



Draft Clare County Development Plan 2023–2029

Volume 7 Clare Retail Strategy

Proposed Amendments

28th November 2022



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL



Volume 7 Clare Retail Strategy

Amendments are proposed to the following sections of Volume 5 Clare Retail Strategy:

- Section 7.2.4 Ennistymon
- Section 7.2.5 Scariff
- Section 7.4.6 Retailing and Motor Fuel Stations

All proposed amendments are set out below. All other sections and objectives in the Clare Retail Strategy remain as per the Draft Clare County Development Plan 2023-2029 (dated 10th December 2021).

Proposed additions to the text are set out in green font (*sample*) and proposed deletions are indicated in red font with a strike through the text (~~*sample*~~).

7. Retail Planning Policies and Criteria of Retail Assessment of Retail Development

7.2.4 Ennistymon

The settlement boundary of Ennistymon is illustrated in figure 7.4. There are 2 no. opportunity sites identified as being suitable for retail development. Table 7.5 outlines the development potential of both opportunity sites. The level of vacancy throughout Ennistymon town centre and within the retail core presents a variety of opportunities to reuse existing sites

The settlement of Ennistymon has a number of identified vacant premises which will provide for ample opportunity for new uses – through normal uptake. Consequently, there are no targeted opportunity sites identified at this time, however, Clare County Council will consider and review sites on an ongoing basis which may provide for larger considered opportunity to address retail needs.

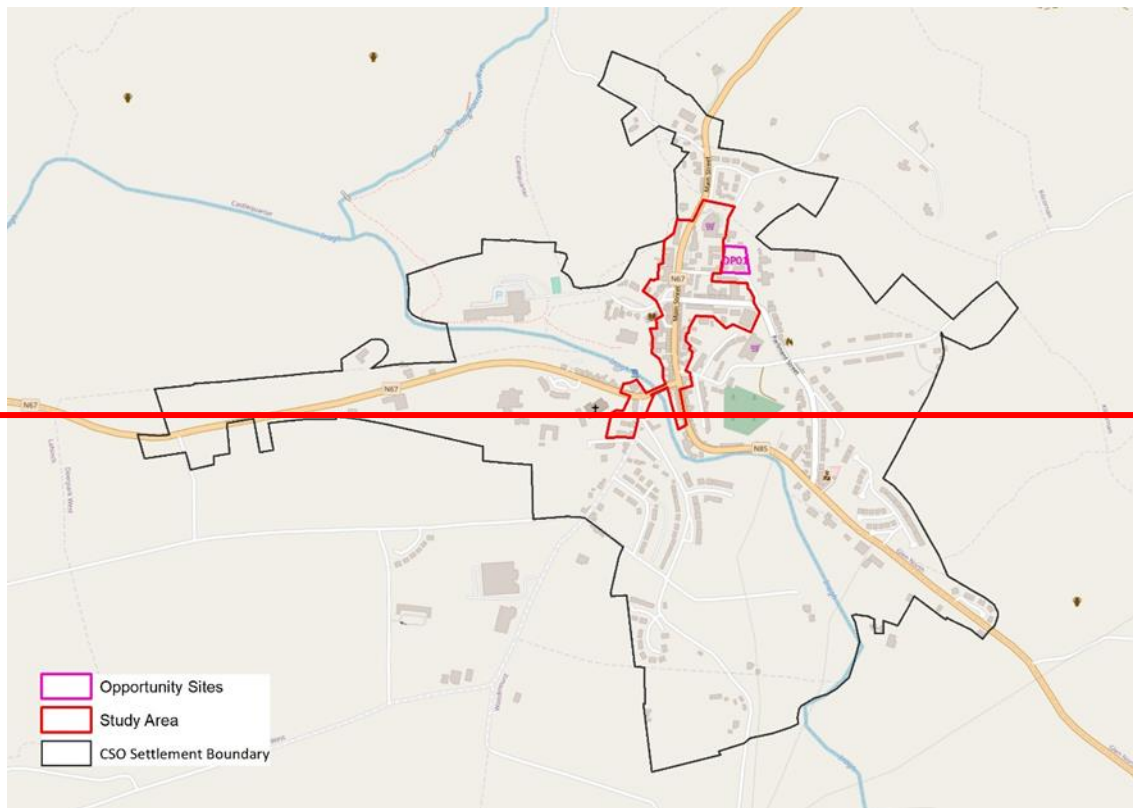


Figure 7.3: Ennistymon Opportunity Sites

Table 7.4: Ennistymon Opportunity Sites Development Potential

Settlement	Opportunity-site	Development Potential
Ennistymon	OP1—Cullinan & Sons' Hardware Site	This site is a significant space with potential for retail development or other use which adds to the vitality and viability of the town centre.

	OP2 Former Astor Cinema	The site/building comprises the former Astor cinema which is now vacant and unoccupied. This building has a rich history and heritage and has potential to be used for a range of uses given its mixed use zoning and location within the town centre.
	OP3 O'Shea's Shop, Main Street	This site consists of a two storey structure opening onto Main Street with a rear access to the Feakle Road. It had commercial use and has a fine traditional shopfront which adds value to the property and the public realm of Scariff and which should be retained in any refurbishment. The site is ideally suited for retail use in this service town.
	OP4 Mixed Use Lands at Church Street	This mixed use site has an open boundary to Church Street which is flanked by currently unoccupied houses. The sizeable gardens to the rear of the houses and the central open site combine to create potential for a significant infill site, suitable for a mix of uses.

7.4.6 Retailing and Motor Fuel Stations

Local shops attached to petrol filling stations are a growing sector of the retail market. However, the size of the shop associated with any petrol filling station should take account of the fact that large shops can attract additional custom, large numbers of cars can cause disruption and the preferred location for retailing is in town centres.

The Retail Planning Guidelines state that the size of such retail units should not exceed **100m²**. Therefore, where applications made for retail units associated with a petrol filling station are in excess of 100m² the sequential approach to retail development will apply.



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