

An  
Coimisiún  
Pleanála

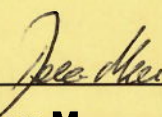
**Commission Direction**  
**CD-000216**  
**PL-500237-CE-25**

---

The submissions on this file and the Inspector's report were considered at a meeting held on 04 March 2026.

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

**Planning Commissioner:**

  
\_\_\_\_\_  
**Declan Moore**

**Date:**

**4<sup>th</sup> day of March 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the land use zoning objective pertaining to the site, the site specific objective COM6 of the Clare County Development Plan 2023-2029

which seeks to secure the optimum re-use of the remainder of the building on site by providing a neighbourhood centre, and the scale of the convenience store proposed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously detract from the vitality and viability of Ennis Town Centre, would provide for an additional amenity for the residents of the surrounding area, and would be acceptable in terms of traffic and car parking. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The proposed development 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.

2. No change of use or change of occupier shall take place other than with the consent of the planning authority whether or not such change of use would otherwise constitute exempted development.

**Reason:** In the interest of development control and orderly development.

No advertisement signs or structures, other than those shown on the drawings received with the planning application, shall be erected or displayed on the building or within the curtilage of the site without a prior grant of planning permission.

**Reason:** In the interest of traffic safety and visual amenity.

4. No amalgamation of units or subdivision of any unit shall take place without a prior grant of planning permission.

**Reason:** To control the layout and scale of the proposed development in the interest of protecting the vitality and viability of the area.

5. Opening hours shall be in accordance with the details received with the planning application, namely between 0900 hours to 2000 hours Mondays to Saturdays, and between 1100 hours to 1900 hours on Sundays.

**Reason:** In the interest of residential amenity.