

An
Coimisiún
Pleanála

**Commission Order
PL-501090-CE-26**

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: P26/60044

Appeal by Guy Urbin against the decision made on the 10th day of March 2026, by Clare County Council to refuse permission for the proposed development.

Proposed Development: Change of use of the existing ground floor retail unit to a one-bedroom apartment, together with alterations to the front elevation including new windows and all associated works, all at number 8 Curtins Lane, Ennis, County Clare.

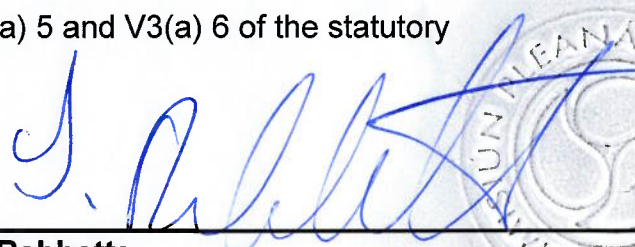
Decision

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

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, therefore, 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 proposed development would conflict with the Objectives V3(a) 5 and V3(a) 6 of the statutory development plan.



Tom Rabbette

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

Dated this 16th day of July 2026.