

An  
Coimisiún  
Pleanála

Direction  
ACP-322978-25

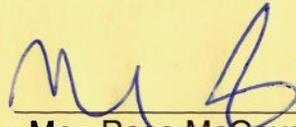
The submissions on this file and the Inspector's report were considered at a meeting held on 16/02/2026.

The Commission decided, as set out in the following draft Order, that the use of "Renvyle", W12 WY44, a residential care home currently providing accommodation to Tusla, and to the Department of Children, Equality, Disability, Integration and Youth, to provide temporary residential accommodation for displaced persons or persons seeking international protection under Class 20 F of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, is development, and is exempted development.

**Planning**

**Commissioner:**

**Date:** 18/02/2026

  
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MaryRose McGovern

**DRAFT WORDING FOR ORDER**

**WHEREAS** a question has arisen as to "Whether the use of "Renvyle", Great Connell, Newbridge, Co Kildare, W12 WY44, a residential care home currently providing accommodation to Tusla – Child and Family Agency, and the Department of Children, Equality, Disability, Integration and Youth, to provide temporary residential accommodation for displaced persons or persons seeking international protection under Class 20 F, is or is not development, and whether development constitutes exempted development, or does not constitute exempted development?"

**AND WHEREAS** SBLN Ltd T/A Fairport Care Services, requested a declaration on this question from Kildare County Council, and the Council issued a declaration on the 10<sup>th</sup> day of June 2025 stating that the matter was development and was not exempted development

**AND WHEREAS** SBLN Ltd. T/A Fairport Care Services referred this declaration for review to An Coimisiún Pleanála, on the 7<sup>th</sup> day of July 2025

**AND WHEREAS** An Coimisiún Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2(1), Section 3(1) and Section 4(1)(a) of the Planning and Development Act, 2000, as amended,
- (b) Article 6(1) and Article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) the documentation on file, including submissions on behalf of the referrer
- (e) the planning history of the site,
- (f) the nature, extent and purpose of the change of use,
- (g) the report and recommendation of the Inspector,

**AND WHEREAS** An Coimisiún Pleanála has concluded that:

- (a) Planning permission 24/60379 dated the 24<sup>th</sup> day of November 2024, granted SBLN Ltd. T/A Fairport Care Services, *inter alia*, retention of change of use of the subject property as a residential care home;
- (b) The subject property is currently in use as a residential care home on behalf of Tusla – Child and Family Agency, and the Minister for Children, Equality, Disability, Integration and Youth,
- (c) Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, recognises that the temporary use by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking

international protection of any structure or part of a structure used, *inter alia*, as social care accommodation, constitutes development, and sets out the conditions and limitations for such development to be exempted;

- (d) The Referrer has confirmed compliance with the conditions and limitations of Class 20F, as set out in Column 2 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001;

**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by Section 5 (3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the use of “Renvyle”, Great Connell, Newbridge, Co Kildare, W12 WY44, a residential care home currently providing accommodation to Tusla – Child and Family Agency, and the Department of Children, Equality, Disability, Integration and Youth, to provide temporary residential accommodation for displaced persons or persons seeking international protection under Class 20 F, is development, and is exempted development.

In deciding not to accept the Inspector’s recommendation, the Commission agreed with the inspector that the current use of the subject property comes within the term “medical and other health social care accommodation”, under Class 20F of the 2001 Planning and Development Regulations, as amended. The Commission disagreed however with the Inspector, that the use proposed by the question referred, does not constitute development, having regard to Class 20F of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, which specifies that the temporary use of certain structures by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to accommodate or support displaced persons or persons seeking international protection, constitutes development, and sets out the conditions and limitations for such development to be exempted. The Commission also considered that, subject to compliance with the conditions and limitations of Class 20 F, set out in Column 2 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended, the use proposed by the question referred, would be consistent with the residential care home use, referenced in Condition 2 of Planning Permission (P.A. Reg. Ref. 24/60379).