No specific policy/objective	No Geological heritage sites in or adjacent to the plana area, no further action required.
Human health/quality of life	Chapter Two Sustainable Communities includes a range of policies/objectives that address human health. Objective SM 1 Movement and Accessibility:	no further action required.
Transportation	Objective SM 2 Modal Shift and Behavioural Change Policy SMT P1 Integration of Land Use and Transport Policies Policy SMT P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use	no further action required.
Infrastructure Planning	Objective CH 07 Blue Green Infrastructure Policy IU P1 Infrastructure and Utilities:	no further action required.
Environmental Impact Assessment	10.1 Landuse zoning and implementation All proposed developments will be screened on a case-by-case basis for Environmental Impact Assessment, Appropriate Assessment and Flood Risk Assessment.	Recommended this is changed to a policy/objective.

## 8.2 Mitigation measures: amendments to text of policy/objective of the Adare LAP.

**TABLE 8-3 SEA MITIGATION MEASURES – REWORDING OF TEXT/NEW OBJECTIVES**

<b>Chapter 3: Development Strategy - Overall Strategic Development Objectives</b> It is an objective of the Council to:
Seek the sustainable intensification and consolidation of the existing built environment, in accordance with the objectives for compact growth in higher-level spatial plans, through appropriate infill, brownfield and greenfield development, supported by the necessary physical and community infrastructure.
Promote sustainable economic development, enterprise and employment opportunities and prioritising the village centre, as the primary location for retail and services.
Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure, <b>in line with the appropriate and necessary environmental and ecological assessments.</b>
Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.
Protect, enhance and connect areas of natural heritage, blue green infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate action and flood risk measures <b>and in line with the appropriate and necessary environmental and ecological assessments as required.</b>
Ensure the highest quality of public realm and urban design principles apply to all new developments having regard to the proposed Public Realm Plan set out in Volume 2 of this Plan <b>and in line with the appropriate and necessary environmental and ecological assessments as required.</b>
Have cognisance of the Limerick Climate Change Adaptation Strategy 2019 - 2024, and any climate adaptation and mitigation strategies that emerge during the lifetime of this plan. <b>Ensure all development proposals shall have regard to the Limerick Climate Change Adaptation Strategy 2019-2024, and superseding Strategies, together with the associated SEA and NIS environmental reports, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.</b>

<p>Guide the future development of Adare, in accordance with the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Adare through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and the Heritage and the Department of Rural and Community Development.</p>
<p>Ensure the future development of Adare supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change.</p>
<p>Seek opportunities with relevant stakeholders for inward investment to the village, including national funding schemes and other initiatives, as they arise.</p>
<p><b>Policy DS2 Development Strategy:</b> It is policy of the Council to</p>
<p>a) Deliver new residential development, in accordance with the Limerick Development Plan 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type universally designed for ease of adaption to the lifecycle and universally accessible.</p>
<p>b) Ensure the sequential development of the serviced residential lands identified to cater for envisaged population growth</p>
<p>c) Ensure that at least 30% of all new housing development is delivered within existing built-up areas. Ensure the sequential development of the serviced residential lands identified to cater for and on infill, brownfield and backland sites.</p>
<p>d) Consolidate existing development and increase existing residential density, through a range of measures, including re-use of existing buildings and infill development schemes <b>subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</b></p>
<p><b>Objective H1 Residential Development:</b> It is an objective of the Council to</p>
<p>a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments, <b>ecological impact assessments, bat surveys and landscape plans</b> and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised.</p>
<p>b) No one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth</p>
<p>c) Ensure all new residential layouts prioritise walking and cycling and are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services.</p>
<p>d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and public realm. Proposals shall have regard to the Public Realm Strategy included in Volume 2 of this Draft Plan.</p>
<p>e) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscapes <b>and be subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</b></p>
<p><b>Objective TCF1: Opportunity Sites:</b> it is an objective of the Council to:</p>
<p>a) Encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands/buildings identified as opportunity sites in line with the principles set out in Table 3.</p>
<p>b) Ensure that new development in the village centre and in particular the opportunity buildings and areas comprises the highest of qualitative and design standards, complimenting the existing historical built fabric, or national heritage, sustaining Adare, as a village in which to live, work, visit, invest in and do business. <b>Developers will be required to prepare urban design frameworks/masterplan for the Opportunity Sites in the Town Centre to inform future development proposals. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.</b></p>
<p><b>Objective C2 New Amenity Areas Walkways and Cycleways:</b> It is an objective of the Council to</p>

<p>a) Continue to facilitate the development of walkways and cycleways as indicated on the Amenity and Sustainable Transport Map and the Public Realm Strategy (Appendix 1, Map 3) in co-operation with local interested parties, including the private, voluntary and public sector subject to funding. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre <b>and shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b></p>
<p>b) Encourage walking and cycling as more convenient, popular and safe methods of movement in Adare, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities <b>which are in line with the appropriate and necessary environmental and ecological assessments as required.</b></p>
<p>c) Support the provision of a new Greenway linking Adare with Rathkeale and the wider Greenway \ Active Travel network <b>which is in line with the appropriate and necessary environmental and ecological assessments as required.</b></p>
<p>d) Providing secure cycle parking facilities at appropriate locations as opportunities arise.</p>
<p>e) Encouraging combined footpath and cycleway links along the proposed Active Travel route through lands at Blackabbey and along the N21 southwards to the Ballingarry junction, northward to the Adare Castle and to the GAA field through the village.</p>
<p>f) Support proposals to provide better connection between the Town Park and the Main Street of the village.</p>
<p>g) Explore options for amenity and access to the River Maigue as part of the Flood Relief Scheme subject to relevant environmental and appropriate assessment reports.</p>
<p><b>Objective C3 Parks, Open Space and Recreation:</b> It is an objective of the Council to:</p>
<p>a) Examine the feasibility of blue-way opportunities/potential along the River Maigue in Adare and support an assessment of Blueways as they relate to Adare for potential to develop Blueway trails on the River Maigue subject to appropriate environmental <b>and ecological assessments as required.</b></p>
<p>b) Protect existing open space by not permitting development, which encroaches on such open space, and protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations.</p>
<p>c) Ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 6 above.</p>
<p>d) Support the expansion of further community facilities at the Manor Fields</p>
<p>e) Support the provisions for public realm improvements in Adare subject to funding and in line with the Public Realm Plan <b>and with appropriate and necessary environmental and ecological assessments as required.</b></p>
<p><b>f) the effect of lighting associated with open space provision will be carefully considered and where deemed essential will be designed and installed to minimise adverse effects on wildlife including Lesser Horseshoe Bats and Otters. There shall be a presumption against lighting in Natura 2000 designated sites.</b></p>
<p><b>Policy ED 1 Strategic Economic Development:</b> It is a policy of the Council to</p> <p>Promote, facilitate and enable economic development and employment generating activities in Adare on appropriately-zoned lands, in a sustainable manner, in accordance with the Limerick Development Plan 2022 – 2028 <b>and its associated environmental assessment reports.</b></p>
<p><b>Objective ED 1 Enterprise and Employment Objectives:</b> It is an objective of the Council to:</p>
<p>a) Encourage the reuse and redevelopment of vacant units, brownfield, derelict and infill sites for employment creation, subject to normal planning and environmental criteria <b>and be subject to screening and in line with</b></p>



appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.

b) Ensure any proposals for the lands zoned for Enterprise and Employment include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the National road have sufficient capacity to facilitate the extent of the development planned. The costs of implementing mitigation measures arising from the assessment shall be borne by the developer. **Any proposals at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed development and existing residential developments and be informed by ecological expertise.**

c) Ensure any proposal for part of the lands zoned Enterprise and Employment does not preclude the development of the remaining zoning lands. Any proposal submitted on site shall include an indicative layout which allows for a coordinated development at this location.

d) Retain sufficient lands around the site boundaries where industrial, enterprise or distribution activities are proposed to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development **and is sympathetic to the natural environment**

e) Early engagement with all utilities providers including Uisce Eireann is strongly advised.

**Objective ED 2 Tourism related development in Adare Manor:** It is an objective of the Council That no new residential developments on greenfield sites shall be permitted on land zoned tourism related development. Ancillary leisure/tourism development and the repurposing of existing buildings for uses which complement the use and sustain the operations of Adare Manor and the hosting of the Ryder Cup may be permitted. Any such proposals shall only be considered where they can satisfactorily demonstrated that there will be no impact on the integrity of this area or on the natural habitat of the River and its designation as part of Lower River Shannon Special Area of Conservation. Applications on this zoning shall justify how they satisfy this criteria. **Ecological enhancement measures as part of habitat management plans should be required to support the overall ecological integrity of the lands and should be informed by surveys and ecological impact assessments and Appropriate Assessment Screening undertaken by appropriate qualified ecologists.**

**Objective ED 3 Tourism Objectives:** It is an objective of the Council to

a) Support growth in the tourism sector in Adare by facilitating vital connections between complementary sites and attractions, and ensuring visitors can easily avail of services in Adare village centre. The possibility of adding the Franciscan Church to the tourism trail shall be explored. Tourism projects will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.

b) Support the provision of a new Greenway linking Adare with the wider Greenway \ Active Travel network.

c) Support Brand Adare in building a recognisable brand for the village and support the development of a wayfinding strategy for the village which links in with existing digital tourist information systems and apps and with Brand Adare. **This shall also include an element of awareness in relation to the natural, cultural and landscape heritage.**

d) Support Adare's role in the Limerick Tourism Development Strategy 2019 - 2023 and any subsequent replacement document **and its associated environmental assessment reports.**

e) Require new tourism and amenity projects located within the village to foster synergy with the services and retail business located in the village and support community engagement.

f) Support the use of community facilities to widen the arts and cultural heritage offering of the area.

**Policy SMT P1 Integration of Land Use and Transport Policies** - It is a policy of the Council to

Support and facilitate the integration of land use and transportation policies for Adare, as a means of reducing the impact on climate change. The Council will ensure the delivery of a sustainable compact settlement, which can be

served by various modes of transport with a focus on reducing the need to travel **and which shall be in line with the appropriate and necessary environmental and ecological assessments as required.**

**Policy SMT P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use:** It is a policy of the Council to

Seek to implement in a positive manner, in cooperation with other relevant stakeholders and agencies, the policies of the NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport's Active Travel publications, **and relevant mitigation measures from the SEA and AA of same,** to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Adare, including public transport, cycling and walking.

**Objective SM 1 Movement and Accessibility:** It is an objective of the Council to

a) Enhance the walking and cycling networks through the village within the lifetime of the Plan and seek to improve direct pedestrian linkages, cycle networks and infrastructure throughout the village and improve connectivity to the village centre and existing services, **and is in line with the appropriate and necessary environmental and ecological assessments as required.**

b) Deliver a Traffic Management Plan for the village within the lifetime of the Plan, which will consider traffic flow and parking around the village and improved pedestrian and cyclist provision. High quality public realm will be required as part of any village centre redevelopment in line with the Public Realm Plan, **which are in line with the appropriate and necessary environmental and ecological assessments as required.**

c) Facilitate and implement school streets and school zones, including slow zones around the school, and promote/facilitate active travel options for school children to reduce the health and safety risks associated with traffic congestion, pollution and inactive lifestyles. This includes the Safe Routes to School (SRTS) Programme in partnership with the NTA and Green schools.

d) Incorporate Sustainable Travel measures in all new developments in the village and along the full length of the proposed indicative link road from the Rathkeale Road to Station Road and along the L1422-314 to the GAA grounds and along the N21 southwards to the Ballingarry junction and northwards to Adare Castle, **which are in line with the appropriate and necessary environmental and ecological assessments as required**

e) Protect the existing rail route against encroachment from inappropriate uses that could compromise the long term development of the rail facility and support appropriate upgrades, **which are in line with the appropriate and necessary environmental and ecological assessments as required**

f) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and the Treatment of Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations **which are in line with the appropriate and necessary environmental and ecological assessments as required**

**Objective SM 2 Overflow Car Park:** It is an objective of the Council to

Explore the possibility of the provision of an overflow car park on lands to the rear of the Heritage Centre car park indicated as a P on the land use zoning map subject to compliance with the Flood Risk Management Guidelines, the Strategic Flood Risk Assessment contained in Volume 3 of this Plan and a Flood Management Plan detailing procedures including closure of the car park in predicted times of tidal inundation. Any development of a car park at this location shall demonstrate appropriate Sustainable Urban Drainage Systems (SUDS), **which are in line with the appropriate and necessary environmental and ecological assessments as required.**

**Objective SM 3 Modal Shift and Behavioural Change:** It is an objective of the Council to:

a) Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in Adare

b) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network catering for all members of society across Adare and its hinterland, including any investment in the public transport by service providers in Adare

c) Collaborate with transport providers to improve connectivity to adjacent settlements and Limerick City.

**Policy SM P3: Rural Mobility:** It is a policy of the Council to:

Continue to support the implementation of the National Transport Authority's 'Connecting Ireland: Rural Mobility Plan' and the 'Local Link' rural transport service and to encourage operators to improve the service to meet the social and economic needs of Adare), **which are in line with the appropriate and necessary environmental and ecological assessments as required.**

**Objective SM 4: Public Transport Provision:** It is an objective of the Council to:

(a) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Adare and its hinterland, including any investment in the public transport by service providers in Adare, **which are in line with the appropriate and necessary environmental and ecological assessments as required.**

**Objective SM 5 Roads:** It is an objective of the Council to:

a) Safeguard the capacity of the national road network and ensure any future development requiring access onto the N21 shall be in accordance with objective TR 039 and objective TR 048 of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network, **which are in line with the appropriate and necessary environmental and ecological assessments as required**

b) Support the delivery of the Foynes to Limerick (including Adare Bypass) Road, subject to all appropriate environmental and planning assessments.

c) Protect the capacity of the regional road network from inappropriate development, having regard to all relevant Government guidance and Objective TR 041 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to network.

d) Prohibit advertising signage adjacent to the national and regional road networks.

e) Ensure all developments protect and safeguard the capacity and efficiency of the drainage regimes of the road network.

**Objective CH 01 Climate Change:** It is an objective of the Council to

a) Ensure climate-proofing measures are incorporated into the design, planning and construction of all developments, including utilities and their networks. The use of green infrastructure as a mechanism for carbon offsetting and surface water management is encouraged.

b) Ensure that all residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the case of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.

c) Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.

d) Promote and support development of renewable energy sources, which will achieve low carbon outputs and promote Adare as a low carbon area.

e) Support the development of low carbon and green technological businesses and industries.

f) Promote responsible **development** of land, **including nature based solutions**, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.

g) Promote the appropriate adaption of built heritage to respond to the effects of climate change **that are sympathetic to the existing built fabric with no adverse impact on historic character or appearance and include screening and appropriate bat surveys/ecological assessments to include potential effects on bats.**

**Objective CH 02: Compliance with Environmental Assessment: It is an objective of the Council 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 that accompany this LAP. There shall be a requirement of Ecological Impact Assessment and other environmental assessments as appropriate in the Plan area.**

**Objective CH 03 Tree Protection and Nature Conservation: It is an objective of the Council to**

**a) Seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees, where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such **surveying and reporting** shall be undertaken by a suitably qualified and competent person **with appropriate ecological qualification and experience.****

**b) Continue to actively support the aims and objectives of the All Ireland Pollinator Plan 2021 – 2025, by encouraging measures to protect and increase the population of bees and other pollinating insects in Adare.**

**c) Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All Ireland Pollinator Plan throughout Adare and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management in partnership with relevant stakeholders.**

**d) Support the aims of the National Biodiversity Action Plan and succeeding plans, in emphasising the importance of ecological issues in planning.**

**Objective CH 05 Designated Sites and Nature Conservation: It is an objective of the Council to**

**a) Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the river **informed by ecological assessment and consultation with relevant bodies including Inland Fisheries Ireland and National Parks and Wildlife Service as appropriate.****

**b) Ensure that appropriate waste water infrastructure is available to support new developments to safeguard water quality **and biodiversity.****

**c) No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects). In terms of general nature conservation the Council will protect undesignated habitats such as notable trees and hedgerows, ~~and~~ **riparian corridors**, ponds/wetlands and other natural features of local importance.**

**Objective CH 06 Lesser Horseshoe Bat It is an objective of the Council to: require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall also include measures to ensure that building and landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species. In this regard the Lesser Horseshoe Bat species action plan 2022-2026 should be referenced.**

**Objective CH 07 Ecological Impact Assessment** It is an objective of the Council to require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.

**Objective CH 09 New Infrastructure Projects:** It is an objective of the Council to

As a first principal, design of new infrastructure, particularly linear infrastructure should follow avoidance of areas of greatest environmental and ecological importance and sensitivity. Where it has been demonstrated that no other reasonable option exists, detailed mitigation measures based on robust ecological surveys and best practice must be included throughout to avoid loss of significant species and habitats, wildlife corridors and stepping stones.

b) require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside **which shall be in line with the appropriate and necessary environmental and ecological assessments as required.**

**Objective CH 10 Semi Natural Open Space:** It is an objective of the Council to.

a) -Limit development on lands zoned as Semi Natural Open Space. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Plan may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service **and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage)** where relevant

b) Protect and maintain the integrity of the Semi Natural Open Space and protect the watercourses in Adare by providing a buffer zone, in accordance with the Semi Natural Open Space zoning designation on the Land Use Zoning Map.

**Objective CH 11 Special Control Area: to.** It is an objective of the Council to

a) Protect and maintain the integrity of the Special Control Area. This zoning recognises the archaeological importance of the 13<sup>th</sup>-14<sup>th</sup> century town of Adare, in particular the layout of burgage plots on either side of the N21 and the town defences extending North/South and returning West through the grounds of the Manor. All town defences, either above or below ground or their expected circuit are considered to be National Monuments (2008) and subject to the highest level of protection including their character, setting & amenity.

b) Limit development in the Special Control Area. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Scheme may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service **and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage)** where relevant.

c) Protect and maintain the integrity of the Special Control Areas and protect the watercourses in Adare by providing a buffer zone, in accordance with the Special Control Area zoning designation on the Land Use Zoning Map.

**Objective CH 12 Blue Green Infrastructure:** It is an objective of the Council to

a) Develop and enhance blue and green infrastructure opportunities throughout Adare and in line with the detail set out in Table 6: LAP Climate Action Opportunities.

b) Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites where possible. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage,

sufficient measures to assist in the conservation of and dispersal of species <b>which shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b>
c) Where possible remove barriers to species movement, such as the removal of in-stream barriers to fish passage.
<b>Objective CH 13 Protected Structures:</b> It is an objective of the Council to
a) Protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and to encourage their appropriate re-use and restoration, where possible, <b>subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</b>
b) Resist the demolition of Protected Structures, in whole or in part, the removal or modification of features of architectural importance, and design element that would adversely affect the character or setting of a Protected Structure, unless exceptional circumstances can be clearly demonstrated by a suitably qualified professional.
<b>Objective CH 17 Heritage Plan:</b> It is the objective of the Council to:  <b>place ecological and environmental issues at the centre of planning policies and decisions and in doing so, will adhere to the objectives set out in Limerick's Heritage Plan 2017-2030.</b>
<b>Objective CH 18 Invasive Species:</b> It is the objective of the Council to:  a) <b>Ensure that where the presence of invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be appropriately managed and controlled will be required.</b>  b) <b>Work with and facilitate the work of agencies addressing the issue of terrestrial and aquatic invasive alien species (IAS), by implementing biosecurity measures, selected control measures and surveys, where appropriate</b>  c) <b>Address the presence of invasive alien species on derelict sites under the provisions of the Derelict Sites Act through the preparation of a management and eradication plan for these species.</b>  d) <b>Require the submission of a control and management program for the particular invasive species as part of the planning process, if developments are proposed on sites where invasive species are present.</b>  e) <b>Employ biosecurity measures to prevent the spread of invasive alien species and disease and to insist that all such measures are employed on all development sites.</b>

8.3 Natura Impact Report Mitigation Measures for Draft Adare Local Area Plan  
Section 8.3 of the NIR lists relevant existing protective policies and objectives from the Limerick Development Plan plus the Draft Adare LAP. The measures below are included as they relate to works and project level mitigation measures

#### 8.3.1.1 Implementation routes for physical works

Measures or projects arising from the objectives, aims, strategies or policies of the LAP requiring physical works may either require planning consent or confirmation, or will be an exempted development.

Works that will require planning consent or confirmation, will be carried out by either a private developer or the Local Authority. Works may progress to construction stage as one of the following:

Project led by private developer in line with the aims, policies, objectives or strategies of the Plan.

Project led by the Local Authority under the Planning and Development Regulations.

Project led by the Local Authority under the Strategic Infrastructure Act.

Project level assessments that may be required for all types of projects include:

**Environmental Impact Assessment:** For a project above the thresholds specified under Article 23 of the European Communities (Environmental Impact Assessment) Regulations, 1989 as amended or a project likely to have significant effects on the environment, having regard to the criteria specified for under Article 27 of the same EIA Regulations 1989 as amended.

**Appropriate Assessment:** All projects will be screened for Appropriate Assessment and, where there is a potential for a significant effect on a European (Natura 2000) site, an Appropriate Assessment will be undertaken in accordance the European Communities (Birds and Natural Habitats) Regulations 2011.

**Exempted developments include those of limited scale and scope, that may fall under the category of flood mitigation works or housing protection schemes. Exempted developments may be carried out by Local Authorities under funding by the OPW, will be exempted in accordance with the Planning and Development Act 2000 (as amended) and will comply with all relevant environmental legislation. This could require the undertaking of an EIA or AA screening for physical works. Local Authorities must supply written confirmation of legislative compliance under condition of funding.**

#### 8.3.1.2 Project Mitigation: Consenting Process

The consenting process for the progression of measures, actions or projects supported, guided or recommended within the Draft Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

#### 8.3.1.3 Project Mitigation: Pre-Construction/Detailed Design

For the detailed design of projects that may arise as a result of the Draft Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

**Avoidance:** avoid creating the potential impact where feasible.

**Mitigation:** minimise the potential impact through mitigating measures

**Enhancement:** Enhance the environment to better than pre-project conditions, were reasonably possible

This mitigation hierarchy is standard practice, and is implemented in the planning process via use of guidelines such as *Guidelines on the information to be contained in Environmental Impact Assessment Reports* (EPA 2022) and other standard planning process procedures at project level.

The progression of any projects that may arise as a result of the Draft Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

- engineering structure surveys,
- topographical surveys,
- habitat and species surveys.<sup>1</sup>

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<sup>1</sup> In the context of ecological mitigation, the habitat and species surveys are conducted as required to assess the various aspects for the project, such as ecological surveys for: Protected or notable habitats and species, including Annex 1 habitats, Annex II and Annex IV species, Species protected under the Wildlife Acts,

- ornithological surveys,
- bat surveys,
- fish surveys,
- water quality surveys,
- archaeological surveys,
- landscape and visual assessments,
- land valuation surveys and
- other surveys as deemed necessary to prepare a project.

This will be implemented through following the standard AA process as project level, as determined by the competent authority; and through use of best practice guidelines via the planning process procedures at a project level.

Where necessary, Wildlife Derogation Licences will be sought from the National Park and Wildlife Service Wildlife Licence Unit, Department of Housing, Local Government and Heritage, which will be implemented in tandem with the standard planning process i.e. as the project progresses at demolition/construction stage.

When large volumes of water are to be discharged to the stormwater system as a result of these projects all levels must be supervised; and that appropriate levels of attenuation/storage should be in place in new projects to prevent overload on the combined system during periods of high rainfall. Rainfall runoff is required to be managed, e.g., attenuated and contained on site up to the 1-in-100-year rainfall event which has a statistical 1% chance of occurring in any given year, while also allowing for a 20% climate change factor. Additionally, systems and pipework should be checked for sections of settled wastes following phases of low rainfall or dry spells.

The scope of any necessary Environmental Impact Statements (EIS) will contain a WFD assessment if relevant, which will include a hydro-morphological assessment, to consider and support the WFD objectives more clearly. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of European sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur. Implementation should follow: Draft Guidelines for the Incorporation of the Water Framework Directive into the Planning System - Volumes 1 and 2 (RPS 2022a), (RPS 2022b) or updates to this Draft Guidelines.

Where a full EIS is not required for a project (i.e., has been screened out), an Ecological Impact Assessment (EclA) should be considered to demonstrate how a project accords with relevant planning policy and legislation where an EIA is not required. The findings of an EclA can help competent authorities understand ecological issues when determining applications for consent. Unlike EIA, EclA on its own is not a statutory requirement but can be a valuable evaluation process where habitats, species and ecosystems may be impacted from a development/project.

## 8.4 Mitigation Measures: Landuse zoning

**TABLE 8.3 MITIGATION MEASURES LANDUSE ZONING**

### **New Residential**

**Objective:** *To provide for new residential development in tandem with the provision of social and physical infrastructure*

**SEA Mitigation Measure:**

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Species protected under the Flora Protection Order,  
The resting and breeding places of relevant species and,  
Invasive species, both plant and animal.



Based on aerial imagery review, some of these lands support hedgerows and linear woodland habitat. There should be a presumption against removal of these woodland habitats that may be of cultural and historical importance, as well as providing ecological connectivity to the Adare Woods pNHA and demesne lands. Ecological impact assessments should support planning applications in these lands. Appropriate ecological buffers should be integrated based on robust ecological evidence and surveys. Residential development will be dependent on capacity and provision of the Adare WWTP

**Residential Serviced Sites**

**Objective:** *To offer an alternative to the rural one off house, providing an opportunity for people to design a house to their individual needs and supported by existing services.*

SEA Mitigation Measure:

As with New Residential, quality design, retention of existing ecological corridors and opportunities for habitat creation should be supported through this landuse zoning.

**Enterprise and Employment**

**Objective:** To provide for and improve general enterprise, employment, business and commercial activities.

SEA mitigation measure: This relates to one greenfield site in the western part of the plan area. Where present, retention of existing woodland habitats should be supported and wildlife friendly landscape proposals to provide ecological connectivity as well as providing buffers for noise, air and lighting should be integrated to project proposals

**Open Space and Recreation**

**Objective:** *To protect, provide for and improve open space, active and passive recreational amenities.*

SEA Mitigation Measure: Ecological enhancement measures and provision of appropriate buffers from sensitive sites and habitats should be implemented in relation to any proposed recreational projects including greenways

**Tourism related development**

**Objective:** *To provide for tourist facilities, which would improve the tourism opportunities associated with Adare Manor and the hosting of the Ryder Cup.*

Any proposals will be underpinned by environmental assessments including, inter alia Appropriate Assessment (AA), Ecological Impact Assessments (EclA), Cultural Heritage Assessments and application of and adherence to the following LAP objectives:

Objective CH 05 Designated Sites and Nature Conservation, Objective EH O2 Lesser Horseshoe Bat, Objective EH O3 Ecological Impact Assessment, Objective EH O4 Creation of New Habitats, Objective EH O5 New Infrastructure Projects and policies and objectives relating to architectural and architectural heritage such as Objective CH 13 Protected Structures, Objective CH 16 Archaeological Heritage.

Opportunities for enhancement measures and provision of appropriately robust buffers to protect natural and cultural heritage will be required.

Adherence and application of the following LCCC Development Plan 2022 -2028 objectives will be essential:

**TABLE 8-4 MITIGATION MEASURES OPPORTUNITY SITES**

**Opportunity Site 1: The Heritage Centre and car park with recycling centre to rear.**

As part of the Masterplan preparation, pollinator friendly planting and nature based solutions should be integrated to enhance the overall ecological value of the site and provide for quality landscape proposals. This will require AA, and hydrocarbon interceptors/SUDS measures for carpark.

**Opportunity Site 3 Site Description: Former Monastery/Fever Hospital**

Given it has not been in use for a number of years, the potential for nesting birds and roosting bats exist, therefore bat and bird surveys should be undertaken in the appropriate season by a suitably qualified ecologist. The opportunity to integrated wildlife friendly design such as integrated bat boxes, etc should be considered as well as improving energy efficiency of the building. Appropriate landscaping including new hedgerows/treelines could improve the overall ecological connectivity within this **part of the plan area**.

**Opportunity Site 4 Site Description: Public Realm upgrades Main Street.**

Trees and other nature based solutions such as swales, tree pits can also offer co benefits around noise and air quality at local level. Excessive illumination should be avoided.

The main street is likely connected to the river via stormwater drains. At a minimum, standard environmental controls/procedures should be applied during construction to prevent impact on the SAC through run-off of water containing pollutants.

**Opportunity Site 5: Lands to rear of Main Street adjoining Centra Car Park and Adare Ironworks** The potential for bats and nesting birds on the mature trees and old buildings, as well as potential loss of foraging habitat means the site should be subject to appropriate environmental assessments/ecological surveys as appropriate. Therefore application of ecological impact assessment and potential bat surveys are recommended. Such surveying and reporting shall be undertaken by a suitably qualified and competent person with appropriate ecological qualification and experience. Additional landscaping should incorporate Nature based solutions and planting mixes in line with the All Ireland Pollinator Plan, additional/extra illumination should be avoided, especially adjacent to treelines close. This site will require project level appropriate assessment at project level.

**8.4.1 Mitigation Measures Adare Public Realm Plan.**

The application of the following objectives will apply should projects arise and further commentary is provided in Annex A Assessment Matrix. The application of the NIR Mitigation Measures listed in Section 8.3 above will also apply as appropriate.

It is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (Draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.

**TABLE 8-5 MITIGATION MEASURES FOR ADARE PUBLIC REALM PLAN**

<p><b>Objective C3 Parks, Open Space and Recreation:</b> It is an objective of the Council to:</p>
<p>a) Examine the feasibility of blue-way opportunities/potential along the River Maigue in Adare and support an assessment of Blueways as they relate to Adare for potential to develop Blueway trails on the River Maigue subject to appropriate environmental <b>and ecological</b> assessments <b>as required</b>.</p>
<p>b) Protect existing open space by not permitting development, which encroaches on such open space, and protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations.</p>

c) Ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 6 above.

d) Support the expansion of further community facilities at the Manor Fields

e) Support the provisions for public realm improvements in Adare subject to funding and in line with the Public Realm Plan **and with appropriate and necessary environmental and ecological assessments as required.**

**f) the effect of lighting associated with open space provision will be carefully considered and where deemed essential will be designed and installed to minimise adverse effects on wildlife including Lesser Horseshoe Bats and Otters. There should be a presumption against lighting in Natura 2000 designated sites.**

**Objective CH 10 Semi Natural Open Space: It is an objective of the Council to.**

a) -Limit development on lands zoned as Semi Natural Open Space. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Plan may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service **and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage)** where relevant

b) Protect and maintain the integrity of the Semi Natural Open Space and protect the watercourses in Adare by providing a buffer zone, in accordance with the Semi Natural Open Space zoning designation on the Land Use Zoning Map.

## 9 Monitoring

It is proposed, in accordance with the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels. Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the Adare LAP 2024-2030.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) discussed in Chapter Five. The target underpins the objective whilst the indicators are used to track the progress of the objective and targets in terms of monitoring of impacts.

The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified.

It is proposed that the SEA monitoring reporting should be undertaken as a midterm review of the Plan. However, in some cases as data becomes available, Limerick City and County Council may prepare an additional SEA Monitoring Report. In turn the list below is subject to review at each reporting stage to reflect new data. Should the monitoring regime identify significant impacts (such as impacts on designated sites) early on in the Plan implementation, this should trigger a review of the Plan and monitoring regime and in turn corrective action as appropriate. In addition, the identification of positive impacts from monitoring should also be reported as this will assist in determining successful environmental actions.

It is recommended that data arising from planning applications, particularly in terms of environmental constraints mapping and Environmental Impact Statements be integrated into the GIS and monitoring system. This will assist in assessing cumulative impacts also, in particular ecology and water quality.

Finally, it is recommended that the monitoring report be made available to the public upon its completion. It is recommended that this data be shared with neighbouring local authorities to assist in monitoring cross county effects and ensure consistency of monitoring.

**TABLE 9-1 INDICATORS, TARGETS, SOURCES AND REMEDIAL ACTIONS**

Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	Targets	Remedial action
<b>Biodiversity, Flora and Fauna</b>					
<p>SEO B1 B2 Linked to W3 below Chapter 8: Climate Action, Environmental &amp; Heritage Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LCDP 2022-2028 EH P1-P4 EH01-14</p>	<p>Conservation status of habitats &amp; species as assessed under Article 17 of the Habitats Directive</p>	<p>NPWS  LCCC through planning applications and LAPs  IFI</p>	<p>Development Plan 2-year review</p>	<p>Maintenance of favourable conservation status for all habitats &amp; species protected under international &amp; national legislation</p> <p>Identification of sites of local biodiversity &amp; ecological corridors</p>	<p>Loss of favourable conservation status of protected habitats &amp; species. Altered zoning objectives in place for the Natura 2000 has taken place in this new plan.</p> <p>Enforcement cation may also be required.</p>
<b>Population and Human Health</b>					
<p>SEOs P1 P2 Chapter 5 Sustainable Communities Chapter 6: Economic Development &amp; Tourism Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LDP 2022-2028 Enterprise &amp; Employment 5.8 Planning Section 10.5 Objectives SCS1 09-012 Chapter 10: Sustainable Communities &amp; social Infrastructure</p>	<p>Increase in education opportunities, services within the area</p> <p>Increase on the population</p>	<p>LCCC</p>	<p>Plan Review</p>	<p>Increase in education opportunities, services &amp; public services within the area</p>	<p>Consultation with the Dept. of Education &amp; interested parties in order to progress suitable development opportunities for the area</p>
<b>Water</b>					

Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	Targets	Remedial action
<p>SEOs W1-W3 Chapter 8: Climate Action, Environmental &amp; Heritage Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LCDP 2022-2028 Section 6.3.9 EHO 15-18</p>	<p>Water quality monitoring results by the EPA &amp; LCCC</p> <p>EPA date under Urban Wastewater discharge in Ireland population equivalents greater than 500 persons report for 2008 &amp; 2009 &amp; 2010-2011</p> <p>Performance of WWTP in relations to conditions of discharge license</p>	LCCC	Annual	<p>Protect and restore areas identified in the River Basin District Management Plan</p> <p>Required to achieve 'good' status, i.e. \$+ for water quality by 2021 in line with the Water Framework Directive objectives.</p> <p>No deterioration in levels of compliance with drinking water quality standards &amp; maintenance of national average compliance rate</p>	<p>Upgrade of WWTPs</p> <p>Ongoing monitoring of discharge licenses by staff from the Environmental Sections</p>
<b>Soils and Geology</b>					
<p>SEOs GS1 SDO1 DS2c ED1a ED2 HTP1 Linked to C2 below Draft Adare LAP 2024-2030</p> <p>Linked to the following in the LDP 2022-2028 EPO HTP1: Compliance with Higher tiered Plans &amp; guidance Chapter 3 Spatial Strategy: Compact growth &amp; revitalisation</p>	<p>Amount of greenfield development</p> <p>Promote reuse of structure, which is the most basic tenet of soil conservation in urban areas</p>	LCCC	Annual	Concentrate development in the selected zoned areas & encourage reuse of existing sites.	Enforcement, where necessary

Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	Targets	Remedial action
<b>Air and Climate</b>					
SEOs AQC1 AQC3 Climate Change Policy CH 1 & Objective CH 01a-CH01g Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 EPO C2 AQC3 Chapter 9: Climate Action, flooding & transition to a low carbon economy EH 01	Numbers of building being upgraded & insulated  Adoption of renewable technologies	LCCC	Ongoing	Increase in upgraded sources of energy production from renewable resources	Non-attainment of targets set out in LCEA energy audit
<b>Cultural Heritage</b>					
SEOs C1 B4 Chapter 8: Climate Action, Environmental & Heritage Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 Section 6.5 EH032-46	Numbers of monuments in the RMP & areas of archaeological potential which have been recorded or subject to exploration as a result of development.  Number of archaeological monument & their settings damaged due to development.	LCCC National Monuments Service	ongoing	To maintain & increase the number of archaeological features recorded & protected.  No damage occurring to structures or monuments and their settings due to development	Damage to or loss of areas of recorded monuments or their settings would result in enforcement actions being taken.
SEOs C2 B3 Chapter 8: Climate Action, Environmental & Heritage	Number & conservation status of structures in the RPS	LCCC  DAHG  NIAH	Ongoing  Ongoing  Ongoing	To increase the number & maintain the conservation status of protected Structures	Damage to or loss of Protected Structures, to be dealt with by enforcement

Environmental objectives & Plan objective	Indicators	Responsible authority	Frequency of monitoring	Targets	Remedial action
Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 Section 6.5 EHO 47-51	Number of building conserved & reused for new development  Number of protected structures damaged due to development				
<b>Landscape</b>					
SEOs L1 L2  Linked to the following in the LDP 2022-2028 UCA 01-04	Quality of urban environment and halt in dereliction	LCCC	ongoing	Increase in quality of individual applications	Enforcement through planning legislation & the Derelict Sites Act
<b>Material Assets</b>					
SEOs MA1 MA2 Chapter 9: Infrastructure & Utilities Draft Adare LAP 2024-2030  Linked to the following in the LDP 2022-2028 Chapter 6, 8 & 10	Access to public amenities & facilities	LCCC area office	ongoing	Increase in area of amenity space within the Plan area.  Increased usage of open space as a public amenity.  Increased visitor numbers to cultural heritage sites	Enforcement where necessary & modification of objectives if they are not judged strong enough





## Annex A: Assessment Matrix Adare Local Area Plan 2024-2030

No likely interaction with /insignificant impact with SEOs	○	Potential conflict with SEOs – likely to be mitigated	↕
Likely to improve status of SEOs	↑	Uncertain interactions with SEOs	?
Probable conflict with SEOs – unlikely to be mitigated	↓		

**Table A1:Written Statement Policies and Objectives**

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<b>Chapter 1 Introduction - Spatial Planning Objective</b>										
01	It is an objective of the Council to ensure that provisions of the Draft Adare Local Area Plan 2024 – 2030 for population and economic growth align with the policies and objectives of the higher-level spatial plans, such as the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022-2028.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p><b>SEA Comment:</b> Objective 01 of the Draft Adare LAP will have positive implications for all SEOs, particularly PHH and their interrelationships. The hierarchical alignment of plans and policies, including the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022-2028 as well as the Core Strategy are consistent across all SEOs and are identified as creating in-combination positive effects.</p> <p><b>Note:</b> development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.</p>										

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.										
<b>Chapter 3: Development Strategy - Overall Strategic Development Objectives</b>										
It is an objective of the Council to:										
1	Seek the sustainable intensification and consolidation of the existing built environment, in accordance with the objectives for compact growth in higher-level spatial plans, through appropriate infill, brownfield and greenfield development, supported by the necessary physical and community infrastructure.	↕	↑	↕	↕	↑	↑	↕	↕	↕
2	Promote sustainable economic development, enterprise and employment opportunities and prioritising the village centre, as the primary location for retail and services.	↕	↑	↕	↕	↑	↑	↕	↕	↕
3	Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure <b>in line with the appropriate and necessary environmental and ecological assessments.</b>	↕	↑	↑	↕	↕	↑	↕	↕	↕
4	Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.	↑	↑	↑	↑	↑	↑	↑	↑	↑
5	Protect, enhance and connect areas of natural heritage, blue green infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate action and flood risk measures <b>and in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↕	↑	↕	↕	↕	↑	↕	↕	↕
6	Ensure the highest quality of public realm and urban design principles apply to all new developments having regard to the proposed Public Realm Plan set out in Volume 2 of this Plan <b>and in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↕	↑	↕	↕	↕	↑	↕	↕	↕
7	<b>Ensure all development proposals shall have regard to the Limerick Climate Change Adaptation Strategy 2019-2024, and superseding Strategies, together with the associated SEA and NIS environmental reports, mitigation</b>	↑	↑	↑	↑	↑	↑	↑	↑	↑

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	or climate action strategies in the formulation of any plans and when assessing planning application for future developments.									
8	Guide the future development of Adare, in accordance with the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Adare through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and the Heritage and the Department of Rural and Community Development.	↕	↑	↑	↕	↕	↑	↕	↕	↕
9	Ensure the future development of Adare supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change.	↑	↑	↑	↑	↑	↑	↑	↑	↑
10	Seek opportunities with relevant stakeholders for inward investment to the village, including national funding schemes and other initiatives, as they arise.	↕	↑	↕	↕	↕	↑	↕	↕	↕
	<b>Policy DS1 Core Strategy:</b> It is a policy of the Council to: Ensure compliance with the population projections of the Core Strategy (or any revision thereof). The Planning Authority will monitor the type of developments permitted in Adare, including the number of residential units constructed on an annual basis.	↕	↑	↕	↕	↕	↑	↕	↕	↕
	<b>Policy DS2 Development Strategy:</b> It is policy of the Council to									
	a) Deliver new residential development, in accordance with the Limerick Development Plan 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type universally designed for ease of adaption to the lifecycle and universally accessible.	↕	↑	↕	↕	↕	↑	↕	↕	↕
	b) Ensure the sequential development of the serviced residential lands identified to cater for envisaged population growth	↕	↑	↕	↕	↕	↑	↕	↕	↕
	c) Ensure that at least 30% of all new housing development is delivered within existing built-up areas. Ensure the sequential development of the serviced residential lands identified to cater for and on infill, brownfield and backland sites.	↕	↑	↕	↕	↑	↑	↕	↕	↕
	d) Consolidate existing development and increase existing residential density, through a range of measures, including re-use of existing buildings and infill development schemes <b>subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to</b>	↕	↑	↕	↕	↑	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<a href="#">promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</a>									
<b>Objective H1 Residential Development:</b> It is an objective of the Council to									
a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments, <a href="#">ecological impact assessments, bat surveys and landscape plans</a> and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised.	↕	↑	↕	↕	↑	↑	↕	↕	↕
b) No one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth	↕	↑	↕	↕	↕	↑	↕	↕	↕
c) Ensure all new residential layouts prioritise walking and cycling and are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services.	↕	↑	↑	↕	↕	↕	↕	↕	↕
d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and public realm. Proposals shall have regard to the Public Realm Strategy included in Volume 2 of this Draft Plan.	↕	↑	↕	↕	↕	↑	↕	↕	↕
e) Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscapes <a href="#">and be subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</a>	↕	↑	↕	↕	↕	↕	↑	↑	↕
f) Ensure that any proposed alterations to the thatched structures shall require the maintenance of their essential architectural character, retention of features of special interest and respect of the structures fabric, form and setting.	↕	↑	↕	↕	↕	↕	↑	↑	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p><b>Objective H2 Density and New Residential Development:</b> It is an objective of the Council to: Ensure that all residential development complies with the residential density requirements set out in Table 3 and encourage a range of densities on New Residential and other suitably zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009) and any subsequent documents. A statement demonstrating an appropriate mix of units has been included in new residential schemes shall be submitted as a requirement with all residential planning applications.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p><b>Objective H3 Serviced Sites:</b> It is an objective of the Council to: Permit serviced sites on adequately zoned lands within the settlement boundary of Adare in line with the requirements outlined in the Limerick Development Plan 2022- 2028. The Council requires a minimum net density of 10 dwelling units per hectare on lands zoned Serviced Sites.</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕
<p><b>Objective H4 Social and Affordable Housing:</b> It is an objective of the Council to: Promote the provision of social and affordable housing in accordance with Part V of the Planning and Development Act 2000(as amended), Objective HO013 of the Limerick Development Plan, the Limerick Housing Strategy, the Housing Needs Demand Assessment, and the government housing policy ‘Housing for All’ (2021), Limerick City and County Council’s Housing Delivery Action Plan 2022-2026 and any subsequent replacements thereof.</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕
<p><b>SEA Comment:</b> The Development Strategy policies and objectives are focused on sustainable growth of Adare up to 2030 and beyond while ensuring alignment with the provisions of higher-level planning policy. The vision of the Plan is to improve the local environment focusing on the sustainable growth of the built environment, employment generation, and the provision of community and social services together in a low carbon, compact, consolidated and connected manner. The future development of Adare will improve the local environment, i.e., the built environment, employment generation, and the provision of community and social services through low carbon, sustainable and consolidated growth in a coherent spatial manner. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p><u>Overall Strategic Development</u> Objective 1 will seek sustainable intensification and existing built environment consolidation in accordance with higher-level spatial plans objectives through appropriate infill, brownfield and greenfield development, supported by the necessary physical and community infrastructure. This objective will have positive effects on MA, PHH and SG with regard to policy provision and the existing built environment higher-level plan compact growth objectives through infill and brownfield sites rather than greenfield sites.</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Objective 2 promotes sustainable economic development, enterprise and employment opportunities and prioritise the village centre as the primary location for retail and services. This objective will also have appositive effect on PHH, SG and MA with economic development, enterprise and employment opportunities in the town centre. Objective 3 promotes/facilitates sustainable modes of transport, giving priority to walking, cycling and public transport, whilst protecting and improving existing road infrastructure. This objective positive for MA will also have significant positive effects on people’s quality of life and in the long term all associated SEOs, e.g., water quality, air quality, habitats. It will also support the promotion of sustainable transport patterns and modes (AQ-C). The positive effects associated with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Adare, its population and tourists. The NIR screened in this objective. The NIR noted that although positive in sustainability, this objective could lead to increased development of infrastructure in Adare. Any development of infrastructure within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Potential conflicts with other SEOs during the development stages can be mitigated once compliant with the policies, objectives and development management standards of the LDP 2022-2028, Draft Adare LAP 2024-2030 and all environmental assessment requirements. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>Objective 3 Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure <a href="#">and in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p>Objective 4 and 5 will protect/enhance/conserves/connect the built and natural environments through awareness; legislation; new development design principles; and blue green infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate action and flood risk measures respectively. Both will have positive effects on PHH and MA with objective 4 positive for all the SEOs particularly CH and L. It is important that BFF and the other SEOs are also protected by new development(s) and any potential linkages are maintained and enhanced as noted in Objective 5. The NIR screened in this objective. The NIR noted that although positive in sustainability and connectivity, this objective could lead to increased development of Blue/Green infrastructure in Adare particularly to the River Maigue. Any development of infrastructure within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p> <p>Objective 6 will ensure the highest quality of public realm and urban design principles are applied to all new developments having regard to the proposed Public Realm Plan set out in Volume 2 of this Plan. While, Objective 6 is positive for PHH and MA one must be mindful of protecting all of the other SEOs which will also enhance Adare’s public realm. This objective will have an overall long term positive effect on the entire townscape vista and on the health and well-being of the local and general population once subject to compliance with Adare 2024-2030 and the application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>Objective 6 Ensure the highest quality of public realm and urban design principles apply to all new developments having regard to the proposed Public Realm Plan set out in Volume 2 of this Plan <a href="#">and in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p>Objective 7 requires mitigation to ensure alignment with LCCAS 2019-2024 and other adaptation/mitigation /climate action strategies. It is important that the associated SEA, NIR and any other relevant environmental assessments are consulted and included in this objective and the assessments integrated into the LAP. The SEA recommends the following mitigation text.</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p><u>SEA Mitigation recommendation (in blue):</u></p> <p>Objective 7 Have cognisance of the Limerick Climate Change Adaptation Strategy 2019 - 2024, and any climate adaptation and mitigation strategies that emerge during the lifetime of this plan. <a href="#">Ensure all development proposals shall have regard to the Limerick Climate Change Adaptation Strategy 2019-2024, and superseding Strategies, together with the associated SEA and NIS environmental reports, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.</a></p> <p>Objective 8 focuses on the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Adare through place-making, good quality urban design, and sustainable mobility as promoted by the DHLGH and the DRCD. This objective will inject life and a positive dynamic into the town centre in accordance with the Town Centre First policy approach thus supporting AQ-C. This will have positive long-term effects on the vitality of the area for the local population, extended area and tourists that are an important part of Adare and its hinterland. Objective 9 will ensure the future development of Adare supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change. This objective is potentially very positive for all SEOs but care must be taken to ensure what is a positive environmental promotion does not have any negative effects on the SEOs as a consequence. Objective 10 seeks opportunities with relevant stakeholders for inward investment to the village, including national funding schemes and other initiatives. This objective will have direct positive effects on PHH and could potentially have positive effects on the remaining SEOs once environmental caveats are incorporated into the investment discussion.</p> <p><u>Core Strategy</u></p> <p>Policy DS1 will ensure compliance with the Core Strategy and LCCC will monitor the type of developments permitted in Adare, including the number of residential units constructed annually. This policy will have positive effects on PHH through strategic plan-led and coordinated balanced development within the town while applying appropriate development management standards to ensure compliance with the Core Strategy and adherence to all environmental assessment requirements. This policy will have an overall positive effect by reviving the town centre once subject to compliance with Adare 2024-2030 and the application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.</p> <p><u>Development Strategy</u></p> <p>Policy DS2a will deliver new residential development, in accordance with the LDP 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type universally designed for ease of adaption to the lifecycle and universally accessible. Policy DS2b will ensure sequential development of identified serviced residential lands. These policies will be positive for PHH and MA. DS2c delivering at least 30% of all new homes in Adare within the existing built-up footprint of the town will have a positive effect on PHH, SG and MA. Focusing on infill/brownfield/backland sites will be positive for PHH and SG. If there is potential conflict with the other SEOs it will be mitigated at project level. Policy DS2d will consolidate existing development and increase existing residential density, through a range of measures, including re-use of existing buildings and infill development schemes. Reuse and infill while focusing on infill/brownfield/backland sites will have a positive effect on PHH, SG and MA. This assessment</p>									



	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>recommends this policy should include a measure to promote the restoration or protection from removal of buildings thus preventing potential loss of roosts as requested in the DHLGH scoping submission.<sup>1</sup></p> <p>SEA Mitigation recommendation (in blue):</p> <p>DS2d) Consolidate existing development and increase existing residential density, through a range of measures, including re-use of existing buildings and infill development schemes in line with appropriate ecological and environmental/appropriate assessments <a href="#">subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</a></p> <p><u>Residential Development</u></p> <p>Objective H1a will ensure the coherent planning of residential development through the requirement of masterplans. This will have positive effects for PHH. It is recommended that this objective includes environmental assessments (i.e., ecological impact assessments, bat surveys and landscape plans) necessary to ensure coherent planning, e.g., Ecological Impact Assessment (EclA) in light of protected habitats and species in and near the Plan area and landscape plans. The NIR notes that Masterplans with EclAs allow for high level protection of the environment at pre-design level, and will lead to more robust European Site protection and earlier analysis of in-combination effects, as requirement for Appropriate Assessment is ascertained at an earlier stage in design. The SEA recommends the following mitigation text.</p> <p>SEA Mitigation recommendation (in blue):</p> <p>a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments, <a href="#">ecological impact assessments, bat surveys and landscape plans</a> and any other supporting documents deemed necessary to ensure the coherent planning of residential development. Masterplans will be required for large scale development of residentially zoned lands and shall be submitted at planning application stage. Early engagement with all utilities providers including Uisce Eireann is strongly advised.</p> <p>Objective H1b will ensure residential developments will not increase the existing housing stock by more than 10 – 15% without adequate capacity, in terms of both physical and social infrastructure to support additional growth. This will have positive effects on MA and PHH. Care must be taken with all other SEOs to ensure there is no conflict.</p> <p>Objective H1c will ensure new residential layouts prioritise walking and cycling to enable the efficient provision of public transport services with access to a range of local services. This will be positive for PHH and assist AQC 2 and AQC3. Care must be taken with all other SEOs to ensure there is no conflict.</p> <p>Objective H1d will ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability and Public Realm Plan. This will be positive for PHH and MA. Care must be taken with all other SEOs to ensure there is no conflict.</p> <p>Objective H1e will ensure that proposed alterations to village centre streetscapes will adequately consider conservation/restoration/reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscapes. This assessment recommends this policy should include a measure to promote the restoration or protection from removal of buildings thus preventing potential loss of roosts as requested in the DHLGH scoping submission (see DS2d above). This objective will have to carefully consider all environmental requirements including screening and appropriate bat surveys and ecological assessments to include potential effects on bats and the potential loss of roosts. Reference can be made to the LDP 2022-2028 and Adare LAP policies and objectives including Objective CH 01g Climate Change, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment and Objective H1e Residential Development amongst others. The SEA recommends the following mitigation text.</p>									

<sup>1</sup> Department of Housing, Local Government and Heritage scoping submission to the Proposed Development Plans: Limerick City and County Council: Strategic Environmental Assessment Scoping Report for preparation of a Draft Adare Local Area Plan 2024 - 2030: Adare Ref: FP2023-046 19<sup>th</sup> June 2023

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p><u>SEA Mitigation recommendation (in blue):</u>            Ensure that in any proposed alterations to the streetscape of the village centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscapes <b>and be subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</b></p> <p>While Objective H1f will ensure that proposed alterations to thatched structures will require the maintenance of their essential architectural character, retention of features of special interest and respect of the structures fabric, form and setting. This objective will be positive for PHH, L and CH. Potential conflicts with other SEOs during the development stages can be mitigated once subject to compliance with Adare 2024-2030 and the application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.</p> <p><u>Density and New Residential Development</u>            Objective H2 will ensure that all residential development complies with the residential density requirements in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas: Cities, Towns and Villages (2009). This will be positive for all SEOs.</p> <p><u>Serviced Sites</u>            Objective H3 permits serviced sites on adequately zoned lands within the settlement boundary of Adare in line with LDCP 2022- 2028 with a minimum net density of 10 dwelling units/ha on lands zoned Serviced Sites. This will be positive for PHH and MA. Potential conflicts with other SEOs during the development stages can be mitigated once compliant with the policies, objectives and development management standards of the LDP 2022-2028, Adare LAP 2024-2030 and all environmental assessment requirements.</p> <p><u>Social and Affordable Housing</u>            Objective H4 promotes the provision of social and affordable housing in accordance with legislation and plans, etc. This will be positive for PHH and MA. Potential conflicts with other SEOs during the development stages can be mitigated once subject to compliance with Adare Local Area Plan 2024-2030 and the application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.</p> <p>Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (Draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.</p>									
<b>Chapter 4: Town Centre First Approach</b>									
	<b>Policy TCF 1 Town Centre First:</b> It is a policy of the Council to:								

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
a) Support the implementation of the Town Centre First policy in Adare in creating a viable, vibrant and attractive village centre to live, work and visit while also functioning as the service, social, cultural and recreational hub for the local community through the enhancement of the village's rich architectural heritage and enhancement of the public realm in line with the Public Realm Plan includes as Volume 2 in this Draft Plan.	↕	↑	↕	↕	↕	↑	↑	↑	↕
b) Capitalise on the infrastructural investments in the village that support the Town Centre First programme within the lifetime of this Plan and seek further opportunities to promote Adare as a viable, vibrant and attractive village centre to live, work and visit fulfilling its role as the service, social, cultural, economic and recreational hub for the local community and hinterland sensitive to the villages rich architectural heritage and improved public realm	↕	↑	↕	↕	↕	↑	↕	↕	↕
c) Promote high quality place-making and public realm, in accordance with the Limerick Development Plan 2022-2028, including the Development Management Standards, any replacement thereof and any relevant Section28 Guidance. All development shall demonstrate climate resilience measure to climate proof critical infrastructure.	↕	↑	↑	↕	↕	↑	↕	↕	↕
d) Ensure the highest quality of public realm and urban design principles are applied in the village centre, and the opportunity areas are identified in this Plan.	↕	↑	↕	↕	↕	↑	↕	↕	↕
e) Ensure development proposal are designed in such a manner as to enhance the village centre and should give due consideration to: Site context, surrounding built heritage, climate resilience, connectivity/permeability, public realm improvements, adaptability, privacy, amenity, parking provision.	↕	↑	↑	↕	↕	↑	↑	↑	↕
<b>Policy RL 3 Retail Strategic Policy:</b> It is the policy of the Council to: To support the sustainable long-term retail growth of Adare as a Tier 3 Town Centres Level 2, in accordance with the Limerick Development Plan and the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick 2022 – 2028.	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective RL 01 Retail Development:</b> It is an objective of the Council to:									
Enhance the vitality and viability of Adare as a retail service centre and to improve the quantity and quality of retail provision in the village by:	↕	↑	↕	↕	↕	↑	↕	↕	↕
a) Emphasising the village centre as the primary shopping location.	↕	↑	↕	↕	↕	↑	↕	↕	↕
b) Encouraging the upgrade and expansion of existing retail units and the development of new units in the village centre.	↕	↑	↕	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
c) Ensuring that proposals with retail development elements comply with the provision of the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick 2022 – 2028 in relation to site suitability and the sequential approach and ensure proposals which would undermine the vitality and viability of Adare village centre will not be permitted.	↕	↑	↕	↕	↕	↑	↕	↕	↕
d) Encourage proposals at ground floor level within the village core for commercial uses.	o	↑	o	o	o	↑	o	o	o
e) Prohibit the proliferation of uses in the village centre which would detract from the amenities, or the vitality and viability of the area such as fast food outlets, amusement arcades, off-licences, bookmakers and other non-retail uses. Storage use is not permitted as the primary use of ground floor units.	o	↑	o	o	o	↑	↑	↑	o
f) Encourage the use of upper floors in retail premises for commercial or residential uses.	↕	↑	↕	↕	↕	↑	↕	↕	↕
g) Enhance the physical environment of the village centre as a location for shopping and business through measures aimed at improving conditions for pedestrians.	↕	↑	↑	↕	↕	↑	↕	↕	↕
h) Encourage the upgrade and refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional shopfronts, where poor replacements have been installed, and discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs.	↕	↑	↕	↕	↕	↑	↑	↑	↕
<b>Objective TCF1: Opportunity Sites:</b> it is an objective of the Council to:	↕								
a) Encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands/buildings identified as opportunity sites in line with the principles set out in Table 3.	See Chapter 7 of this SEA ER for individual opportunity site assessment details.								
b) Ensure that new development in the village centre and in particular the opportunity buildings and areas comprises the highest of qualitative and design standards, complimenting the existing historical built fabric, or national heritage, sustaining Adare, as a village in which to live, work, visit, invest in and do business. <b>Developers will be required to prepare urban design frameworks/masterplan for the Opportunity Sites in the Town Centre to inform future development proposals. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.</b>	↕	↑	↕	↕	↕	↑	↕	↕	↕
SEA Comment: <a href="#">Town Centre First</a>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Policy TCF 1a will implement Adare’s Town Centre First policy having a positive effect on PHH, MA, CH and L by creating a viable, vibrant and attractive village centre to live/work/visit while functioning as a local community service/social/cultural/recreational hub, and enhancing of the village’s rich architectural heritage and enhancement of the public realm. TCF 1b will also do the same through infrastructural investments. TCF 1c will promote high quality place-making/public realm which will have positive effects on PHH and MA and requiring development to demonstrate climate resilience measures to climate proof critical infrastructure will be positive for AQ-C. TCF 1d ensuring the highest quality of public realm/urban design principles in the village centre and opportunity areas will be positive for PHH and MA. TCF 1e ensuring development proposal designs enhance the village centre by considering site context/surrounding built heritage/climate resilience/connectivity/per meability, public realm improvements/adaptability/privacy/amenity/parking provision will be positive for PHH, MA, AQ-C, CH and L. This policy will inject life and a positive dynamic reviving the town centre in accordance with the Town Centre First policy approach to be climate resilient, well-connected and accessible with urban built heritage which is sustainably managed and conserved. This will have positive long-term effects on the vitality of the area for the local population, extended area and tourists once compliant with the policies and development management standards of the Draft Adare Local Area Plan 2024-20230 and all environmental assessment requirements.</p> <p><u>Retail Strategic Policy and Retail Development Objective</u></p> <p>Policy RL 3 supports Adare’s retail function as a Tier 3 Town Centres Level 2 while Objective RL 01 will emphasize the village centre as the primary shopping location; encouraging existing retail unit upgrade/expansion and new unit development; ensuring compliance with site suitability and the sequential approach to maintain Adare village vitality and viability; encourage village core ground floor level commercial uses with storage not permitted as a primary use, or uses that would detract from the amenities, or the vitality and viability of the area; and encourage upper floors retail premises for commercial/residential use. This objective will also enhance the village centre physical environment for shopping/business through measures aimed at improving pedestrian conditions and encouraging the upgrade/refurbishment of existing retail units and the maintenance of original shopfronts, or the reinstatement of traditional shopfronts, where poor replacements have been installed, and discourage the use of external roller shutters, internally illuminated signs or inappropriate projecting signs. All of these sub-objectives will be positive for PHH and MA and RL 01e and h also positive for CH and L with RL 01g also positive for AC-Q.</p> <p>This objective will potentially have an overall positive effect on all SEOs by reviving the town centre once subject to compliance with the policies and development management standards of the LDP 2024-2030 and adherence to all environmental assessment requirements. One of the Town centre overall strategic development objectives aims is to <i>‘Guide the future development of Adare, in accordance with the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Adare through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and the Heritage and the Department of Rural and Community Development.’</i> Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p><u>Opportunity Sites</u></p> <p>Objective TCF1: Opportunity Sites: It is an objective of the Council to:</p> <p>TCF1a will encourage/support the appropriate and sustainable development or redevelopment where appropriate of lands/buildings identified as opportunity sites in line with the principles set out in Table 3 of the Adare LAP. 5 opportunity Sites have been identified as providing potential for renewal and regeneration in the village and will contribute to an improved quality of life in the village. The NIR screened in this objective. The NIR noted that opportunity sites are further assessed in Section 6.4 Zoning in the NIR. Any development within Adare could potentially have direct and/or indirect impacts on the European Sites (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Please see a more detailed site assessment for each opportunity site in Chapter 7 of this SEA ER.</p>									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>TCF1b will ensure that village centre development and opportunity buildings/areas comprise the highest of qualitative and design standards, complimenting the existing historical built fabric, or national heritage. This objective has the potential to positively develop and enhance Adare town in numerous ways. Equally it could have negative effects on one or more SEO parameter. Each opportunity site must be independently and collectively environmental assessed to ensure a positive outcome/balance for all SEOs while enhancing the economic and social elements of Adare village. A SEA mitigation recommendation framework/masterplan must adhere to all environmental requirements including screening for SEA and AA as appropriate. The SEA recommends the following mitigation text.</p> <p>SEA Mitigation recommendation (in blue):</p> <p>TCF1b Ensure that new development in the village centre and in particular the opportunity buildings and areas comprises the highest of qualitative and design standards, complimenting the existing historical built fabric, or national heritage, sustaining Adare, as a village in which to live, work, visit, invest in and do business. <a href="#">Developers will be required to prepare urban design frameworks/masterplan for the Opportunity Sites in the Town Centre to inform future development proposals. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.</a></p> <p>Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.</p>										
<b>Chapter 5: Sustainable Communities</b>										
	<p><b>Policy C1 Community Infrastructure, Recreation and Open Space Strategic Policy:</b> It is a policy of the Council to:</p> <p>Support the provision of a broad range of high quality social/community, educational, healthcare and recreational facilities and infrastructure in Adare.</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕
	<p><b>Objective C1 Community and Educational Facilities:</b> It is an objective of the Council to:</p>									
	<p>a) Ensure that there are sufficient educational and community facilities to meet the needs generated by proposed developments, by requiring the completion of a Sustainability Statement Sustainability Statement and Social Infrastructure Assessment in line with the requirements of the Limerick Development Plan 2022-2028.</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕
	<p>b) Ensure that childcare and education facilities are provided in tandem with new residential areas, at accessible locations, which maximise opportunities</p>	↕	↑	↑	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
for walking, cycling and use of public transport and comply with all relevant standards.									
c) Facilitate the development of lifelong learning facilities and digital capacity for distance learning.	O	↑	O	O	O	O	O	O	O
d) Ensure that the existing school sites are protected for educational use and that lands adjacent to the schools are also protected for future expansion of the schools, if required, subject to site suitability.	↕	↑	↑	↕	↕	↑	↕	↕	↕
e) Support and facilitate the development and expansion of health service infrastructure by the Health Services Executive and other statutory and voluntary agencies and private healthcare providers in the provision of appropriate healthcare facilities and the provision of community based care facilities at appropriate locations, subject to proper planning consideration and the principles of sustainable development.	↕	↑	↕	↕	↕	↑	↕	↕	↕
f) Require future development of new community facilities to generally meet the following criteria of the 10 Minute Town Concept:	↑	↑	↑	↑	↑	↑	↑	↑	↑
• Generally located within 800m walking distance of the village centre;	↑	↑	↑	↑	↑	↑	↑	↑	↑
• Located centrally with respect to the community it serves, taking into account limitations of topography and the road and footpath network;	↑	↑	↑	↑	↑	↑	↑	↑	↑
• Clustered with complementary community facilities, local retail services etc. and integrated with housing; and	↑	↑	↑	↑	↑	↑	↑	↑	↑
• Located where a substantial proportion of the population reside, in particular older and less mobile/mobility compromised members of the community.	↑	↑	↑	↑	↑	↑	↑	↑	↑
g) Support and facilitate sports clubs, schools, cultural groups and community organisations in the provision, improvement and expansion of community services, sports and recreation amenities, multi-purpose spaces at appropriate locations that are universally accessible. The Council promotes opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space.	↕	↑	↑	↕	↕	↑	↕	↕	↕
h) Support the upgrade of the Heritage centre and seek appropriate funding in conjunction with relevant community groups	↕	↑	↕	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
i) Support the reuse of the former Monastery/Fever hospital for community related uses in line with all relevant standards.	↕	↑	↕	↕	↕	↑	↕	↕	↕
k) Identify a suitable site for a graveyard within the lifetime of this Plan subject to proper planning consideration and the principles of sustainable development.	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective C2 New Amenity Areas Walkways and Cycleways:</b> It is an objective of the Council to									
a) Continue to facilitate the development of walkways and cycleways as indicated on the Amenity and Sustainable Transport Map and the Public Realm Strategy (Appendix 1, Map 3) in co-operation with local interested parties, including the private, voluntary and public sector subject to funding. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre <b>and shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↕	↑	↑	↕	↕	↑	↕	↕	↕
b) Encourage walking and cycling as more convenient, popular and safe methods of movement in Adare, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities <b>which are in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↕	↑	↑	↕	↕	↑	↕	↕	↕
c) Support the provision of a new Greenway linking Adare with Rathkeale and the wider Greenway \ Active Travel network <b>which is in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↕	↑	↑	↕	↕	↑	↕	↕	↕
d) Providing secure cycle parking facilities at appropriate locations as opportunities arise.	↕	↑	↑	↕	↕	↑	↕	↕	↕
e) Encouraging combined footpath and cycleway links along the proposed Active Travel route through lands at Blackabbey and along the N21 southwards to the Ballingarry junction, northward to the Adare Castle and to the GAA field through the village.	↕	↑	↑	↕	↕	↑	↕	↕	↕
f) Support proposals to provide better connection between the Town Park and the Main Street of the village.	↕	↑	↑	↕	↕	↑	↕	↕	↕



	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
g) Explore options for amenity and access to the River Maigue as part of the Flood Relief Scheme subject to relevant environmental and appropriate assessment reports.	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective C3 Parks, Open Space and Recreation:</b> It is an objective of the Council to:									
a) Examine the feasibility of blue-way opportunities/potential along the River Maigue in Adare and support an assessment of Blueways as they relate to Adare for potential to develop Blueway trails on the River Maigue subject to appropriate environmental <b>and ecological</b> assessments <b>as required</b> .	↕	↑	↕	↕	↕	↑	↕	↕	↕
b) Protect existing open space by not permitting development, which encroaches on such open space, and protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations.	↕	↑	↕	↕	↕	↑	↕	↕	↕
c) Ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 6 above.	↕	↑	↕	↕	↕	↑	↕	↕	↕
d) Support the expansion of further community facilities at the Manor Fields	↕	↑	↕	↕	↕	↑	↕	↕	↕
e) Support the provisions for public realm improvements in Adare subject to funding and in line with the Public Realm Plan <b>and with the appropriate and necessary environmental and ecological assessments as required</b> .	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>f) the effect of lighting associated with open space provision will be carefully considered and where deemed essential will be designed and installed to minimise adverse effects on wildlife including Lesser Horseshoe Bats and Otters. There shall be a presumption against lighting in Natura 2000 designated sites.</b>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>SEA Comment:</p> <p><a href="#">Community Infrastructure, Recreation and Open Space Strategic Policy</a></p> <p>Policy C1 will support the provision of a broad range of high quality social/community, educational, healthcare and recreational facilities and infrastructure in Adare. This will be positive for PHH and MA by giving policy support to provide social/sporting/educational/amenity community infrastructure for important social/sporting/educational/amenity opportunities to allow community inclusivity and health benefits to all age profiles of locals and visitors. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected.</p> <p><a href="#">Community and Educational Facilities</a></p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>C1a will ensure that there are sufficient educational/community facilities by a Sustainability Statement and Social. This will be positive for PPH and MA. C1b will ensure that accessible childcare/education facilities are provided in tandem with new residential areas with maximise opportunities for walking/cycling/public transport while complying with all relevant standards. This sub-objective will all have positive effects for PPH and MA and will have far-reaching benefits on the health and well-being, education, and cultural enhancement of all age groups in the community. It is important to ensure sustainable modes of transport are available in conjunction with these facilities and thus will have positive effects on all SEOs in the long-term. The NIR screened in this sub-objective. The NIR notes that this objective could lead to increased development. Any development within Adare could potentially have direct and/or indirect impacts on the European Site network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>C1c will facilitate lifelong learning facilities/digital capacity for distance learning which will have positive educational value for PPH. The NIR screened in this sub-objective. The NIR notes that this objective could lead to increased development. Any development within Adare could potentially have direct and/or indirect impacts on the European Site network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>C1d will ensure that the existing school sites and that adjacent lands for future expansion if required subject to site suitability are protected for educational use. This again will be positive for PPH and MA regarding education for generations to come, and also positive for AQ-C through improved air quality and climate actions. The NIR screened in this sub-objective. The NIR notes that this objective could lead to increased development. Any development within Adare could potentially have direct and/or indirect impacts on the European Site network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>C1e will support/facilitate health service infrastructure development/expansion with appropriate healthcare/community-based care facilities subject to proper planning consideration and the principles of sustainable development. This will be positive for PPH and MA by giving policy support to provide health service infrastructure providing health benefits to all age profiles beyond the life time of the LAP. The NIR screened in this sub-objective. The NIR notes that this objective could lead to increased development. Any development within Adare could potentially have direct and/or indirect impacts on the European Site network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>C1f will be positive for all SEOs as it requires new community facilities to meet the 10-minute town concept criteria of being located within 800m walking distance of the village centre; centrally located with respect to the community it serves; clustered with other community facilities and the population, older and less mobile/mobility reside.</p> <p>C1g will support/facilitate sports clubs, schools, cultural groups and community organisations in the provision/improvement/expansion of community services, sports and recreation amenities, multi-purpose spaces at appropriate locations that are universally accessible. The Council promotes opportunities for multi and co-use active and passive recreational amenities including sports and recreational facilities, playgrounds and outdoor gym equipment within existing areas of open space. This will be positive for PPH, MA and AQ-C. The NIR screened in this sub-objective. The NIR notes that this objective could lead to increased development. Any development within Adare could potentially have direct and/or indirect impacts on the Natura 2000 network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>C1h supports the Heritage Centre upgrade and funding in conjunction with relevant community groups and is titled Opportunity Site 1 in the Adare LAP 2024-2030. A more detailed site assessment for Opportunity Site 1 is in Chapter 7 of this SEA ER. Also refer to objective TCF1a and 1b above.</p> <p>C1i supports the former Monastery/Fever hospital reuse for community related uses in line with all relevant standards and is titled Opportunity Site 3 in the Adare LAP 2024-2030. The NIR screened in this sub-objective. The NIR notes that this objective to reuse this site could lead to increased development. Any development within Adare could potentially have direct and/or indirect impacts on the European Sites (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. A more detailed site assessment for Opportunity Site 3 is in Chapter 7 of this SEA ER. Also refer to objective TCF1a and 1b above.</p> <p>C1k will identify a suitable graveyard site subject to proper planning consideration and the principles of sustainable development. This will be positive for PHH and MA. The NIR screened in this sub-objective. The NIR notes that future expansion of graveyard can lead to further development. Any development within Adare could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>While the positive benefits of Objective C1 are outlined above under each sub-objective they must be mindful that each potential development (individually and collectively) will need to consider all environmental parameters to ensure all SEOs are protected.</p> <p><u>New Amenity Areas Walkways and Cycleways</u> Objective C2a will facilitate walkways and cycleways development. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre.</p> <p><u>Rathkeale Road to Station Road</u>: This indicative link is shown on the landuse zoning map and relates to an existing formerly constructed access road. This is not heavily used at present, and should the route become more accessible, the project assessment will require to be underpinned by ecological surveys including inter alia, bat and bird surveys, mammal surveys and habitat surveys. Defensive and screen planting is recommended to avoid increase disturbance particularly from domestica animals and lighting should be minimal and avoided if possible:</p> <p><u>The L1422-314 to the GAA</u>: This proposed active travel measure relates to the existing built land and artificial surfaces habitat along the L1422 and the GAA Grounds. Where new interventions are proposed, removal of existing hedgerows and treelines will be avoided to reduce potential loss of linear woodland habitat important for bats and other wildlife species. Pollinator friendly planting measures, minimal lighting and integration of SUDs measures should be integrated into these designs.</p> <p><u>N21 southwards to the Ballingarry junction and northwards to Adare Castle</u>: This proposed active travel measure relates to the existing built land and artificial surfaces habitat along the N21 to the Ballingarry Junction. The proposed route then traverses the rear of existing residential houses to connect northwards towards Adare Castle. Where new interventions are proposed, removal of existing hedgerows and treelines will be avoided to reduce potential loss of linear woodland habitat important for bats and other wildlife species. Pollinator friendly planting measures, minimal lighting and integration of SUDs measures should be integrated into these designs.</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>This objective will have positive effects for PHH, AQ-C and MA. However, it could also be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that any development around the River Maigue could potentially have direct and/or indirect impacts on the European Sites (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>a) Continue to facilitate the development of walkways and cycleways as indicated on the Amenity and Sustainable Transport Map and the Public Realm Strategy (Appendix 1, Map 3) in co-operation with local interested parties, including the private, voluntary and public sector subject to funding. Any proposed development adjacent to walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to overlook proposed walkways and shall link existing and proposed residential areas to each other, to amenity areas and to provide connections to the village centre <a href="#">and in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p>C2b) Encourage walking and cycling as more convenient, popular and safe methods of movement in Adare, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities. This will be positive for PHH, AQ-C and MA. The NIR screened in this objective. The NIR noted that any development around the River Maigue could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This objective will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts. The provision of an attractive and coherent network of off-road footpaths and cycle facilities will require a feasibility study. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>C2b Encourage walking and cycling as more convenient, popular and safe methods of movement in Adare, and facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities <a href="#">and in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p>C2c Support the provision of a new Greenway linking Adare with Rathkeale and the wider Greenway \ Active Travel network. This will be positive for PHH, AQ-C and MA. The NIR screened in this objective. The NIR notes that any development around the River Maigue could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This objective will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts. The provision of a new Greenway linking Adare with Rathkeale and the wider Greenway \ Active Travel network will require a feasibility study. The SEA also recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>C2c) will support the provision of a new Greenway linking Adare with Rathkeale and the wider Greenway \ Active Travel network <a href="#">and in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p>C2d will provide secure cycle parking facilities at appropriate locations as opportunities arise. This will be positive for PHH, AQ-C and MA. The NIR screened in this objective. The NIR notes any development around the River Maigue could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This objective will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts. This objective should be incorporated into the New Amenity Areas Walkways and Cycleways feasibility study.									
C2e will encourage combined footpath and cycleway links along the proposed Active Travel route through lands at Blackabbey and along the N21 southwards to the Ballingarry junction, northward to the Adare Castle and to the GAA field through the village. This will be positive for PHH, AQ-C and MA. The NIR screened in this objective. The NIR notes that any development around the River Maigue could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This objective will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts. This objective should be incorporated into the New Amenity Areas Walkways and Cycleways feasibility study.									
C2f will support proposals to provide better connection between the Town Park and the Main Street. This will be positive for PHH, AQ-C and MA. The NIR screened in this objective. The NIR noted that any development around the River Maigue could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This objective will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts. This objective should be incorporated into the New Amenity Areas Walkways and Cycleways feasibility study.									
C2g will explore River Maigue amenity/access options as part of the Flood Relief Scheme subject to relevant environmental and appropriate assessment reports. This will be positive for PHH and MA. The NIR screened in this objective. The NIR noted that any development around the River Maigue could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. As noted in the objective projects will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.									
<u>Objective C3 Parks, Open Space and Recreation</u>									
Objective C3a will examine the feasibility of blue-way opportunities/potential along the River Maigue in Adare and support an assessment of Blueways as they relate to Adare for potential to develop Blueway trails on the River Maigue subject to appropriate environmental assessments. This will have positive effects for PHH and MA. However, it could also be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that the increased use of River Maigue could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text. <u>SEA Mitigation recommendation (in blue):</u>									
C3a Examine the feasibility of blue-way opportunities/potential along the River Maigue in Adare and support an assessment of Blueways as they relate to Adare for potential to develop Blueway trails on the River Maigue subject to appropriate environmental and ecological assessments as required.									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Objective C3b will protect existing open space by not permitting development, which encroaches on such open space, and protect semi-natural open space from inappropriate development and facilitate/support the provision of allotments or community gardens at appropriate locations. Objective C3c will ensure new residential development provides high quality public open space and play-lots proportional to the number of residential units, having cognisance to accessibility, safety, permeability, place-making and requirements set out in Table 6 above. The NIR screened in this objective. The NIR noted that increased development within Adare could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This objective will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.</p> <p>C3d will support the expansion of further community facilities at the Manor Fields. The NIR screened in this objective. The NIR noted that increased development within Adare could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This objective will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.</p> <p>C3e will support the provisions for public realm improvements in Adare subject to funding and in line with the Public Realm Plan. This will have positive effects for PHH and MA. However, it could also be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that increased development within Adare could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a>  C3e) Support the provisions for public realm improvements in Adare subject to funding and in line with the Public Realm Plan <a href="#">and in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p>The SEA recommend the following sub-objective under Objective C3 Parks, Open Space and Recreation in the Adare LAP as requested in the Department of Housing, Local Government and Heritage scoping submission.<sup>2</sup></p> <p><a href="#">SEA Mitigation recommendation (in blue):</a>  C3f the effect of lighting associated with open space provision will be carefully considered and where deemed essential will be designed and installed to minimise adverse effects on wildlife including Lesser Horseshoe Bats and Otters. There should be a presumption against lighting in Natura 2000 designated sites</p> <p>The NIS notes that this objective will be beneficial to Annex II species that are sensitive to Artificial Lighting at Night. This objective will have to carefully consider all environmental requirements including screening and appropriate bat surveys and ecological assessments to include potential effects on bats and the potential loss of roosts. Reference can be made to the LDP, e.g., Objective EH O24 Light Pollution and Objective EH O25 ‘Dark Sky’ Parks and Reserves, and Area LAP policies and objectives including Objective CH 01g Climate Change, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment and Objective H1e Residential Development amongst others.</p>									

<sup>2</sup> Department of Housing, Local Government and Heritage scoping submission to the Proposed Development Plans: Limerick City and County Council: Strategic Environmental Assessment Scoping Report for preparation of a Draft Adare Local Area Plan 2024 - 2030: Adare Ref: FP2023-046 19<sup>th</sup> June 2023

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (Draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.</p>										
<b>Chapter 6: Economic Development and Tourism</b>										
	<p><b>Policy ED 1 Strategic Economic Development:</b> It is a policy of the Council to Promote, facilitate and enable economic development and employment generating activities in Adare on appropriately-zoned lands, in a sustainable manner, in accordance with the Limerick Development Plan 2022 – 2028 <a href="#">and its associated environmental assessment reports.</a></p>	↕	↑	↕	↕	↕	↑	↕	↕	↕
	<p><b>Objective ED 1 Enterprise and Employment Objectives:</b> It is an objective of the Council to:</p>									
	<p>Encourage the reuse and redevelopment of vacant units, brownfield, derelict and infill sites for employment creation, <a href="#">subject to normal planning and environmental criteria to include screening, appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</a></p>	↕	↑	↑	↕	↕	↑	↕	↕	↕
	<p>b) Ensure any proposals for the lands zoned for Enterprise and Employment include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the National road have sufficient capacity to facilitate the extent of the development planned. The costs of implementing mitigation measures arising from the assessment shall be borne by the developer. <a href="#">Any proposals at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed development and existing residential developments and be informed by ecological expertise.</a></p>	↕	↑	↑	↕	↕	↑	↕	↕	↕
	<p>c) Ensure any proposal for part of the lands zoned Enterprise and Employment does not preclude the development of the remaining zoning lands. Any proposal submitted on site shall include an indicative layout which allows for a coordinated development at this location.</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
d) Retain sufficient lands around the site boundaries where industrial, enterprise or distribution activities are proposed to accommodate landscaping to soften the visual impact ,reduce the biodiversity loss of the development <b>and ensure it is sympathetic to the natural environment.</b>	↑	↑	↑	↑	↑	↑	↑	↑	↑
e) Early engagement with all utilities providers including Uisce Eireann is strongly advised.	○	↑	○	○	○	↑	○	○	○
<b>Objective ED 2 Tourism related development in Adare Manor:</b> It is an objective of the Council That no new residential developments on greenfield sites shall be permitted on land zoned tourism related development. Ancillary leisure/tourism development and the repurposing of existing buildings for uses which complement the use and sustain the operations of Adare Manor and the hosting of the Ryder Cup may be permitted. Any such proposals shall only be considered where they can satisfactorily demonstrated that there will be no impact on the integrity of this area or on the natural habitat of the River and its designation as part of Lower River Shannon Special Area of Conservation. Applications on this zoning shall justify how they satisfy this criteria. <b>Ecological enhancement measures as part of habitat management plans should be required to support the overall ecological integrity of the lands and should be informed by surveys and ecological impact assessments and Appropriate Assessment Screening undertaken by appropriate qualified ecologists.</b>	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective ED 3 Tourism Objectives:</b> It is an objective of the Council to									
a) Support growth in the tourism sector in Adare by facilitating vital connections between complementary sites and attractions, and ensuring visitors can easily avail of services in Adare village centre. The possibility of adding the Franciscan Church to the tourism trail shall be explored. Tourism projects will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts.	↕	↑	↕	↕	↕	↑	↕	↕	↕
b) Support the provision of a new Greenway linking Adare with the wider Greenway \ Active Travel network.	↕	↑	↑	↕	↕	↑	↕	↕	↕
c )Support Brand Adare in building a recognisable brand for the village and support the development of a wayfinding strategy for the village which links in with existing digital tourist information systems and apps and with Brand	○	↑	○	○	○	↑	○	○	○



	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Adare. <a href="#">This shall also include an element of awareness in relation to the natural, cultural and landscape heritage.</a>									
d) Support Adare’s role in the Limerick Tourism Development Strategy 2019 - 2023 and any subsequent replacement document <a href="#">and its associated environmental assessment reports.</a>	↕	↑	↕	↕	↕	↑	↕	↕	↕
e) Require new tourism and amenity projects located within the village to foster synergy with the services and retail business located in the village and support community engagement.	↕	↑	↕	↕	↕	↑	↕	↕	↕
f) Support the use of community facilities to widen the arts and cultural heritage offering of the area.	↕	↑	↕	↕	↕	↑	↕	↑	↕
<p>SEA Comment:</p> <p><a href="#">Strategic Economic Development</a></p> <p>Policy ED 1 will promote/facilitate/enable economic development and employment generating activities in Adare on appropriately-zoned lands, in a sustainable manner, in accordance with the LDP 2022-2028. This will be positive for PHH and MA. It is important that the environmental assessment reports associated with the LDP as well as the Adare LAP which are an integral part of each Plan process and implementation are consulted, referenced and applied throughout the strategic economic development of Adare and its hinterland. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>Policy ED 1 Strategic Economic Development: It is a policy of the Council to Promote, facilitate and enable economic development and employment generating activities in Adare on appropriately-zoned lands, in a sustainable manner, in accordance with the Limerick Development Plan 2022 – 2028 <a href="#">and its associated environmental assessment reports.</a></p> <p><a href="#">Enterprise and Employment</a></p> <p>Objective ED 1a will encourage vacant units/brownfield/derelict/infill sites for employment creation reuse/redevelopment subject to normal planning and environmental criteria. This objective will have to carefully consider all environmental requirements including screening and appropriate bat surveys and ecological assessments to include potential effects on bats and the potential loss of roosts. Reference can be made to the LDP 2022-2028 and Draft Adare LAP policies and objectives including Objective CH 01g Climate Change, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment and Objective H1e Residential Development amongst others. This assessment recommends this policy should include a measure to promote the restoration or protection from removal of buildings thus preventing potential loss of roosts as requested in the Department of Housing, Local Government and Heritage scoping submission (see DS2d above).</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>a) Encourage the reuse and redevelopment of vacant units, brownfield, derelict and infill sites for employment creation, subject to normal planning and environmental criteria <a href="#">and be subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</a></p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective ED 1b ensures any Enterprise and Employment zone proposals include a Traffic and Transport Assessment to ensure sufficient capacity with mitigation costs borne by the developer. This objective is positive for PHH, AQ-C and MA. Any proposals must ensure that there is a provision of a minimum 20m landscaped buffer zone between any proposed development and existing residential developments. The SEA recommends the following mitigation text. <a href="#">SEA Mitigation recommendation (in blue):</a> Objective ED 1b Ensure any proposals for the lands zoned for Enterprise and Employment include a Traffic and Transport Assessment, to ensure that the local road network and associated junctions with the National road have sufficient capacity to facilitate the extent of the development planned. The costs of implementing mitigation measures arising from the assessment shall be borne by the developer. <a href="#">Any proposals at this site shall ensure the provision of a minimum 20m landscaped buffer zone between proposed development and existing residential developments and be informed by ecological expertise.</a>									
Objective ED 1c will ensure Enterprise and Employment zone proposals does not preclude the development of the remaining zoning lands with proposals including an indicative layout to allows coordinated development. This objective is positive for PHH and MA and must incorporate the requirements of ED 1b in any proposal. Objective ED 1d will retain sufficient site boundaries land where industrial/enterprise/distribution activities are proposed to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development. This will have a positive effect on all SEOs and be further enhanced by ensuring any landscaping is sympathetic to the natural environment. The SEA recommends the following mitigation text. <a href="#">SEA Mitigation recommendation (in blue):</a> Objective ED 1d) Retain sufficient lands around the site boundaries where industrial, enterprise or distribution activities are proposed to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development <a href="#">and is sympathetic to the natural environment.</a> Objective ED 1f advises early engagement with all utility providers including Uisce Eireann. This objective is positive for PHH and MA. Early communication with all providers and stakeholders will ensure any issues are addressed from the onset.									
<u>Tourism related development in Adare Manor</u> Objective ED 2 will not permit new residential developments on greenfield sites on land zoned tourism related development. However, ancillary leisure/tourism development and the repurposing of existing buildings for uses which complement the use and sustain the operations of Adare Manor and the hosting of the Ryder Cup may be permitted where they can satisfactorily demonstrated that there will be no impact on the area integrity or on the natural habitat of the River and its designation as part of Lower River Shannon Special Area of Conservation. This objective will be positive for PHH and MA. It is important that ecological enhancement measures are part of habitat management plans which must be required to support the overall ecological integrity of the lands and must be informed by surveys and ecological impact assessments and Appropriate Assessment Screening that are undertaken by appropriate qualified ecologists. Please see a more detailed site assessment for this zoning in Chapter 7 of this SEA ER. The SEA recommends the following mitigation text. <a href="#">SEA Mitigation recommendation (in blue):</a> Objective ED 2 Tourism related development in Adare Manor: It is an objective of the Council That no new residential developments on greenfield sites shall be permitted on land zoned tourism related development. Ancillary leisure/tourism development and the repurposing of existing buildings for uses which complement the use and sustain the operations of Adare Manor and the hosting of the Ryder Cup may be permitted. Any such proposals shall only be considered where they can satisfactorily demonstrated that there will be no impact on the integrity of this area or on the natural habitat of the River and its designation as part of Lower River Shannon Special Area of Conservation. Applications on this zoning shall justify how they satisfy this criteria. <a href="#">Ecological</a>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
enhancement measures as part of habitat management plans should be required to support the overall ecological integrity of the lands and should be informed by surveys and ecological impact assessments and Appropriate Assessment Screening undertaken by appropriate qualified ecologists.									
<u>Tourism Objectives</u>									
Objective ED 3a will support Adare tourism sector growth by facilitating vital connections between complementary sites and attractions, and visitors services. The possibility of adding the Franciscan Church to the tourism trial shall be explored. This will be positive for PHH and MA. The NIR screened in this objective. The NIR noted that this objective to increase tourism could lead to increased development and pressures. Any development within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. As noted in the objective projects will be required to adhere to appropriate environmental and ecological assessment and to mitigate any adverse environmental, biodiversity and ecological impacts. The Franciscan Church tourism trial option will require a feasibility study.									
Objective ED 3b supports a new Greenway linking Adare with the wider Greenway \ Active Travel network. This will be positive for PHH, AQ0C and MA. The NIR screened in this objective. The NIR noted that this objective could lead to increased development. Any development within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This potential provision will require a feasibility study due to its potential impacts on the SEOs.									
Objective ED 3c will support a recognisable Brand Adare and the development of a village wayfinding strategy linking in with existing digital tourist information systems and apps. This will be positive for PHH and MA. Including an environmental awareness element to this brand and apps will increase awareness, understanding and protection for the SEOs and the wider natural and built environment. The SEA recommends the following mitigation text. SEA Mitigation recommendation (in blue): ED 3c) Support Brand Adare in building a recognisable brand for the village and support the development of a wayfinding strategy for the village which links in with existing digital tourist information systems and apps and with Brand Adare. This should shall also include an element of awareness in relation to the natural, cultural and landscape heritage.									
Objective ED 3d will support Adare’s role in the Limerick Tourism Development Strategy 2019 – 2023. This will be positive for PHH and MA but needs to adhere to all environmental assessment requirements. The SEA recommends the following mitigation text. SEA Mitigation recommendation (in blue): d) Support Adare’s role in the Limerick Tourism Development Strategy 2019 - 2023 and any subsequent replacement document and its associated environmental assessment reports.									
Objective ED 3e will require new village tourism/amenity projects to foster synergy with the services/retail business located in the village and support community engagement, while Objective ED 3f supports community facilities use to offer arts and cultural heritage to a wider community. Both of these both objectives will be positive for PHH and MA. Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.										
<b>Chapter 7: Sustainable Mobility</b>										
	<b>Policy SMT P1 Integration of Land Use and Transport Policies</b> - It is a policy of the Council to Support and facilitate the integration of land use and transportation policies for Adare, as a means of reducing the impact on climate change. The Council will ensure the delivery of a sustainable compact settlement, which can be served by various modes of transport with a focus on reducing the need to travel <b>and which shall be in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↑	↑	↑	↑	↑	↑	↑	↑	↑
	<b>Policy SMT P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use:</b> It is a policy of the Council to Seek to implement in a positive manner, in cooperation with other relevant stakeholders and agencies, the policies of the NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport’s Active Travel publications, <b>and relevant mitigation measures from the SEA and AA of same</b> , to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Adare, including public transport, cycling and walking.	↑	↑	↑	↑	↑	↑	↑	↑	↑
	<b>Objective SM 1 Movement and Accessibility:</b> It is an objective of the Council to									
	a) Enhance the walking and cycling networks through the village within the lifetime of the Plan and seek to improve direct pedestrian linkages, cycle networks and infrastructure throughout the village and improve connectivity to the village centre and existing services, <b>which are in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↕	↑	↑	↕	↕	↑	↕	↕	↕
	b) Deliver a Traffic Management Plan for the village within the lifetime of the Plan, which will consider traffic flow and parking around the village and improved pedestrian and cyclist provision. High quality public realm will be required as part of any village centre redevelopment in line with the Public	↕	↑	↑	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Realm Plan, and shall be in line with the appropriate and necessary environmental and ecological assessments as required.									
c) Facilitate and implement school streets and school zones, including slow zones around the school, and promote/facilitate active travel options for school children to reduce the health and safety risks associated with traffic congestion, pollution and inactive lifestyles. This includes the Safe Routes to School (SRTS) Programme in partnership with the NTA and Green schools.	↕	↑	↑	↕	↕	↑	↕	↕	↕
d) Incorporate Sustainable Travel measures in all new developments in the village and along the full length of the proposed indicative link road from the Rathkeale Road to Station Road and along the L1422-314 to the GAA grounds and along the N21 southwards to the Ballingarry junction and northwards to Adare Castle, which are in line with the appropriate and necessary environmental and ecological assessments as required	↕	↑	↑	↕	↕	↑	↕	↕	↕
e) Protect the existing rail route against encroachment from inappropriate uses that could compromise the long term development of the rail facility and support appropriate upgrades, which are in line with the appropriate and necessary environmental and ecological assessments as required	↕	↑	↑	↕	↕	↑	↕	↕	↕
f) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and the Treatment of Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations, which are in line with the appropriate and necessary environmental and ecological assessments as required	↕	↑	↑	↕	↕	↑	↕	↕	↕
<b>Objective SM 2 Overflow Car Park:</b> It is an objective of the Council to Explore the possibility of the provision of an overflow car park on lands to the rear of the Heritage Centre car park indicated as a P on the land use zoning map subject to compliance with the Flood Risk Management Guidelines, the Strategic Flood Risk Assessment contained in Volume 3 of this Plan and a Flood Management Plan detailing procedures including closure of the car park in predicted times of tidal inundation. Any development of a car park at this location shall demonstrate appropriate Sustainable Urban Drainage Systems (SUDS), which are in line with the appropriate and necessary environmental and ecological assessments as required.	↕	↕	↕	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<b>Objective SM 3 Modal Shift and Behavioural Change:</b> It is an objective of the Council to:									
a) Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in Adare	↕	↑	↑	↕	↕	↑	↕	↕	↕
b) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network catering for all members of society across Adare and its hinterland, including any investment in the public transport by service providers in Adare	↕	↑	↑	↕	↕	↑	↕	↕	↕
c) Collaborate with transport providers to improve connectivity to adjacent settlements and Limerick City.	↕	↑	↑	↕	↕	↑	↕	↕	↕
<b>Policy SM P3: Rural Mobility:</b> It is a policy of the Council to: Continue to support the implementation of the National Transport Authority's 'Connecting Ireland: Rural Mobility Plan' and the 'Local Link' rural transport service and to encourage operators to improve the service to meet the social and economic needs of Adare), <b>which are in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective SM 4: Public Transport Provision:</b> It is an objective of the Council to: (a) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Adare and its hinterland, including any investment in the public transport by service providers in Adare, <b>which are in line with the appropriate and necessary environmental and ecological assessments as required.</b>	↕	↑	↑	↕	↕	↑	↕	↕	↕
<b>Objective SM 5 Roads:</b> It is an objective of the Council to:									
a) Safeguard the capacity of the national road network and ensure any future development requiring access onto the N21 shall be in accordance with objective TR 039 and objective TR 048 of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network, <b>which are in line with the appropriate and necessary environmental and ecological assessments as required</b>	↕	↑	↕	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
b) Support the delivery of the Foynes to Limerick (including Adare Bypass) Road, subject to all appropriate environmental and planning assessments.	↕	↑	↕	↕	↕	↑	↕	↕	↕
c) Protect the capacity of the regional road network from inappropriate development, having regard to all relevant Government guidance and Objective TR 041 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to network.	↕	↑	↕	↕	↕	↑	↕	↕	↕
d) Prohibit advertising signage adjacent to the national and regional road networks.	↑	↑	↑	↑	↑	↑	↑	↑	↑
e) Ensure all developments protect and safeguard the capacity and efficiency of the drainage regimes of the road network.	↕	↑	↕	↑	↕	↑	↕	↕	↕

**SEA Comment:**

Integration of Land Use and Transport Policies

Policy SMT P1 will support/facilitate Adare land use and transportation policy integration to reducing climate change impact and the delivery of a sustainable compact settlement with various modes of transport to reduce travel needs. This will be positive for all SEOs in the long-term. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text.

SEA Mitigation recommendation (in blue):

Policy SMT P1 Integration of Land Use and Transport Policies - It is a policy of the Council to

Support and facilitate the integration of land use and transportation policies for Adare, as a means of reducing the impact on climate change. The Council will ensure the delivery of a sustainable compact settlement, which can be served by various modes of transport with a focus on reducing the need to travel **and that is in line with the appropriate and necessary environmental and ecological assessments as required.**

Transport and Movement - Promotion of Sustainable Patterns of Transport Use

Policy SMT P2 will implement the NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport’s Active Travel publications to encourage more travel sustainable patterns and greater sustainable transport use, including public transport, cycling and walking. This will be positive for all SEOs once the associated environmental assessments and their relevant mitigation measures are integrated into this objective and its outcomes. The SEA recommends the following mitigation text.

SEA Mitigation recommendation (in blue):

Policy SMT P2 Transport and Movement - Promotion of Sustainable Patterns of Transport Use: It is a policy of the Council to

Seek to implement in a positive manner, in cooperation with other relevant stakeholders and agencies, the policies of the NPF, RSES, the National Sustainable Mobility Policy (2022) and the Department of Transport’s Active Travel publications, **and relevant mitigation measures from the SEA and AA of same,** to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Adare, including public transport, cycling and walking.

Movement and Accessibility

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective SM 1a will enhance the walking/cycling networks through the village and will seek to improve direct pedestrian linkages, cycle networks and infrastructure throughout the village and improve connectivity to the village centre and existing services. This will have positive effects for PHH, AQ-C and MA and potentially all SEOs in the long-term. However, it could also be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that expansion of transport infrastructure can lead to further development. Any development within Adare could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text. SEA Mitigation recommendation (in blue): Objective SM 1a) Enhance the walking and cycling networks through the village within the lifetime of the Plan and seek to improve direct pedestrian linkages, cycle networks and infrastructure throughout the village and improve connectivity to the village centre and existing services, and is in line with the appropriate and necessary environmental and ecological assessments as required.									
Objective SM 1b will deliver a Village Traffic Management Plan which will consider traffic flow and parking and improved pedestrian and cyclist provision. High quality public realm will be required as part of any village centre redevelopment in line with the Public Realm Plan. This will have positive effects for PHH, AQ-C and MA and potentially all SEOs in the long-term. However, it could also be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that expansion of transport infrastructure can lead to further development. Any development within Adare could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text. SEA Mitigation recommendation (in blue): Objective SM 1b) Deliver a Traffic Management Plan for the village within the lifetime of the Plan, which will consider traffic flow and parking around the village and improved pedestrian and cyclist provision. High quality public realm will be required as part of any village centre redevelopment in line with the Public Realm Plan and is in line with the appropriate and necessary environmental and ecological assessments as required.									
Objective SM 1c will facilitate/implement school streets and school zones and promote/facilitate active travel options for school children reducing health and safety risks including the SRTS Programme in partnership with the NTA and Green schools. This will be positive for PHH, MA and AQ-C. Objective SM 1d will incorporate Sustainable Travel measures in new village developments and along the full length of the proposed indicative link road from the Rathkeale Road to Station Road and along the L1422-314 to the GAA grounds and along the N21 southwards to the Ballingarry junction and northwards to Adare Castle. This will have positive effects for PHH, AQ-C and MA and potentially all SEOs in the long-term. However, it could also be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that any development within Adare could potentially have direct and/or indirect impacts on the European (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text. SEA Mitigation recommendation (in blue):									



	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective SM 1d) Incorporate Sustainable Travel measures in all new developments in the village and along the full length of the proposed indicative link road from the Rathkeale Road to Station Road and along the L1422-314 to the GAA grounds and along the N21 southwards to the Ballygarry junction and northwards to Adare Castle, <a href="#">and is in line with the appropriate and necessary environmental and ecological assessments as required.</a>									
Objective SM 1e) will protect the existing rail route against encroachment from inappropriate uses that could compromise the long term development of the rail facility and support appropriate upgrades. This will have positive effects for PHH, AQ-C and MA and potentially all SEOs in the long-term. However, it could also be detrimental to the SEOs in the short-term. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text. <a href="#">SEA Mitigation recommendation (in blue):</a> Objective SM 1e) Protect the existing rail route against encroachment from inappropriate uses that could compromise the long term development of the rail facility and support appropriate upgrades, <a href="#">and is in line with the appropriate and necessary environmental and ecological assessments as required.</a>									
Objective SM 1f) will support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and the Treatment of Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations. This will have positive effects for PHH, AQ-C and MA and potentially all SEOs in the long-term. However, it could also be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that DMURS Interim Advice Note includes widening of footpaths, additional facilities for cyclists. Expansion of transport infrastructure can lead to further development. Any development within Adare could potentially have direct and/or indirect impacts on the European Sites (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text. <a href="#">SEA Mitigation recommendation (in blue):</a> Objective SM 1f) Support the provisions set out in the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response and the Treatment of Transition Zones to Towns and Villages on National Roads and S.I. No. 140 of 2006 Environmental Noise Regulations, <a href="#">and is in line with the appropriate and necessary environmental and ecological assessments as required.</a>									
<u>Overflow Car Park</u> Objective SM 2 will explore the possibility of an overflow carpark to the rear of the Heritage Centre subject to compliance with the Flood Risk Management Guidelines, the SFRA contained in Volume 3 of this Plan and a Flood Management Plan detailing procedures including closure of the car park in predicted times of tidal inundation. Any development of a car park at this location shall demonstrate appropriate Sustainable Urban Drainage Systems (SUDS). This will have positive effects for MA only. It could be detrimental to the SEOs in the short-term. The NIR screened in this objective. The NIR noted that development of overflow car park could have direct and/or indirect impacts on the European Sites (Natura 2000 network) through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. This site is part of Opportunity Site 1 and must adhere to Objective TCF1: Opportunity Sites. Please see a more detailed site assessment for each opportunity site in Chapter 7 of this SEA ER. The SEA recommends the following mitigation text.									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>Objective SM 2 Overflow Car Park: It is an objective of the Council to Explore the possibility of the provision of an overflow car park on lands to the rear of the Heritage Centre car park indicated as a P on the land use zoning map subject to compliance with the Flood Risk Management Guidelines, the Strategic Flood Risk Assessment contained in Volume 3 of this Plan and a Flood Management Plan detailing procedures including closure of the car park in predicted times of tidal inundation. Any development of a car park at this location shall demonstrate appropriate Sustainable Urban Drainage Systems (SUDS), <a href="#">and is in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p><a href="#">Modal Shift and Behavioural Change</a></p> <p>Objective SM 3a will encourage/promote/facilitate a modal shift towards more sustainable forms of transport in Adare. Objective SM 3b will support/facilitate implementation of an integrated, multi-modal and accessible public transport network catering for all members of society across Adare and its hinterland, including any investment in the public transport by service providers in Adare. While Objective SM 3c will collaborate with transport providers to improve connectivity to adjacent settlements and Limerick City. The encouragement of a modal shift, an accessible public transport network and improved wider connectivity in Limerick will be positive for PHH, MA and AQ-C by giving priority to walking, cycling and other options other than private cars.</p> <p><a href="#">Rural Mobility</a></p> <p>Policy SM P3 will continue to support the implementation of the NTA’s ‘Connecting Ireland: Rural Mobility Plan’ and the ‘Local Link’ rural transport service and to encourage operators to improve the service to meet the social and economic needs of Adare. The Connecting Ireland Rural Mobility Plan aims to increase transport connectivity for people living in rural Ireland and includes identification of improved public transport routes via bus services to improve connectivity. This does not require additional land take relevant to the plan area and is positive in terms of PHH, AQ, MA and CH SEOs in particular. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>Policy SM P3: Rural Mobility: It is a policy of the Council to: Continue to support the implementation of the National Transport Authority’s ‘Connecting Ireland: Rural Mobility Plan’ and the ‘Local Link’ rural transport service and to encourage operators to improve the service to meet the social and economic needs of Adare), <a href="#">and is in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p><a href="#">Public Transport Provision</a></p> <p>Objective SM 4(a) will support/facilitate implementation of an integrated, multi-modal and accessible public transport network in Adare and its hinterland, including any investment in the public transport by service providers in Adare. This will have positive effects for PHH, AQ-C and MA and potentially all SEOs in the long-term. However, it could also be detrimental to the SEOs in the short-term. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>Objective SM 4: Public Transport Provision: It is an objective of the Council to:</p> <p>(a) Support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Adare and its hinterland, including any investment in the public transport by service providers in Adare, <a href="#">and is in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p><a href="#">Roads</a></p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective SM 5a will safeguard the national road network capacity and ensure any future development requiring access onto the N21 shall be in accordance with objective TR 039 and objective TR 048 of the LDP 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network. Objective TR 039 National Roads and TRO 48 Traffic Management relate to protection of road access, safety and avoidance of proliferation of development onto national roads. This objective will have positive effects for PHH and MA. Should projects arise from SM 5 Road, the application of environmental protection measures including Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The NIR notes that Foynes to Limerick Road (including Adare Bypass) has been subject to all appropriate environmental assessments, include Appropriate Assessment (NIS) and EIAR with mitigation measures proposed to protected Natura 2000 Network. The SEA recommends the following mitigation text. <a href="#">SEA Mitigation recommendation (in blue):</a> Objective SM 5a) Safeguard the capacity of the national road network and ensure any future development requiring access onto the N21 shall be in accordance with objective TR 039 and objective TR 048 of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to the network. Road Safety Audits and Traffic Impact Assessments will be required to demonstrate implications of development proposals on the national and regional road network <a href="#">and is in line with the appropriate and necessary environmental and ecological assessments as required.</a>									
Objective SM 5b will support the Foynes to Limerick (including Adare Bypass) Road, subject to all appropriate environmental and planning assessments. This will have positive effects for PHH and MA. However, it could also be detrimental to the SEOs in the short-term. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The NIR notes that Foynes to Limerick Road (including Adare Bypass) has been subject to all appropriate environmental assessments, include Appropriate Assessment (NIS) and EIAR with mitigation measures proposed to protected Natura 2000 Network.									
Objective SM 5c will protect the capacity of the regional road network from inappropriate development, having regard to all relevant Government guidance and Objective TR 041 Strategic Regional Roads of the Limerick Development Plan 2022-2028 and ensure development does not compromise the performance of the network or future improvements to network. This will be positive once all SEOs are considered and taken into account. Objective SM 5d will prohibit advertising signage adjacent to the national/regional road networks. This is positive for all SEOs. Objective SM 5e will ensure all developments protect and safeguard the capacity and efficiency of the drainage regimes of the road network. The NIR (c to e) notes that Foynes to Limerick Road (including Adare Bypass) has been subject to all appropriate environmental assessments, include Appropriate Assessment (NIS) and EIAR with mitigation measures proposed to protected Natura 2000 Network.									
Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (Draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.									

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<b>Chapter 8: Climate Action, Environment and Heritage</b>										
	<b>Policy CH 1 Climate Change:</b> It is a policy of the Council to protect and enhance environmental quality and implement the climate action measures through the planning process to help address climate change.	↑	↑	↑	↑	↑	↑	↑	↑	↑
	<b>Objective CH 01 Climate Change:</b> It is an objective of the Council to									
	a) Ensure climate-proofing measures are incorporated into the design, planning and construction of all developments, including utilities and their networks. The use of green infrastructure as a mechanism for carbon offsetting and surface water management is encouraged.	↑	↑	↑	↑	↑	↑	↑	↑	↑
	b) Ensure that all residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the case of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.	↑	↑	↑	↑	↑	↑	↑	↑	↑
	c) Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.	↑	↑	↑	↑	↑	↑	↑	↑	↑
	d) Promote and support development of renewable energy sources, which will achieve low carbon outputs and promote Adare as a low carbon area.	⇅	↑	↑	⇅	⇅	↑	⇅	⇅	⇅
	e) Support the development of low carbon and green technological businesses and industries.	↑	↑	↑	↑	↑	↑	↑	↑	↑
	f) Promote responsible development of land, <b>including nature based solutions</b> , drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.	⇅	↑	↑	⇅	⇅	↑	⇅	⇅	⇅
	g) Promote the appropriate adaption of built heritage to respond to the effects of climate change <b>that are sympathetic to the existing built fabric with no adverse impact on historic character or appearance and include screening and appropriate bat surveys/ecological assessments to include potential effects on bats.</b>	⇅	↑	⇅	⇅	⇅	↑	⇅	⇅	⇅
	<b>Objective CH 02: Compliance with Environmental Assessment:</b> It is an objective of the Council to	↑	↑	↑	↑	↑	↑	↑	↑	↑

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR	
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 that accompany this LAP. There shall be a requirement of Ecological Impact Assessment and other environmental assessments as appropriate in the Plan area.										
<b>Objective CH 03 Tree Protection and Nature Conservation:</b> It is an objective of the Council to a) Seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees, where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such <b>surveying and reporting</b> shall be undertaken by a suitably qualified and competent person with appropriate ecological qualification and experience. b) Continue to actively support the aims and objectives of the All Ireland Pollinator Plan 2021 – 2025, by encouraging measures to protect and increase the population of bees and other pollinating insects in Adare. c) Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All Ireland Pollinator Plan throughout Adare and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management in partnership with relevant stakeholders. d) Support the aims of the National Biodiversity Action Plan and succeeding plans, in emphasising the importance of ecological issues in planning.	↑	↑	↑	↑	↑	↑	↑	↑	↑	
<b>CH 04 Proposed Natural Heritage Area:</b> It is an objective of the Council to Maintain the conservation value of the proposed Natural Heritage Area within the LAP boundary.	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective CH 05 Designated Sites and Nature Conservation:</b> It is an objective of the Council to										
a) Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the river informed by ecological assessment and consultation with relevant bodies including Inland Fisheries Ireland and National Parks and Wildlife Service as appropriate.	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
b) Ensure that appropriate waste water infrastructure is available to support new developments to safeguard water quality <b>and biodiversity</b> .	↕	↑	↕	↑	↕	↑	↕	↕	↕
c) No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects). In terms of general nature conservation the Council will protect undesignated habitats such as notable trees and hedgerows, <b>riparian corridors</b> , ponds/wetlands and other natural features of local importance.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective CH 06 Lesser Horseshoe Bat</b> It is an objective of the Council to: <b>require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall also include measures to ensure that building and landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species. In this regard the Lesser Horseshoe Bat species action plan 2022-2026 should be referenced.</b>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective CH 07 Ecological Impact Assessment</b> It is an objective of the Council to <b>require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.</b>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective CH 08 Creation of New Habitats</b> It is an objective of the Council to:									
a) Seek the creation of new habitats by encouraging wild green areas and new water features such as, pools and ponds in new developments	↑	↑	↑	↑	↑	↑	↑	↑	↑
b) Encourage management plans for green areas to use the minimum of pesticides and herbicides	↑	↑	↑	↑	↑	↑	↑	↑	↑
c) The creation of areas that are not subject to public access in order to promote wildlife use is strongly encouraged	↑	↑	↑	↑	↑	↑	↑	↑	↑

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p><b>Objective CH 09 New Infrastructure Projects:</b> It is an objective of the Council to</p> <p>As a first principal, design of new infrastructure, particularly linear infrastructure should follow avoidance of areas of greatest environmental and ecological importance and sensitivity. Where it has been demonstrated that no other reasonable option exists, detailed mitigation measures based on robust ecological surveys and best practice must be included throughout to avoid loss of significant species and habitats, wildlife corridors and stepping stones.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>b) require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside and that is in line with the appropriate and necessary environmental and ecological assessments as required.</p>	↕	↑↕	↕	↕	↕	↑	↕	↕	↕
<p><b>Objective CH 10 Semi Natural Open Space:</b> It is an objective of the Council to.</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>a) -Limit development on lands zoned as Semi Natural Open Space. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Plan may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage) where relevant</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕
<p>b) Protect and maintain the integrity of the Semi Natural Open Space and protect the watercourses in Adare by providing a buffer zone, in accordance with the Semi Natural Open Space zoning designation on the Land Use Zoning Map.</p>	↕	↑	↕	↕	↕	↑	↕	↕	↕
<p><b>Objective CH 11 Special Control Area:</b> to. It is an objective of the Council to</p>									
<p>a) Protect and maintain the integrity of the Special Control Area. This zoning recognises the archaeological importance of the 13<sup>th</sup>-14<sup>th</sup> century town of Adare, in particular the layout of burgage plots on either side of the N21 and the town defences extending North/South and returning West through the grounds of the Manor. All town defences, either above or below ground or their expected circuit are considered to be National Monuments (2008)</p>	↑	↑	↑	↑	↑	↑	↑	↑	↑

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
and subject to the highest level of protection including their character, setting & amenity.									
b) Limit development in the Special Control Area. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Scheme may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service <a href="#">and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage)</a> where relevant.	↕	↑	↕	↕	↕	↑	↕	↕	↕
c) Protect and maintain the integrity of the Special Control Areas and protect the watercourses in Adare by providing a buffer zone, in accordance with the Special Control Area zoning designation on the Land Use Zoning Map.	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective CH 012 Blue Green Infrastructure:</b> It is an objective of the Council to									
a) Develop and enhance blue and green infrastructure opportunities throughout Adare and in line with the detail set out in Table 6: LAP Climate Action Opportunities.	↕	↑	↕	↕	↕	↑	↕	↕	↕
b) Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites where possible. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species <a href="#">which shall be in line with the appropriate and necessary environmental and ecological assessments as required.</a>	↕	↑	↕	↕	↕	↑	↕	↕	↕
c) Where possible remove barriers to species movement, such as the removal of in-stream barriers to fish passage.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Policy CH 2 Water Framework Directive Policy:</b> It is a policy of the Council to: Implement changes to the management of water bodies, taking account of all aspects of the Water Cycle in accordance with the Water Framework Directive and the principal objective of the WFD to achieve good status in all waters and to ensure that status does not deteriorate in any waters.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective CH 13 Protected Structures:</b> It is an objective of the Council to									



	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
a) Protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and to encourage their appropriate re-use and restoration, where possible, <b>subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</b>	↕	↑	↕	↕	↕	↕	↑	↑	↕
b) Resist the demolition of Protected Structures, in whole or in part, the removal or modification of features of architectural importance, and design element that would adversely affect the character or setting of a Protected Structure, unless exceptional circumstances can be clearly demonstrated by a suitably qualified professional.	↕	↑	↕	↕	↕	↕	↑	↑	↕
<b>Objective CH 14 Architectural Conservation Areas (ACA's):</b> It is the objective of the Council to									
a) Protect, conserve and where appropriate, enhance the ACA's as identified in Map 4.	↕	↑	↑	↕	↕	↕	↑	↑	↕
b) Proposals for development within the ACA's shall;									
<ul style="list-style-type: none"> <li>Reflect and respect the scale and form of existing structures within the ACA's in proportioning, overall scale and use of materials and finishes, particularly with reference to the street frontages and seek to contribute to and harmonise or enhance the character and streetscape of the ACA's;</li> </ul>	↕	↑	↕	↕	↕	↕	↑	↑	↕
<ul style="list-style-type: none"> <li>Seek to retain/incorporate/replicate exterior features which contribute or enhance the character and streetscape of the ACA's such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork, timberwork and avoid the use of inappropriate paint and colour etc;</li> </ul>	↕	↑	↕	↕	↕	↕	↑	↑	↕
<b>Objective CH 15: Thatched Structures:</b> It is an objective of the Council to Protect and retain the thatched structures while recognising that such an objective may require the adaptation and modifications of the thatched structures, including the construction of extensions. The Planning Authority will require the maintenance of their essential architectural character, retention of features of special interest and respect for the structure's fabric, plan, form and setting. Any development to the thatched structures which would have a significant adverse impact upon their character will not be permitted.	↕	↑	↕	↕	↕	↕	↑	↑	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<b>Objective CH 16 Archaeological Heritage:</b> It is the objective of the Council to:									
a) Seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest, including wreck, sites and objects underwater. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994. In securing such preservation, the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Local Authority Archaeologist.	↕	↑	↕	↕	↕	↕	↑	↑	↕
b) Protect and preserve (in situ, or at a minimum, preservation by record) all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.	↕	↑	↕	↕	↕	↕	↑	↑	↕
c) Ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument. In assessing proposals for development the Council will take account of the Archaeological potential of rivers and other waterways	↕	↑	↕	↕	↕	↕	↑	↑	↕
d) Ensure that the area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development, but should be additional to the required open spaces, and if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development	↕	↑	↕	↕	↕	↕	↑	↑	↕
e) Protect and preserve the industrial, military, maritime, riverine and post-medieval archaeological heritage of the plan area. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.	↕	↑	↕	↕	↕	↕	↑	↑	↕
<b>Objective CH 17 Heritage Plan:</b> It is the objective of the Council to: place ecological and environmental issues at the centre of planning policies and decisions and in doing so, will adhere to the objectives set out in Limerick's Heritage Plan 2017-2030.									
<b>Objective CH 18 Invasive Species:</b> It is the objective of the Council to:	↑	↑	↑	↑	↑	↑	↑	↑	↑

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>a) Ensure that where the presence of invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be appropriately managed and controlled will be required.</p> <p>b) Work with and facilitate the work of agencies addressing the issue of terrestrial and aquatic invasive alien species (IAS), by implementing biosecurity measures, selected control measures and surveys, where appropriate</p> <p>c) Address the presence of invasive alien species on derelict sites under the provisions of the Derelict Sites Act through the preparation of a management and eradication plan for these species.</p> <p>d) Require the submission of a control and management program for the particular invasive species as part of the planning process, if developments are proposed on sites where invasive species are present.</p> <p>e) Employ biosecurity measures to prevent the spread of invasive alien species and disease and to insist that all such measures are employed on all development sites.</p>									
<p>SEA Comment:  <a href="#">Climate Change Policy</a>            Policy CH 1 will protect/enhance environmental quality and implement the climate action measures through the planning process to help address climate change. This policy will have a positive effect on all SEOs as it promotes and supports developments which are adaptive and resilient to climate change for future generations.</p> <p><a href="#">Climate Change Objective</a>            CH 10a will incorporate climate-proofing measures into development design/planning/construction and encourage green infrastructure use as carbon offsetting and surface water management. This policy will have a positive effect on the SEOs as it promotes and supports developments which are adaptive and resilient to climate change for future generations. CH 01b will ensure residential/commercial developments design accounts for climate change impacts, including incorporating rainwater harvesting systems energy efficiency/renewable energy measures. For large industrial/commercial/newly constructed public buildings renewable technologies will be encouraged, e.g., solar energy, subject to compliance with all relevant planning criteria. This policy will have a positive effect on all SEOs as it promotes and supports developments which are adaptive and resilient to climate change for future generations. CH 01c supports/promotes climate smart/NZEB standard of building for all new developments. This policy will have a positive effect on all SEOs as it promotes and supports developments which are adaptive and resilient to climate change for future generations.</p> <p>CH 01d promotes/supports renewable energy sources development achieving low carbon outputs and promote Adare as a low carbon area. This objective will be positive for PHH, AQ-C and MA but have potential negative impacts of the other SEOs as it could lead to increased development of energy infrastructure. The NIR screened in this objective. The NIR noted that this objective could lead to increased development of energy infrastructure. Any development within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>of conservation value, such as changes in water quality and quantity, and air quality. The focus on drainage regimes of the road could be impactful on the banks of the River Maigue, which could be used as suitable wintering grounds for QI birds of the screened-in European Sites. Additional effects include..... The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.</p> <p>CH 01e supports the development of low carbon/green technological businesses and industries. This policy will have a positive effect on all SEOs as it promotes and supports developments which are adaptive and resilient to climate change for future generations.</p> <p>CH 01f will promote responsible development/management of land/drainage systems/natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources. This objective will be positive for PHH, AQ-C and MA but have potential negative impacts of the other SEOs as it could lead to increased development of energy infrastructure. <a href="#">The NIR screened in this objective.</a> The NIR noted that this objective could lead to increased development. Any development within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The focus on drainage regimes of the road could be impactful on the banks of the River Maigue, which could be used as suitable wintering grounds for QI birds of the screened-in European Sites. Additional effects include.... Over managing can destroy natural habitats that have been created over time. This needs to be factored into awareness programs and grant aid criteria. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA mitigation recommendation (in blue):</a></p> <p>CH 01f) Promote responsible <a href="#">development</a> of land, <a href="#">including nature based solutions</a>, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.</p> <p>CH 01g promotes the appropriate adaption of built heritage to respond to the effects of climate change. This objective will have to carefully consider all environmental requirements including screening and appropriate bat surveys and ecological assessments to include potential effects on bats and the potential loss of roosts. Reference can be made to the LDP and the Adare LAP 2024-2030 policies and objectives including Objective CH 01g Climate Change, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment and Objective H1e Residential Development amongst others. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>CH 01g) Promote the appropriate adaption of built heritage to respond to the effects of climate change <a href="#">that are sympathetic to the existing built fabric with no adverse impact on historic character or appearance and include screening and appropriate bat surveys/ecological assessments to include potential effects on bats.</a></p> <p>An objective is recommended to clearly align the environmental assessments that underpin the Plan and provide for clear commitments to adherence to the Habitats Directive Assessment, Strategic Environmental Assessments and Strategic Flood Risk Assessments. The reference to Ecological Impact Assessment (EclA) is recommended in light of protected habitats and species in and near the Plan area. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>Objective CH 02 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 that accompany this LAP. There shall be a requirement of Ecological Impact Assessment and other environmental assessments as appropriate in the Plan area.</p> <p><a href="#">Tree Protection and Nature Conservation</a></p>									

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<p>Objective CH 03 will seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees. Development requiring felling/harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. This policy will have a positive effect on all SEOs. It is important to ensure that everyone is aware of this objective and its enforced and that surveying and reporting is carried out by a suitably qualified and competent person with appropriate ecological qualification and experience. The SEA recommends the following mitigation text.</p> <p><u>SEA Mitigation recommendation (in blue):</u></p> <p>Objective CH 03 Tree Protection and Nature Conservation: It is an objective of the Council to</p> <p>a) Seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees, where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such <u>surveying and reporting</u> shall be undertaken by a suitably qualified and competent person <u>with appropriate ecological qualification and experience</u>.</p> <p>b) <u>Continue to actively support the aims and objectives of the All Ireland Pollinator Plan 2021 – 2025, by encouraging measures to protect and increase the population of bees and other pollinating insects in Adare.</u></p> <p>c) <u>Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All Ireland Pollinator Plan throughout Adare and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management in partnership with relevant stakeholders.</u></p> <p>d) <u>Support the aims of the National Biodiversity Action Plan and succeeding plans, in emphasising the importance of ecological issues in planning.</u></p> <p><u>Proposed Natural Heritage Area</u></p> <p>CH 04 will maintain the conservation value of the proposed Natural Heritage Area within the LAP boundary. This policy will have a positive effect on all SEOs.</p> <p><u>Designated Sites and Nature Conservation</u></p> <p>CH 05a will protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the river. This policy will have a positive effect on all SEOs. This must be informed by appropriate assessments and consultation with the relevant bodies including Inland Fisheries Ireland and National Parks and Wildlife Service. The SEA recommends the following mitigation text.</p> <p><u>SEA Mitigation recommendation (in blue):</u></p> <p>CH 04a) Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the river <u>informed by ecological assessment and consultation with relevant bodies including Inland Fisheries Ireland and National Parks and Wildlife Service as appropriate.</u></p> <p>c) No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects). In terms of general nature conservation the Council will protect undesignated habitats such as notable trees and hedgerows, <u>and riparian corridors</u>, ponds/wetlands and other natural features of local importance.</p> <p>CH 04b will ensure that appropriate waste water infrastructure is available to support new developments to safeguard water quality. This policy will have a positive effect on PHH, W and MA and must be informed by appropriate assessments and consultation with the relevant bodies. The SEA recommends the following mitigation text.</p> <p><u>SEA mitigation Recommendation (in blue):</u></p> <p>CH 05b) Ensure that appropriate waste water infrastructure is available to support new developments to safeguard water quality <u>and biodiversity.</u></p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>CH 05c No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites, having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects). In terms of general nature conservation, the Council will protect undesignated habitats such as notable trees and hedgerows and ponds/wetlands and other natural features of local importance. This is an important and positive sub-objective considering the amount of potential development that this LAP will generate over the life time of the LAP.</p> <p><u>Lesser Horseshoe Bat</u>  An objective is recommended in line with the DHLGH DAU scoping submission received for this LAP SEA process (see DS2d above). The SEA recommends the following mitigation text.  SEA Mitigation recommendation (in blue):  It is an objective of the Council:  Objective CH 06 Lesser Horseshoe Bat It is an objective of the Council to: require all developments in areas where there may be Lesser Horseshoe Bats, to submit an ecological assessment of the effects of the development on the species. The assessment shall also include measures to ensure that building and landscape features are retained and that the development itself will not cause a barrier or deterrent effect on the species. In this regard the Lesser Horseshoe Bat species action plan 2022-2026 should be referenced.</p> <p><u>Ecological Impact Assessment</u>  An objective is recommended to have regard for the effects of ecological impact due to development(s). The SEA recommends the following mitigation text.  SEA Mitigation recommendation (in blue):  Objective CH 07 Ecological Impact Assessment It is an objective of the Council to require all developments where there are species of conservation concern, to submit an ecological assessment of the effects of the development on the site and nearby designated sites, suggesting appropriate mitigation measures and establishing, in particular, the presence or absence of the following species: Otter, badger, bats, lamprey and protected plant species such as the Triangular Club Rush, Opposite Leaved Pond Weed and Flora Protection Order Species generally.</p> <p><u>Creation of New Habitats</u>  CH 08a will seek the creation of new habitats by encouraging wild green areas and new water features such as, pools and ponds in new developments. CH 07b will encourage management plans for green areas to use the minimum of pesticides and herbicides. CH 07c will encourage the creation of areas that are not subject to public access in order to promote wildlife use is strongly encouraged. All sub objectives will be positive for all SEOs.</p> <p><u>New Infrastructure Projects</u>  Objective CH 09a will ensure that new infrastructure (particularly linear infrastructure) will avoid areas of greatest environmental and ecological importance and sensitivity and where no other reasonable option exists, detailed mitigation measures based on robust ecological surveys and best practice must be include throughout to avoid loss of significant species and habitats, wildlife corridors and stepping stones. This objective will be supported directly by Policy EH P1 Protection of Natural Heritage and Biodiversity and Objective and EH O1 Designated Sites and Habitats Directive as well as other environmental policies and objectives in the LDP 2022-2028. The SEA recommends the following mitigation text.  SEA Mitigation recommendation (in blue):</p>									

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Objective CH 09 As a first principal, design of new infrastructure, particularly linear infrastructure should follow avoidance of areas of greatest environmental and ecological importance and sensitivity. Where it has been demonstrated that no other reasonable option exists, detailed mitigation measures based on robust ecological surveys and best practice must be include throughout to avoid loss of significant species and habitats, wildlife corridors and stepping stones.									
Objective CH 09b will require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside. This will have positive effects for PHH and MA. However, it could also be detrimental to the SEOs in the short-term. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. The SEA recommends the following mitigation text. <u>SEA Mitigation recommendation (in blue):</u> Objective CH 09b New Infrastructure Projects It is an objective of the Council to: require new infrastructure and linear developments in particular, to demonstrate at design stage sufficient measures to assist in the conservation of and dispersal of species and to demonstrate a high degree of permeability for wildlife, to allow the movement of species and to prevent the creation of barriers to wildlife and aquatic life in the wider countryside <b>and that is in line with the appropriate and necessary environmental and ecological assessments as required.</b>									
<u>Semi Natural Open Space</u> Objective CH 10a will limit Semi Natural Open Space zone development. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Plan may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service where relevant. Please see a more detailed site assessment for this zoning in Chapter 7 of this SEA ER. The SEA recommends the following mitigation text. <u>Mitigation recommendations (in blue):</u> a) -Limit development on lands zoned as Semi Natural Open Space. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Plan may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service <b>and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage)</b> where relevant.									
CH 10b will protect/maintain the integrity of the Semi Natural Open Space and protect the watercourses in Adare by providing a buffer zone, in accordance with the Semi Natural Open Space zoning designation on the Land Use Zoning Map. This will have positive for PHH and MA. Please see a more detailed site assessment for this zoning in Chapter 7 of this SEA ER.									
<u>Special Control Area</u> CH 11a) will protect/maintain the integrity of the Special Control Area zone which recognises the archaeological importance of the 13 <sup>th</sup> -14 <sup>th</sup> century town of Adare. All town defences, either above or below ground or their expected circuit are considered to be National Monuments (2008) and subject to the highest level of protection including their character, setting & amenity. This will be positive for all SEOs once subject to the highest level of protection including their character, setting and amenity as noted in the sub-objective. Please see a more detailed site assessment for this zoning in Chapter 7 of this SEA ER.									

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<p>CH 11b) will limit development in the Special Control Area. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Scheme may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service where relevant. Please see a more detailed site assessment for this zoning in Chapter 7 of this SEA ER. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>CH 10b) Limit development in the Special Control Area. Necessary works designed under the Adare Flood Scheme and the Adare Public Realm Scheme may be permitted subject to appropriate environmental assessment and approval of the National Monuments Service <a href="#">and the National Parks and Wildlife Service (Department of Housing, Local Government and Heritage)</a> where relevant.</p> <p>CH 11c) will protect and maintain the integrity of the Special Control Areas and protect the watercourses in Adare by providing a buffer zone, in accordance with the Special Control Area zoning designation on the Land Use Zoning Map. Please see a more detailed site assessment for this zoning in Chapter 7 of this SEA ER.</p> <p><a href="#">Blue Green Infrastructure</a></p> <p>CH 12a will develop/enhance blue and green infrastructure opportunities throughout Adare and in line with the detail set out in Table 6: LAP Climate Action Opportunities. This will be positive for PHH and MA. The NIR screened in this objective. The NIR noted that blue and Green infrastructure do not inherently protect European Sites, could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. This will be supported by Objective EH O12 Blue and Green Infrastructure in the LDP 2022-2028. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply. Please see a more detailed site assessment for this zoning in Chapter 7 of this SEA ER.</p> <p>CH 12b will promote connecting corridors for species movement and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value. New infrastructural projects/linear developments will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species. This will be positive for PHH and MA. The SEA recommends the following mitigation text.</p> <p><a href="#">SEA Mitigation recommendation (in blue):</a></p> <p>CH 12b) Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites where possible. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species <a href="#">and in line with the appropriate and necessary environmental and ecological assessments as required.</a></p> <p>CH 012c will where possible remove barriers to species movement, such as the removal of in-stream barriers to fish passage. This will have positive effects on all SEOs.</p> <p><a href="#">Water Framework Directive</a></p> <p>Policy CH 2 will implement changes to water bodies management in accordance with the WFD and the principal objective of the WFD to achieve good status in all waters and to ensure that status does not deteriorate in any waters. This objective is positive for all SEOs.</p> <p><a href="#">Protected Structures</a></p>									



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<p>CH13a will preserve the protected structures and their settings in Adare listed on the Record of Protected Structures, encouraging their appropriate re-use and restoration. This will be positive for PHH, CH and L. This assessment recommends this policy should include a measure to promote the restoration or protection from removal of buildings thus preventing potential loss of roosts as requested in the DHLGH scoping submission (see DS2d above). This objective will have to carefully consider all environmental requirements including screening and appropriate bat surveys and ecological assessments to include potential effects on bats and the potential loss of roosts. Reference can be made to the LDP 2022-2028 and Draft Adare LAP policies and objectives including Objective CH 01g Climate Change, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment and Objective H1e Residential Development amongst others. The SEA recommends the following mitigation text.</p> <p><u>SEA Mitigation recommendation (in blue):</u></p> <p>CH 13a) Protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and to encourage their appropriate re-use and restoration, where possible, <u>subject to screening and in line with appropriate bat, ecological and environmental/appropriate assessments to promote the restoration or protection from removal of buildings to prevent potential loss of roosts.</u></p> <p>CH 13b will resist the demolition of Protected Structures, the removal/modification of features of architectural importance, and design element that would adversely affect the character or setting of a Protected Structure, unless exceptional circumstances can be clearly demonstrated by a suitably qualified professional. This objective will be positive for PHH, CH and L. The SEA recommends the following mitigation text.</p> <p><u>Architectural Conservation Areas</u></p> <p>CH14a will protect/consERVE/enhance the ACA's as identified in Map 4 in the LAP. PHH In Objective CH13b for development Proposals within ACA's will</p> <ul style="list-style-type: none"> <li>• Reflect/respect the scale/form of existing structures within the ACA's in proportioning, overall scale and use of materials and finishes, particularly with reference to the street frontages and seek to contribute to and harmonise or enhance the character and streetscape of the ACA's;</li> <li>• Seek to retain/incorporate/replicate exterior features which contribute or enhance the character and streetscape of the ACA's such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork, timberwork and avoid the use of inappropriate paint and colour etc. This objective will be positive for PHH, CH and L.</li> </ul> <p><u>Thatched Structures</u></p> <p>Objective CH 15 will protect/retain the thatched structures while recognising that such an objective may require the adaptation and modifications of the thatched structures, including the construction of extensions. This will be positive for PHH, CH and L as LCCC require the maintenance of essential architectural character, retention of features of special interest and respect for the structure's fabric, plan, form and setting, and development will not be permitted which would have a significant adverse impact upon their character.</p> <p><u>Archaeological Heritage</u></p> <p>CH 16a) will seek the preservation sites and features of historical and archaeological interest, including wreck, sites and objects underwater including the Record of Monuments and Places while having regard to the advice and recommendations of the National Monuments Service, DHLGH, the National Museum of Ireland and the Local Authority Archaeologist. CH 15b) will protect/preserve Record of Monuments and Places sites and features of historical interest. CH 15 c) will ensure proposed development shall not have a negative impact on the character or setting of an archaeological monument taking account of the Archaeological potential of rivers and other waterways. CH 15d) will ensure that the monument area and associated buffer area shall not be included as part of the open space requirement but additional to the required open spaces, and require a conservation and/or management plan as part of the landscape plan if such a monument lies within a development. CH 15e) will protect/preserve</p>									

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<p>industrial/military/maritime/riverine/post-medieval archaeological heritage of the plan area, and refurbishment/works to/redevelopment proposals should be subject to a full architectural and archaeological assessment, including where appropriate underwater archaeological impact assessment.</p> <p>In general, the above objectives will protect (individual and collectively) architectural structures and archaeological their cultural value and otherwise. They will also positively enhance the unique identity, character and built heritage of Adare by maintaining, conserving and protecting the architectural quality, character and scale of the town including shopfront design. Additionally, all of the objectives will help to enrich the quality of life for Adare residents and visitors alike as it looks to protect and enhance the existing built heritage of the village through the application of healthy placemaking, encouraging high quality and well-designed buildings, structures, and public spaces being underpinned by good urban design with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction.</p> <p>To compliment this the village centre will be protected by ensuring all new development is compatible with the existing character and visual amenity of Adare. These more tangible objectives relating to any new development concurrent with the existing historic furniture and streetscape further are positive for MA. Newer developments to enhance the character or setting of existing protected structures and promote sustainable building design, best conservation practice and the appropriate maintenance, adaption and reuse of historic buildings, which is also positive for SEOs ?In addition, residential uses on the backlands/upper floors of town centre commercial properties, will be encouraged where appropriate, and the retention of residential use, except where an alternative use has been established, will be encouraged to maintain and enhance the overall vitality of the town centre area. This will have positive knock-on effects for all SEOs and their interrelationships.</p> <p><u>Heritage Plan</u>  The following Heritage Plan objective is recommended. The SEA recommends the following mitigation text.  SEA mitigation recommendation (in blue):  Objective CH 17 Heritage Plan: It is the objective of the Council to:  place ecological and environmental issues at the centre of planning policies and decisions and in doing so, will adhere to the objectives set out in Limerick’s Heritage Plan 2017-2030.</p> <p><u>Invasive Species</u>  The following Invasive Species objective is recommended. The SEA recommends the following mitigation text.  SEA mitigation recommendation (in blue):  Objective CH 18 Invasive Species: It is the objective of the Council to:  a) Ensure that where the presence of invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be appropriately managed and controlled will be required.  b) Work with and facilitate the work of agencies addressing the issue of terrestrial and aquatic invasive alien species (IAS), by implementing biosecurity measures, selected control measures and surveys, where appropriate  c) Address the presence of invasive alien species on derelict sites under the provisions of the Derelict Sites Act through the preparation of a management and eradication plan for these species.  d) Require the submission of a control and management program for the particular invasive species as part of the planning process, if developments are proposed on sites where invasive species are present.</p>									

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e) Employ biosecurity measures to prevent the spread of invasive alien species and disease and to insist that all such measures are employed on all development sites.									
<u>Landscape Character Areas</u>									
Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage. In relation to Landscape including historical landscapes and gardens, existing Objectives in the Limerick CDP 2022 -2028 (Policy EH P8 Landscape Character Areas, Objective EH O32 Historical Landscapes and Policy EH P9 Historic Gardens, Designated Landscapes and Parklands) will apply.									
<b>Chapter 9: Infrastructure and Utilities</b>									
<b>Policy IU P1 Infrastructure and Utilities:</b> It is the policy of the Council to: Ensure the provision of adequate infrastructure capacity to accommodate future development and the timely provision of infrastructure needed for the sustainable growth of Adare.	↕	↑	↕	↑	↕	↑	↕	↕	↕
<b>Objective IU 01 Infrastructure:</b> It is an objective of the Council to: Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.	↕	↑	↕	↑	↕	↑	↕	↕	↕
<b>Objective IU 02 Water Infrastructure:</b> It is an objective of the Council to:									
a) Ensure compliance for infrastructure lead growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.	↕	↑	↕	↑	↕	↑	↕	↕	↕
b) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population	↕	↑	↕	↑	↕	↑	↕	↕	↕
c) Ensure that development proposal provide adequate water infrastructure to facilities proposed developments. Evidence of consultation by developers with Uisce Eireann prior to submit a planning application will be required.	↕	↑	↕	↑	↕	↑	↕	↕	↕
d) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure.	↕	↑	↕	↕	↕	↑	↕	↕	↕
e) Promote water conservation and demand management measures among all water users and to support Uisce Eireann in implementing water	↑	↑	↑	↑	↑	↑	↑	↑	↑

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations									
f) Proposal for abstraction of water will be subject to the appropriate environmental assessments and demonstrate compliance with the requirements of Article 6 of the Habitats Directive and the Water Framework Directive.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective IU 03 Wastewater Infrastructure:</b> It is an objective of the Council to:									
Support the implementation of the Irish Water Investment Plans, in accordance with the settlement strategy of the RSES and Limerick Development Plan.	↕	↑	↕	↕	↕	↑	↕	↕	↕
b) Ensure adequate waste water infrastructure is available to cater for existing and proposed development, in collaboration with Irish Water, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of sewerage networks and nature-based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required.	↑	↑	↑	↑	↑	↑	↑	↑	↑
(c) Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.	↕	↑	↕	↕	↕	↑	↕	↕	↕
(d) Facilitate improvements to the existing wastewater system to cater for the needs of an expanding population.	↕	↑	↕	↕	↕	↑	↕	↕	↕
(e) Ensure future development protects existing wayleave and buffer zones around public water services infrastructure	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective IU 04 Surface Water Management and SuDS:</b> It is an objective of the Council to:									
a) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the Draft River	↑	↑	↑	↑	↑	↑	↑	↑	↑

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Basin Management Plan for Ireland 2022-2027 (DHPLG) and associated Programme of Measures.									
b) Require all planning applications to include surface water design calculations to establish the suitability of drainage between the site and the outfall point;	↑	↑	↑	↑	↑	↑	↑	↑	↑
c) Require all new developments to include Sustainable Urban Drainage Systems (SuDS) to control surface water outfall and protect water quality. Proposals shall have regard to the Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document.	↑	↑	↑	↑	↑	↑	↑	↑	↑
d) Require applicants to investigate the potential for the provision of porous surfaces, where car parking and hard landscaping is proposed.	↑	↑	↑	↑	↑	↑	↑	↑	↑
e) Protect the surface water resources of the plan area and in individual planning applications request the provision of sediment and grease traps, and pollution control measures, where deemed necessary.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective IU 05 Flood Risk Management:</b> It is an objective of the Council to:									
a) Manage flood risk in accordance with the requirements of “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines	↑	↑	↑	↑	↑	↑	↑	↑	↑
b) Ensure development proposals within the areas outlined as being at risk of flooding are subject to Site Specific Flood Risk Assessment as outlined in “The Planning System and Flood Risk Management Guidelines”, DECLG and OPW (2009). These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Reference shall be made to Section 5.8 requirements of the Flood Risk Assessment in the SFRA of the Limerick Development Plan 2022-2028.	↑	↑	↑	↑	↑	↑	↑	↑	↑
c) Support and co-operate with the OPW in delivering the Adare Flood Relief Scheme.	↕	↑	↕	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
d) Ensure that future developments in flood prone areas is generally limited to minor developments in line with the Circular PL 2/2014 and the Flood Risk Management Guidelines for Planning Authorities.	↕	↑	↕	↕	↕	↑	↕	↕	↕
e) Developments on lands benefitting from Arterial Drainage Schemes shall preserve the maintenance and access to these drainage channels. Land identified as benefitting from these systems may be prone to flooding, as such site specific flood risk assessments will be required as appropriate, at planning application stage.	↕	↑	↕	↕	↕	↑	↕	↕	↕
f) Ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan-making Justification Tests in the SFRA.	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective IU 06: Flood Risk and Blue Green Infrastructure</b> – It is an objective of the Council to Promote integration and delivery blue green infrastructure in new developments, public realm and community projects as a means of managing flood risk and enhancing the natural environment.	↕	↑	↕	↕	↕	↑	↕	↕	↕
<b>Objective IU 06 Energy Generation:</b> It is an objective of the Council to:									
a) Support the providers of national gas and electricity grid infrastructure by safeguarding existing infrastructure from encroachment by development that might compromise the efficiency of the networks.	↕	↑	↕	↕	↕	↑	↕	↕	↕
b) Facilitate cooperation between utility and service providers to ensure their networks are resilient to the impacts of climate change, both in terms of design and ongoing maintenance.	↑	↑	↑	↑	↑	↑	↑	↑	↑
c) Facilitate improvement of telecommunications, broadband, electricity (including renewables) and gas networks infrastructure on an open access basis subject to safety requirements and proper planning and sustainable development	↕	↑	↕	↕	↕	↑	↕	↕	↕
d) Seek the undergrounding of all electricity, telephone and television cables.	↕	↑	↕	↕	↕	↑	↑	↑	↕
e) Facilitate delivery of E-Charge Points for electric vehicles at suitable locations and in new developments in line with the Limerick Development Plan.	↕	↑	↑	↕	↕	↑	↕	↕	↕
f) Promote and encourage the use of renewable energy technologies and sources in existing and proposed developments subject to consideration of environmental, conservation, residential and visual amenity.	↑	↑	↑	↑	↑	↑	↑	↑	↑

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
g) Support the development of Smart Homes and Smart Buildings and facilitate the foundation for Smart Limerick in accordance with the Limerick Digital Strategy 2017 – 2020 and any replacement thereof.	↑	↑	↑	↑	↑	↑	↑	↑	↑
h) Support and promote the NZEB standard of building or equivalent for all new developments	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>Objective IU 07 Waste Management:</b> It is an objective of the Council to:									
a) Support the Regional Waste Management Office in implementation of the EU Action Plan for the Circular Economy – Closing the Loop, to ensure sustainable patterns of consumption and production.	↕	↑	↑	↕	↕	↑	↕	↕	↕
b) Require all commercial and residential development to provide an adequate internal and external space for the correct storage of waste and recyclable materials.	↕	↑	↑	↕	↕	↑	↕	↕	↕

**SEA Comment:**

Infrastructure and Utilities

Policy IU P1 will ensure the provision of adequate infrastructure capacity to accommodate future development and the timely provision of infrastructure needed for the sustainable growth of Adare. Objective IU 01 will ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities. Both policy and objective will have positive effects for PHH, W1 and MA2 by ensuring that there is adequate infrastructural provision in the plan area.

Water Infrastructure

Objective IU 02a will ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities. This objective will have positive effects for PHH, W1 and MA2 by ensuring that there is adequate infrastructural provision in the plan area (same as Objective IU 01 above).

Objective IU 02b will facilitate improvements to the existing water supply system to cater for the needs of an expanding population. This objective will have positive effects for PHH, W1 and MA2 by ensuring that there is adequate infrastructural provision in the plan area. The NIR screened in this objective. The NIR noted that this objective could lead to increased resource strain on the River Maigue and groundwater bodies. This objective could lead to increased water abstraction to the River Maigue and groundwater bodies/local aquifers, which could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.

Objective IU 02c Ensure that development proposal provide adequate water infrastructure to facilities proposed developments. Evidence of consultation by developers with Uisce Eireann prior to submit a planning application will be required. This objective will have positive effects for PHH, W1 and MA2 by ensuring that there is adequate infrastructural provision in the plan area. The NIR screened in this objective. The NIR noted that this objective could lead to increased resource strain on the River Maigue and groundwater bodies. This objective could lead to increased water abstraction to the River Maigue and groundwater bodies/local aquifers, which could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.</p> <p>Objective IU 02d will ensure future development protects existing wayleave and buffer zones around public water services infrastructure. This is positive for PHH and MA. The NIR screened in this objective. The NIR noted that this objective could lead to increased resource strain on the River Mague and groundwater bodies. This objective could lead to increased water abstraction to the River Mague and groundwater bodies/local aquifers, which could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.</p> <p>Objective IU 02e will promote water conservation, demand management measures and implement water conservation measures. In Objective IU 02f abstraction proposals will be subject to the appropriate environmental assessments and Habitat Directive and WFD compliance requirements. While both objectives are positive for all SEOs any network improvements will require consideration of the SEOs status which will be ensured by Objective IU 02f.</p> <p><u>Wastewater Infrastructure</u></p> <p>Objective IU 03 will support the Irish Water Investment Plans implementation, in accordance with the settlement strategy of the RSES and Limerick Development Plan. IU 03b will ensure adequate waste water infrastructure is available to cater for existing and proposed development, in collaboration with Irish Water, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of sewerage networks and nature-based rainwater management measures. Applications for development under the Draft Plan must demonstrate that the proposal for development would not adversely affect a water body's ability to meet its objectives under the Water Framework Directive, individually as a result of the proposed development or cumulatively, in combination with other developments. Evidence of consultation by developers with Uisce Éireann, prior to submitting a planning application will be required. IU 03c will ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities. IU 03d will facilitate improvements to the existing wastewater system to cater for the needs of an expanding population. While, IU 03e will ensure future development protects existing wayleave and buffer zones around public water services infrastructure. All of the objectives will be positive for PHH and MA. Any infrastructure development will be required to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to the relevant planning and environmental legislation, and the LDP 2022-2028 policies and objectives and the draft LAP environmental protection policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of environmental protection measures including Objective CH 02 Compliance with Environmental Assessment, Objective CH 07 Ecological Impact Assessment and Objective CH 09 New Infrastructure Projects shall apply.</p> <p><u>Surface Water Management and SuDS</u></p> <p>Objective IU 04a will maintain/improve/enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the Draft RBMP for Ireland 2022-2027 (DHPLG) and associated Programme of Measures. Objective IU 04 b will require planning applications to include surface water design calculations to establish drainage the suitability between the site and the outfall point. Objective IU 04c will require new</p>									



	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>developments to include SuDS to control surface water outfall and protect water quality. Proposals shall have regard to the Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document. Objective IU 04d will require the investigate of potential for the provision of porous surfaces, where car parking and hard landscaping is proposed. Objective IU 04e will protect the surface water resources and request the provision of sediment and grease traps, and pollution control measures in planning applications. These objectives will have short to long-term positive effects on all SEOs once the Draft RBMP 2022-2027 (DHPLG) and associated Programme of Measures and planning applications requirements are adhered to. The use of SuDS in developmental proposals are beneficial for all SEOs as it manages surface water runoff from construction sites to minimise detrimental effects to its surrounding environment. These basins also serve as biodiversity habitat for species that are commonly found in urban watercourses and can act as a substitute for natural waterbodies around areas with anthropogenic interference. Any proposals are required to have regard to the Nature-based Solutions to the Management of Rainwater and Surface Water Run-off in Urban Areas – Best Practice Interim Guidance’ document. The use of green infrastructure, similarly, can supplement SuDS in urban sites to regulate ecosystem functions, provide habitats for species and increase human wellbeing from proximity to nature.</p> <p><u>Flood Risk Management</u></p> <p>Objective IU 05a will manage flood risk under “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) requirements and consider the potential impacts of climate change in the application of these guidelines. Objective IU 05b will ensure development proposals which are at risk of flooding are subject to Site Specific Flood Risk Assessment as required in “The Planning System and Flood Risk Management Guidelines”, DECLG and OPW (2009) including consideration of climate change impacts and adaptation measures and extensive details. These objectives will be positive for all SEOs.</p> <p>Objective IU 05c will support and co-operate with the OPW in delivering the Adare Flood Relief Scheme. This is positive for PHH and MA. Objective IU 05d below will help support this objective and the SEOs. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management. The NIR notes that the Adare Flood Relief Scheme will be subject to Appropriate Assessment to protect Natura 2000 Network.</p> <p>Objective IU 05d will ensure that future developments in flood prone areas is generally limited to minor developments in line with the Circular PL 2/2014 and the Flood Risk Management Guidelines for Planning Authorities. Objective IU 05e will ensure that developments on lands benefitting from Arterial Drainage Schemes will preserve the maintenance and access to these drainage channels. Land identified as benefitting from these systems which may be prone to flooding will require site-specific flood risk assessments at planning application stage. Objective IU 05f will ensure future development of lands within Flood Risk Zone A/B is in accordance with the plan-making Justification Tests in the SFRA. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management. Applications in flood risk areas must have a comprehensive flood risk assessment, minimise flood risk arising from surface water flooding by promoting the use of natural flood risk management measures including SuDS, minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure, and demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage/storm water retention measures shall be provided on site, and must have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps.</p> <p><u>Flood Risk and Blue Green Infrastructure</u></p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Objective IU 06 will promote/integration/delivery blue green infrastructure in new developments, public realm and community projects as a means of managing flood risk and enhancing the natural environment. Blue and green infrastructure, if carefully designed and maintained can provide multiple co benefits with positive interactions across PHH, W, SG, BFF, AQ, CC, MA, L SEOs. The design and implementation of such measure requires early consideration in the design process and can range from micro measures such as rain gardens to larger features such as wildlife ponds. Application of appropriate design guidance for example the following should apply:</p> <ul style="list-style-type: none"> <li>• Blue Green Infrastructure and Nature-based Solutions Framework, Southern Assembly.</li> <li>• Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice Interim Guidance Document, Dept of Housing, Heritage and Local Government.</li> </ul> <p>Landscaping and Biodiversity Guide for New Developments, Cluid Housing and endorsed by the All Ireland Pollinator Plan</p> <p><u>Energy Generation</u></p> <p>Objective IU 06a will support national gas/electricity grid infrastructure providers by safeguarding existing infrastructure from encroachment by development that might compromise the efficiency of the networks. While this objective will be positive for PHH and MA it could lead to increased development and expansion of infrastructure and thus disturbance of the remaining SEOs. The NIR screened in this objective. The NIR noted that this objective could lead to increased development and expansion of infrastructure. Any development within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>Objective IU 06b focuses on network resilience to climate change impacts for design and ongoing maintenance. Objective IU 06f promotes/encourages renewable energy technologies and sources in all developments subject to consideration of environmental, conservation, residential and visual amenity. Objective IU 06g support Smart Homes/Smart Buildings development and Smart Limerick under Limerick Digital Strategy 2017 – 2020, while Objective IU 06h support/ promote new development NZEB standard of building or equivalent. This is positive in terms of the following SEOS -PHH, MA, AQ and CC and is aligned with Objective IN O2 Digital Connectivity in the Limerick Development Plan 2022 2028. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>Objective IU 06c will facilitate telecommunications/broadband/electricity (including renewables)/gas networks infrastructure improvement subject to safety requirements and proper planning and sustainable development. This objective is positive for PHH and MA. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p> <p>Objective IU 06d will seek the undergrounding of all electricity, telephone and television cables which is positive for PHH, MA, CH and L. The NIR screened in this objective. The NIR noted that this objective could lead to increased infrastructure, which could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Objective IU 06e will facilitate E-Charge Points at suitable locations and in new developments. While this is positive for PHH, AQ-C and MA. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.									
<u>Waste Management</u>									
Objective IU 07a supports RWMO implementation of sustainable patterns of consumption and production through the EU Action Plan for the Circular Economy. Objective IU 07b requires commercial/residential development to provide adequate internal/external storage of waste and recyclable materials. These objectives are positive for PHH, AQ-C and MA. Once the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management.									
Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.									

**Table A2:Volume 2: Public Realm Plan**

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
Green Infrastructure									
A pedestrian route from Main Street to the GAA club	↕	↑	↑	↑	↑	↑	↑	↕	↑
A pedestrian route from Main Street to Adare Castle and onto Adare Golf Course									
A pedestrian route from the Village Park to the Avenue									
Enhancement of pedestrian route on Station Road									
A pedestrian route connecting Blackabbey Road to N21 via the Deerpark housing scheme									
Delivery of pedestrian routes and associated utility infrastructure along the Rathkeale Road to Murphy's Cross via the Adare Western Approach Improvement scheme .									
A walking route/trail around the grounds of the Manor Fields									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>SEA Comment: These are assessed under Objective C2 New Amenity Areas Walkways and Cycleways.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space.</p> <p>NIR: Screened out due to a distance from European Sites, and limited path</p>									
Explore the extension of existing trails along the River Maigue including the provision of new walking routes and trails to Adare Castle, the Franciscan Friary and the Heritage Centre from the River.	↕	↑	↑	↕	↕	↑	↕	↕	↑
<p>SEA Comment: Positive interactions with PHH, MA and AQ-C SEOS, mitigation at project level to avoid sensitive habitats and adverse indirect effects on cultural and natural heritage.</p> <p>Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.</p> <p>This objective could lead to increased development along the riparian area of the River Maigue. Any development within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality</p>									
New walking routes for future residential and other developments as proposed by the Local Area Plan. This will ensure that the village of Adare remains well connected for all its residents.	↕	↑	↑	↕	↕	↑	↕	↕	↕
Assessed under the LAP objective									
<p>A cycle route along Main Street</p> <p>A segregated and integrated cycle route from Main Street to the GAA club</p> <p>An integrated cycle route from Pope’s Quay to Main Street along Station Road</p> <p>A cycle route from the Village Park to the Avenue</p> <p>A cycle route connecting Blackabbey Road to N21 via the Deerpark housing scheme</p> <p>Delivery of a segregated and integrated cycle route along the Rathkeale</p>	↕	↑	↑	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	Road to Murphy's Cross via the Adare Western Approach Improvement scheme A cycle route connecting the Manor Fields to Rathkeale Road									
<p>SEA Comment: These are assessed under Objective C2 New Amenity Areas Walkways and Cycleways. Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space. Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage. NIR: Screened out due to a distance from European Sites, and limited path</p>										
	This Chapter outlines areas of Adare in which tree planting will enhance the village space, as well as connecting to existing habitats such as hedgerows and trees.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>This green strategy is aligned to a number of objectives from the Limerick Development Plan including: Objective SCS1 O8 - Develop and protect an open space network and hierarchy of quality public and community spaces, to extend close to where people live and which can accommodate a variety of recreational amenities and facilities for the community at large. Objective SCS1 O8 - Incorporate specific facilities and amenities that would promote exercise and movement as well as rest and relaxation in a natural way and in a variety of settings. Objective EH O20 - Protect areas which are considered to be quiet or which offer a sense of tranquillity, through a process of identification and validation followed by formal designation of 'Quiet Areas'.</p>										
	A study to determine the best route for the greenway will need to examine all options based on first principles. A preliminary assessment has been completed which supports the provision of a Greenway between Rathkeale and Limerick city. Discussion is also taking place with Irish Rail to examine opportunities that may arise as part of the ongoing rail freight upgrade works. As of July 2023, no route for the Greenway has been selected.	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are</p>										

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage. This objective could lead to increased development along the River Maigue which is designated under the Lower River Shannon SAC (current proposed route will require a new crossing over the Maigue). This infrastructure within the plan area could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									
<p>Consider improvements to the connection of the village to the Maigue River and develop the potential of the river as a critical green resource for Adare. Improve walkways to prioritise accessibility and consider inclusion of sufficient widths for both pedestrians and cyclists as part of flood defence design outcomes (where possible)</p>	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space. Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage. Any increased development along the River Maigue which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									
<p>Consider improvements to the heritage and nature potential of the Maigue and increase biodiversity. Protect the habitats along the river routes, preserving their rugged and wild characteristics. Support the all-Ireland Pollinator Plan which aims to help pollinators by improving biodiversity.</p>	↕	↑	↑	↕	↕	↑	↕	↕	↕

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence. Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space.</p> <p>Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.</p> <p>This action has positive aims for biodiversity, however this does not inherently protect European Sites and could result in negative effects as this will be within or adjacent to the River Maigue.</p> <p>Any works along the River Maigue which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									
Opportunities should be assessed to introduce elements of activity, such as seating, play areas, planting, and art, in designated pockets of space along the walkways as part of a Blueway feasibility study.	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space.</p> <p>Any increased development along the River Maigue which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									
Consider the redevelopment of Popes Quay to provide a new slip way and safe access point to the river for recreational purposes as part of a Blueway feasibility study.	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence. Full application of and compliance with the following environmental protection measures will be required for all</p>									

	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space.</p> <p>Any increased development along the River Mague which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									
Develop a heritage trail to connect Adare Castle, the Augustinian and Franciscan Friaries, the Trinitarian Abbey, the medieval walled village and the Heritage Centre into a single experience.	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence. Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space.</p> <p>Any increased development along the River Mague which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									
Develop a nature trail from the library to the Mague River as an educational resource.	↑	↑	↑	↕	↕	↑	↕	↕	↕
<p>Positive interactions with BFF through awareness raising, plus W, SG, L, PHH SEOS where informative and correct information is provided as part of the trail. Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space</p>									
<p>The Adare Flood Relief Scheme is being progressed by the OPW and Limerick City and County Council and works are likely to include raising and improving flood defence walls, installing non-return valves and providing a flood warning for the village.</p> <p>APPR and Adare LAP seek to ensure the river is still connected to the village (LAP includes Objective IU 04 which would include provision of SuDS and Nature-based Solutions to the Management of Rainwater and Surface Water Run-off)</p>	↕	↕	↕	↕	↕	↕	↕	↕	↕
<p>Project level design measures and adherence and compliance with the statutory planning and consenting process is essential and the promotion of Nature Based Solutions is strongly supported. Note: development(s) that arise as a result of Spatial Planning in the Plan area may have adverse effects. Thus, it is important to ensure all environmental</p>									



	BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
<p>parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. Policies and objectives must adhere to the relevant planning and environmental legislation and the LDP 2022-2028, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of EH P1 Protection of Natural Heritage and Biodiversity, and EH 01 Designated Sites and Habitats Directive (LDP 2022-2028), Objective CH 02 Compliance with Environmental Assessment, Objective CH 05 Designated Sites and Nature Conservation and Objective CH 09 New Infrastructure Projects (draft Adare LAP 2024-2030) and other policies and objectives in the Draft LAP including those that support and require ecological enhancement and connectivity will provide sufficient environmental assessment and mitigation at project stage.</p> <p>This project will have Appropriate Assessment carried out by those designing the FRS</p>									
<p>These routes are initial ideas for the Mague River Park and will require thorough assessments, detailed designs, and extensive environmental surveys to ensure feasibility and alignment with ecological and heritage objectives.</p>	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space should provide project level mitigation.</p> <p>Any proposals for new routes through previously undeveloped land, particularly around the River Mague, which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									
<p>Safeguard and enhance the riparian zone along the River Mague, protecting habitats, providing flood protection, and maintaining water quality.</p>	↕	↑	↑	↕	↕	↑	↕	↕	↕
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space should provide project level mitigation.</p> <p>Any proposals for new routes through previously undeveloped land, particularly around the River Mague, which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>									

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	Seek opportunities to improve the quality of aquatic and riparian habitats in the waterways areas while controlling invasive species. Develop a riparian corridor & establish connections between fragmented parcels of habitat to enhance their overall value to wildlife through continued vegetation corridors for foraging.	↕↑	↑	↑	↕	↕	↑	↕	↕	↕
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space should provide project level mitigation.</p> <p>Any proposals for new routes through previously undeveloped land, particularly around the River Maigue, which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>										
	Promote the benefits of wetlands and natural flood management techniques for flood prevention.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space should provide project level mitigation.</p> <p>These proposals have positive aims for the protection of biodiversity, however this does not inherently protect European Sites as any works that take place will be within or adjacent to the River Maigue, which could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>										
	Acknowledge and incorporate the unique characteristics of the riparian environment into the embankment edges. Utilise the embankments for the development and maintenance of extensive biodiversity corridor of grass systems and pollinator planting.	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p>Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space should provide project level mitigation.</p>										

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These proposals have positive aims for the protection of biodiversity, however this does not inherently protect European Sites as any works that take place will be within or adjacent to the River Maigue, which could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.									
Develop an eco-trail with educational and interactive points such as nest boxes & bat boxes	↑	↑	↑	↑	↑	↑	↑	↑	↑
These proposals have positive aims for the protection of biodiversity, however this does not inherently protect European Sites as any works that take place will be within or adjacent to the River Maigue, which could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.									
The Blue Route proposal will be to develop the River Maigue at Adare as a Blueway, with the potential to expand from Croom to Ferry Bridge. Additionally there are proposals to create a Pontoon at Popes Quay to restore access to the river, and facilitate mooring of boats and fishing platforms.	↕	↕	↕	↕	↕	↕	↕	↕	↕
Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence. Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space should provide project level mitigation. Increased development on the River Maigue, which is designated under the Lower River Shannon SAC could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.									
Main proposals include: <ul style="list-style-type: none"> <li>• Reduce speeds</li> <li>• Develop off-street parking</li> <li>• Extend pedestrian area</li> <li>• Develop a cycle network</li> <li>• Add trees and planting</li> <li>• Coach route and parking</li> </ul> To minimize congestion and optimize the use of space, visiting coaches will be directed to park in specific areas located outside of the village	↕↑	↑	↑	↕	↕	↑	↕	↕	↕

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	centre. Several sites have been proposed, and will require amenities for the drivers.									
<p>Where existing roads are utilised positive interactions across all SEOS, subject to no loss of linear woodland vegetation and reduction in lighting/no additional lighting beyond that required for safety. Any early design considerations should be informed by detailed ecological assessment and surveys to ensure correct proposals and interventions are underpinned by robust ecological and environmental baseline and evidence.</p> <p>Full application of and compliance with the following environmental protection measures will be required for all proposals: Objective CH 05 Designated Sites and Nature Conservation, Objective CH 06 Lesser Horseshoe Bat, Objective CH 07 Ecological Impact Assessment, Objective CH 08 Creation of New Habitats Objective, CH 09 New Infrastructure Projects and Objective CH 10 Semi Natural Open Space should provide project level mitigation.</p> <p>Increased walking and cycling infrastructure will be mostly within the built environment of Adare village, and on existing roads. However, any infrastructure for walking and cycling proposed, that will be in any un-developed lands, or close/crossing the river Mague, could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality. Depending on the location of the proposed coach parking sites, increased infrastructure could potentially have direct and/or indirect impacts on the European Sites network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>										
	<p>General Streetscape</p> <p>Detailed improvements to Main Street and surroundings</p> <p>Several areas have been selected to demonstrate the modifications for a revitalised public realm. These include the following:</p> <ol style="list-style-type: none"> <li>1. Rathkeale Road and Village Green</li> <li>2. Main Street West</li> <li>3. Heritage Centre</li> <li>4. Main Street West (The Cottages)</li> <li>5. Station Road</li> <li>6. The Park Avenue</li> <li>7. The Avenue</li> <li>8. Former Fever Hospital / Scoil Naomh Iósaf</li> <li>9. Adare Bridge</li> </ol>	<p>Please See SEA assessment and mitigation for Opportunity Sites in Ch 7 of the main report</p>								
	Celebrating Adare’s Uniqueness: Events	0	0	0	0	0	0	0	0	0

		BFF	PHH	AQ-C	W	SG	MA	L	CH	IR
	Art strategy Branding Wayfinding Strategy									
No landuse effects identified for this action. All proposals are within the built environment of Adare and minimal in scale										



**LIMERICK** **ADARE**

Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick** City  
& County Council

Forward Planning  
19th August 2023

