



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-001268**  
**PL-501456-CE-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 15 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the conditions set out below.

**Planning Commissioner:**

  
**MaryRose McGovern**

**Date:**

**15<sup>th</sup> day of September 2026**

### **Reasons and Considerations**

Having regard to the policies and objectives of the Clare County Development Plan 2023-2029, including Objective CDP 7.2 (Retail Activity), to the "Mixed Use" zoning of the site, at this location within the settlement of Ennis, which is identified in the settlement hierarchy as a Key Town, to the planning history of the subject site, including the nature and scale of development previously permitted on the

site, and having regard to the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would constitute an appropriate form of development within the existing building, would not adversely impact on the amenities of the area, would not impact on the vitality of the town centre, and would not result in the creation of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The 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 development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The total convenience goods net retail sales area (as defined in Annex 1 of the Retail Planning Guidelines for Planning Authorities (2012)) of the proposed single retail unit, as delineated on Drawing Number PL100 submitted to the Planning Authority on the 12<sup>th</sup> day of March 2026, shall not exceed 672 square metres.

**Reason:** In the interest of clarity.

3. Final details of all external shopfronts and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the amenities of the area/visual amenity.