



An
Coimisiún
Pleanála

Commission Order
PL-501456-CE-26

Planning and Development Act 2000, as amended

Planning Authority: Clare County Council

Planning Register Reference Number: 2660152

Appeal by Breda Connors against the decision made on the 6th day of May 2026 by Clare County Council to refuse permission for the proposed development.

Proposed Development: For the development which will consist of: (i) the amalgamation of three number ground floor retail units to provide for a single retail unit (circa 966 square metre gross floor area) including an ancillary alcohol sales area (circa 61 square metres); (ii) minor external alterations to the elevations to include automatic sliding entrance door, new glazed shopfronts, vinyl window coverings and a screened plant area to the north of the unit, shopfront signage also including a free-standing sign (5.7 metres by 2.1 metres) at the car park entrance; (iii) replacement shutter and entrance door to the loading area; and (iv) all ancillary site services and site development works at Ground Floor Retail Units Heather Hill House, Limerick Road, Ennis County Clare.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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.

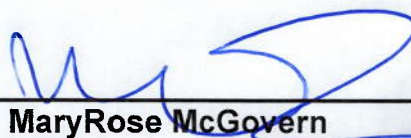
Reason: In the interest of clarity.

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 12th 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.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 16th day of September 2026