



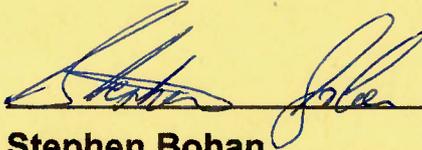
An
Coimisiún
Pleanála

Commission Direction
CD-000050
PL-500031-LK

The submissions on this file and the Inspector's report were considered at a meeting held on 28 January 2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:



Stephen Bohan

Date: 28/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is located on lands zoned for 'Enterprise and Employment' use as set out in the Abbeyfeale Local Area Plan 2023-2029 and the proposed development of a retail discount food store would conflict with Table 9

'Purpose and Objective of Each Land Use Zoning' and the Land Use Zoning Matrix of the Abbeyfeale Local Area Plan 2023-2029, which does not generally permit proposals for retail use. The proposed development would, therefore, contravene the zoning objective of the site which seeks to provide and improve general enterprise, employment, business and commercial activities, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Objective RL 01 of the Abbeyfeale Local Area Plan 2023-2029 which seeks to promote the vitality and viability of the retail role of Abbeyfeale town and ensure proposals will not undermine the vitality and viability of the town centre, it is considered that the overall quantum of retail proposed would not be justified at this out-of-centre location having regard to the vacancy rate that currently exists within the designated town centre and would therefore have a detrimental impact on the vitality and viability of Abbeyfeale town centre. The proposed development would, therefore, be contrary to Objective RL 01 of the Abbeyfeale Local Area Plan 2023-2029 and to the proper planning and sustainable development of the area.

[Note: The Commission noted the outstanding concerns regarding the proposed right turning lane and other traffic impacts on the capacity and safety of the N21 national primary road, as identified in the Traffic and Transport Assessment, Road Safety Audit and submissions from the planning authority and Transport Infrastructure Ireland. However, given the substantial reasons for refusal above, the Commission decided not to pursue this issue under the current appeal.]