An Coimisiún Pleanála

Provision of information to members of the Oireachtas by An Coimisiún Pleanála.

Quarter 3 2026- 1 July 2026 to 30 September 2026

Query Number: OIR-26-030 **Date Received:** 29 April 2026
Query Subject: Administration **Deputy/Senator:** Deputy Conor D. McGuinness

Acknowledged: 29 April 2026
Substantive Reply Target Date:21 May 2026
Target Date Met (Y/N): N
Reason for Delay: Scope of Request
Substantive Reply Issued: 6 July 2026
Language: English

Query:

Please provide your organisation's total spend on consultancy firms, broken down by the allocation to each named consultancy firm, for each of the past 15 years, in tabular form.

Substantive Reply:

Apologies for the delay in responding to this query. Unfortunately, we are unable to provide data for the past 15 years in the format requested. An Coimisiún Pleanála consultancy cost total expenditure figures (2012-2024) are included in our Annual Report and Accounts available here: Publications | An Coimisiún Pleanála - The Commission engages technical and specialist consultants to assist with planning casework and has contracts with specialist service providers. If you still need detail on specific costs for the past 3-7 years, then please refine your request to include both a definition of 'consultancy firm' and the types or categories of expenditure you require.

Query Number: OIR-26-038 **Date Received:** 12 June 2026
Query Subject: Appeal Case (Live) **Deputy/Senator:** Senator Victor Boyhan

Acknowledged: 15 June 2026
Substantive Reply Target Date: 3 July 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 3 July 2026
Language: English

Query:

Can you please advise as to the status of ACP 324005/26 the number of units involved and if the matter has been determined within the statutory timeframe.

Substantive Reply:

I refer to your query of 12 June 2026 relating to An Coimisiún Pleanála referral case reference ACP-324005-26 at Shalom Nursing Home, Church Street, Kilcock, Co. Kildare

The actual question sought by Kildare County Council in the referral lodged on 7 January 2026 does not include the number of units involved. It relates to the change of use and whether it is, or is not development, and or is or is not exempted development. Further details are available on the case page: 324005 | An Coimisiún Pleanála –

This case is still ongoing and the due date for decision may need to be extended further, as it is still with the Inspector for their report and recommendation.

The Commission regrets this delay and has contacted the parties to update them. A decision will be made as soon as is practicable.

Query Number: OIR-26-040 **Date Received:** 24 June 2026
Query Subject: Appeal Case (Live) **Deputy/Senator:** Deputy Roderic O'Gorman

Acknowledged: 25 June 2026
Substantive Reply Target Date:15 July 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 2 July 2026
Language: English

Query:

I am writing on behalf of constituents who are concerned with the status of the Manna Drones Limited Appeal for an 'aerodrome' base at the Coolmine Industrial Estate. Details as follows:

An Coimisiún Pleanála - Case reference: PL06F.501541

I am wondering what the current status of the above Appeal is?

Substantive Reply:

I refer to your email of 24 June 2026 relating to An Coimisiún Pleanála planning appeal case 501541: Retention of aerial delivery hub consisting of single storey storage and ancillary office cabin container, and all associated site works at lands to the rear of Unit 14 Porters Avenue, Coolmine Industrial Estate, Coolmine, Dublin 15.

This first party appeal of a Fingal County Council decision from the applicant Manna Drones Ltd was received on 15 June 2026. The statutory objective date for decision is 19 October 2026.

Further information is available on the case page here: 501541 | An Coimisiún Pleanála -

Query Number: OIR-26-041
Query Subject: Appeal Case (Live)
Date Received: 25 June 2026
Deputy/Senator: Deputy Brian Brennan

Acknowledged: 25 June 2026
Substantive Reply Target Date:16 July 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 13 July 2026
Language: English

Query:

I am contacting you on behalf of ECT Sand and Gravel Ltd, Ballinabarny North, Redcross, Wicklow A67X027 regarding case reference no 314374, Substitute Consent Application.

Whilst not interfering in the decision process this application was lodged on the 10/08/2022 and an inspection was carried out in January 2025. The delay to the decision is causing the business huge uncertainty and a decision is needed for their future development.

Your assistance with progress on this case would be much appreciated.

Substantive Reply:

I refer to your query of 25 June 2026 relating to An Coimisiún Pleanála substitute consent case 314374: Quarry at Ballinabarney North and Bolagh Lower, Redcross, Co. Wicklow.

Please be advised that this case has now been decided and parties were notified on 9 July 2026.

The decision documents will be available on our website in the coming days here: 314374 | An Coimisiún Pleanála –

The Commission apologises for the delay.

Query Number: OIR-26-042
Query Subject: Appeal Case (Live)
Date Received:30 June 2026
Deputy/Senator: Deputy Louise O'Reilly

Acknowledged: 30 June 2026
Substantive Reply Target Date: 21 July 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 3 July 2026
Language: English

Query:

I am inquiring about the timeframe for a decision in relation to the application detailed below.

Case number: PL-500871-26 Planning Authority Reference: F25A/1139E

Substantive Reply:

I refer to you query of 30 June 2026 relating to An Coimisiún Pleanála planning appeal case 500871: Demolition of structures, construction of an extension at 1 Shenick Avenue, Skerries, Co. Dublin, K34HY27.

Unfortunately, it has not been possible to determine this case within the statutory objective period due to the need for further consideration. The Commission regrets the delay and any uncertainly this may be causing your constituent.

The case is currently with the Inspector for a report and recommendation and, as parties have been advised, the revised decision date is before 25 August 2026.

Query Number: OIR-26-043
Query Subject: Appeal Case (Live)
Date Received: 1 July 2026
Deputy/Senator: Deputy Grace Boland

Acknowledged: 1 July 2026
Substantive Reply Target Date: 22 July 2026
Target Date Met(Y/N): Y
Substantive Reply Issued: 3 July 2026
Language: English

Query:

I am writing on behalf of my constituent, Ciara Garrigan, regarding the appeal relating to the property at 1 Shenick Avenue, Skerries.

My constituent has advised that the appeal was lodged in February 2026 and that a decision had been anticipated by 26 June 2026. However, she has recently been notified that the decision has been deferred, with a revised estimated decision date of 25 August 2026.

I would be grateful if you could provide an update on the current status of the case and advise, insofar as possible, the reason for the delay in issuing a decision.

My constituent and her family are currently experiencing significant uncertainty as a result of the delay and would appreciate any information that can be provided regarding the likely progression of the appeal.

Substantive Reply:

I refer to you query of 1 July 2026 relating to case ACP-500871: demolition of structures, construction of an extension at 1 Shenick Avenue, Skerries, Co. Dublin, K34HY27.

Unfortunately, it has not been possible to determine this case within the statutory objective period due to the need for further consideration. The Commission regrets the delay and any uncertainly this may be causing your constituent.

The case is currently with the Inspector for a report and recommendation and, as parties have been advised, the revised decision date is before 25 August 2026.

Query Number: OIR-26-044
Date Received: 13 July 2026
Query Subject: Appeal Case (Live)
Deputy/Senator: Senator Pauline Tully

Acknowledged: 13 July 2026
Substantive Reply Target Date:4 August 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 24 July 2026
Language: English

Query:

I am contacting you on behalf of John Nulty Ltd, Tierquin, Cavan regarding a planning appeal lodged with An Bord Pleanála (As it was at the time) in April 2024 and to which a decision has not been made as yet in over two years.

Planning permission for the further development of the quarry was granted by Cavan County Council on 12th March 2024. The decision was appealed by a third party on 8th April 2024 and a decision was initially due on 8th August 2024. Now 27 months after the appeal was lodged a decision has still not been made.

This is a small family run quarry which is in danger of closing as the quarry has run out of reserves and therefore cannot take on any additional contracts. There are 21 people working in this business who will all be out of work if a decision is not made immediately. The owners cannot currently blast in the quarry without planning permission.

The stone and gravel provided by the quarry are essential for road building, house building and other construction projects for businesses and for the agricultural sector. In the middle of a housing crisis everything should be done to ensure supplies are ready for the construction sector and this delay is preventing that.

This company risks losing contracts to other providers as they currently cannot price for new contacts or developments. This is very unfair on a small business.

I am asking that a decision is made without delay. I believe an inspector has visited the site on a number of occasions in recent months and any additional work requested has been completed and additional information requested has been submitted. This excessive delay is having a very serious impact on the owners of this business as well as employees.

I look forward to a positive response.

Substantive Reply:

I refer to your email of 13 July 2026 regarding An Coimisiún Pleanála planning appeal case ABP-319457-24: 20-year permission for quarrying and extraction of rock at Ardkill More Townland and Drumcrow Townland, Carrickaboy, Co. Cavan.

A statutory notice requesting further information was issued to the applicant on 23 April 2026. The Commission needs this information to determine the appeal and the last date for response is 24 August 2026. Any information received will be acknowledged and processed.

Following completion of all statutory processes, the Inspector will finalise their report and recommendations. The case will then be sent to the Planning Commissioners for decision. Your interest a public representative has been added to the case and as such, you will be notified when a decision is made.

The Commission regrets the delay and any uncertainly this may be causing your constituent.

Query Number: OIR-26-045
Date Received: 21 July 2026
Query Subject: Appeal Case (Live)
Deputy/Senator: Deputy Eamon Scanlan

Acknowledged: 21 July 2026
Substantive Reply Target Date:12 August 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 30 July 2026
Language: English

Query:

I am writing regarding a planning application on residential zoned lands at Bellaghy, Co. Sligo and would appreciate an update regarding ongoing delays.

Planning reference: Sligo 2460366
ACP reference: PL-500315-SO-25

Application received by the Local Authority: 16/10/2024
Further Information requested: 06/12/2024
Extension of Further information (due to protracted reports required): June 2025
Further Information received by the Local Authority: 04/09/2025
Decision made by the Local Authority: 28/10/2025
Decision Appealed to ACP: 20/11/2025
Decision Due from ACP: 03/04/2026 (ACP missed deadline)
Second decision deadline from ACP: 25/06/2026 (ACP missed deadline)
I understand that An Coimisiún Pleanála has not yet received the inspector's report, and that once it is received, it will take on average a further six weeks for a decision to issue.

I am urging the Commission to expedite this case. A refusal at such a late stage would have serious consequences: many developers will simply not risk the considerable cost, time and uncertainty involved in the process. This would inevitably slow down housing delivery and further exacerbate the existing shortage.

Substantive Reply:

I refer to your query of 21 July 2026 relating to An Coimisiún Pleanála planning appeal case 500315: 18 houses and 16 apartments with associated site works, Bellaghy, Co. Sligo

I can confirm that this case is still with Inspector awaiting their report and recommendation and that once complete, it will go to the Commission for a decision.

The case will be determined as soon as practicable, and the Commission regrets any uncertainty this delay is causing.

Should you wish to be notified when a decision has been made on this case as a public representative, please confirm by return and I will ensure that you receive a copy of the decision.

Query Number: OIR-26-046
Date Received: 27 July 2026
Query Subject: Appeal Case (Live)
Deputy/Senator: Deputy Roderic O'Gorman

Acknowledged: 28 July 2026
Substantive Reply Target Date:18 August 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 30 July 2026
Language: English

Query:

I am getting in touch on behalf of a constituent, Hannah Flew, in relation to a submission she made to planning application Fingal Ref. FW25A/0416E / An Coimisiún Pleanála Ref. ABP-500971.

I understand that Hannah submitted some detailed notes in the form of a brief on the ecology of the area to which the application applies – I am seeking to confirm that this was received and lodged correctly to the application? Many thanks for your assistance with this query.

Substantive Reply:

I refer to your query of 27 July 2026 regarding An Coimisiún Pleanála planning appeal case 500971: Demolition of structures, construction of 87 dwellings and a creche with all associated site works at Porterstown Road, Porterstown, Dublin 15.

Unfortunately, the observation from Ms. Flew was received outside the statutory timeframe for making an observation and was not accompanied by the requisite fee. The Commission has notified Ms Flew accordingly.

Further information on time limits and fees is available on our website: Making an observation on a planning appeal | An Coimisiún Pleanála -

Follow-up Query:

Thanks very much for your response on this, which I have passed on to Ms. Flew. On foot of same, she has raised some further questions with me about this; as follows:

• The exact date they hold on file as the date my observation was received;

• Whether their reply relates to my original observation (which I understood to have been accepted, given my observer status), or to correspondence I sent more recently in response to their own query about the fee; and

• Confirmation of receipt of my earlier email 25th July with the attached fee evidence- I have forwarded I would be grateful for your help with these follow-up queries

Follow-up Response

I refer to your follow-up query dated 31 July 2026 regarding An Coimisiún Pleanála planning appeal case 500971: Demolition of structures, construction of 87 dwellings and a creche with all associated site works at Porterstown Road, Porterstown, Dublin 15.

This is an appeal related to Fingal County Council case FW25A/0416E.

Section 130(3)(c) of the Planning and Development Act 2000, as amended, provides that the appropriate period for the making of a submission or observation to An Coimisiún Pleanála is four weeks from the date the last valid appeal was received by the Commission. This appeal was received on 11 March 2026 and so the last date to submit an observation was 7 April 2026.

The information that Ms Flew sent to the Commission on 20 July 2026 was regarded as an invalid observation in accordance with section 130(2) of the Act. Ms Flew sent a further clarification email on 25 July 2026, which was responded to on 4 August 2026.

Please note that all relevant information from the original planning application, including environmental assessments and observations, will also be reviewed by the Commission as part of the appeal process.

Query Number: OIR-26-047
Date Received: 29 July 2026
Query Subject: Administration
Deputy/Senator: Deputy Roderic O'Gorman

Acknowledged: 30 July 2026
Substantive Reply Target Date: 20 August 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 6 August 2026
Language: English

Query:

On foot of recent PQs to the Minister for Housing; Local Government and Heritage which have been referred by the Mister to An Coimisiún I am seeking further information on the average length and timelines on planning decisions. Specifically, I am seeking:

• Information on whether the average length of decisions by An Coimisiún Pleanála is monitored over time; and if so for details on the average length of decisions, by number of pages, for each of the years 2015 to 2026 inclusive.

• The average length of time for planning decisions by An Coimisiún Pleanála by quarter, based on the date of remittance to An Coimisiún Pleanála or An Bord Pleanála for each of the years from 2015 to 2026/.

Substantive Reply:

In response to your request for the average length of decisions by the number of pages, this is not information we record.

In response to your request for the average number of weeks taken to dispose of cases within the Commission between 2015 and 2026 to date, this information has been gathered in the attached document.

The first page of this workbook contains statistics for all case types, and the second page contains the statistics for all Normal Planning Appeals (including LRD cases). Also included in this sheet is the number of cases disposed over the same period, and the number of cases on hand at the start of the year.

Please note that there was a high retirement rate of Commissioners between 2020 and 2022, and there was a reduced number of Commissioners available to make decisions, resulting in a backlog of cases. The number of Commissioners has since increased, and in 2023 a project was undertaken to reduce the backlog, which has been successful.

Average weeks to dispose All Cases - All Decision Types

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Q1	18.48	16.89	20.73	21.78	21.31	17.45	19.01	23.52	39.03	52.33	32.09	25.15
Q2	19.37	16.46	18.82	23.54	19.57	20.55	20.32	24.56	42.66	43.67	26.61	23.99
Q3	15.17	17.43	16.73	23.86	16.17	20.82	18.32	28.1	36.93	38.91	23.6	
Q4	16.88	19.14	18.49	23.57	17.58	19.02	21.22	29.09	48.29	31.74	25.57	
Average weeks to dispose in year	17.38	17.49	18.73	23.24	18.7	19.29	19.78	25.61	41.92	41.29	27	YTD 24.60

Number of All Cases Disposed - All Decision Types

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Q1	444	468	552	625	759	752	646	718	368	935	802	736
Q2	471	530	514	616	782	522	868	646	695	947	731	675
Q3	528	565	503	741	748	615	611	447	1162	876	768	
Q4	523	517	580	869	684	738	650	304	1059	947	818	
Year Total	1966	2080	2149	2851	2973	2627	2775	2115	3284	3705	3119	YTD 1411
Number of All cases on Hand at start of year	664	677	762	1189	1073	1039	1162	1641	2580	2564	1569	1307

ALL | NPA

Average weeks to dispose for NPA - All Decision Types

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Q1	16.63	15.95	17.59	21.68	21.63	17.28	18.49	23.82	40.04	52.27	29.7	22.32
Q2	16.2	15.63	15.25	22.41	19.4	19.33	18.71	24.26	48.59	41.3	23.59	18.56
Q3	15.04	16	17.69	22.14	16.42	19.76	17.57	28.57	47.15	37.57	21.1	
Q4	14.08	16.3	18.67	23.32	15.61	18.28	18.96	22.52	52.32	32.49	24.82	
Average weeks to dispose in year	15.43	15.97	17.37	22.46	18.42	18.52	18.77	25.06	48.96	41.13	24.85	YTD 20.43

Number of NPA Cases Disposed - All Decision Types

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Q1	377	394	467	506	564	568	490	508	279	693	645	531
Q2	391	424	393	427	559	356	633	459	511	742	592	535
Q3	445	497	436	546	530	438	452	300	648	607	628	
Q4	424	431	448	680	464	525	417	198	688	662	577	
Year Total	1637	1746	1744	2159	2117	1887	1992	1465	2126	2707	2442	YTD 1066
Number of NPA cases on Hand at start of year	474	483	565	865	733	693	761	1100	1927	1842	1114	804

ALL | NPA

Query Number: OIR-26-048
Date Received: 29 July 2026
Query Subject: Administration
Deputy/Senator: Senator Victor Boyhan

Acknowledged: 30 July 2026
Substantive Reply Target Date: 20 August 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 11 August 2026
Language: English

Query:

Can you please advise where I can find on An Coimisiún Pleanála the FOI Log for 2026 – to date.

Substantive Reply:

I refer to your email dated 29 July 2026. The FOI Disclosure Log has been updated on our website and can be accessed here: Freedom of Information (FOI) Disclosure Log | An Coimisiún Pleanála -

Query Number: OIR-26-049 **Date Received:** 12 August 2026
Query Subject: Appeal Case (Live) **Deputy/Senator:** Deputy Paul Lawless

Acknowledged: 13 August 2026
Substantive Reply Target Date:2 September 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 19 August 2026
Language: English

Query:

I am writing to you in support of an appeal lodged by my constituent, **Mr Tom Byrne of Claremorris, Co. Mayo**, regarding the determination issued by Mayo County Council which places his long-established family farm within the scope of the Residential Zoned Land Tax (RZLT), **Case Number: ACP-324544-26. Planning Authority Reference Number: RZLT26-002.**

Mr Byrne's lands have been continuously farmed by his family for four generations and are currently operated as a certified organic holding. The farm is an active, productive agricultural enterprise with no history, intention, or realistic prospect of residential development. The inclusion of these lands within the RZLT process has caused significant concern for Mr Byrne, particularly given the practical and physical characteristics of the site. The land slopes steeply away from the public road, with water and wastewater services located at the higher road frontage, creating substantial constraints on any realistic development potential.

Continuous, Active Agricultural Use – Not Idle or Vacant Mr Byrne's land is not idle, underutilised, or lying vacant in the manner contemplated by the RZLT framework. It is actively worked every day as part of a functioning organic farm. The land is used for livestock grazing, soil management, organic certification compliance, and seasonal crop rotation. These activities demonstrate that the land is fully engaged in productive agricultural use and contributes directly to the rural economy. The RZLT was designed to activate land that is vacant or being withheld from development; in this case, the land is neither. Its inclusion therefore captures a working farm performing exactly the function it has served for decades, rather than land capable of being brought forward for housing.

No Development Intention – Now or in the Future There is no development intention whatsoever for these lands, either presently or in any foreseeable future. The Byrne family has consistently maintained the land exclusively for agricultural purposes, investing in organic certification, soil improvement, and long-term sustainable farming practices. These investments reflect a clear and ongoing commitment to farming rather than development. The family has never sought planning permission, never engaged in pre-planning discussions, and has no commercial or personal plans to alter the agricultural character of the holding. The land is integral to the viability of the farm and the family's livelihood. Applying RZLT to land with no development intention does not advance the purpose of the legislation, which is to encourage the activation of land that is realistically capable of housing delivery.

Zoning Technicality Rather Than Development Reality While the land is zoned Strategic Residential Reserve Tier 1 (SRRT1), this designation is a legacy technical zoning rather than a reflection of development reality. The physical constraints of the site, the absence of services at the lower levels of the land, and the continuous agricultural use all indicate that the land is not realistically capable of residential development. A more coherent zoning boundary exists immediately adjacent to Mr Byrne's holding, further illustrating that the current inclusion arises from zoning mechanics rather than genuine development potential. I acknowledge that zoning adjustments cannot be considered at this stage of the RZLT process, but this context is relevant in demonstrating that the land's inclusion does not align with the purpose of the tax.

In light of these factors, and in the spirit of resolving this matter fairly and proportionately, I respectfully ask An Coimisiún Pleanála to give full and careful consideration to Mr Byrne's appeal. The intention here is not to frustrate the planning process, but to ensure that an active organic farm, unsuitable for housing and vital to a family's livelihood, is not unnecessarily or inappropriately captured by the RZLT framework.

Mr Byrne is fully willing to provide any further information that may assist in your review. I would be grateful if this appeal could be examined with the practical realities of the site, the long-standing agricultural use, and the absence of any development intention firmly in mind. Thank you for your time and consideration.

Substantive Reply:

I refer to your correspondence of 12 August 2026 relating to An Coimisiún Pleanála planning appeal case reference 324544: Inclusion of the land on the residential zoned land tax final map on lands at Clare, Claremorris, Co. Mayo.

The support for your constituent is noted but unfortunately there is no provision in the legislation for a Public Representative to make a formal observation to the Commission on this case type.

Your correspondence has been forwarded to the appeals processing section dealing with the case, and you can expect a letter from the Commission advising you of this in response.

Query Number: OIR-26-051
Date Received: 20 August 2026
Query Subject: Appeal Case (Live)
Deputy/Senator: Deputy Ryan O'Meara

Acknowledged: 20 August 2026
Substantive Reply Target Date:10 September 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 28 August 2026
Language: English

Query:

Could you please advise when a decision is expected on the below appeal? An Coimisiún Pleanála - Case reference: PL92.501656 Planning Authority Case Reference: 2660365

Substantive Reply:

I refer to your 20 August 2026 query regarding An Coimisiún Pleanála Normal Planning Appeal case -501656; construction of a new residential entrance and driveway to access the existing dwelling, including associated site works at Ballymona , Ballingarry , Roscrea Co. Tipperary.
The statutory objective decision date for a decision on that case is 4 November 2026.

Query Number: OIR-26-052 **Date Received:** 20 August 2026
Query Subject: Appeal Case (Live) **Deputy/Senator:** Deputy Niall Collins

Acknowledged: 21 August 2026
Substantive Reply Target Date:10 September 2026
Target Date Met(Y/N): Y
Substantive Reply Issued: 26 August 2026
Language: English

Query: ACP-324580

See below query,
Can you please provide a response.

We got an objection from Environmental Trust Ireland

We have yet to know the contents of her objection, however we are struggling with understanding how her objection only showed up in the system today at 3pm when the date for appeals was the 18th August. Her appeal was lodged on the 17/08/2026, so it took 3 days to show up?

Could you make enquires to the following:
When did they receive it?
Who received it?
And who verified it?

Substantive Reply:

I refer to your 20 August 2026 query regarding An Coimisiún Pleanála LRD appeal case 324580: 10 year permission for construction of 403 apartments, creche, medical centre and associated site works at site known as "Parkway Valley", Dublin Road (R445), Singland, Limerick.

The appeal was lodged with the Commission on 17 August 2026. The Commission's processing team then checked and validated this appeal to ensure that it met the statutory requirements.

Appeal case details were then circulated to the parties and published on the website case page on 20 August 2026.

Further information on the Appeals process for Large-Scale Residential Developments can be found on our website: Large-scale Residential Development | An Coimisiún Pleanála –

Query Number: OIR-26-053
Date Received: 25 August 2026
Query Subject: Appeal Case (Live)
Deputy/Senator: Deputy Robert Troy

Acknowledged: 25 August 2026
Substantive Reply Target Date:15 September 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 26 August 2026
Language: English

Query:

ABP-321832-25 Planning ref: 2460119 Ref: Brenda McNamee

A Chara, Could you provide an update on the case as outlined above, which is for a pet crematorium at Barneygole, Edgeworthstown, Co Longford.

I understand the case is with for 16 months. The developer is very anxious to get a decision at this stage as they were initially advised the process would take 6 months.

Substantive Reply:

I refer to your 25 August 2026 query regarding An Coimisiún Pleanála Normal Planning Appeal case 321832: Construction of pet crematorium, installation of wastewater treatment and all associated site works at Barneygole, Edgeworthstown, Co. Longford.

This case is currently with the Planning Commissioners for decision and will be determined as soon as practicable. The Commission regrets the delay and any uncertainly this may be causing your constituent.

Query Number: OIR-26-056
Date Received: 1 September 2026
Query Subject: Corporate Policies, Other
Deputy/Senator: Deputy James Geoghegan

Acknowledged: 1 September 2026
Substantive Reply Target Date: 22 September 2026
Target Date Met(Y/N): N
Reason for Delay: Response Verification
Substantive Reply Issued: 23 September 2026
Language: English

Query:

Dear State Body, I would be grateful for a reply on the below parliamentary question at your earliest convenience. Many thanks,

From: Helen Gray On Behalf of PQ Replies Sent:

Thursday 30 July 2026 10:19 To: James Geoghegan

Subject: eReplies to your Parliamentary Questions for 30/07/2026 For Written Answer on : 28/07/2026 Question Number(s): 1726 Question Reference(s): 57228/26 Department: Housing, Local Government and Heritage Asked by: James Geoghegan T.D. _____ **QUESTION** To ask the Minister for Housing; Local Government and Heritage the usage of artificial intelligence within his Department; the categories of usage; the usage of artificial intelligence within any bodies under the aegis of his Department; the categories of usage; and if he will make a statement on the matter.

REPLY Governance is in place in my Department for the responsible use of Artificial Intelligence in line with Guidance from Central Government and our AI policy is aligned with this advice. An AI advisory group has been established and reports to the ICT Governance Committee. Users must accept the policy and complete training before access to artificial intelligence tools is provided. My Department uses Microsoft CoPilot Chat via Microsoft Teams. This AI technology is available as part of the Microsoft enterprise offering and is being deployed as a potential technology to assist in productivity. My Department does not hold the requested information in respect of the State Bodies under its aegis. Arrangements have been put in place by all bodies under the aegis of my Department to facilitate the provision of information directly to members of the Oireachtas. This provides a speedy, efficient and cost effective system to address queries directly to the relevant bodies. These State Bodies may be contacted directly by e-mail by members of the Oireachtas at the email addresses set out in the table below. State Body Oireachtas email An Coimisiún Pleanála oireachtasqueries@pleanala.ie

Substantive Reply:

I refer to your 1 September 2026 query about artificial intelligence (AI) usage in An Coimisiún Pleanála, a state body under the aegis of the Department of Housing, Local Government and Heritage.

Under the Employment Equality and Disability Acts, the Commission has a statutory obligation to support employees who disclose they have a disability by way of reasonable accommodations.

The only use of AI software or tools in the Commission is as a reasonable accommodation provided to staff members who disclose neurological disabilities such as dyslexia, ADHD and similar.

The Grammarly AI writing assistance tool has been provided to staff requiring this accommodation and is used solely as a writing assistant to support them eliminate grammar and spelling errors in their writing and communication.

Query Number: OIR-26-057
Date Received: 8 September 2026
Query Subject: Appeal Case (Live)
Deputy/Senator: Deputy Paul Lawless

Acknowledged: 9 September 2026
Substantive Reply Target Date: 29 September 2026
Target Date Met(Y/N): Y
Substantive Reply Issued: 11 September 2026
Language: English

Query:

I am writing regarding appeal ACP-324545-26, submitted by Mr Colm Kitching in relation to lands at Claremount, Claremorris, Co. Mayo, concerning the proposed inclusion of the lands on the Residential Zoned Land Tax (RZLT) map. I have been contacted by the Kitching family, who have expressed serious concerns regarding the potential impact that inclusion of these lands on the RZLT map may have on what is an active multi-generational farming enterprise. The family advise that the lands continue to be farmed and form part of an ongoing agricultural business, with farming activity currently being carried out by Niall Kitching.

Following representations I made on the family's behalf, Mayo County Council recently advised me that its current position arises from Variation 1 of the Mayo County Development Plan 2022-2028, adopted on 8 December 2025. The Council's view is that this variation brought Strategic Residential Reserve Tier 1 lands into effect and rendered them developable within the lifetime of the Development Plan, distinguishing the current circumstances from those considered in the previous An Bord Pleanála determination ABP-316671-23.

I fully appreciate that An Coimisiún Pleanála must consider this appeal independently and I am not seeking to influence or interfere with that statutory process. Rather, I wish to ensure that all information submitted by the Kitching family is fully considered, including the longstanding agricultural use of the lands, the importance of the lands to a family farming enterprise operating across generations, and the practical implications that inclusion on the RZLT map may have for the continued viability of that enterprise. I would be grateful if you could confirm whether any further information is required from the appellants at this stage and whether the appeal is progressing in accordance with the applicable statutory timelines.

Substantive Reply: I refer to your September 2026 correspondence about An Coimisiún Pleanála planning appeal case reference 324545: Inclusion of the land on the residential zoned land tax final map on lands at Claremount, Claremorris, Co. Mayo

The support for your constituent is noted but as previously advised, there is no provision in the legislation for a Public Representative to make a formal observation to the Commission on this case type. This correspondence has also been forwarded to the appeals processing section dealing with the case and you can expect a letter from the Commission in response. The case is progressing within statutory timelines and to date, no further information is required.

Query Number: OIR-26-058
Query Subject: Other
Date Received: 14 September 2026
Deputy/Senator: Deputy Niall Collins

Acknowledged: 15 September 2026
Substantive Reply Target Date: 5 October 2026
Target Date Met(Y/N): Y
Substantive Reply Issued: 28 September 2026
Language: English

Query:

I refer to the attached document [Ministerial Briefing Note - Biomethane Planning Appeals] which details delays in decision making.

Substantive Reply:

I refer to your correspondence of 14 September 2026 about anaerobic digestion (AD) and biomethane developments appealed to An Coimisiún Pleanála.

The Inspectors are working on reports and recommendation for all the below cases, which will then go the Planning Commissioners for decision.

Normal Planning Appeal case 323522 - Agricultural Biogas Renewable Energy Facility located at Stackallen, Slane, Co. Meath.

Normal Planning Appeal case 322745 - Construction of an anaerobic digestion facility to produce renewable biomethane and all associated and ancillary works located at Cappanihane, Bruree, Co. Limerick.

Normal Planning Appeal case 500541 - Construction of an anaerobic digestion facility to produce renewable biomethane and all site works located at Corracunna, Coolnanave, Garrane, Mitchelstown, Co. Cork.

Normal Planning Appeal case 500821 - Construction of an anaerobic digestion facility to produce renewable biomethane, CO2 and a bio-based fertiliser from organic material located at Glenloughaun, Ballinasloe, Co. Galway.

Normal Planning Appeal case 500195 - Anaerobic digestion facility to produce renewable biomethane, CO2, and fertiliser with ancillary and associated development works at Ballyvass, Castledermot, Co. Kildare. For this case, observations were requested from the Environmental Protection Agency on 20 August 2026, with a four-week timeframe for response.

These appeal cases require analysis of complex Environmental Impact Assessment and Natura Impact Statement reports by the Inspectors and specialists. The Commission regrets the delay in determining them and we anticipate that they will all be decided before the end of the year.

Query Number: OIR-26-061
Query Subject: Other
Date Received: 18 September 2026
Deputy/Senator: Deputy Carol Nolan

Acknowledged: 21 September 2026
Substantive Reply Target Date: 9 October 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 23 September 2026
Language: English

Query:

Please outline the statutory process followed by An Coimisiún Pleanála in determining an appeal arising from a planning authority decision on a retention permission application for a domestic dwelling extension and whether both the applicant and eligible third parties may appeal such decisions.

Substantive Reply:

I am responding to your 18 September 2026 query about the statutory appeal process.

The statutory process followed by An Coimisiún Pleanála as provided under the PDA 2000, as amended in determining an appeal arising from a planning authority decision on a retention permission application for a domestic dwelling extension involves several key steps:

Submission of the Appeal:

- An appeal must be submitted to An Coimisiún Pleanála in writing or by using our recently launched online portal.
- It must make your appeal within 4 weeks from the date that the planning authority has made its decision. This is a strict time limit. If the last day falls on a weekend or Public Holiday when the Commission's offices are closed, the appeal is valid if received on the next working day.
- It must be accompanied by the correct fee/charge.
- The appeal must clearly state the appellant's name and address, however, if someone is acting on their behalf, for example a planning agent, they must clearly state their own name and address as well as the appellant's name and address.
- The appellant must state their full grounds of appeal, supporting material and arguments as there is no scope within the legislation to elaborate once the appeal has been lodged.
- A third-party appeal must be accompanied by the acknowledgement receipt as provided by the planning authority at application stage.
- The Commission receives a complete copy of the application documents from the local planning authority; therefore, we advise not submitting this information.

Notification of the Appeal:

The grounds of appeal are validated and the parties are notified – the definition of a party is the appellant, applicant & planning authority only. The Commission forwards a copy of the

grounds to the relevant parties for their comments allowing the specified timeframe for their response. The Planning Authority notify persons who made submissions at application stage informing them that an appeal has been lodged with the Commission and it is open to them to lodge an observation on the grounds of appeal.

Consideration of the Appeal:

An Coimisiún Pleanála considers the appeal on its merits, considering planning law, various planning policies, environmental considerations/plans, the local area Development Plan, and submissions received. It is open to the Commission to request further information or request publication of a newspaper notice, raise a new issue or require circulation of submissions.

The Commissions planning inspector carried out a site inspection, report and a recommendation which is forwarded to the Planning Commissioners for decision. It also at the discretion of the Commission to decide to hold an oral hearing. However, oral hearing is typically granted where the Commission cannot decide on the appeal through written procedures.

Outcome of the Appeal:

It is open to the Commission to grant permission, refuse permission, grant with conditions, or amend conditions or make a split decision. Each case is dealt with de novo, as if it had been lodged with the Commission in the first instance. The decision may or may not differ from the planning authority's decision.

Time Limits and Conditions:

The appeal must be made within the strict time limit of four weeks, and additional grounds cannot be raised later without the Commission's consent. The objective date for decision is 18 weeks; however, it is open to the Commission to extend the objective date where it not reasonably practicable to determine the appeal within 18-week period. Where the Commission extends the object date for decision it will also apply a new objective date and all parties and observers will be informed of the revised date.

This process ensures that the appeal is considered fairly and transparently.

Yes, it is open to the applicant (first party) or an eligible third party, who have made a submission or observation to the planning authority, to appeal the local authority's decision on a retention permission application provided the criteria mentioned above in the submission of appeal is met.

Query Number: OIR-26-063
Query Subject: Appeal Case (Live)
Date Received: 21 September 2026
Deputy/Senator: Minister Helen McEntee

Acknowledged: 21 September 2026
Substantive Reply Target Date: 12 October 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 21 September 2026
Language: English

Query:

An Coimisiún Pleanála - Case reference: PL17.501976,

Planning Authority Case Reference: 2561010

To whom it may concern, When is the closing date for observations on this file, can the Minister email an observation to this e-mail address?

Substantive Reply:

I refer to your 21 September 2026 query about An Coimisiún Pleanála Normal Planning Appeal case 501976: RED III - Construction and operation of up to 559,033 sqm of solar PV arrays and all other site works located at townlands of Chamberstown Scottstown, Shalvanstown, Mullagha, Rathcoon and Corballis, County Meath.

The last date for observations on this case is 22 September 2026.

Observations must be accompanied by a €50 fee, so cannot be emailed to this address. Observations can be submitted in person at our office, by post or online here:
Observations - Take Part | An Coimisiún Pleanála –

Further guidance is available on the website:
• Making an observation on a planning appeal | An Coimisiún Pleanála –
• Role of Public Representatives in Planning Appeals | An Coimisiún Pleanála -

Query Number: OIR-26-065
Query Subject: Appeal Case (Live)
Date Received: 22 September 2026
Deputy/Senator: Minister Simon Harris

Acknowledged: 22 September 2026
Substantive Reply Target Date: 13 October 2026
Target Date Met (Y/N): Y
Substantive Reply Issued: 24 September 2026
Language: English

Query:

The office of the Tánaiste has again been contacted by one Declan Murphy of Hudson Brothers Ltd in relation to an outstanding planning submission that he has requested a prompt update on. Please find further context from Declan in the email below.

I would be grateful if this matter could be re-examined and if this office could be advised of any additional information that may be of assistance to Mr. Murphy.

Substantive Reply:

I refer to your 22 September 2026 query about An Coimisiún Pleanála substitute consent and further development cases ABP-319217-24 and ABP-319218-24 at Philipstown and Redbog, Co. Kildare.

The Inspector will complete their report and recommendation within the coming weeks, and the case will then go to the Planning Commissioners for a decision.

The Commission regrets the uncertainty caused to your constituent by the delay in determining these complex quarry cases.