



---

**Planning and Development Act 2000, as amended**

**Planning Authority: Kildare County Council**

**Planning Authority Reference Number: ED/001226**

**WHEREAS** a question has arisen as to “Whether the use of “Renvyle”, Great Connell, Newbridge, County Kildare, 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 Limited trading as 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 is development and is not exempted development,

**AND WHEREAS** SBLN Limited trading as Fairport Care Services referred the question 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 to:

- (a) Sections 2(1), 3(1) and 4(1)(a) of the Planning and Development Act 2000, as amended;
- (b) Articles 6(1) and 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, and
- (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 Limited trading as 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, County Kildare, 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, as 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, as referenced in condition number 2 of the permission granted under planning register reference number 24/60379).



**MaryRose McGovern**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this *19<sup>th</sup>* day of *February* 2026.

