



An
Coimisiún
Pleanála

Direction
CD-021070-25
ACP-322944-25

The submissions on this file and the Inspector's report were considered at a meeting held on 24/10/2025.

The Commission decided, by majority decision 2:1, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following condition.

[The Commission decided not to attach the Inspector's recommended condition no. 2, the Commission considered that given the variety of shopfront designs along O'Connell Street, and also having regard to the retention of symmetry (as established by the windows on the two upper floors in the subject building) in the proposed shopfront, that the development to be retained does not adversely impact on the character or setting of the ACA in which it is located and the recommended condition no. 2 was thus unwarranted.]

(Direction to issue with Order.)

Planning

Commissioner:



Tom Rabbette

Date: 24/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained, the provisions of the Clare County Development Plan 2022-2028, including the zoning objective for the site, and also having regard to the established pattern of development in the Architectural Conservation Area (ACA), including the variety in shopfront design along O'Connell Street, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would represent an acceptable shopfront design and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed to be retained shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars Reason: In the interest of clarity