An Coimisiún Pleanála

Direction
CD-022582-26
ACP-324687-26

The submissions on this file and the Assistant Director of Planning's Memo dated 08/10/2026 were considered at a meeting held on 21/10/2026.

The Commission decided that the request to enter into pre-application consultations under S.37L(9) of the 2000 Act be refused in this instance, generally in accordance with the Assistant Director of Planning's recommendation, for the following reasons and considerations.

Planning Commissioner: Tom Rabbette **Date:** 27/10/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Section 37L(1) of the Planning and Development Act 2000, as amended, provides for the making of an application for permission for development where that person also applies for substitute consent under section 177E of the said Act in respect of the development of those lands, or of adjoining lands.

In this regard and on the basis of the information provided, the Commission is not satisfied that the requirements of the Act under S.177E(1C) would be satisfied to constitute a valid application for Substitute Consent, and therefore the requirements

of S.37L(1) would not be met in this instance. The holding of pre-application consultations under Section 37L(9) would not therefore be warranted.

(The Commission also noted that Part 4 of the Planning and Development Act 2024, as amended, sets out new provisions in respect of applications for Retrospective Consent, including a requirement for an applicant to enter into a new pre-application consultation process for any application lodged after commencement of those provisions. Having regard to the imminent commencement of Part 4, the holding of pre-application consultations under Section 37L(9) of the 2000 Act as amended, would not be appropriate at this time.)