

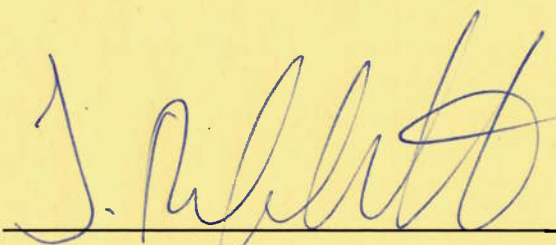
An
Coimisiún
Pleanála

Commission Direction
CD-000882
PL-501090-CE-26

The submissions on this file and the Inspector's report were considered at a meeting held on 14 July 2026.

The Commission decided, by majority decision 2:1, to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Tom Rabbette

Date:

14th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the site's location on a pedestrianised street in Ennis town centre, the Commission considered that the loss of a retail unit at this location would diminish the viability and vitality of this town centre street and detract from the streetscape. The proposed change of use fails to protect and enhance the vitality and mix of town centre land-use activities and would thus conflict with

Objectives V3(a)5 and V3(a)6 of the Clare County Development Plan 2023-2029.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission, by majority decision 2:1, shared the concerns of the planning authority in relation to the loss of a retail outlet on this pedestrian street located in Ennis town centre which forms part of the core retail area in the town. The Commission considered that the change of use fails to protect and enhance the viability and vitality of the town centre in this instance. The Commission further considered that the applicant had failed to demonstrate that the retail unit at this location was not viable. The development would conflict with the Objectives V3(a) (5 and V3(a)6 of the statutory development plan.