



An
Coimisiún
Pleanála

Commission Order

ABP-322152-25

Planning and Development Acts 2000 to 2022

Planning Authority: Clare County Council

Planning Register Reference Number: 25/60002

Appeal by Lidl Ireland GmbH care of MKO of Tuam Road, Galway against the decision made on the 27th day of February, 2025 by Clare County Council to refuse permission.

Proposed Development: Construction of a two-storey discount foodstore (to include off-license use) comprising a gross floor area of 2,261.4 square metres (net retail area of 1,493 square metres) incorporating an internal plant room, storage area, chiller store, ancillary office area and staff rooms. Provision of a vehicular entrance from Lahinch Road which will be served by 87 number car parking spaces, including four number accessible bays, four number family bays, two number electric vehicle bays and eight number cycle spaces. Erection of two number internally mounted illuminated signs (6.25 square metres each), one number totem pole mounted external sign (4.41 square metres) and one number poster board display (1.51 square metres). The provision of roof mounted solar panels (907 square metres) and roof top plant. Provision of ESB substation and switchroom (24.5 square metres), landscaping, boundary treatments, trolley bay (69.7 square metres), bin storage, external plant enclosures, loading bay, connection to existing services and all other ancillary works necessary to facilitate the proposed development, all at Lahinch Road, Deerpark West Townland, Ennistymon, County Clare.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The existing public wastewater treatment plant serving Ennistymon Town (D000081) does not meet its emission limit values as required in its licence and, therefore, poses a threat to the water quality of the transitional waterbody of the Inagh Estuary. Notwithstanding the applicant's proposal to install a wastewater treatment plant on site to treat the effluent before it reaches the public sewer network, and a Confirmation of Feasibility received from Uisce Éireann, the public network, as indicated in the latest Annual Environmental Report (2023), is failing to work efficiently and is not compliant with the ELVs as set out in the wastewater discharge licence. Having regard to the foregoing and based on the most up to date scientific evidence, the Commission is not satisfied that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on the water quality of the Inagh River and Estuary. In such circumstances, the Commission is precluded from considering a grant of permission for the proposed development.

2. Having regard to the location and scale of the proposed development, and the linked Service Town designation of Ennistymon/Lahinch in the Clare County Development Plan 2023-2029, and the Retail Planning Guidelines for Planning Authorities (2012), it is considered that the Retail Impact Assessment submitted with the planning application has not assessed the impact of the proposed development on the towns within the Ennistymon catchment area, as identified in the Retail Strategy for the county, and that the need for an additional convenience store for Ennistymon Town at this location has not been justified and has not assessed its impact on the vitality and viability of the Ennistymon catchment area, which would be contrary to the Retail Planning Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 22nd day of July 2025.