

Clarina Ballybrown Public Realm Enhancement Plan

August 2026



Contents

1.0 Introduction

- 1.1 Purpose of the Plan
- 1.2 Context
- 1.3 Opportunities and Challenges
- 1.4 Community Engagement
- 1.5 Vision and Objectives

2.0 Public Realm Projects

- 2.1 Project 01: Clarina Village Core
- 2.2 Project 02: Clarina Gateway & Arrival Experience
- 2.3 Project 03: Community Connectivity Corridor
- 2.4 Project 04: Ballybrown Community Hub and Heritage Quarter

3.0 Delivery and Implementation

- 3.1 Implementation and Priority Actions

4.0 Appendices

- 4.1 Existing Land Use
- 4.2 Flood Zoning Map
- 4.3 Existing Transport Infrastructure
- 4.4 Heritage Mapping
- 4.5 Project Drawings (A3)
- 4.6 Strategic Environmental and Habitat Directive Assessment Screening Reports

Location Map 1

Clarina and Ballybrown Aerial Map

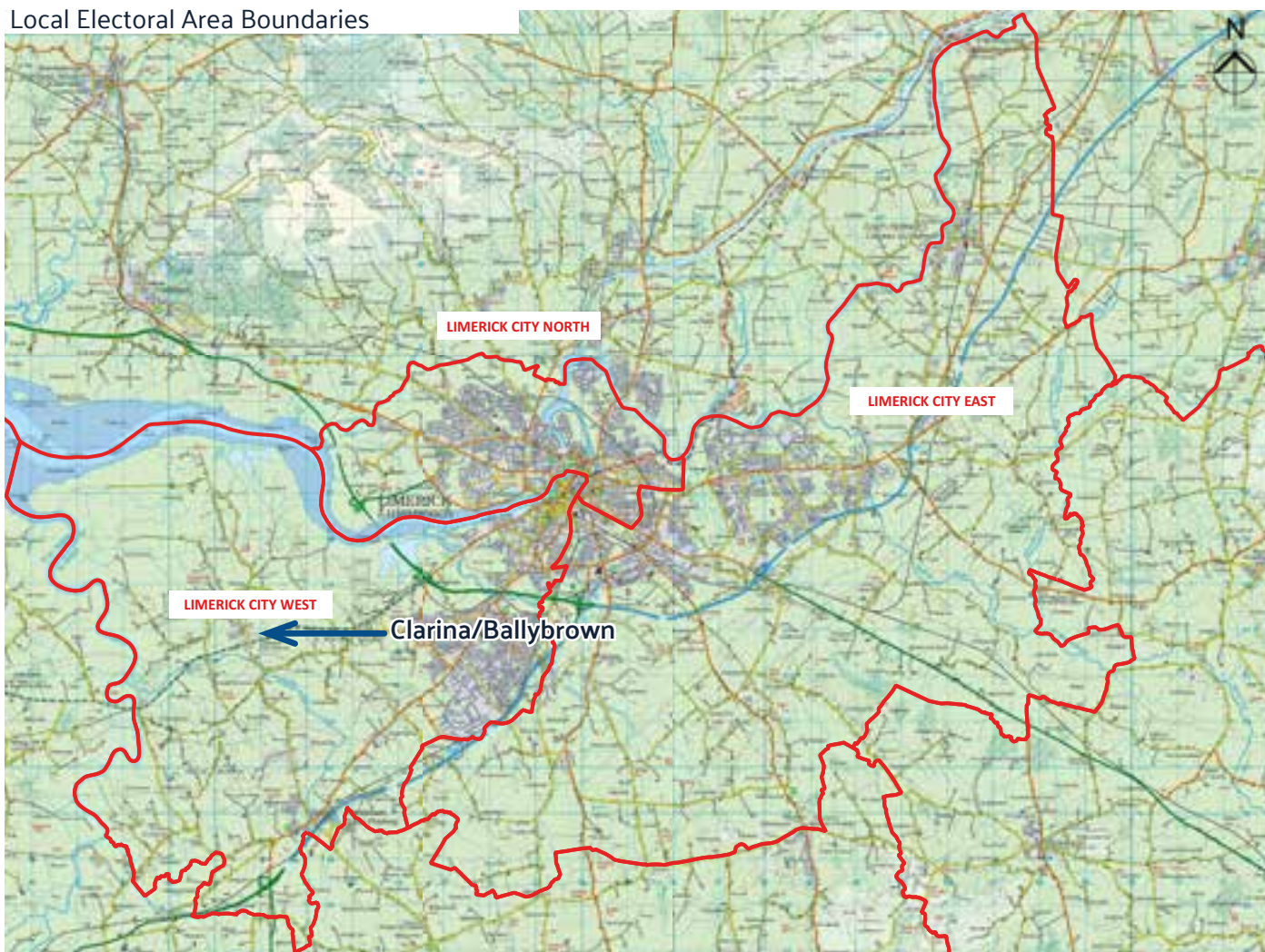




1.0 Introduction

Clarina and Ballybrown are two established communities located approximately 8 kilometres west of Limerick City within the Limerick Shannon Metropolitan Area. Situated in close proximity to one another and linked by a network of local roads, community facilities and shared amenities, the settlements occupy an important position on the western approach to Limerick City.

Local Electoral Area Boundaries

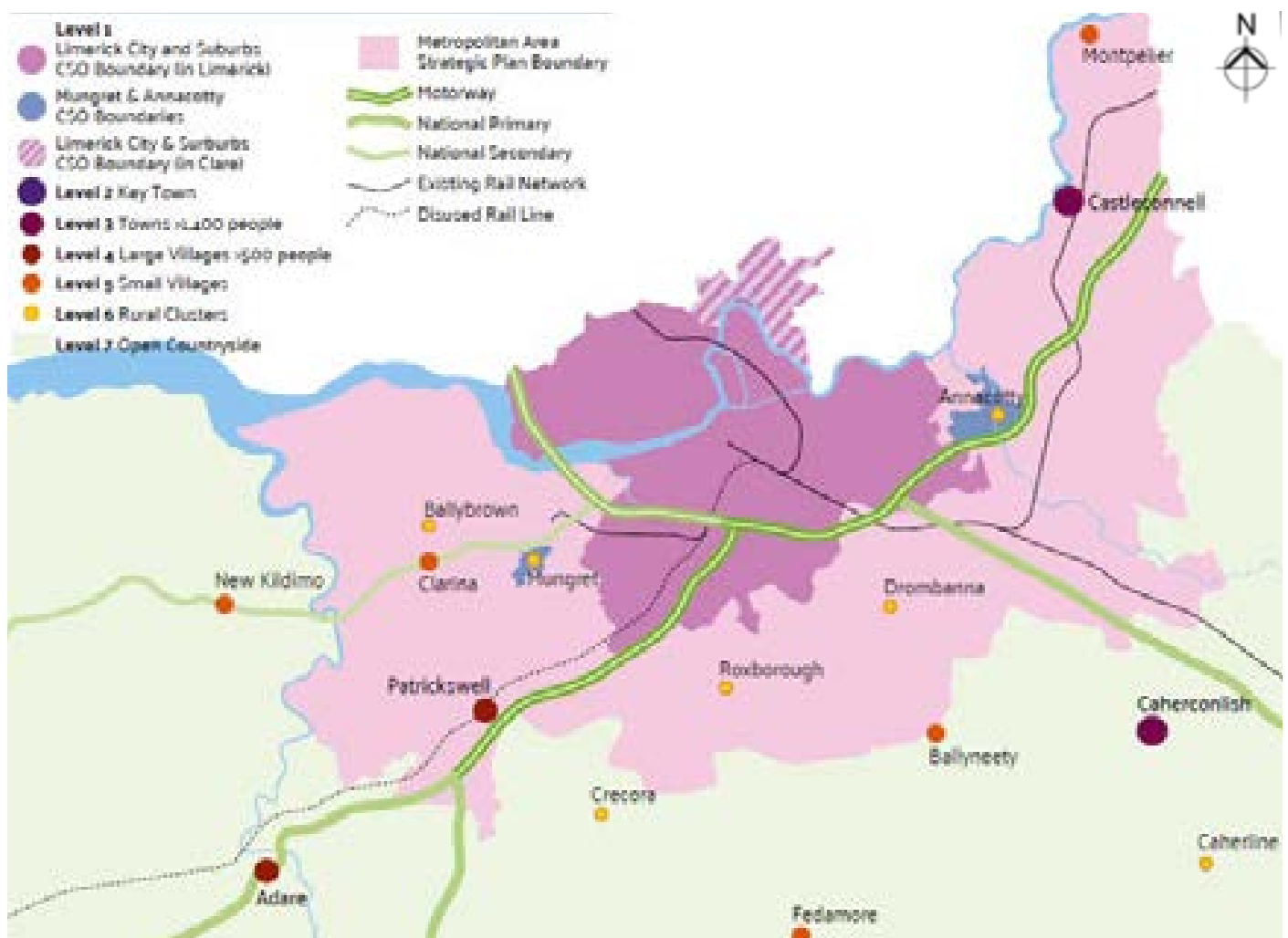


Clarina is identified as a Level 5 Small Village within the Limerick Development Plan 2022 – 2028 and serves as the principal settlement within the area. The village contains a range of local services and amenities including retail facilities, a pharmacy, garage and car centre, personal services, sporting facilities and employment opportunities. Ballybrown, identified as a Level 6 Rural Cluster, provides an important community focus centred around St. Joseph's National School, the Community Resource Centre, local shop, church and associated recreational facilities. Sporting and community facilities are shared across both settlements and contribute significantly to the area's social and community life.

The strength of the area lies not only within the individual settlements themselves, but within the broader network of community assets that support daily life. Schools, churches, sports clubs, local businesses, recreation facilities and community organisations create strong social connections and foster a sense of belonging that has developed over many generations. This network of facilities allows residents to live, learn, participate and interact locally, contributing to the vitality and sustainability of the wider community.

The area also benefits from an attractive landscape setting close to the River Maigue and Shannon Estuary and possesses a rich collection of heritage assets including the Monsell Monument, Carrigogunnell Castle, historic churches and graveyards. Together, these natural, cultural and historic assets contribute to a distinctive sense of place and provide opportunities to strengthen local identity through public realm improvements.

Limerick Shannon Metropolitan Area Map



The Limerick Shannon Metropolitan Area Spatial Plan (LSMATS) covers the functional areas of both Limerick City and County Council and Clare County Council.

Public realm is the network of streets, footpaths, green spaces, community spaces and movement corridors that shape how people experience a place. It influences how safely people can move, how easily facilities can be accessed, where communities gather and interact, and how residents and visitors perceive an area. High quality public realm can support healthier lifestyles, encourage walking and cycling, strengthen local identity, improve biodiversity and contribute positively to overall quality of life.

Clarina and Ballybrown are currently experiencing a period of change and opportunity. Significant infrastructure investment, including the delivery of the Foynes to Limerick Road Project and the approved Clarina Walkway Improvements Scheme, alongside evolving travel patterns and increasing emphasis on active travel, create opportunities to reimagine public spaces and movement corridors for the benefit of local residents. Community consultation undertaken as part of this Plan identified a clear desire for safer walking routes, improved accessibility, enhanced village approaches, traffic calming, improved lighting, stronger connections to community facilities and greater celebration of local heritage and identity.

This Public Realm Enhancement Plan has been prepared by Limerick City and County Council in collaboration with local stakeholders and the wider community. The Plan seeks to build upon the existing strengths of Clarina and Ballybrown by identifying practical and achievable projects that enhance accessibility, safety, biodiversity, place-making and community wellbeing. It provides a framework for future investment in streets, public spaces and community infrastructure that will support the long-term sustainability, attractiveness and liveability of the area.

The Plan recognises the distinct character, role and identity of both settlements. It does not seek to alter these characteristics or promote the physical coalescence of the settlements. Rather, it seeks to strengthen the quality of public spaces and improve access between the community facilities, services and amenities that already support daily life, while reinforcing the unique identity, heritage and landscape setting of Clarina and Ballybrown.



1.1 Purpose of Plan

The Clarina and Ballybrown Public Realm Enhancement Plan establishes a shared framework for enhancing the quality, accessibility and character of public spaces throughout the area.

The Plan recognises that residents regularly move between homes, schools, sporting facilities, community services, places of worship, shops and recreational amenities as part of everyday life. While Clarina and Ballybrown perform different roles within the settlement hierarchy, they are closely connected through shared facilities, social networks and community activity.

The quality of the public realm plays a significant role in supporting these interactions. Streets, footpaths, crossings, public spaces and landscape features influence how safely and comfortably people can move throughout the area and access local facilities. Investment in the public realm can improve accessibility, support healthier lifestyles, strengthen local identity and enhance quality of life for residents and visitors alike.

The purpose of this Plan is to identify a series of practical and achievable projects that will improve the public realm, strengthen connections between key community facilities, enhance environmental quality and celebrate the heritage and character of the area.

Importantly, the Plan does not seek to alter the individual identity or function of either settlement. Rather, it seeks to support the sustainable development of both communities by improving the quality of movement, place-making and public spaces that support day-to-day life.

The Plan will also provide a framework to guide future funding applications, project prioritisation and partnership opportunities between Limerick City and County Council, local organisations, community groups and residents.

In accordance with the requirements of the relevant European and national environmental legislation, the Clarina and Ballybrown Public Realm Enhancement Plan has been subject to Appropriate Assessment (AA) Screening and Strategic Environmental Assessment (SEA) Screening. The findings of these assessments have informed the preparation of the Plan and are included as appendices to this document.

1.2 Context

The character of Clarina and Ballybrown is shaped by the relationship between people, landscape and community. Schools, churches, sports clubs, local businesses, recreational facilities and community organisations form a network of destinations that support daily life and contribute to a strong sense of community identity.

Unlike larger settlements that have developed around a single core, community activity within the area is dispersed across a number of key locations. This creates a reliance on safe and attractive connections between destinations and highlights the importance of the public realm as the spaces and routes through which people move, meet and interact.

The area also contains a rich collection of natural and cultural assets. Historic monuments, churches, graveyards and the wider landscape setting contribute to local distinctiveness and provide opportunities to strengthen the identity of place through sensitive public realm improvements.

Looking ahead, investment in infrastructure, active travel and public space presents an opportunity to enhance the quality of the area while building on its existing strengths. By improving accessibility, public spaces and movement corridors, the Plan seeks to support healthier lifestyles, strengthen community life and create a more attractive environment for residents and visitors while respecting the separate identity and character of both settlements.



1.3 Opportunities and Challenges

Community Assets

Clarina and Ballybrown benefit from a strong network of educational, recreational, commercial and community facilities. These assets provide opportunities to strengthen local connections and support more active and sustainable lifestyles.

Movement and Accessibility

The relatively short distances between many community destinations create significant opportunities for walking and cycling. However, gaps in footpath provision, limited crossing facilities and vehicle dominance along some routes can reduce accessibility and perceptions of safety.

Road Safety

Public consultation identified concerns relating to speeding traffic, school access, pedestrian safety, traffic volumes and rat-running on local roads. Addressing these concerns presents an opportunity to create safer and more welcoming environments for all road users.

Public Realm Quality

There are opportunities to improve the visual quality of streets and public spaces through coordinated landscaping, upgraded lighting, improved seating, wayfinding and the reduction of visual clutter.

Heritage and Identity

The area contains several important heritage assets which contribute significantly to local character but could be more strongly reflected within the public realm through interpretation, improved settings and strengthening links between heritage destinations.

Environment and Biodiversity

Opportunities exist to incorporate additional street trees, biodiversity planting, nature-based drainage measures and pollinator-friendly landscaping into future public realm projects, helping to create greener and more climate-resilient places.

1.4 Community Engagement

Preparation of the Public Realm Enhancement Plan was informed by community engagement undertaken between October 2025 and February 2026.

In keeping with the principles of collaborative and community-led place-making, the engagement process sought to place local residents, businesses, community organisations and stakeholders at the centre of the Plan's development. Rather than adopting a top-down approach, the process was designed to encourage local participation and allow the community to help shape a shared vision for the future of the area. This approach aligns with the principles of the New European Bauhaus initiative, which promotes sustainable, inclusive and locally informed solutions developed through engagement with communities and stakeholders.

Two public consultation events were held in the Clarina and Ballybrown Community Resource Centre, supported by online consultation periods through MyPoint and email. These engagement events provided opportunities for participants to identify the



strengths, challenges and opportunities within the area, discuss issues affecting daily life and contribute ideas for future improvements.



The consultation process encouraged participants to share their experiences of moving through and using the area, identify locations requiring attention and provide feedback on matters such as accessibility, road safety, community facilities, public spaces, heritage assets and environmental quality. Particular emphasis was placed on understanding how local people interact with the area and what improvements would have the greatest positive impact on community life.



A strong level of engagement was achieved throughout the process and a number of recurring themes emerged, including pedestrian safety, walking and cycling infrastructure, traffic calming, safer access to schools and community facilities, improved public lighting, enhanced public spaces, biodiversity improvements and the celebration of local heritage and identity.

The engagement process also highlighted the importance of maintaining the distinct character of both Clarina and Ballybrown while improving connections between the community facilities, services and amenities that support everyday life.

Participants consistently expressed a desire for public realm improvements that would strengthen local identity, improve quality of life and create a safer and more attractive environment for all age groups.

The projects and proposals contained within this Public Realm Enhancement Plan have been directly informed by the priorities, ideas and aspirations identified through this community-led engagement process, ensuring that the Plan reflects local knowledge and supports a shared vision for the future development of Clarina and Ballybrown.





Key Themes Identified

The principal issues identified included:

- Pedestrian safety and footpath provision.
- Walking and cycling opportunities.
- Traffic speeds, rat-running and traffic calming measures.
- Road safety.
- Improved public lighting.
- Bus stops and shelters.
- Recreational amenities and play facilities.
- Enhancement of the N69 Roundabout area and around community facilities.
- Maintenance of overgrown hedgerows.
- Safer pedestrian access to local shops / services.
- Delivery of improved walking connections.

Additional Issues Raised

Additional topics discussed during the consultation included:

- Heritage and cultural identity.
- Community facilities.
- Local businesses and services.
- Signage and wayfinding.
- Car parking.

Priority Locations Identified

Participants highlighted a number of locations requiring attention, including:

- The route between Hayes' Shop and Breska Rovers F.C.
- Ballybrown National School and the surrounding road network.
- Pedestrian safety and footpath provision.
- Walking and cycling opportunities.
- Traffic speeds and traffic calming measures.
- Road safety.
- Traffic rat-running.
- Public lighting.
- Bus stops and shelters.
- Recreational amenities and play facilities.
- Enhancement of the N69 Roundabout area.
- Ballybrown Cross and the Monsell Monument area.
- Residential areas and village approaches.
- The N69 Roundabout and adjoining lands.
- Connections between residential estates and the village core.
- Carrigogunnell Castle.
- Church and graveyard areas.
- Potential locations for age-friendly and community-focused enhancements.



1.5 Vision and Objectives

Vision

The vision for Clarina and Ballybrown is to create a safe, attractive and sustainable public realm that supports community life, strengthens local identity and promotes active travel. Building on the complementary roles of both settlements, the Plan seeks to enhance public spaces, improve accessibility and celebrate the area's heritage and landscape, while maintaining the distinct character of each community.

Objectives

O1 Create a More Walkable Community

Improve the quality, continuity and safety of pedestrian routes throughout the area, ensuring that schools, community facilities, recreation areas, local services and residential neighbourhoods can be accessed safely, comfortably and conveniently by people of all ages and abilities.

O2 Support Active Travel

Encourage walking and cycling for everyday journeys through the delivery of accessible, attractive and well-connected active travel infrastructure linking homes, schools, sporting facilities, community services and local amenities.

O3 Improve Road Safety

Enhance safety for all road users through traffic calming measures, safer crossing points, improved lighting, reduced vehicle speeds and public realm enhancements in locations where pedestrians, cyclists and vehicles interact most frequently.

O4 Strengthen Community Connectivity

Improve connections between key community destinations including schools, sports facilities, places of worship, community centres, local businesses and recreational amenities, supporting greater accessibility, social interaction and community cohesion.

O5 Reinforce Local Identity

Strengthen the distinct character and sense of place of Clarina and Ballybrown through high-quality placemaking, landscaping, streetscape enhancements, public art, gateway treatments and public realm design that reflects local character.

O6 Celebrate Heritage

Protect, enhance and promote the area's built, cultural and archaeological heritage through sensitive public realm improvements, heritage interpretation, placemaking initiatives and the enhancement of important heritage assets and their settings.

O7 Deliver Green Infrastructure

Integrate biodiversity enhancement, tree planting, pollinator-friendly landscaping, sustainable urban drainage measures and climate adaptation initiatives throughout the public realm to create greener and more resilient places.

O8 Create Attractive Public Spaces

Provide welcoming, accessible and multifunctional public spaces that encourage social interaction, recreation, rest and community activity while contributing positively to the visual quality of the area.

O9 Improve Arrival Experiences

Enhance key gateways, village approaches and arrival points through coordinated landscaping, signage, lighting and public realm interventions that create a positive first impression and reinforce local identity.

O10 Support Sustainable Growth

Ensure that future public realm investment supports compact growth, sustainable development and the long-term vitality of both settlements, improving quality of life while respecting their distinct identities and individual roles within the settlement hierarchy.

2.0 Public Realm Projects

The Public Realm Enhancement Plan identifies a series of priority projects which respond directly to the opportunities and challenges identified through analysis and community engagement.

The projects focus on strengthening the quality of public spaces, improving accessibility, enhancing environmental quality and celebrating the distinctive character of Clarina and Ballybrown. Together, they provide a framework for phased investment that can deliver meaningful improvements to community life while supporting the long-term sustainability of the area.

The proposed projects are:

Project 01 – Clarina Village Core

Enhancing the main street environment through streetscape improvements, public realm enhancements, landscaping and placemaking interventions.

Project 02 – Clarina Gateway and Arrival Experience

Strengthening the western gateway to Clarina through landscape, public realm and biodiversity improvements around the N69 Roundabout.

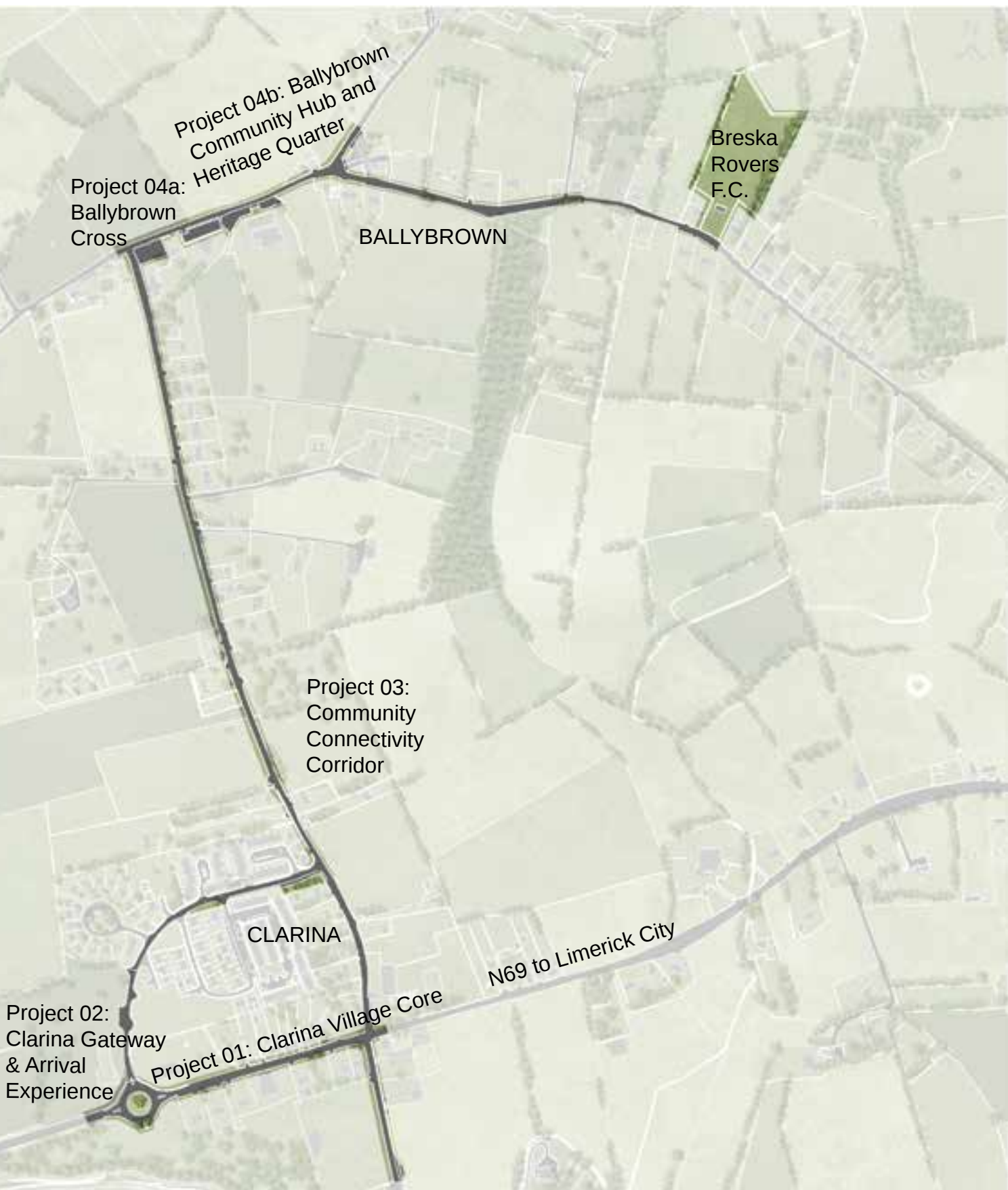
Project 03 – Community Connectivity Corridor

Improving walking and cycling connections between key community destinations including schools, sports facilities, residential areas and local services.

Project 04 – Ballybrown Community Hub and Heritage Quarter

Enhancing Ballybrown Cross, the Safe School Zone, the Community Resource Centre and the setting of the Monsell Monument as a focal point for community life and local heritage.





Project 01: Clarina Village Core

Existing Conditions

Clarina functions as the principal service centre within the study area and accommodates a range of local businesses, services, sporting facilities and community assets. Located on the N69 corridor, the village core creates an important first impression for residents, workers and visitors entering the area.

The village has experienced significant growth and change over recent decades. While it benefits from a range of services and amenities, the public realm remains heavily influenced by vehicular movement. Footpaths are constrained in places, public spaces are limited and streetscape quality is diminished by visual clutter, overhead services and fragmented public realm elements. As a result, opportunities exist to enhance the village environment and create a more attractive, accessible and people-focused village core.

Vision

To create a safer, greener and more vibrant village centre that prioritises people, supports local businesses, celebrates local identity and provides a welcoming and attractive environment for residents and visitors.

Public Realm Proposals

- Improve pedestrian comfort through footpath enhancements and improved accessibility.
- Introduce traffic calming measures to support safer and more balanced use of the street environment.
- Upgrade public lighting to create a more attractive and welcoming village centre.
- Rationalise signage and reduce visual clutter.
- Underground overhead services where feasible.
- Provide high-quality seating, planting and street furniture.
- Introduce street trees and biodiversity planting to create a greener streetscape.
- Incorporate heritage interpretation and placemaking features that celebrate the history and identity of Clarina.
- Improve connections between the village centre, residential areas and community destinations.

Project Benefits

This project will strengthen the role of Clarina as the principal village centre within the area by creating a more attractive, accessible and people-focused public realm. The project will support local businesses, improve pedestrian experience and reinforce the unique identity of the village while contributing to environmental enhancement and community wellbeing.



Project 02: Clarina Gateway and Arrival Experience

Existing Conditions

The N69 Roundabout forms one of the principal gateways to Clarina and is an important arrival point for both residents and visitors. Due to its prominent location, the quality of this space plays a significant role in shaping perceptions of the village.

Despite its strategic importance, the gateway currently offers limited landscaping, public realm infrastructure or place-making features. Opportunities exist to strengthen the visual quality of the area, improve accessibility and establish a more distinctive sense of arrival.

Vision

To create an attractive and welcoming gateway that reinforces the identity of Clarina, enhances biodiversity and establishes a stronger sense of arrival into the village.

Public Realm Proposals

- Improve pedestrian infrastructure and crossing facilities.
- Enhance connectivity between the gateway area and the village core.
- Introduce native tree planting and high-quality landscape treatments.
- Strengthen biodiversity through pollinator planting and habitat creation.
- Enhance the visual appearance of the roundabout and adjoining lands.
- Provide seating and informal resting spaces where appropriate.
- Explore opportunities for nature-based drainage and climate adaptation measures.
- Introduce gateway features that reinforce local identity and place.

Project Benefits

The project will significantly improve the quality of the principal approach to Clarina, creating a stronger sense of arrival while supporting biodiversity, environmental enhancement and road safety objectives. It will establish a more distinctive gateway that positively contributes to the image and identity of the village.



Project 03: Community Connectivity Corridor

Existing Conditions

The corridor between Clarina and Ballybrown accommodates a range of important community destinations including residential areas, schools, sporting facilities, community infrastructure and local services. These destinations form part of the everyday movement patterns of local residents and contribute significantly to community life.

Public consultation identified a strong desire for safer walking and cycling routes, improved road safety and enhanced accessibility between these destinations. Existing pedestrian and cycling infrastructure is fragmented in places and opportunities exist to create a more comfortable and attractive environment for active travel.

Vision

To create a safe, attractive and accessible movement corridor that supports everyday journeys between homes, schools, sports facilities, community services and local amenities while encouraging walking and cycling as a realistic alternative to short car trips.

Public Realm Proposals

- Develop continuous walking and cycling connections where feasible.
- Improve pedestrian crossings and junction treatments.
- Introduce traffic calming measures to support road safety.
- Upgrade footpaths and improve accessibility along the route.
- Enhance residential entrance areas through landscaping and public realm improvements.
- Introduce seating, planting and biodiversity measures at key locations.
- Improve public lighting along important pedestrian routes.
- Rationalise overhead services where opportunities arise.
- Strengthen connectivity between community, recreational and educational facilities.

Project Benefits

This project will improve accessibility between the area's key community destinations and support greater levels of walking and cycling. It will contribute to healthier lifestyles, improved road safety, stronger community interaction and reduced dependence on short vehicle trips, while maintaining the distinct identity of both settlements.



Project 04: Ballybrown Community Hub & Heritage Quarter

Existing Conditions

The corridor between Clarina and Ballybrown accommodates a range of important community destinations including residential areas, schools, sporting facilities, community infrastructure and local services. These destinations form part of the everyday movement patterns of local residents and contribute significantly to community life.

Public consultation identified a strong desire for safer walking and cycling routes, improved road safety and enhanced accessibility between these destinations. Existing pedestrian and cycling infrastructure is fragmented in places and opportunities exist to create a more comfortable and attractive environment for active travel.

Vision

To create a safe, attractive and accessible movement corridor that supports everyday journeys between homes, schools, sports facilities, community services and local amenities while encouraging walking and cycling as a realistic alternative to short car trips.

Public Realm Proposals

- Develop continuous walking and cycling connections where feasible.
- Improve pedestrian crossings and junction treatments.
- Introduce traffic calming measures to support road safety.
- Upgrade footpaths and improve accessibility along the route.
- Enhance residential entrance areas through landscaping and public realm improvements.
- Introduce seating, planting and biodiversity measures at key locations.
- Improve public lighting along important pedestrian routes.
- Rationalise overhead services where opportunities arise.
- Strengthen connectivity between community, recreational and educational facilities.

Project Benefits

This project will improve accessibility between the area's key community destinations and support greater levels of walking and cycling. It will contribute to healthier lifestyles, improved road safety, stronger community interaction and reduced dependence on short vehicle trips, while maintaining the distinct identity of both settlements.



How Community Feedback Influenced the Plan

The issues and opportunities identified throughout the consultation process directly informed the development of the Public Realm Enhancement Plan. In particular, community feedback contributed to the identification of the four priority project areas:

Reference	Project Title
P01	Clarina Village Core
P02	Clarina Gateway and Arrival Experience
P03	Community Connectivity Corridor
P04	Ballybrown Community Hub and Heritage Quarter

Community Priority Identified	Relevant Project(s)
Pedestrian safety, footpaths and improved walking routes	P03, P04
Walking and cycling infrastructure	P03
Traffic calming and road safety improvements	P01, P03, P04
Safe access to Ballybrown National School	P04
Traffic rat-running concerns	P03, P04
Enhancement of the N69 Roundabout and village approach	P02
Improved public lighting	P01, P03, P04
Enhancement of village appearance and public realm quality	P01, P02
Biodiversity, landscaping and environmental improvements	P01, P02, P03, P04
Heritage, local identity and placemaking	P01, P04
Enhancement of the Monsell Monument and surrounding area	P04
Improved access to community facilities, sports facilities and local services	P03, P04
Public amenities including seating, gathering spaces and community-focused improvements	P01, P02, P04

The consultation process identified a consistent desire for safer walking and cycling routes, enhanced road safety, improved public spaces, stronger connections between community destinations and greater recognition of local heritage and identity. These themes directly informed the preparation of the Vision, Objectives and Projects contained within this Public Realm Enhancement Plan.

3.0 Delivery & Implementation

The delivery of the Clarina and Ballybrown Public Realm Enhancement Plan will require collaboration between Limerick City and County Council, local communities, public bodies, funding partners and other stakeholders.

The projects identified within the Plan vary in scale and complexity. Some interventions may be delivered in the short term through maintenance, public realm improvements and community initiatives, while others may require detailed design, statutory approvals, landowner engagement and external funding.

The Plan should therefore be viewed as a flexible framework that supports the phased delivery of projects over time, allowing opportunities to be pursued as funding and resources become available.

To ensure a clear relationship between the Vision, Objectives and Project Proposals, Table A demonstrates how each of the priority public realm projects contributes towards the achievement of the Plan's strategic objectives. While individual projects may place a greater emphasis on particular objectives, together they contribute to the delivery of a more connected, accessible, attractive and sustainable public realm for Clarina and Ballybrown.

Table A: Alignment of Public Realm Projects with Plan Objectives

Objective	Project 01 Clarina Village Core	Project 02 Clarina Gateway & Arrival Experience	Project 03 Community Connectivity Corridor	Project 04 Ballybrown Community Hub & Heritage Quarter
O1 Create a More Walkable Community	✓	✓	✓	✓
O2 Support Active Travel	✓	✓	✓	✓
O3 Improve Road Safety	✓	✓	✓	✓
O4 Strengthen Community Connectivity			✓	✓
O5 Reinforce Local Identity	✓	✓		✓
O6 Celebrate Heritage	✓			✓
O7 Deliver Green Infrastructure	✓	✓	✓	✓
O8 Create Attractive Public Spaces	✓	✓	✓	✓
O9 Improve Arrival Experiences	✓	✓		
O10 Support Sustainable Growth	✓	✓	✓	✓

The delivery of the Priority Actions identified below will contribute directly to the achievement of the Plan Objectives and will provide an important foundation for the phased implementation of the wider Public Realm Enhancement Plan.

3.1 Implementation and Priority Actions

The following actions are considered priority projects for early delivery:

- Creation of a Safe School Zone at St. Joseph's National School.
- Public realm enhancement of the Monsell Monument and its surrounding setting.
- Traffic calming and road safety improvements along key community routes.
- Development of a Bus Shelter and advancement of the Roundabout Sponsorship Scheme.
- Delivery of improved walking and cycling connections between community destinations.
- Enhancement of Clarina Village Core.
- Landscaping and biodiversity improvements at key gateways and arrival points.
- Preparation of detailed design proposals and Road Safety Audits where required.

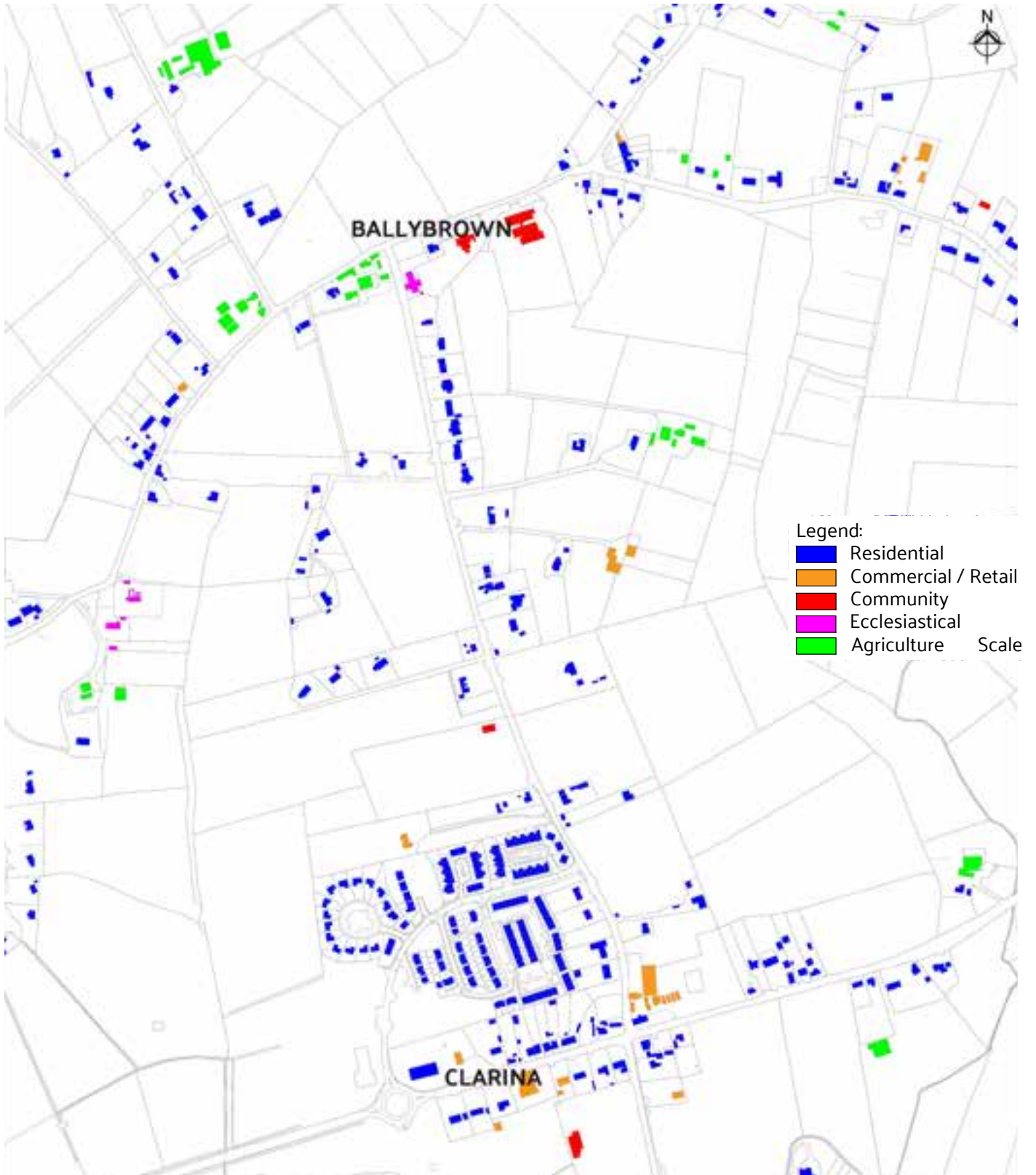
These projects will serve as triggers for broader public space investment and deliver noticeable enhancements that align with the overall objectives of the Plan.

The Clarina and Ballybrown Public Realm Enhancement Plan provides a framework for enhancing the quality, accessibility and character of public spaces throughout the area. By building upon existing community assets, strengthening local identity and improving connections between key destinations, the Plan seeks to support the long-term sustainability and vitality of both settlements.

The successful delivery of the Plan will require continued partnership between Limerick City and County Council, local organisations, residents and other stakeholders. Through a shared commitment to place-making, active travel, heritage, biodiversity and community wellbeing, the projects identified within the Plan have the potential to deliver lasting benefits for current and future generations.

4.0 Appendix

4.1 Existing Land Use



4.2 Flood Zoning Map

Flood Risk Map / Clarina Ballybrown

- Flood Zone A** - greater than 1% Annual Exceedance Probability (AEP) or 1 in 100 year return period for river flooding or 5% AEP or 1 in 200 year return period for coastal flooding
- Flood Zone B** - between 0.1% AEP or 1 in 1000 year return period and 1% AEP or 1 in 100 year return period for river flooding; and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding



4.3 Existing Transport Infrastructure

Foynes to Limerick Bypass

The Foynes to Limerick Bypass road, currently being constructed, is approximately 15.6km of dual carriageway from Foynes to Rathkeale. There is a 1.9km section of single carriageway between Ballyclogh and Askeaton and a 17.5km section of motorway between Rathkeale and the existing Motorway network at Attyflin (N21/N20/M20 junction).

N69 Pavement Improvement Scheme

The N69 Bolands Cross to Court Cross Pavement Improvement Scheme project is on-going as a road safety improvement scheme in the Mid West National Road Design Office (MWNRO). This scheme was previously identified by Transport Infrastructure Ireland (TII) as part of their Pavement Asset Repair and Renewal (PARR) programme. The pavement works through Clarina on the N69 is the third scheme in the current sequence of works along the N69.

Foynes to Limerick By-pass



Part 8: N69 road Clarina Walkway Improvements Approval June 2023



The Clarina Walkways Improvement Project has Part 8 approval and is currently at pre-tender stage for;

- 1.) A 4m wide shared pedestrian & cyclist path set back from the N69
- 2.) A link for cyclists to enter or leave the shared path from the N69
- 3.) A 33m long, 2.4m wide footpath on the west side of L1403
- 4.) An uncontrolled crossing of the L1403.

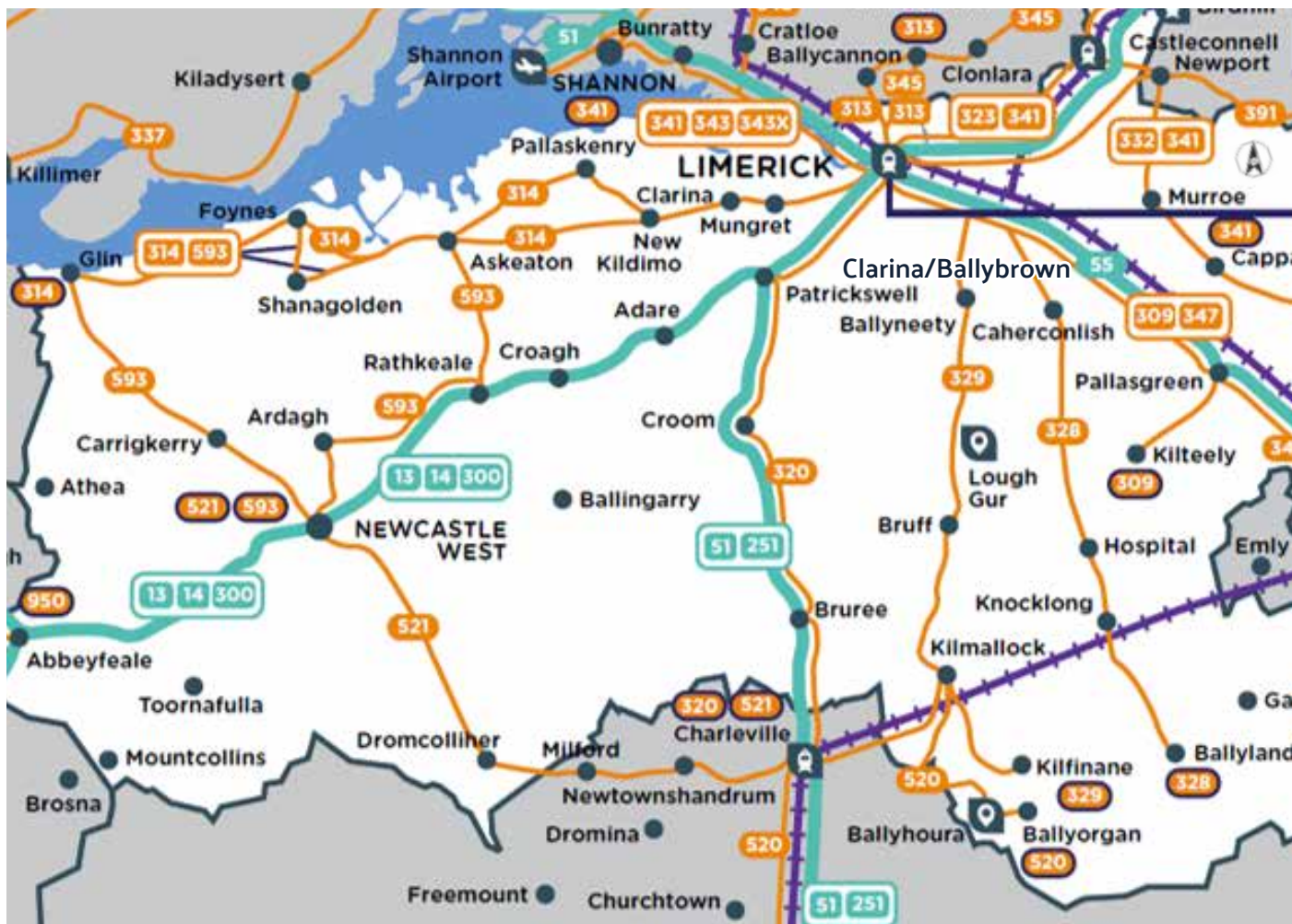
Bus Routes

Currently there is a daily bus route, the no. 314, that runs 8 times per day (except Sundays) at approximately 1.5-2.75 hour intervals from Limerick City to Foynes which runs through Clarina Village. There is currently no designated bus shelter in the area.

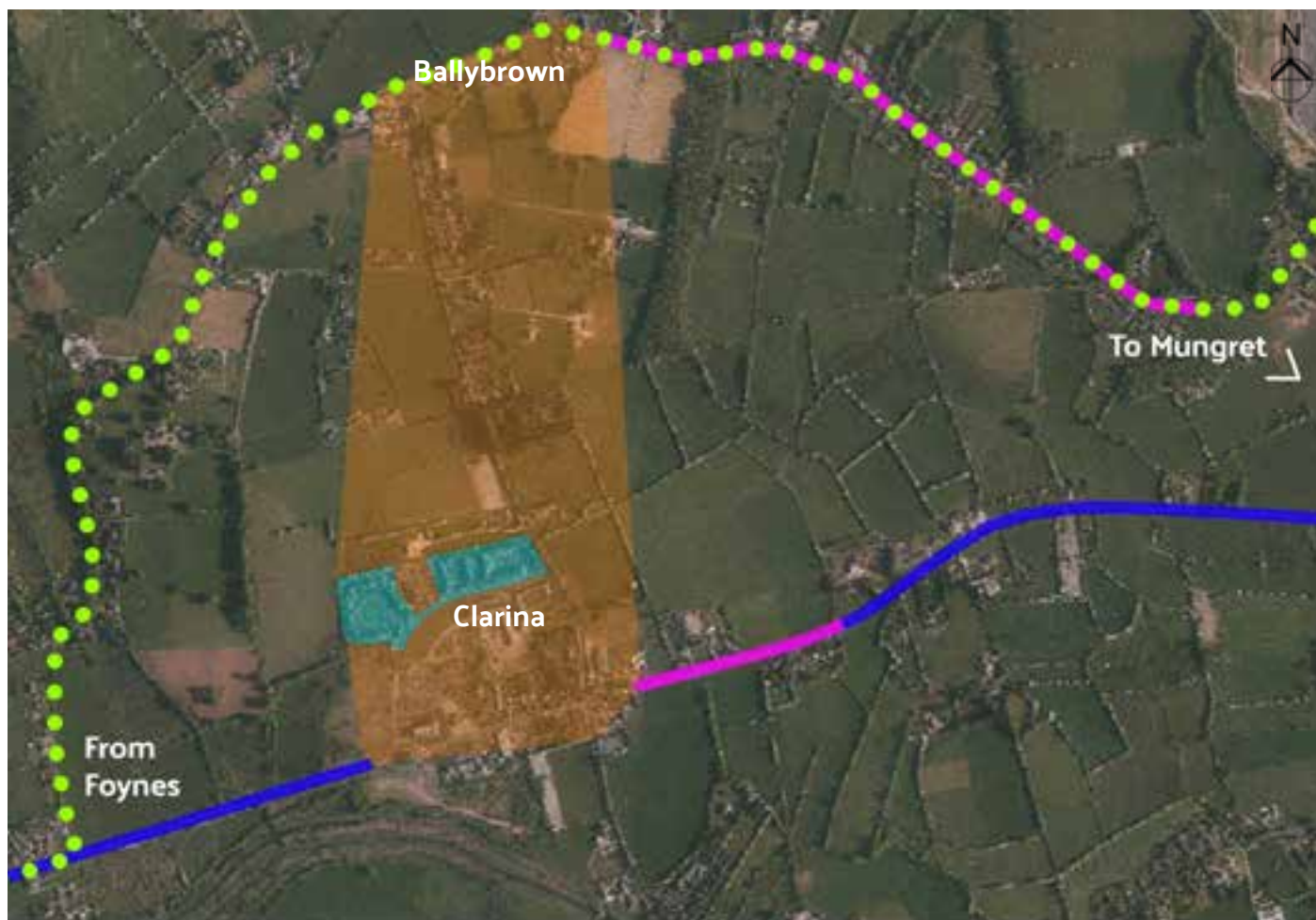


No. 314 Bus Route

Limerick Bus routes



Current Speed Limit Designations



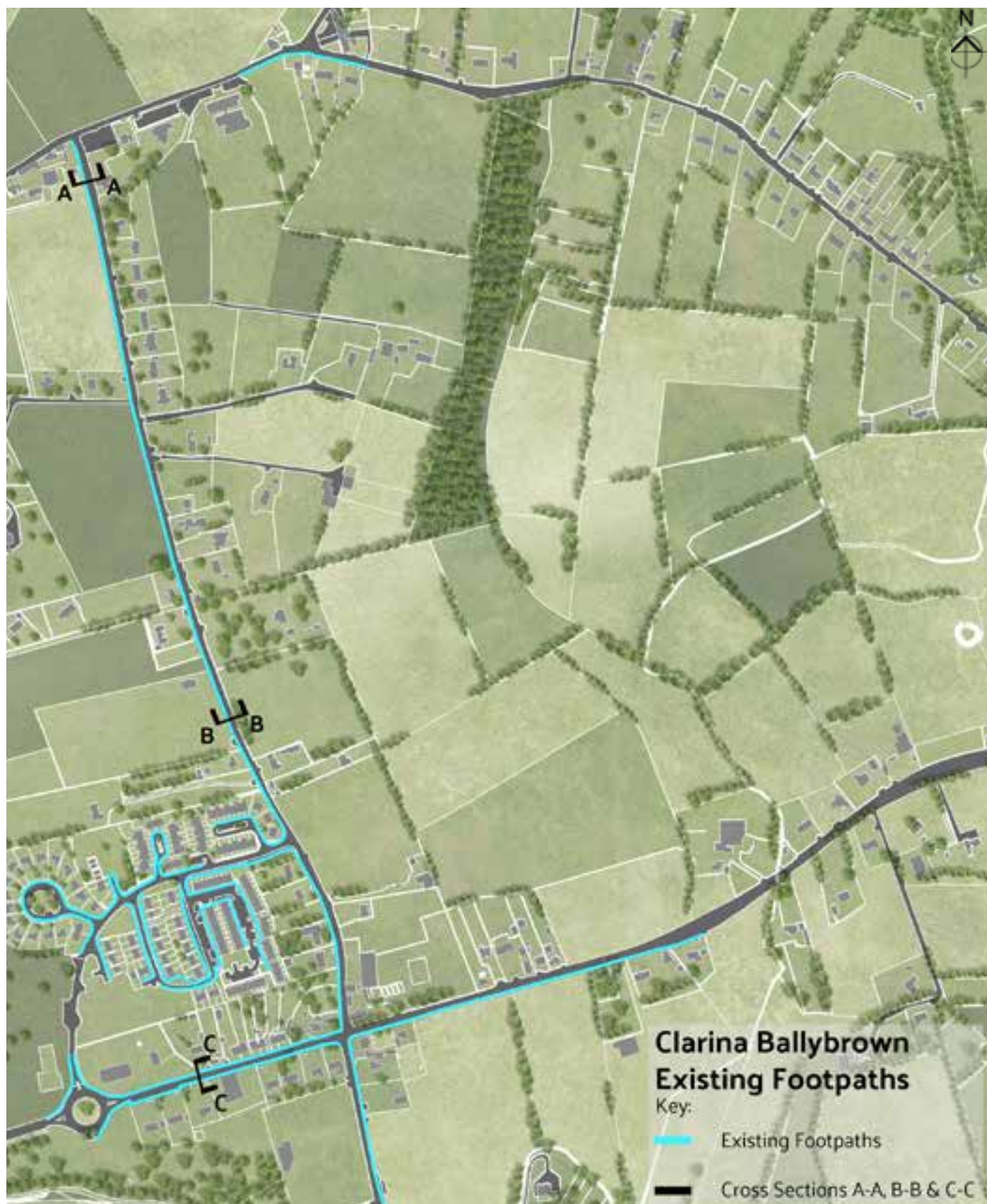
Speed Limit Designations

A large portion of Clarina and Ballybrown and the residential housing estates are in a 50km per hour speed limit with some of the residential housing estate, in a 30km per hour limit.

Known traffic 'rat-running' occurs from Bricklodge, along L1403 through Ballybrown and to Mungret.

Legend	
	30km per hour Speed Limit
	50km per hour Speed Limit
	60km per hour Speed Limit
	80km per hour Speed Limit
	Alternative route (rat run) from Mungret to Foynes Road

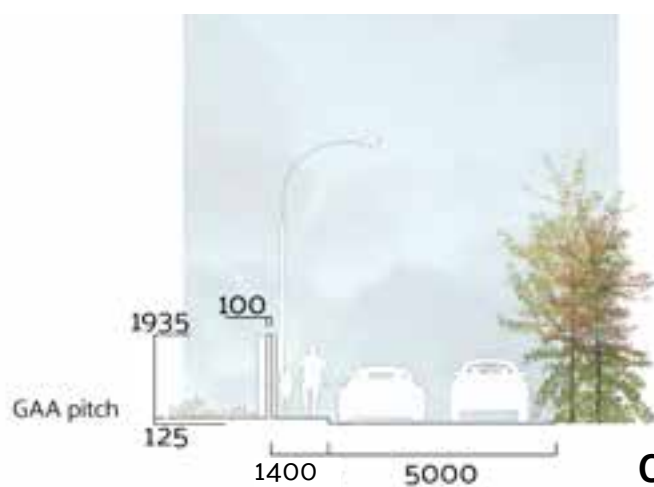
Existing Pedestrian Footpaths



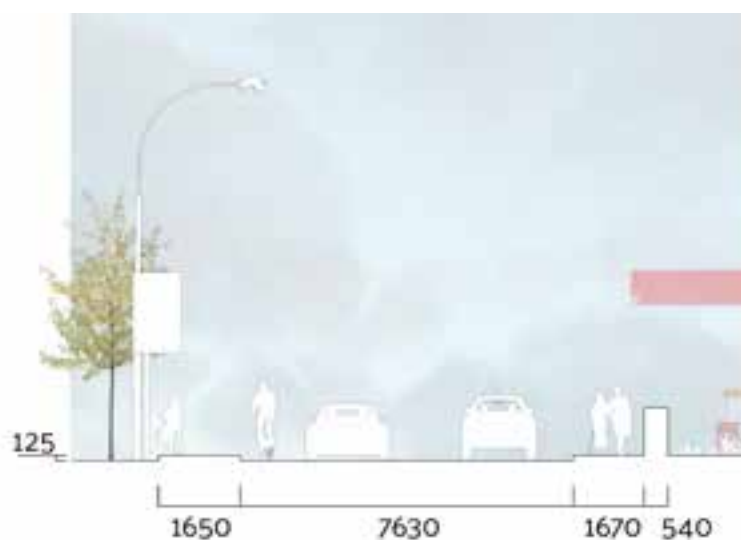
Typical Existing Street Cross Sections along L1426 & N69



Cross Section A-A Ballybrown Cross



Cross Section B-B Clarina to Ballybrown Connection (varies)



Cross Section C-C N69 Main Street Clarina

4.4 Heritage Mapping



① Church of St. Philip & St. James
Demesne & Kilkeedy Cemetery



② Gate Lodge



③ St. Joseph's Church



④ Monsell Monument



⑤ Carrigogunnell Castle



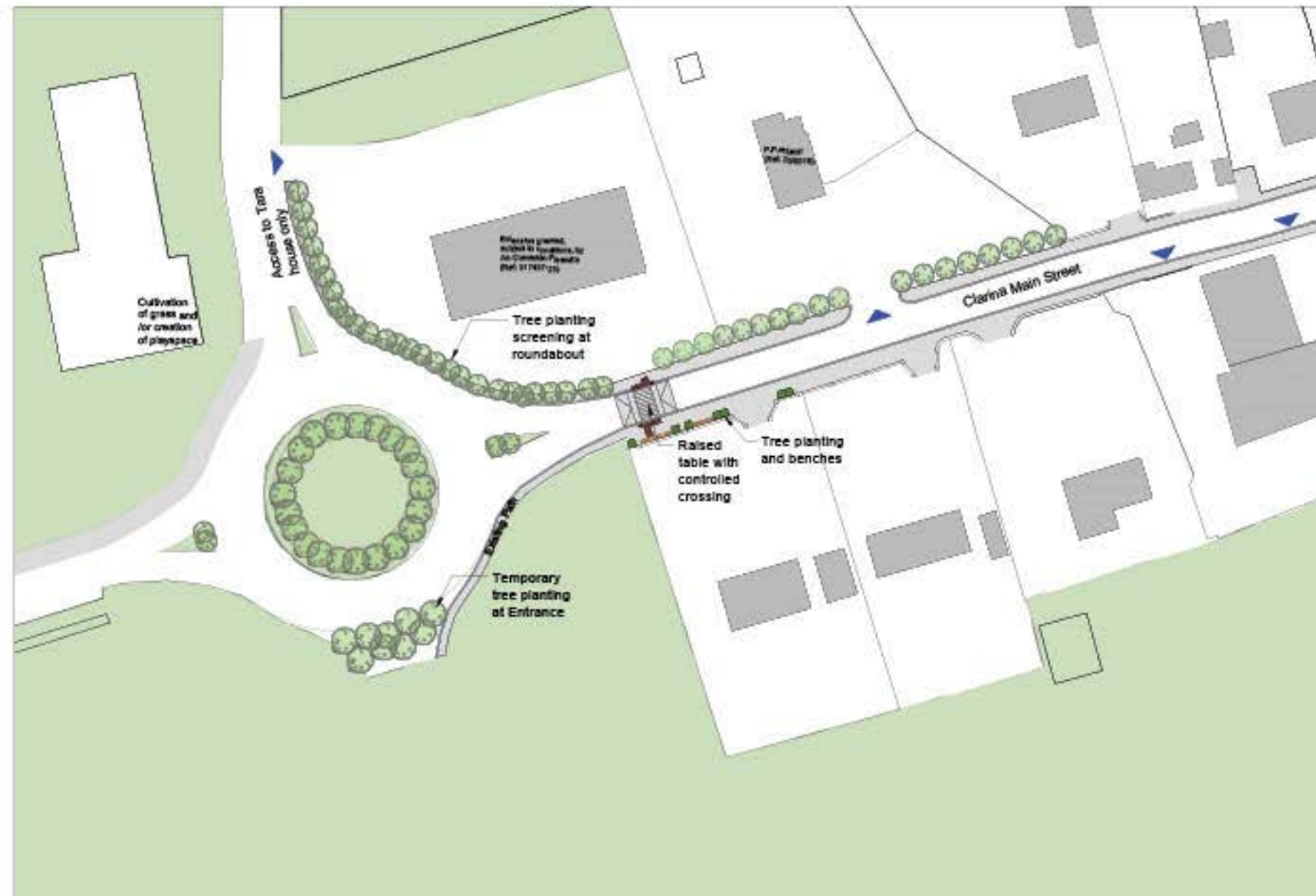


4.5 Project Drawings

Project 01: Clarina Village Core



Project 02: Clarina Gateway and Arrival Experience



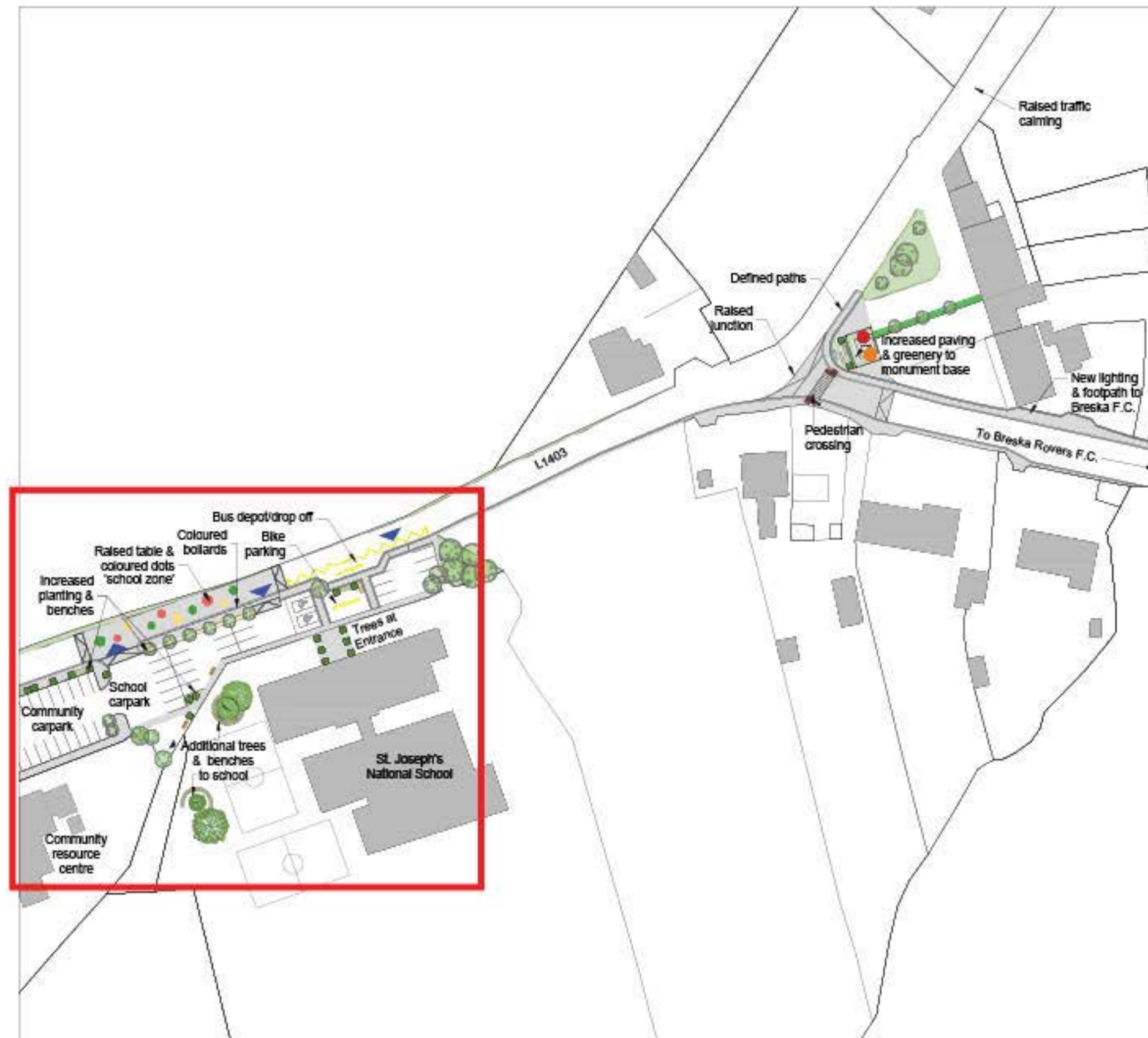
Project 03: Community Connectivity Corridor

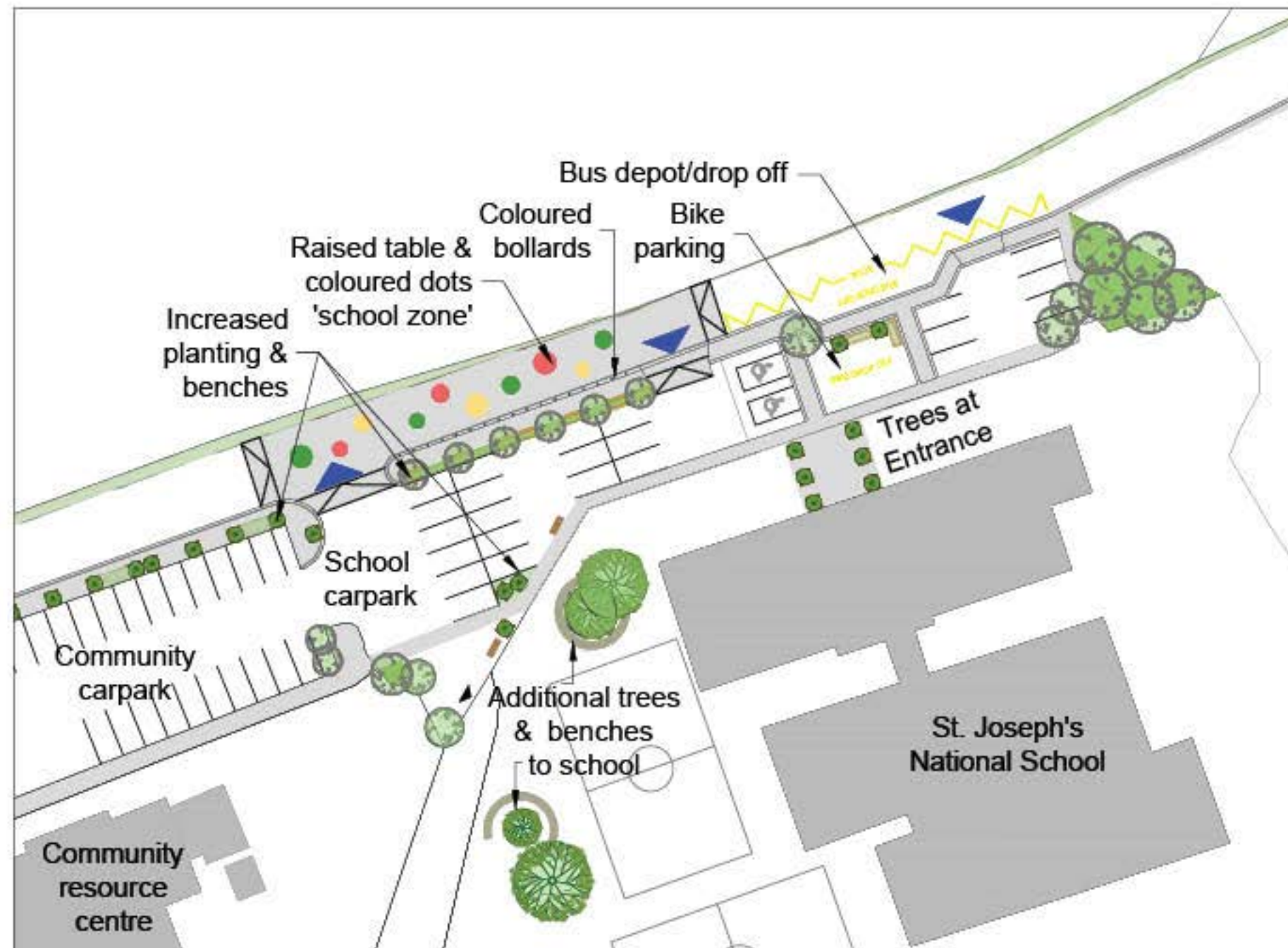


Project 04A: Ballybrown Cross

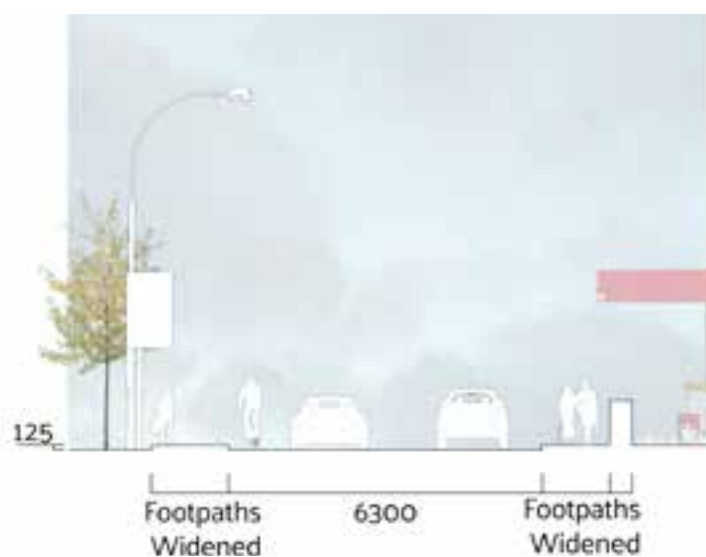
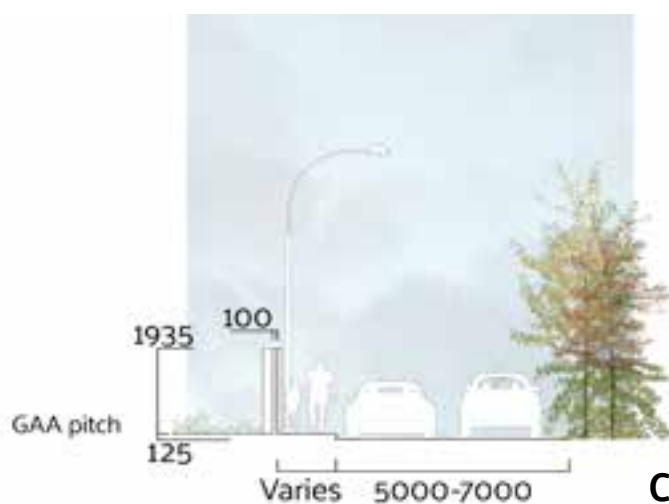


Project 04B: Ballybrown Community Hub & Heritage Quarter





Typical Proposed Street Cross Sections along L1426 & N69



4.6 Environmental Assessment Screenings

Strategic Environmental Assessment (SEA) Final Screening Report and Determination

Clarina Proposed Public Realm Enhancement Plan in Clarina, Co. Limerick.

Limerick City and County Council
Forward Planning
Merchants Quay
Limerick

June 2026



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

Table of Contents

1.0 Strategic Environmental Assessment (SEA) Screening.....	4
1.1 Introduction	4
1.2 Background	4
1.3 Reason for the Proposed Public Realm Plan	4
1.4 Consultation on the Public Realm Plan	4
1.5 Legal Framework	4
2.0 Screening Statement	5
2.1 Stage One - Pre-Screening	5
2.2 Stage Two - (A) Environmental Significance Screening	7
3.0 Stage Two – Summary, Conclusion and Recommendation.....	16
4.0 Strategic Environmental Assessment (SEA) Screening Determination	18

1.0 Strategic Environmental Assessment (SEA) Screening

1.1 Introduction

Limerick City and County Council has prepared a Public Realm Enhancement Plan for Clarina and Ballybrown villages in Limerick. Clarina is located on the N69 National Primary route. This report provides the findings of the evaluation of the requirement for SEA to be undertaken on proposed Public Realm Enhancement Plan for Clarina Village.

1.2 Background

The project is to be located within the settlement of Clarina and is part of a wider initiative to improve the public realm of settlements in Limerick. The project is designed to improve connectivity and public realm/open spaces between Clarina and Ballybrown and visually enhance the approaches to both settlements.

1.3 Reason for the Proposed Public Realm Plan.

This plan is to improve the public realm for Clarina and Ballybrown.

The plan proposes a series of measures designed to:

- Improve connectivity between Clarina and Ballybrown
- Visually enhance approaches to Clarina and Ballybrown
- Map the area's rich heritage

1.4 Consultation on the Proposed Clarina Public Realm Plan.

A meeting was held on Tuesday the 14th of October 2025 in the Clarina and Ballybrown Community Resource Centre. An online consultation for public submissions followed, on MyPoint and email, from the 15th of October to the 12th of November 2025. A second meeting was held on the 17th of February 2026 in the Clarina and Ballybrown Community Resource Centre. An online consultation for public submissions followed, on MyPoint and email, from the 17th of February until the 13th of March 2026. The main issues raised were adequate and safe routes through the settlement, lighting, pedestrian crossings, seating and local heritage.

1.5 Legal Framework

All land-use plans in Ireland are subject to SEA procedures and environmental considerations must be assessed at an early stage in the decision-making process.

The criteria set out in Schedule 2A are listed under (i) characteristics of the plan and (ii) characteristics of the effects and of the area likely to be affected. The proposed public realm plan is considered under the criteria set out in Schedule 2A as outlined in section 3.0 of this report.

The assessment is also informed by a screening exercise of the proposed plan against the Environmental Protection Objectives contained in the Environmental Report prepared as part of the Limerick Development 2022 - 2028 as detailed in section 4.0 of this report.

The proposed Public Realm Plan is also subject to Habitats Directive Assessment (HDA) Screening. The SEA and HDA screening processes are parallel but separate processes that will overlap, however whilst the HDA process focuses on the protection of Natura 2000 sites, the SEA process is concerned with impact on the general environment. Both the SEA and HDA screening processes have been carried out within the same timeframe for this proposed Plan.

As the land use zoning objectives and the flood risk management provisions contained in the existing Limerick Development Plan 2022 – 2028 are not being affected by Proposed Public Realm Plan a Flood Risk Assessment is not required to be undertaken for the Public Realm Plan, though Flood Risk areas are noted on page 9 of the Public Realm Plan.

2.0 Screening Statement

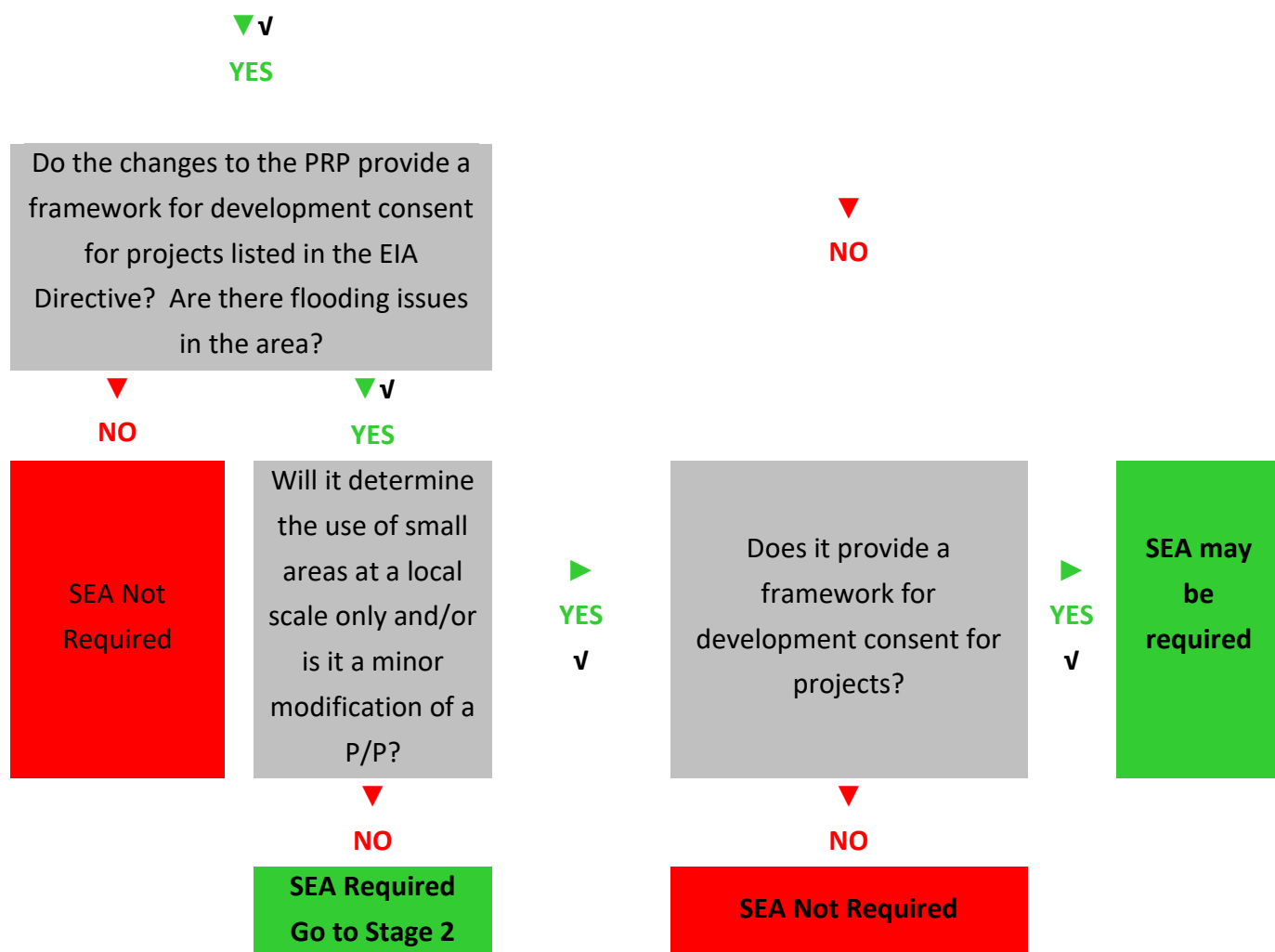
The Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 (S.I. No. 436 of 2004, SI 201 of 2011) require case by case screening of individual plans and variations of plans based on the criteria in Schedule 2A to the Planning and Development Regulations 2001 (as amended). These criteria must be taken into account in determining whether or not significant effects on the environment would be likely to arise.

2.1 Stage One - Pre-Screening

The first step in determining whether the Public Realm Plan would require an SEA involves a pre-screening check.

Figure 1 Pre-Screening Decision Tree





2.2 Stage Two - (A) Environmental Significance Screening

The application of environmental significance criteria is important in determining whether an SEA is required for local plans/policies or modifications/variations to existing Plans/Policies. Annex II (2) of Directive 2001/42/EC sets out the “statutory” criteria that should be addressed when undertaking this stage.

Criteria for Determining the Likely Significance of Environmental Effects

Characteristics of the Proposed Variation to the Plan, having regard to:

- i. *the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;*

The purpose of the PRP is to suggest a series of measures to improve the open spaces, streetscapes and public realm of Clarina and Ballybrown. It is a non-statutory document that exists to advise on interventions. As such it is an information document to inform the consent process rather than being part of the decision-making process itself. Any of the measures within the document will have to undergo the required consent process whether through the provisions of the road acts or the planning act.

ii. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;

The Public Realm Plan is a non-statutory advisory document that sits below the Limerick Development Plan. The Limerick Development Plan 2022 – 2028 is within the hierarchy of planning documents which begins with the National Planning Framework and the Regional Spatial and Economic Strategy (RSES) for the Southern Region and the provisions of relevant planning guidelines issued by the Department of Housing, Planning, Local Government and Heritage.

iii the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

There are a number of ways in which the Public Realm Plan will take environmental considerations into account. Green infrastructure and biodiversity are part of all the projects which are mentioned in the plan. Additional tree planting both to soften streetscapes and to screen parts of the built environment are also proposed. The emphasis on permeability and public transport links also plays a part in meeting environmental goals.

iv. environmental problems relevant to the plan or programme;

The purpose of the plan was to improve the local public realm, improve pedestrian connectivity and safety and to enhance local heritage. To achieve this there are a series targeted measures in the plan ranging from the main street in Clarina, to the Maunsell monument in Ballybrown to the northeast.

- v. *the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).*

In terms of environmental legislation, the Public Realm Plan with it's emphasis on improved streetscape, better walking routes and public transport connections would be in line with environmental good practice.

Characteristics of the Effects and of the Area Likely to be affected

- i. *the probability, duration, frequency and reversibility of the effects*

Effects are likely from subsequent planning applications based on the plan content, which will generally be long term in nature, perhaps for a period of 20 years or so. However, since the interventions are designed to improve the public realm, effects are expected to be beneficial.

- ii. *the cumulative nature of the effects*

Other elements of the plan exist to add to the beneficial nature of the effects. These include proposals for planting and sustainable urban drainage. Other elements of the plan such as the section on the Monsell monument highlight local history and heritage.

- iii. *the trans-boundary nature of the effects*

There are no trans-boundary effects.

Effects are confined to Clarina and Ballybrown.

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

None. As outlined elsewhere there are control measures in place in Chapter 11 of the Limerick Development Plan and through advice from the Councils Road section to reduce the risk to road users and pedestrians through the provision of adequate sight lines for individual developments. Table DM5 (in Chapter 11 of the Plan) also contains material on sightlines and road access which will help minimise chances of accidents.

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

The potential area is that of Clarina and Ballybrown which is approximately 4km² and with a population of 560 (2022). This is far below the statutory thresholds for SEA which are an area of 25km² or a population of 5000.

vi. the value and vulnerability of the area likely to be affected due to

- *special natural characteristics or cultural heritage;*

The Limerick Development Plan and the Clarina Public Realm Plan, at a lower tier, identify the following protected areas/elements of the natural/cultural heritage:

- Protected Structures;
- Architectural Conservation Areas;
- Sites of Archaeological Significance;
- Areas with natural history designations;
- Tree protection in the plan;
- Proposed landscape Structure and Reinforcement Policies.

Protection policies for these are set out in Chapter 6 Environment and Heritage of the Limerick Development Plan. Planning applications, resulting from the Public Realm Plan will be assessed, having regard to these policies.

- *exceeded environmental quality standards or limit values;*

As outlined above the Proposed Public Realm Plan is subject to its own controls both within the plan, and also in terms of other guidance such as the Development Plan. With the combination of these controls and limited scale of works associated with the proposals it is not considered that any environmental limits will be exceeded.

- *intensive land-use;*

None anticipated. The proposed Public Realm Plan relates to a limited number of proposals which will be subject to the range of controls outlined above, which would avoid intensive land use patterns emerging.

vii. the effects on areas or landscapes which have a recognised national, community or international protection status.

It is not considered that there would be any effects as the plan is designed to protect Clarina and its unique scenic and archaeological features. It is considered that the application of these existing policies in the Limerick Development Plan and the Public Realm Plan itself would afford sufficient protection to this area and result in local environmental improvements.

3.0 Screening of the proposed Variation against the Environmental Protection Objectives of the Limerick Development Plan 2022 – 2028

This Section consists of an assessment of the proposed Public Realm Plan against the Environmental Protection Objectives as set out in the Strategic Environmental Assessment for the Limerick Development Plan 2022 – 2028. The Environmental Protection Objectives (EPOs) provided a standard against which the policies of the Development Plan were measured for their environmental sustainability. Therefore, it is considered appropriate to consider the proposed public realm plan in the same context. The EPO's were reviewed during the plan making process for the Limerick Development Plan to ensure that they were up to date and provided a suitable standard against which plan policies could be measured.

Heading	Environmental Protection Objective	Comment in relation to proposed variation
Biodiversity, Flora and Fauna/Built and Architectural Heritage	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.	The emphasis on tailored interventions and planting and biodiversity means that the public realm plan proposals are designed to protect both ecology and the built environment.
	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	Though more the subject matter of the AA screening, which also accompanies the public realm plan, it is considered that there is sufficient protection in the plan policies in Chapter 6. Any applications within or close to a Natura 2000 is the subject of particular scrutiny. The AA screening screens out the need for

		NIS for the Public Realm Plan.
	B3: Preservation of the character of the historic built fabric.	This is also dealt with in Chapter 11 of the Limerick Development Plan, where integration of development into existing surroundings is emphasised. There is also an emphasis on the preservation of the historic environment in the Public Realm Plan itself. See heritage mapping section on page 18 for instance.
	B4: Preservation of the archaeological heritage.	Policies in Chapter 6 (Section 6.5) confer protection in this regard. Objectives EH032, EH036, EH037, EH039 and EH040 are particularly important in this regard. It has also become practice to include the Council Archaeologist in pre-planning discussions, where it is likely that such sensitivities might arise.
Population and Human Health	P1: Facilitate a good standard quality of life for the population of Limerick through ensuring high quality residential, recreational, educational and working environments.	The emphasis on improving the public realm and pedestrian accessibility is expected to result in better surroundings for walking and outdoor amenity.
	P2: Provide policy support for the provision of suitable	While the proposed plan does not relate to employment but rather

	employment and facilities for the local population.	amenity applications, the construction of these will result in better local facilities.
Water	W1: Ensure that wastewater infrastructure keeps pace with development proposals.	SuDs measures are incorporated into the Public Realm Plan.
	W2: Ensure that the requirements of the Water Framework Directive are incorporated into the Plan.	See above.
	W3: Ensure that wetland and peatland sites are preserved.	No wetland areas exist within the Public Realm Area.
Air Quality and Climate	AQC1: To 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 Limerick.	Not relevant to the Public Realm Plan.
	AQC2: To avoid deterioration of air quality in the Plan area.	The measures in the plan are designed to promote outdoor amenity and walking and public transport links.
	AQC3: To include climate action concerns into the Plan policies.	See comment above. These measures would reduce the need for car use.
Geology and Soils	GS1: Place an emphasis on the development of brownfield sites rather than	The plan is located within the development footprint of Clarina/Ballybrown. The

	greenfield sites in Limerick. 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.	measures will ensure better usage of the public space.
	GS2: Protect geological sites within the Plan area.	A recently completed Geological Heritage Survey 2021 of the County identified these sites. Non exist in the plan area.
Cultural Heritage	C1: Protect and conserve features of archaeological heritage and their setting.	This is referred to in Objectives EH O36 and EH O37 and EH O39, which refers specifically to settings of monuments. These are outlined in Chapter 6 of the plan and confer adequate protection. The Council Archaeologist is also involved in applications at preplanning stage where it is apparent there would be implications for archaeology.
	C2: Protect, conserve and promote the sustainable reuse of architectural heritage.	The emphasis on the Monsell monument promotes the importance of local heritage.

Landscape	L1: Protect and conserve the quality, character and distinctiveness of the Limerick landscape both urban and rural.	The protection of local character and distinctiveness is a key element of the Public Realm Plan.
	L2: Retain the protected views in the Development Plan.	None are present in the Public Realm Plan area.
Material Assets	MA1: Maintain sustainable access to assets, such as open spaces, water resources and all other physical and social infrastructure.	This is a key aim of the Public Realm Plan by promoting safe walking routes and safe access to local facilities.
	MA2: Ensure that there is adequate policy support for infrastructural provision in the Plan area.	The PRP seeks to improve surroundings by establishing better walking routes and pedestrian infrastructure.
Compliance with Higher Tier Plans	HTP1: Ensure compliance with higher tier plans such as the National Planning Framework and the Regional Spatial and Economic Strategy and other Section 28 guidance that might be issued by the Department.	The importance of higher tier plans is stressed in Chapter 1 of the plan (p.6).

3.0 Stage Two – Summary, Conclusion and Recommendation

At this stage in the Public Realm Plan process, no strategically significant environmental issues can be identified in relation to the proposed plan, having regard to the following:

- There will be a limited number of focussed interventions within a previously modified development footprint.
- Each application will be subject to the requirements of Chapter 11 Development Management Standards of the Limerick Development Plan 2022 – 2028. As outlined

above many of the objectives in Chapter 6 of the Limerick Development Plan also help to ensure the protection of local environmental features and archaeology when applied to potential projects arising from the Public Realm Plan.

The screening process has considered the specific contents of the proposed Clarina Public Realm Plan against the environmental significance criteria as contained in Annex II (2) of the SEA Directive and **concludes that a Strategic Environmental Assessment is not required for the Clarina Public Realm Plan.**

4.0 Strategic Environmental Assessment (SEA) Screening Determination

Strategic Environmental Assessment (SEA) Screening Determination under Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011) and the Planning and Development Act 2000 (as amended) for the Clarina/Ballybrown Proposed Public Realm Enhancement Plan

An SEA Screening determination as to whether the Clarina Ballybrown Proposed Public Realm Enhancement Plan likely to have significant effects on the environment is being made under Article 7 (13K) of the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011). The determination is that there will not be significant effects resulting from the Clarina Ballybrown Proposed Public Realm Enhancement Plan. Any works resulting from the project will be limited in scale and will occur within the Clarina/Ballybrown village boundaries.

In making the determination, the information contained in the Screening for SEA Report is being taken into account. That information has been carefully considered and its reasoning and conclusion agreed with and adopted – allowing a determination to be made.

The accompanying Appropriate Assessment Screening Report concludes that the Clarina Ballybrown Proposed Public Realm Enhancement Plan will not give rise to any effect on any European sites, alone or in combination with any other plans, programmes, and project etc. Taking into account the measures that have already been integrated into the Limerick Development Plan and relevant actions that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from the Clarina Ballybrown Proposed Public Realm Enhancement Plan would either: not be significant; and/or would be mitigated, using standard measures such as those in Chapter 11 of the Limerick development Plan.

**Habitats Directive Assessment Screening
for Clarina Proposed Public Realm Enhancement
Plan
in Clarina, Co. Limerick.**

June 2026.

Contents

Section 1.0	Introduction.....	3
Section 2.0	Appropriate Assessment Screening Process	3
Section 3.0	Project Context.....	4
Section 4.0	Description of Project	4
Section 5.0	Identification of relevant European sites.....	5
Section 6.0	Assessment.....	5
Table 2.0	Identifying Relevant European Sites.....	6
Table 3.0	Screening Matrix.....	8
Section 7.0	Screening Determination.....	10

Appropriate Assessment Screening

Section 1.0 Introduction

The purpose of this screening report is to establish whether the proposed Clarina Proposed Public Realm Enhancement Plan would result in likely significant effects to the Conservation Objectives of Natura 2000 sites either alone or in combination with other plans or projects.

Significant effects on a Natura 2000 site or “European site” are those that would undermine the conservation objectives supporting the favourable conservation status of the Qualifying Interest (QI) habitats and or the QI/ Special Conservation Interest (SCI) species of a European site(s). **Qualifying Interests (QIs)** refer to the specific habitats and species for which a Natura 2000 site is designated.

Section 2.0 Appropriate Assessment Screening Process

The first test is to establish whether, in relation to a particular plan or project, appropriate assessment is required. This is termed AA screening and this is the purpose of this document. Its purpose is to determine, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a Natura 2000 site in view of the site’s conservation objectives.

The preparation of this screening report has had regard to the following:

- DoEHLG, (2010). 'Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities'
- Office of the Planning Regulator, (2021). 'Appropriate Assessment Screening for Development Management.'
- European Commission, (2001). 'Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.'
- European Commission, (2007). 'Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC: Clarification of the concepts of: alternative solutions, imperative reasons of overriding public interests, compensatory measures, overall coherence and opinion of the Commission.'
- European Commission, (2018). 'Managing Natura 2000 Sites. The Provisions of Article 6 of the Habitats Directive 92/43/EEC.'

The above guidance documents set out the stages and processes for carrying out Appropriate Assessment. To determine if a Natura Impact Assessment (NIS) is required, screening is the first stage of the process.

Section 3.0 Project Context

The project is to be located within the settlement of Clarina and is part of a wider initiative to improve the public realm of settlements in Limerick. The project is designed to improve connectivity and public realm/open spaces between Clarina and Ballybrown and visually enhance the approaches to both settlements.

Section 4.0 Description of Project

There are four parts to the Public Realm Plan:

Project 1: Clarina Village Core

Project 2: Clarina Gateway & Arrival Experience

Project 3: Community Connectivity Corridor

Project 4: Ballybrown Community Hub & Heritage Quarter

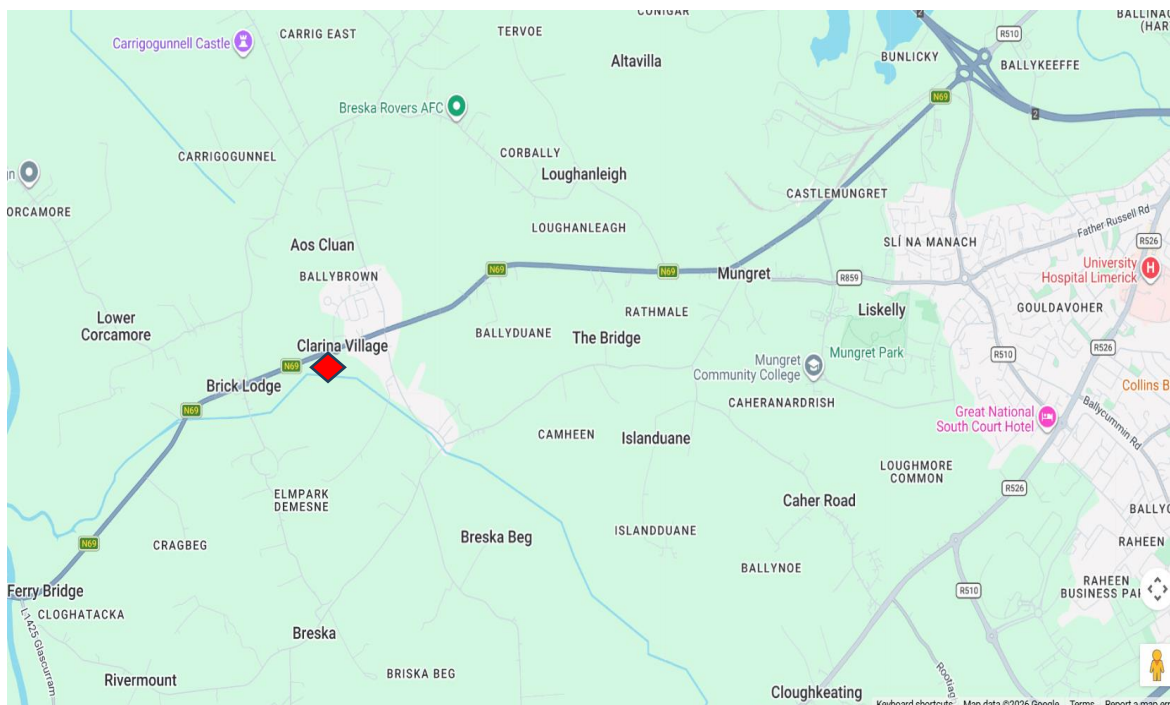


Figure 1: this shows the location of Clarina/Ballybrown which is located on the N69.

Section 5.0 Identification of relevant European sites

Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) form the Natura 2000 network of sites. It is these sites that are of relevance to this Appropriate Assessment Screening process. The SPAs and SACs are designated under EU Habitats Directive, transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended. All European Designated Sites or Natura 2000 sites with the potential to be affected by the scheme were considered including their qualifying interests/conservation objectives. However, given the limited nature of the proposed works in the Public Realm Plan, its location in a highly modified setting and separation distances involved from the designated sites, the two European sites listed below located closest to the proposed development are considered the only ones that might be affected;

Site	Site Code	Distance (m)
Special Area of Conservation: Lower River Shannon SAC	002165	2400
River Shannon and Fergus Estuary SPA	004077	2400



Fig 2: Clarina and Ballybrown is mid picture. The red shading to the west indicates the location of the SAC and SPA, at its closest, the designated site is 2.4km from the settlement.

Section 6.0 Assessment

The method of assessment used is the Source-Pathway-Receptor model. Potential pathways are restricted to visual and hydrological pathways as the site is located within an established urban area subject to consistent levels of human activity. The settlement is located on the N69, a national primary routeway which is itself a source of disturbance.

A review of the planning history of the immediate area shows that an application for a Part 8 had been lodged in 2023, beyond the roundabout on the western side of the settlement for (a) the extension of the existing embankment on the landowner's side. (b) Construction of a shared raised footpath and cycleway, with a macadam-finished surface. The shared path will extend from the roundabout and continue around the bend onto the L-1403 local road. (c) Provision of an uncontrolled crossing on the L-1403 at the end of the proposed footway. (d) Fencing along walkway with timber posts and tensioned mesh fencing on the land-owner's side. (e) Relocation of the existing open drain where required, and piping under access ways into private property. (f) Minor repair works to the N69/L1403 junction. (g) Accommodation works for affected landowners at West of N69 Clarina Roundabout Ballybrown to L-1403 Junction Bricklodge Doon

The location of the proposed Part 8 was outside the boundaries of the Lower River Shannon SAC, but closer than any of the projects proposed in the public realm plan. The 2023 Part 8 development had screened out, given that it was at a distance from the Lower River Shannon SAC site and standard measures would deal with any possible emissions.

Works proposed within the Proposed Public Realm Plan are as follows:

Project 01: Clarina Village Core

- Improve pedestrian comfort through footpath enhancements and improved accessibility.
- Introduce traffic calming measures to support safer and more balanced use of the street environment.
- Upgrade public lighting to create a more attractive and welcoming village centre.
- Rationalise signage and reduce visual clutter.
- Underground overhead services where feasible.
- Provide high-quality seating, planting and street furniture.
- Introduce street trees and biodiversity planting to create a greener streetscape.
- Incorporate heritage interpretation and placemaking features that celebrate the history and identity of Clarina.
- Improve connections between the village centre, residential areas and community destinations.

Project 02: Clarina Gateway & Arrival Experience

- Improve pedestrian infrastructure and crossing facilities.
- Enhance connectivity between the gateway area and the village core.
- Introduce native tree planting and high-quality landscape treatments.
- Strengthen biodiversity through pollinator planting and habitat creation.
- Enhance the visual appearance of the roundabout and adjoining lands.
- Provide seating and informal resting spaces where appropriate.
- Explore opportunities for nature-based drainage and climate adaptation measures.
- Introduce gateway features that reinforce local identity and place.

Project 03: Community Connectivity Corridor

- Develop continuous walking and cycling connections where feasible.
- Improve pedestrian crossings and junction treatments.
- Introduce traffic calming measures to support road safety.
- Upgrade footpaths and improve accessibility along the route.
- Enhance residential entrance areas through landscaping and public realm improvements.
- Introduce seating, planting and biodiversity measures at key locations.
- Improve public lighting along important pedestrian routes.
- Rationalise overhead services where opportunities arise.
- Strengthen connectivity between community, recreational and educational facilities.

Project 04: Ballybrown Community Hub & Heritage Quarter

Ballybrown Cross

- Upgrade pedestrian crossing facilities.
- Introduce raised tables and traffic calming measures.
- Improve accessibility to St. Joseph's Church and community facilities.
- Enhance landscaping and public realm treatments.
- Improve the quality and comfort of pedestrian movement.

Safe School Zone

- Create a clearly defined school zone.
- Introduce traffic calming and reduced vehicle speeds.
- Improve walking and cycling access to the school.
- Provide seating, planting and high-quality public realm elements.
- Improve lighting, wayfinding and accessibility.

Monsell Monument

- Enhance the setting of the Monsell Monument through public realm upgrades.
- Introduce quality paving and landscaping treatments.
- Improve pedestrian accessibility and crossing opportunities.
- Provide heritage interpretation and wayfinding.
- Improve connections to nearby community, recreational and sporting facilities.
- Strengthen the monument's role as a focal heritage and placemaking feature.

Given the nature of the existing environment, it is not considered that there would be any significant direct or indirect pathways to European sites as all are at a distance from the Barnakyle River and located within the modified urban footprint of Clarina. See figure 3 below. Similarly, any elements of the plan that apply to Ballybrown are within or adjacent to existing throughfares. See figure 3 below.

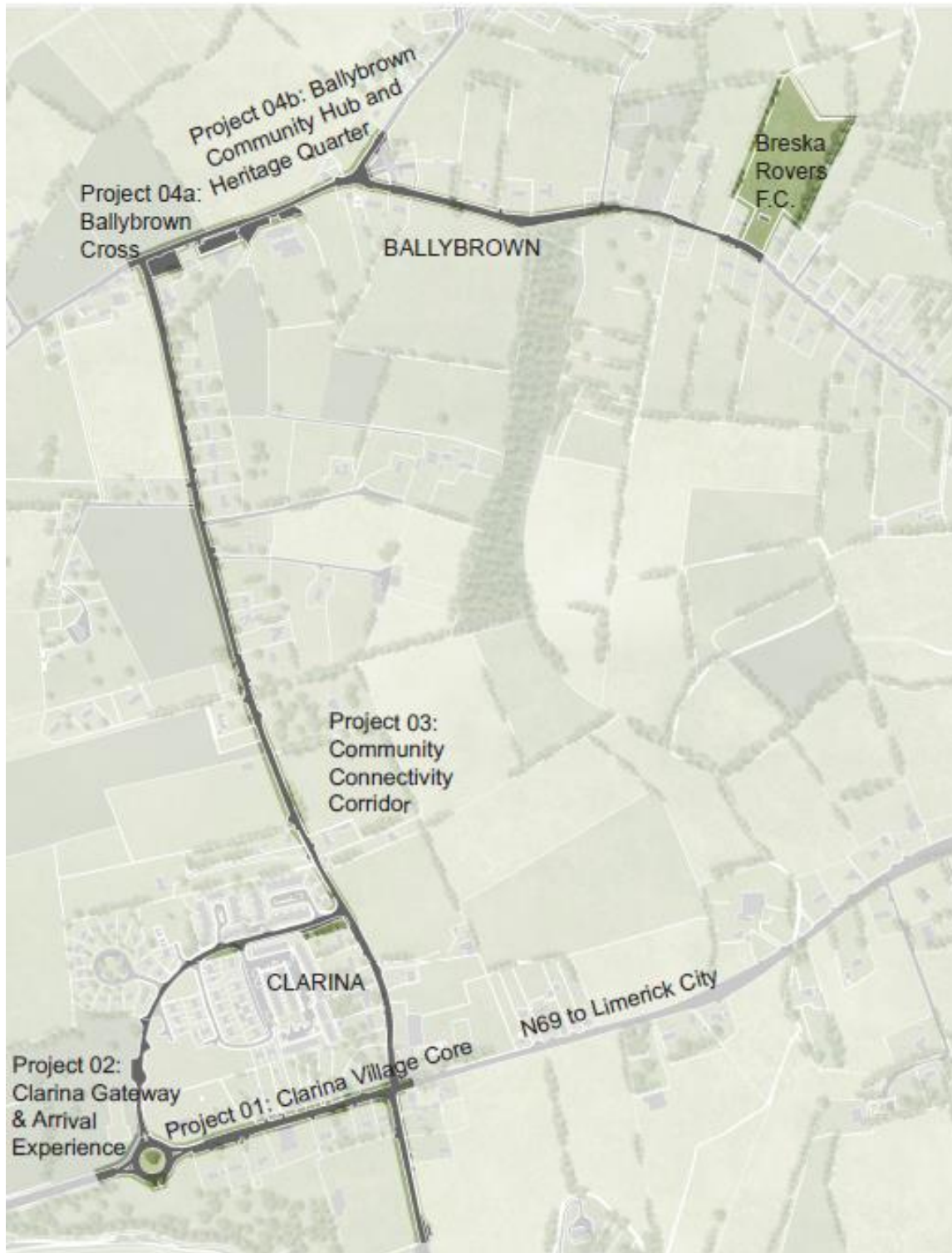


Figure 3: Showing locations of elements of the Public Realm Plan. All are within the Clarina Ballybrown Development Footprint.

The planting elements of the Public Realm Plan are designed to add ecological variety to the works and will be of local benefit for pollinators and local species providing an element of both food and cover. They will also help screen elements of the proposed works.

The proposed works involved will take place in a previously modified area within the development boundaries of the settlement. Pre-existing lighting, from the earlier streetlights and housing is a backdrop to the proposed addition of new lights, which would be better designed than the older types, with less light spill. In any event bats are not part of the qualifying interests of either the SPA or SAC and are outside the realms of this discussion.

It is considered that there would not be any direct, indirect or in combination effects on either of the European sites given the location of the proposed works in the Public Realm Enhancement Plan, its scale and its presence in the village and the works being modifications to existing public spaces or routeways. The agricultural land to the south and west of the settlement provides a buffer from watercourses and designated sites qualifying interests/conservation objectives of each site.

The Public Realm Plan does not involve removal or alteration of habitats or species that are part of the qualifying interests of either the Lower River Shannon SAC site or the River Shannon or Fergus Estuaries SPA. The possible loss of feeding grounds for grazing wildfowl is not regarded as an issue as the works are within the urban footprint of Clarina or Ballybrown, areas that are already modified and subject to existing human disturbance.

Table 2.0 Identifying Relevant European Sites

European Site Name	Qualifying Interests	Distance to Natura site.	Hydrological Connectivity to Project (Source Pathway Receptor)
Lower River Shannon SAC (002165)	Sandbanks which are slightly covered by sea water all the time [1110] Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Coastal lagoons [1150] Large shallow inlets and bays [1160] Reefs [1170] Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glaucopuccinellietalia maritima) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Water courses of plain to montane levels with the	2400m	None -see comments on buffers above.

	Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Margaritifera margaritifera (Freshwater Pearl Mussel) [1029] Petromyzon marinus (Sea Lamprey) [1095] Lampetra planeri (Brook Lamprey) [1096] Lampetra fluviatilis (River Lamprey) [1099] Salmo salar (Salmon) [1106] Tursiops truncatus (Common Bottlenose Dolphin) [1349] Lutra lutra (Otter) [1355]		
River Shannon and Fergus Estuary SPA (4077).	Cormorant (Phalacrocorax carbo) [A017] Whooper Swan (Cygnus cygnus) [A038] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Wigeon (Anas penelope) [A050] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Scaup (Aythya marila) [A062] Ringed Plover (Charadrius hiaticula) [A137] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Lapwing (Vanellus vanellus) [A142] Knot (Calidris canutus) [A143] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160]	1.080	The proposed Public Realm Plan is located approximately 2.4km outside the boundary of this SPA. The distance and the intervening undeveloped agricultural areas means that there is no possibility of disturbance effects as the site is not visible from the SPA. Given the distance from the SPA, the consequent lack of disturbance, it is not considered that there would be any likely effects. There will not be a loss of foraging area for grazing wildfowl such as geese or swans (Nairn and O Halloran 2012, pp. 204-206). The buffer also ensures that there will not be an effect on the SAC site. The works themselves will be small and limited in scale, usually much like typical road works such as re-surfacing or addition of street furniture such as seating. Again, this is within the settlement and not close to the SAC site.

	Redshank (<i>Tringa totanus</i>) [A162] Greenshank (<i>Tringa nebularia</i>) [A164] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] Wetland and Waterbirds [A999]		
--	---	--	--

Table 3.0 Screening Matrix

Brief description of the project	Description is set out section 4.0
Brief description of the European Sites	The European Sites occurring in the wider surrounding area are identified in Table 1.0
Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Sites.	There is no potential for the project to interact with qualifying species of European Sites and the habitats upon which they rely, as the proposed development is at a 2.4km distance from the nearest Natura 2000 site, on the fringes of a long-established urban area. It is not frequented by wildfowl species which be part of the qualifying interests of the SPA site. The onsite habitats are those of a built environment, roads and footpaths and public spaces. These on-site habitats are not part of the range of habitats for which either the SAC or SPA was designated.
Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the European Sites site by virtue of: • size and scale; • land-take; • distance from the Natura 2000 site or key features of the site; • Resource requirements (water abstraction etc.); • emissions (disposal to land, water or air); • excavation requirements; • transportation requirements; • duration of construction, operation, decommissioning, etc.;	The project will not have the potential to cause direct, indirect, or secondary impacts on Natura 2000 sites. The project's footprint is in a long-modified environment located 2.4 km away from the Shannon River or Maigue. The project is characterized by its small size and scale, and the proposed development does not encroach into any Natura 2000 site boundaries. Given the plans proposed works limited size, location within the urban area, distance to the SPA and SAC site and the intervening developed area, and use of standard measures designed to prevent release of pollutants, no effects are anticipated on the SPA site or SPA site.

Describe any likely changes to the site arising as a result of: • reduction of habitat area; • disturbance to key species; • habitat or species fragmentation; • reduction in species density; • changes in key indicators of conservation value • (water quality etc.); • Climate change.	The Public realm Plan is not located within any Natura 2000 site ensuring there will be no loss or alteration of a habitat as a result of the project. Its location within and on the fringes of an urban area out of sight from the SPA and SAC and at a 2.4 km distance from it, ensures there would be no disturbance to key species or habitats of qualifying interest. There are limited pathways between the project site and surrounding European Sites but this can be dealt with by the use of standard measures to prevent the release of pollutants. It will not have the potential to result in changes to qualifying habitats or qualifying species of European Sites occurring in the wider surrounding area. In terms of climate change the increased permeability in the settlement and emphasis on public transport will be beneficial. Clarina can be serviced by public transport and public infrastructure. It should also be noted that this is not a greenfield site.
Describe any likely impacts on the European Sites site as a whole in terms of: interference with the key relationships that define the structure of the site;	For the reasons set out above the project will not have the potential to interfere with key relationships that define the structure and function of European Sites
Provide indicators of significance as a result of the identification of effects set out above in terms of: • loss; • fragmentation; • disruption; • disturbance; • Change to key elements of the site (e.g. water quality etc.).	For reasons set out above the project will not have the potential to result in such effects to European Sites.
Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.	The Public Realm Plan will not have the potential to result in likely significant effects to European Sites, due to location in an urban area, separation from the Natura 2000 sites and lack of pathways for potential pollutants or disturbance.

Section 7.0 Screening Determination

The Lower River Shannon SAC is approximately 2.4 km away from the proposed development at its closest point. The River Shannon and Fergus Estuary is 2.4 km from the proposed development. It was assessed for potential impacts from the proposed public realm plan and all potential impacts were screened out.

Having regard to:

- the scale and nature of the proposed sports campus and the distance from the Natura 2000 sites,
- the location of the public realm plan within a previously modified environment ,
- the consequent absence of a pathway and the use of standard measures to prevent escape of microplastics to the local watercourses and hence to the two European sites identified,

It is considered that any effects on the ecology of both the Lower River Shannon SAC site and the River Shannon and Fergus Estuaries are unlikely.

Overall, having regard to the limited scale of the works proposed, the proposed public realm plan based on the best available scientific evidence concludes beyond all reasonable doubt that the proposed works should not exercise a significant effect on the conservation status or conservation objectives of any SAC or SPA either individually or in combination with other plans or projects. A Stage 2 Natura Impact Statement is not necessary.

T O Neill

Heritage Officer

22/6/26.

Sources:

Fossitt J (2000) A Guide to Habitats in Ireland Heritage Council Kilkenny.

Nairn R and O Halloran eds. J (2012) Bird Habitats in Ireland. The Collins Press, Cork.

Sport Northern Ireland (2023) SYNTHETIC TURF PITCHES AND MICROPLASTIC POLLUTION Malone Road Belfast.